

Statement of community involvement

Whitburn Neighbourhood Plan

September 2021



Whitburn Neighbourhood Forum

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1. Introduction

What is a Consultation Statement?

1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should contain:

1. Details of the persons and bodies who were consulted about the proposed neighbourhood plan;
2. Explain how they were consulted;
3. Summary of the main issues and concerns raised by the persons consulted;
4. Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

1.2 Provided in this statement is an overview and description of the consultation that was undertaken on the Whitburn Neighbourhood Plan (WNP) starting in 2016, until the WNP was submitted in September 2021.

1.3 Chapter 2 explains the background to the Whitburn Neighbourhood Plan, while Chapter 3 outlines the methods and approaches used to consult the community. Chapter 4 describes the various consultation events in more detail, with Chapter 5 providing a summary of this report and concluding that the Whitburn Neighbourhood Forum finds that the extent of community engagement meets the obligations set out in regulations. The Appendices include examples of consultation materials used, a list of key consultation bodies and individuals consulted, responses to the Regulation 14 consultation and the HRA and SEA screening opinions.

2. Whitburn Neighbourhood Plan

What is the Whitburn Neighbourhood Plan?

2.1 The Whitburn Neighbourhood Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a vision for the future of the village and sets out how that vision will be realised through planning and controlling land use and development change.

2.2 This plan has been prepared by Whitburn Neighbourhood Forum on behalf of people that live and/or work in Whitburn. It is a legal planning policy document and once it has been 'made' by South Tyneside Council it must be used by planners at South Tyneside Council in assessing planning applications and by developers and applicants as they prepare planning application to submit to South Tyneside Council. Planning applications must be decided in accordance with South Tyneside Local Plan.

2.3 As the WNP carries this much influence in planning decisions the Whitburn Neighbourhood plan will be examined by an independent examiner who will check that it has been prepared in accordance with the Basic Condition that are set out below:

1. The draft NP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
2. The draft NP contributes to the achievement of sustainable development;
3. The draft NP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case South Tyneside Local Plan
4. The draft NP must meet the relevant EU obligations.

2.4 Following a successful examination, the WNP must go to public referendum (which is organised by South Tyneside Council) and be approved by a simple majority of votes (i.e. over 50% of those voting in a local referendum) in a local referendum.

2.5 The WNP has been prepared by the Whitburn Neighbourhood Forum Committee, which comprises residents of Whitburn from the across the Plan Area. It covers the designated Whitburn Neighbourhood Area and is intended to cover the period 2021-2036.

3. Methodology of consultation

3.1 This section of the Consultation Statement outlines the approach taken by the Committee to consult on the Draft Neighbourhood Plan.

3.2 Firstly, a greater understanding was created of the community by method of a desktop search on the diversity of the community, predominantly using Census data. This showed the great diversity of the Whitburn community and thus the need to use a wide range of communication methods, both verbal and written.

3.3 To consult the community, forum meetings were held regularly. These were conducted face-to-face, until the coronavirus pandemic restrictions meant that face-to-face meetings were postponed. These meetings were held at different venues throughout the village to ensure that the Forum would reach various parts of the village.

3.4 In addition, the committee was sensitive to the fact that they could not always expect people to travel to them, whilst being aware that there was a need to reach wider parts of the community that might not attend public meetings. Therefore, the various clubs, groups, schools and events in the village were identified. Committee members visited some of these clubs and events to explain the purpose of the forum, the importance of the neighbourhood plan and how people could get involved. The aim was to engage the community by targeting a specific message appropriate to the audience. An example was for instance that the Forum occupied a stand at a summer fair in the park, and therefore engaged people by asking about their favourite green spaces. A large map of Whitburn was displayed, on which people could mark their most valued space and tell us why they liked that space.

3.5 In terms of written communication, a variety of methods was applied, including social media (Facebook, Twitter and Instagram), village newsletters, local newspaper articles, leaflets, Forum newsletters and posters. Regular emails were sent to Forum members who had agreed to communication. Leaflets and newsletters were delivered to all the houses in the Whitburn Area to ensure people without digital skills were regularly informed. The aim was to design visually attractive material using easy-to-understand language that conformed with people's perceptions and interests, in order to ensure engagement.

3.6 Consultation events were designed using a mixture of methods, including workshops, surveys, map marking and drawing exercises for children. Surveys (paper and online) were designed and analysed by a committee member with a social research and land use planning background. Only the analysis of the key issues consultation was conducted by a charity with experience of this work.



Figure 1 WNP timeline

4. Consultation events

4.1 Several consultation events have been held during the drafting of the Plan between 2016 and 2021. An overview of events is provided in [Annex A](#), while the main consultation events are described in more detail below.

Inception and designation

4.2 The idea to create a neighbourhood was formed by a number of committee members in 2016. Most of the discussion was held on social media and by word of mouth. In August 2016, a first meeting was held to discuss the formation of a forum. The decision was made to form a Neighbourhood Forum, with the officers selected.

4.3 Further work commenced on enabling an application for a neighbourhood forum and area. This meant that a constitution was formed and the boundary for the neighbourhood area was decided upon. At the same time, more members were recruited through social media, networking and word by mouth. The application was submitted to South Tyneside Council late 2016 and after a consultation organised by the council, the forum and area were designated in January 2017.

Key issues consultation

4.4 From July 2017, a key issues consultation was launched. The questions were inspired by 'marmite surveys' (i.e. likes and dislikes) in order to keep it easy to understand, engaging, brief and focussed. The aim was to identify the key themes that concerned the residents of Whitburn. The questionnaire is attached in [Annex B](#). The questionnaire was distributed to all dwellings in Whitburn and spare copies were placed in businesses and the community centre. The questionnaire could be returned to three strategically located places in the village. In addition, an online survey was also created. Furthermore, residents could email the answers to the Forum's email address. The survey was also advertised at the forum meeting, by email to all 272 forum members, on Facebook and via the forum website.

4.5 A total of 2771 forms were distributed to households and businesses in the area. A total of 179 survey forms were returned to the Forum, a return rate of 6.5%. As more than one person could contribute to a questionnaire and details of the respondents were collected, a total of 390 residents contributed to the questionnaire.

4.6 The data was analysed by Shropshire RCC, which is a charitable organisation with experience in analysing data from neighbourhood planning surveys. They organised the data in spreadsheets and compiled a report¹. The report concluded that the residents care about the unique and rural character of the village, with much value attributed to green belt and the coast. Recent development has not been well received. Some of the issues mentioned have limited scope in a neighbourhood plan, such as traffic congestion and traffic calming measures.

¹ Available on the Forum's website: www.whiburnforum.co.uk

More detailed issues workshops

4.7 On November 11 (Saturday 10-12 noon) and November 17 (Friday, 7 – 9 pm) 2017 the Forum held community workshops. Six themes were identified from the key issues consultation that residents could explore in more detail. The workshops were advertised in the local newspaper, through email to all forum members, on social media and through posters that were placed in businesses, the surgery, the library and the community centre.

4.8 The themes were housing and development, shopping and food outlet facilities, community facilities and activities, village feel, green belt and green spaces and community spirit. Six stands were set up, which included information on the theme, results from the key issues consultation, maps and post its. Residents were then able to chat to volunteers and share their ideas and concerns on the post-its. These post-its were later collected and stored to be used in the next phase of the neighbourhood plan-making process.



Figure 2 Post-its from residents and drawings from children

4.9 In addition, workshops were held at Marsden Primary School. This involved actively involving children in thinking about Whitburn's future by using the idea of 'Whitburn Minecraft'. Children drew or wrote down what they like about Whitburn and what they think Whitburn needs. This resulted in numerous drawings being submitted, which showed how much children valued local play space and open space.

Vision and objectives

4.10 The results from the key issues consultation and the workshops were used to draw up a vision and objectives for the neighbourhood plan. An overall vision was written that described what the neighbourhood area will look like twenty years into the future. To achieve this vision, nine objectives were developed that reflected the common themes identified in previous consultations.

4.11 The vision and objectives were written by the committee and consulted on within the neighbourhood area. Consultation involved a leaflet drop to all households within the area, a public forum meeting, posters in strategic places and within businesses in the neighbourhood. In addition, committee members visited shops and other businesses in the area to spread the word. Publicity was also sought via social media, including paid advertising on Facebook and Instagram. Residents

and businesses were invited to respond to a survey; responses were collected on an online form, through Facebook, by email and by post. The survey ran from the end of February until the end of March 2018.

4.12 Responses were collated and the Committee compiled a report with the results². This showed that there was overwhelming support for the vision and objectives from residents (ranging from 92% - 96%). Comments made referred to concerns about the neighbourhood area, for instance about development in the village, differing from the wish for no further development to the need for affordable housing.

4.13 Some comments were aimed at improving the wording of the vision and objectives, and minor amendments were made to the objectives accordingly.

Green spaces consultation

4.14 Every summer (with the exception of 2020 and 2021 due to COVID), Whitburn has a summer fair in Cornthwaite Park, which is well-attended by residents. In June 2018, the Forum hired a stand at the fair to raise awareness of the Forum. In particular, a consultation event was held to understand more about green spaces. The objective was to create an evidence base to designate local green spaces in the neighbourhood plan. To do this, a large poster was developed, aiming to explain the different values local green spaces may have.

4.15 A large map of Whitburn was displayed on which residents could indicate what green space they valued the most. They simply had to place a sticker on their favourite green space, making this consultation accessible to all residents. We then asked residents why they valued this space. The event was well attended and the information contributed to the designation of green spaces in the neighbourhood plan.



Figure 3 Cornthwaite Park, 30 June 2018

² Available on the Forum's website: www.whitburnforum.co.uk



Figure 4 Map of most valued green spaces



Figure 5 Poster on local green space designation

Draft policies

4.16 Based on the results of the consultation events and the vision and objectives adopted, the committee developed draft policies, on which it consulted the community. It also asked the local planning authority to comment on these policies. After this, a consultant was drafted to translate the draft policies into a draft neighbourhood plan.

4.17 On 4 June 2020, an online survey was launched to ask residents about their most valued views within Whitburn, in order to inform the policy on protecting key long-range views. A committee member collated pictures of 26 key views in and around the village. Residents were asked to rate their 4 favourite views, to explain why, and to add any that were missed. The survey was promoted on social media, the website and through email. In addition, an article was published in the local newspaper.

4.18 In total, 32 participants completed the survey. All included their favourite views, but not always with an explanation. Some participants included more than four views. For instance, one respondent simply indicated all views should be protected. Multiple respondents also grouped some views together, as they were in approximately the same location and direction. These responses were counted as well. In total, 185 votes were counted.

4.19 In addition, various comments were made on social media to posts referring to the survey. By cross-referencing, it became clear that these comments had not been replicated in the survey; these were therefore added to the survey results as additional consultation responses. After analysis of the survey, eight views were added to the Plan.

Regulation 14 consultation

4.20 An experienced planning consultant helped to translate the work carried out so far into a draft plan. This draft plan was consulted on according to regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation was open from 14 December 2020 until 7 February 2021 (8 weeks). Due to coronavirus restrictions, no face-to-face events were held. Instead, much work was undertaken to inform the community in other ways. This included messages on

social media, the website and by email. Three emails to members were sent, one to inform of the consultation, one reminder and one message from the chairman. On social media (Facebook, Instagram and Twitter) regular messages were placed to inform people of the consultation. This included 'a policy a day', in which a new post every day would explain one of the policies in the plan, which received good feedback..

4.21 During the last week, a message from the chairman was posted, to remind people of the consultation. This explained the plan again in easy-to-understand language. Other local Facebook pages were contacted with a request to raise awareness of the Plan. The Facebook page became very active, for instance during the last 28 days of the consultation page views and post reach and engagement increased:

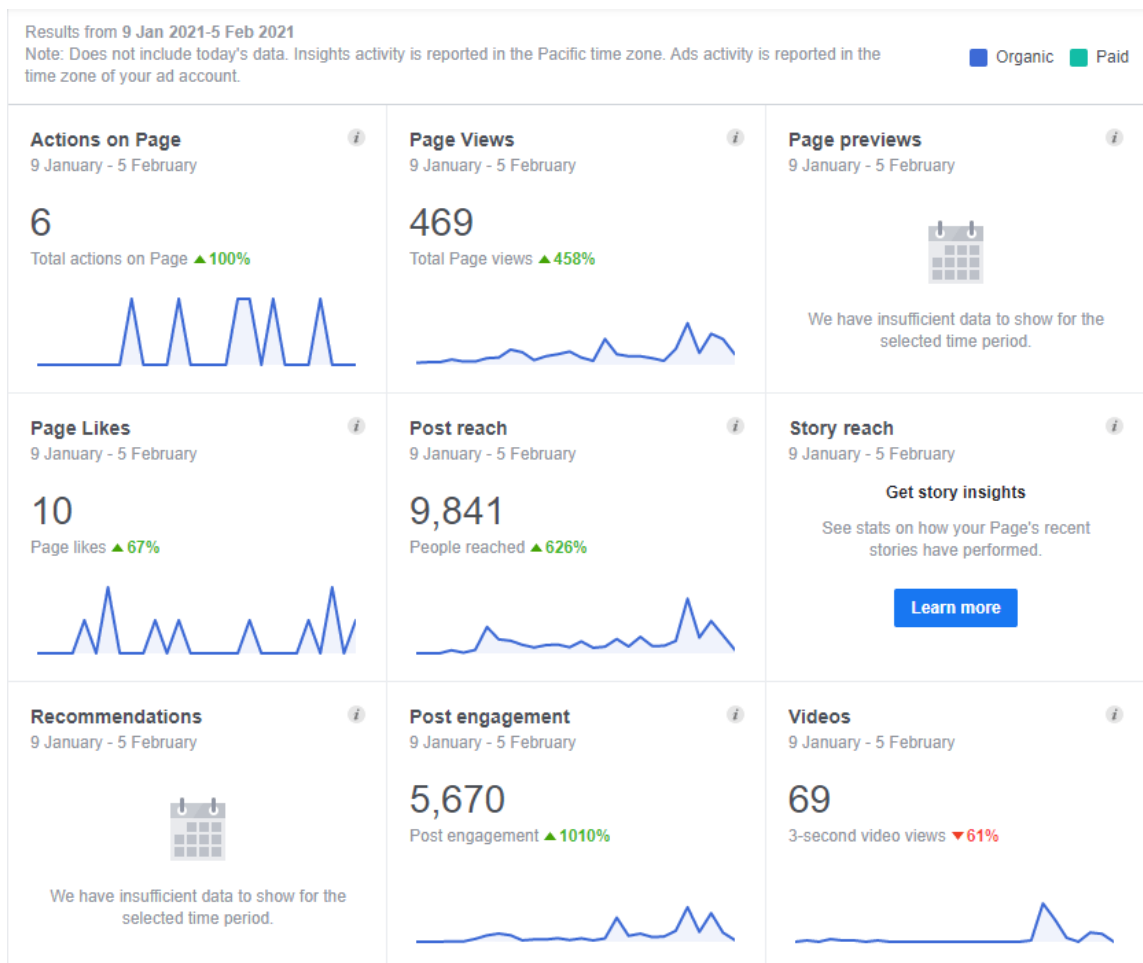


Figure 6 Facebook engagement

4.22 Furthermore, to reach a wider audience, two articles were placed in the local newspaper. Leaflets were also delivered to houses in Whitburn on two occasions.

4.23 Emails were sent to consultation bodies and individuals (see [Annex I](#) for a list) on 14 December, with a reminder on 1 February.

4.24 In total, 19 responses from residents were sent by email, and 24 through the form on the website. No responses were made by post. In total, 12 consultation bodies responded by email and one through the form (this was a consultation body who had also responded by email). Responses are summarised in [Annex J](#).

4.25 All responses were collated, after which the planning consultant made amendments to the Plan where necessary, in discussion with the Whitburn Neighbourhood Forum Committee. The consultant also responded to each of the comments received on the pre-submission plan, which is also included in [Annex J](#).

Events after the Regulation 14 consultation

4.26 After amendments to the Plan based on the feedback received on the pre-submission draft, the Forum undertook further work on two policies, namely the sewerage and air quality policy. The consultant and Forum felt that expertise input was required to ensure that these more complicated policies had the right evidence base and wording. The work was undertaken by AECOM, after which the policies, supporting text and evidence documents were amended based on AECOM's recommendations. AECOM's report is available separately as part of the Plan's supporting documents, as submitted to the Council (also available on the [Forum's website](#)).

4.27 Clarification was required for aspects of the evidence regarding Traffic flow and air quality in the Neighbourhood area. The required up-to-date data was obtained from the relevant officers in the Local Authority.

4.28 Dialogue has continued with the relevant statutory consultees regarding sewage treatment capacity concerns.

4.29 Furthermore, after amendments were made to the Plan, the Plan was rescreened for the need for an HRA and SEA ([Annex K](#) and [Annex L](#)). Both screening reports concluded that the WNP did not need an HRA (Appropriate Assessment) or an SEA.

5. Conclusion

5.1 The WNP is being developed by the Whitburn Neighbourhood Forum. During its development, the community has been consulted continually and extensively with a wide variety of consultation tools and methods. During the COVID pandemic, the ways of communicating with residents had to be amended, but continued consultation still took place. The emphasis has always been on a Plan that is made by and for residents.

5.2 In summary, the Whitburn Neighbourhood Forum considers that the extent of community engagement meets the obligations set out in the regulations.

6. Annexes

[Annex A: Consultation events](#)

[Annex B: Key Issues Consultation Questionnaire](#)

[Annex C: Poster and leaflets for Regulation 14 consultation](#)

[Annex D: Screenshot of Whitburn Forum Website](#)

[Annex E: Screenshot of Whitburn Forum Instagram Page](#)

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[Annex H: Newspaper article for the Regulation 14 consultation](#)

[Annex I: List of Statutory bodies and key individuals consulted on the Regulation 14 plan](#)

[Annex J: Responses to the Regulation 14 consultation](#)

[Annex K: HRA screening opinion](#)

[Annex L: SEA screening opinion](#)

Annex A: Consultation events

Consultation	Who was Consulted	Date	Outcome
Constitution of Neighbourhood Forum	Whitburn Councillors, Whitburn Residents	27 th August 2016	Constitution Agreed
Election of Executive and Committee Members	Whitburn Councillors, Whitburn Residents	27 th August 2016	Executive and Committee Members elected
Neighbourhood Forum Creation	Emma Lewell-Buck. Local MP	30 th September 2016 (Ongoing)	Networking only
Neighbourhood Forum Creation	South Tyneside Green party	13 th October 2016	Networking only
Whitburn Neighbourhood Area and Neighbourhood Forum Application	Whitburn Forum Members, South Tyneside residents and businesses. South Tyneside Council	7 th November 2016	Whitburn Neighbourhood Area and Whitburn Neighbourhood Forum were formally designated 25th January 2017
Heritage and Character Assessment for Whitburn	Local History Groups Whitburn Residents Aecom (Consultants)	April 2017 to August 2017	Heritage and Character Assessment for Whitburn produced in September 2017
Proposed use of Charley Hurley Centre (Potential development site)	South Tyneside Council Whitburn Residents Landowner Developers (Story Homes)	From 7 th April 2017 (Ongoing)	Better understanding of landowners and developers' perspectives and viability constraints
Whitburn Neighbourhood Area Key Issues Consultation (Annex B)³	Every household in Whitburn, Shropshire County Council (Analysts)	25th July 2017 to 1st September 2017	Key issues Consultation report produced October 2017
Proposed use of Whitburn Lodge (Potential development site)	South Tyneside Council. Site owners. Potential Developers	From 28th June 2017 (Ongoing)	Key stakeholders' views considered. Options discussed.
Housing Needs Assessment	South Tyneside Council Whitburn Residents Aecom	Sept 2017 to May 2018	Housing Needs Assessment produced 18 th May 2018

³ Key events as explained in more detail in this report are shown in **bold** in this table

Neighbouring Neighbourhood Forums	South Tyneside Council East Boldon Neighbourhood Forum	October 2017 (Ongoing)	Sharing best practice to create the NP
Key Issues Workshops	Whitburn Residents Whitburn Businesses South Tyneside Council Key Stakeholders	11th and 17th November 2017	All views collected and collated. These were used to inform the creation of the Vision and Objectives for the NP
Planning concerns of children of the Neighbourhood Area	Marsden Primary School students and staff	14th November 2017	Views of local children captured and shared to inform the NP
Vision and objectives consultation	Residents	February – March 2018	Some changes made to vision and objectives
Views and advice sought from elected officials	Local Labour Party members and locally elected councillors (of the ruling party of local council)	5 th Feb 2018	NP process explained to local elected officials and views of local members gathered.
Regional and National Planning Developments that impact on Neighbourhood Planning	Local members of the Campaign for the Preservation of Rural England	28 th Feb 2018 (Ongoing)	Information Support and Advice obtained from local members of a national non-political spatial planning group.
Impact of Local plan on Neighbourhood Plan (NP)	South Tyneside Council	7 th March 2018 (Ongoing)	Continuing dialogue with local planning authority
Impact of Neighbouring Area Local Plan	Sunderland City Council	7 th March 2018	Views exchanged concerning Infrastructure requirements for Relevant Local and NPs
Green Spaces Poll	Whitburn Residents and Family Fun day attendees	30th June 2018	Evidence collected from residents regarding Green spaces in Whitburn
Views of key stakeholders - landowners	Church Commissioners for England- These own the largest sections of open land in Whitburn	28 th August 2018	Captured the landowners' perspective of their views of the viability and possible sustainability of future developments
Design Code	Aecom (Planning Consultants) Whitburn residents	30 th August 2018	Design Code for future Whitburn developments produced 28 th July 2109


Impact of potential developments in neighbouring areas on our Neighbourhood Area	Seaburn Residents Group	23 rd September 2018	The development proposals generally impact at a strategic level (Local Plan) There are issues that impact at a Neighbourhood level due to shared infrastructure.
Planning concerns of children of the Neighbourhood Area	Whitburn Village Primary School Students and Staff	13th November 2018	Views of local children captured and shared to inform the NP
Investigation into Wastewater and Sewerage constraints	Environment Agency (EA)	16 th December 2018(Ongoing)	The EA continue to provide data that forms the evidence base for Wastewater and Sewerage Policies in the NP
Plans for Whitburn Visitor Centre	National Trust	20 th December 2018 (Ongoing)	Dialogue commenced with this National body about their plans for the Neighbourhood Area
Draft policies consultation	Residents	February 2019	Some changes made to policies
Whitburn Lodge Workshop and – Online Poll	Whitburn Residents and other interested parties	25 th February 2019	Community favoured options explored
Options for the Whitburn Lodge Site	Whitburn residents and any other interested parties	22 nd February 2019	Favourite options explored with site owners.
Raising awareness of the Neighbourhood Plan	Whitburn Village family History Group	10 th April 2019	Presentation made and contact details shared
Wastewater and Sewerage capacity concerns	Northumbrian Water Limited	24 th April 2019(Ongoing)	Dialogue commenced with the statutory undertaker to discuss capacity issues with respect to the NP
Draft Local Plan – Survey Poll on how this may impact on the Neighbourhood Plan	Whitburn residents	14 th September 2019	Responses of Whitburn residents were used to inform a reply to the draft Local plan.
Plans for Marsden Quarry. HGV traffic from the quarry	South Tyneside Council and quarry operators, O'Briens	25 th October 2019	Responses to inform any evidence base for infrastructure policies
Public Rights of Way	PROW officer South	19 th December	Maps of existing PROWS

(PROW) in Whitburn	Tyneside Council	2019	obtained for NP
Climate Change and Coastal Erosion	East Shields and Whitburn Community Area Forum	9 th Jan 2020	Evidence gathered for NP
Concerns over bacterial contamination of bathing waters in Neighbourhood Area	Natural England – stakeholder who protects the coastline	3 rd April 2020	Meetings were planned then delayed due to COVID19
South Tyneside Cycling & Walking	Whitburn Forum Members	17 th March 2020	Comments provided to inform the South Tyneside Cycling & Walking strategy
Recreational Facilities and Allotments in Whitburn	Local allotment holders and recreation managers	7 th May 2020	Definitive list of Recreational Facilities and Allotments in Whitburn composed.
Whitburn Long Range Views	Whitburn residents and other interested parties via online survey	6th June 2020	List of most valued views constructed with supporting evidence for NP
Sand, Sea and Sewage	Marinet, coastal environmental group	19 th June 2020	Advice gained to support Sewage and Wastewater Policy for NP
Survey on Long Distance Views	Whitburn Residents and interested parties via email, social media and articles in local newspapers	22nd June 2020	The favourite top 8 views were identified to be included in the draft plan with a view to affording them greater protection
Investigation into 'blue flag' status of local beaches	Foundation for Environmental Education and Keep Britain Tidy group	27 th June 2020	Referred back to the bacterial level sampling results from the UK authorities
Coastline status – long term management of the coast line	Heritage Coast Partnership Rivers Trust Ryhope Community Association	27 th June 2020	Our briefing documents on Sewage Pollution were to disseminated to relevant partners
Flooding concerns in	South Tyneside	10 th July 2020	Information obtained for

neighbouring area (Cleadow)	Council Lead Cllr Joan Atkinson		evidence base for policies
Climate change and Air Quality	South Tyneside Council	13 th July 2020	Information obtained for evidence base for policies
Legal status of Sewage system	European Commission	9 th August 2020	The EC confirm that the sewage collection and treatment system remains in breach of the UWWTD as per the ECJ case in 2012
Confirmation of untreated wastewater discharge figures at Whitburn	Environment Agency	20 th August 2020	After initially stating that the Forum's figures were wrong the EA apologised and confirmed the forum's figures
Progress meeting	East Boldon Neighbourhood Forum	14 th September 2020	Communications protocol with local authority discussed
Progress meeting and concerns about the lack of engagement from the Local Authority	South Tyneside Council East Boldon Neighbourhood Forum	15 th September 2020	Neighbourhood Forum engagement concerns were addressed
Sewage Treatment Capacity for New Developments	Representatives from the EA, NWL and the MP for South Shields	9 th December 2020	Concerns about Sewage Pollution off the coast were raised. It was agreed that dialogue will continue. Evidence of infrastructure requirements are needed to inform the NP
Consultation on the draft Neighbourhood Plan (Regulation 14 consultation)	All residents and people who work in Whitburn. All stakeholders as per the Consultation Bodies List	14th December 2020 – 7 February 2021	All feedback was considered and where needed changes were made to the Plan.
Consultation on status of a local Water Cycle Study	Leader and Officers of South Tyneside Council	15 th Jan 2021	The LA regard a Water Cycle Study as a voluntary measure which they do not undertake
Sewage Capacity for New Developments	Representatives from the EA, NWL	26 th Jan 2021	Continuing Dialogue with statutory consultees over concerns raised regarding sewage treatment capacity.
Options for future of	Owners of Whitburn	1 st Feb 2021	The owners were seeking

Whitburn Lodge	Lodge		support to develop the Whitburn Lodge, some of which is presently green belt. They are to instruct their consultants to produce options.
Traffic flow for Whitburn Village	Ops Manager STC	25 th Feb 2021	Data obtained to inform NP re traffic volumes in Neighbourhood Area
Air Quality in Whitburn	Environmental health Manager STC	5 th March 2021	Data obtained to inform NP re Air Quality in Neighbourhood Area
Options for future of Whitburn Lodge	Planning Manager STC	15 th April 2021	Owners had not provided an update so the LA were consulted on the status and possible options.
Evidence Base and Policy Development (EBPD)	AECOM	18 June 2021 (Final report)	Based on the report's recommendations, changes were made to the sewerage and air quality policy, supporting text and evidence base.
HRA screening report	South Tyneside Council	July 2021	WNP screened out for the need for an Appropriate Assessment
SEA screening report	Whitburn Neighbourhood Forum Committee	July 2021	WNP screened out for need for an SEA in consultation with Natural England, Environment Agency and Historic England

Annex B: Key Issues Consultation Questionnaire

	<h1>Whitburn Neighbourhood Forum</h1> <h2>Key issues consultation</h2>
<p>Please take a few moments to fill in this questionnaire, which will help to identify the key issues in Whitburn and that will inform the neighbourhood plan. Please encourage everyone in the household to participate!</p> <p>Complete this questionnaire using capital letters. If there is not enough room for comments you can staple additional paper to this questionnaire. The return details are overleaf.</p> <p>You can also complete this questionnaire online at WhitburnNF.co.uk</p>	
<p>1. What do you like about Whitburn and want to keep?</p> <div data-bbox="258 831 1337 1050" style="border: 1px solid black; height: 98px;"></div>	
<p>2. What do you dislike about Whitburn and want to change or improve?</p> <div data-bbox="258 1111 1337 1330" style="border: 1px solid black; height: 98px;"></div>	
<p>3. What does Whitburn not have that you would like it to have?</p> <div data-bbox="258 1391 1337 1610" style="border: 1px solid black; height: 98px;"></div>	
<p>4. What do you think the neighbourhood plan should address?</p> <div data-bbox="258 1671 1337 1890" style="border: 1px solid black; height: 98px;"></div>	
<p style="text-align: center;">Please turn over</p>	

It is important in neighbourhood planning to demonstrate a wide engagement across the community. To help us do that, please answer a few questions about yourself. All information will be held securely and in accordance with the Data Protection Act.

5. Please provide your postcode:

6. How many people in your household:

7. Add the number of people who participated in this questionnaire by gender:

Male:

Female:

8. Please write down the ages of all who participated:

9. If you would like to be kept informed of progress and future consultations or you would like to become a forum member, please provide your email:

10. Any other comments:

How to return

- Please complete by **1 September 2017**
- Drop it in the collection box at:
 - o Latimer's Seafood Deli & Cafe, Whitburn Bents Road
 - o The Village Barber Shop, East Street (next to the Barnes Institute)
- Return or post to 87 Shearwater, SR6 7SG
- Email answers to WhitburnNF@gmail.com
- Complete online at WhitburnNF.co.uk

Thank you for your help



Consultation by the Whitburn Neighbourhood Forum committee

Annex C: Poster and leaflets for Regulation 14 consultation

Poster

The poster features a dark blue background with a silhouette of a village skyline at the bottom, including a prominent windmill. At the top, the text 'Whitburn Neighbourhood Forum' is written in a bold, green, sans-serif font. Below this, the phrase 'Your village Your say' is written in a large, white, bold, sans-serif font, with 'Your village' on the top line and 'Your say' on the bottom line. To the right of this text is a photograph of a wooden signpost with a shield-shaped logo that says 'WHITBURN' and features a stylized bird. Below the main text, the message 'The draft Whitburn Neighbourhood Plan is here and we are looking for your views!' is written in a white, sans-serif font. This is followed by 'To have a say about the future of Whitburn, go to' in the same white font. The website address 'whitburnforum.co.uk' is displayed in a large, bold, green font. At the bottom of the poster, the text 'Consultation runs from 14 December 2020 - 7 February 2021' is written in a white, sans-serif font. On the left side of the bottom section is a QR code, and on the right side is the logo for the Whitburn Neighbourhood Forum, which consists of a green speech bubble containing a white line graph, with the text 'Whitburn Neighbourhood Forum' underneath it.

Whitburn Neighbourhood Forum

**Your village
Your say**

The draft Whitburn Neighbourhood Plan is here and we are looking for your views!

To have a say about the future of Whitburn, go to

whitburnforum.co.uk

Consultation runs from 14 December 2020 - 7 February 2021



Whitburn Neighbourhood Forum

Whitburn Neighbourhood Forum

Dear resident,

The Whitburn Neighbourhood Forum committee is happy to present the draft Whitburn Neighbourhood Plan (Regulation 14 pre-submission plan).



The Plan has been three years in the making, overcoming many obstacles, including the latest and biggest challenge for everyone, the COVID-19 pandemic.

We are grateful to all the residents that have supported the development of this Plan, but we are not done yet. We need to hear your views. What did we get right and what did we get wrong?

What is this neighbourhood plan?

A neighbourhood plan includes policies on the development of Whitburn in the next 20 years. The Plan, once adopted, will be used to test planning applications in Whitburn. It is the best tool residents will have to influence development in our area.

This is the first draft of the Plan, which will be amended based on your feedback, that of the council and other consultation bodies.

Due to the pandemic, the Plan is only accessible online. A summary of the policies is overleaf. To view the complete plan and to leave your comments before 23:59hrs on 7 February 2021:

- ▶ **Go to whitburnforum.co.uk**
- ▶ **Email whitburnforum@gmail.com**
- ▶ **Write to 87 Shearwater SR6 7SG**

We look forward to hearing your views!

The WNF committee



Whitburn Neighbourhood Forum

Whitburn Neighbourhood Plan policies summary

Housing New housing should meet the needs of residents, including a mix of types and affordable housing.

Design Guidelines New housing should be of high-quality design and fit in with the character of the village.

Sustainable Design Negative impacts on the environment should be avoided. New development should reduce consumption of non-renewable resources, minimise waste and create healthy, productive environments.

Conservation Area The old part of the village should be preserved (including trees) and new development should respect the history and context in design and character.

Heritage Assets This policy identifies important heritage assets within the village. Heritage assets are buildings, monuments, sites, areas or landscapes that are important because of their history and meaning.

Biodiversity and Geodiversity Our natural environment should be preserved and protected, including living things like plants, animals (biodiversity) and rocks, landforms and soil (geodiversity).

Green Infrastructure Our important green areas, including parks and allotments, and the links between them, should be preserved and enhanced.

Local Landscapes Our landscapes should be conserved. Whitburn as a coastal village has an abundance of sensitive

landscapes that must be protected from development.

Local Green Spaces Seven new local green spaces that are valued by residents are identified, to protect them from development.

Recreational Facilities Important recreational facilities and allotments should not be lost.

Community Facilities Important community and health facilities should not be lost.

Whitburn Shopping Centre Proposals that enhance the shopping centre will be supported, to ensure its vitality, but prevent any disturbance.

Sewage Our beaches should be safe and clean. Developers will need to prove that there is enough sewage treatment capacity for their proposals. Surface water should not go into the foul sewer system.

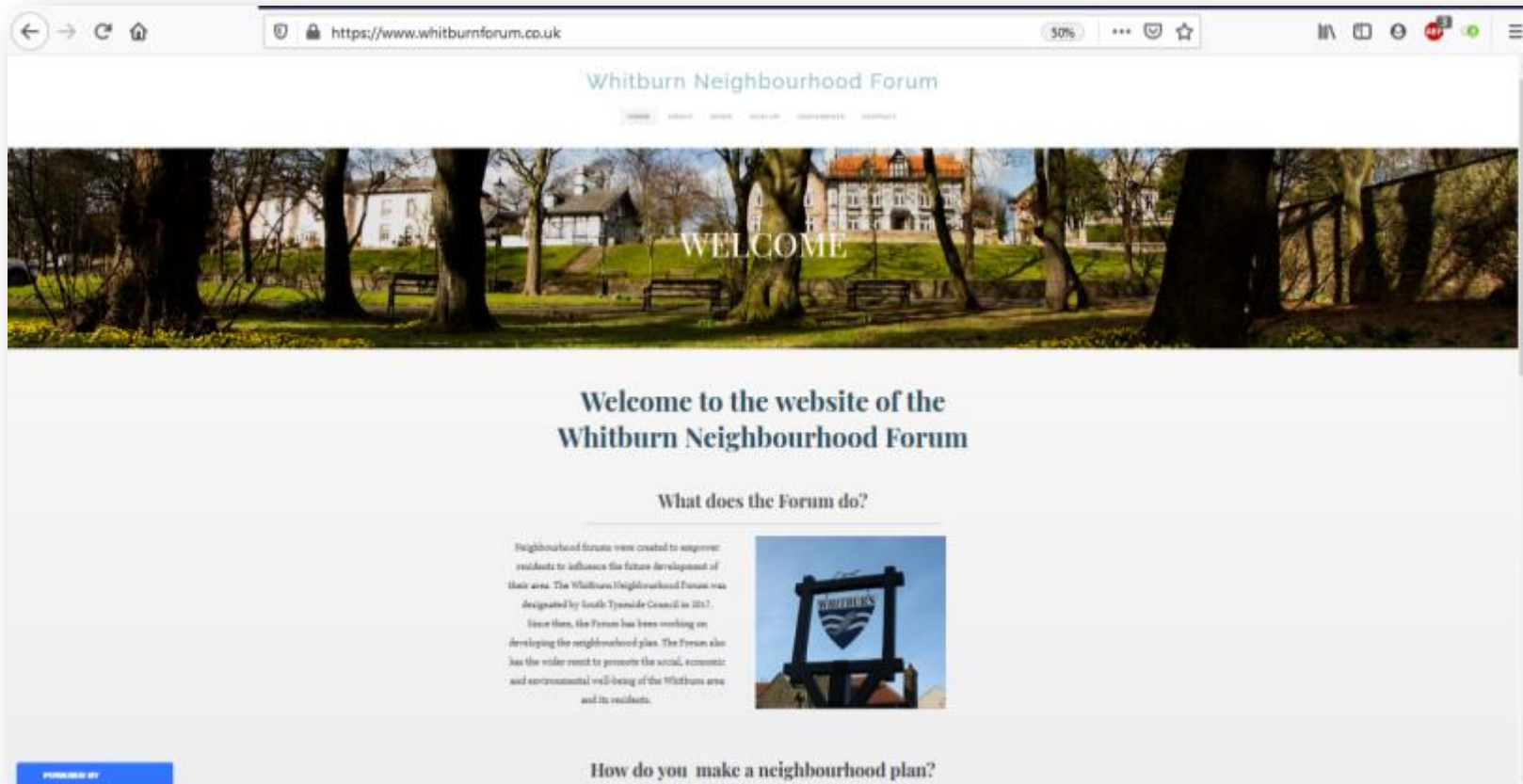
Transport Infrastructure Developers will need to assess effects from their proposals on infrastructure (e.g. transport, surgeries etc.). Suggestions for local improvements are included too.

Air Quality Developments should not negatively affect indoor and outdoor air quality.



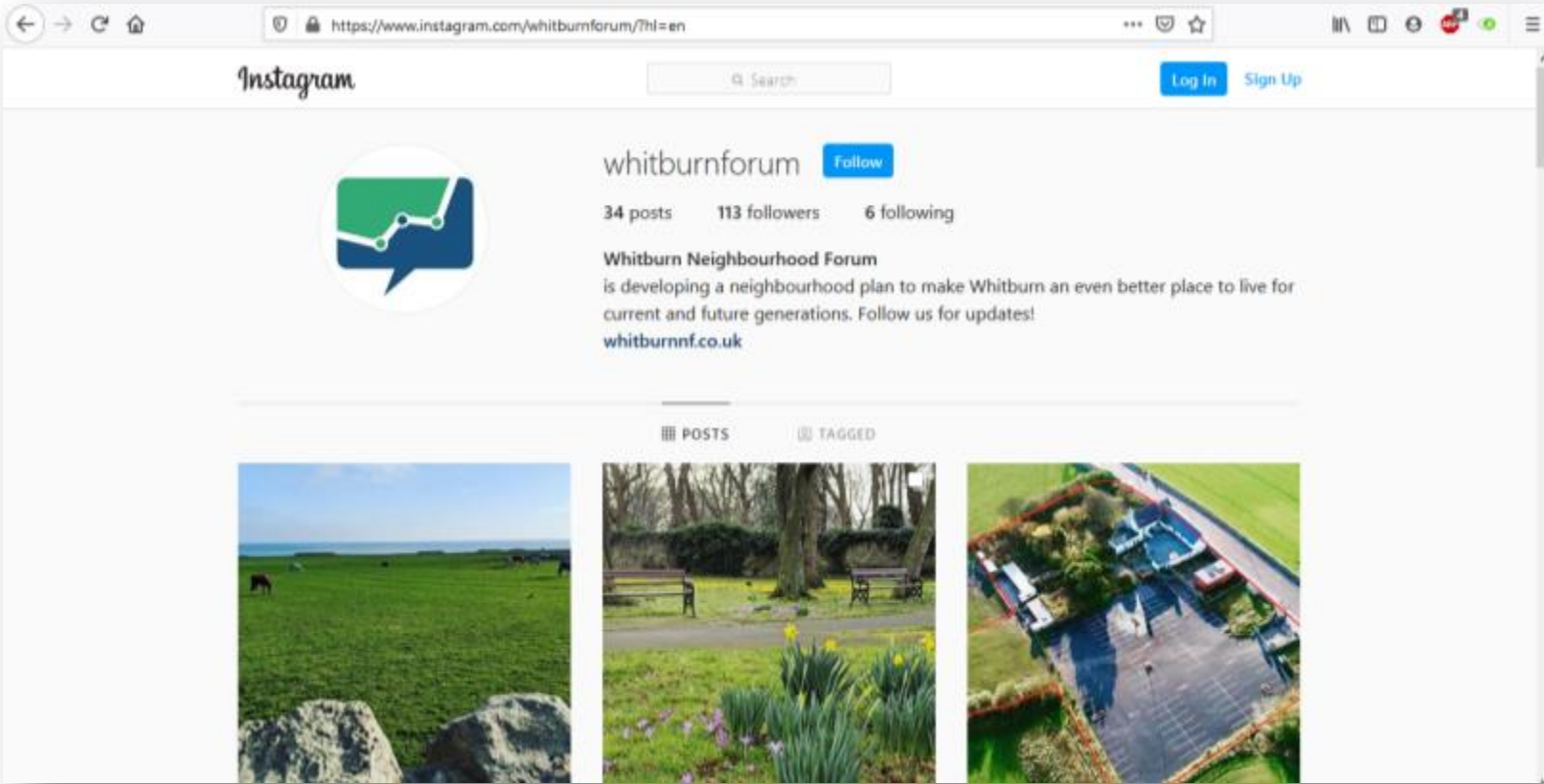
whitburnforum.co.uk

Annex D: Screenshot of Whitburn Forum Website



The Forum has more than 300 members and over 250 members on the emailing list

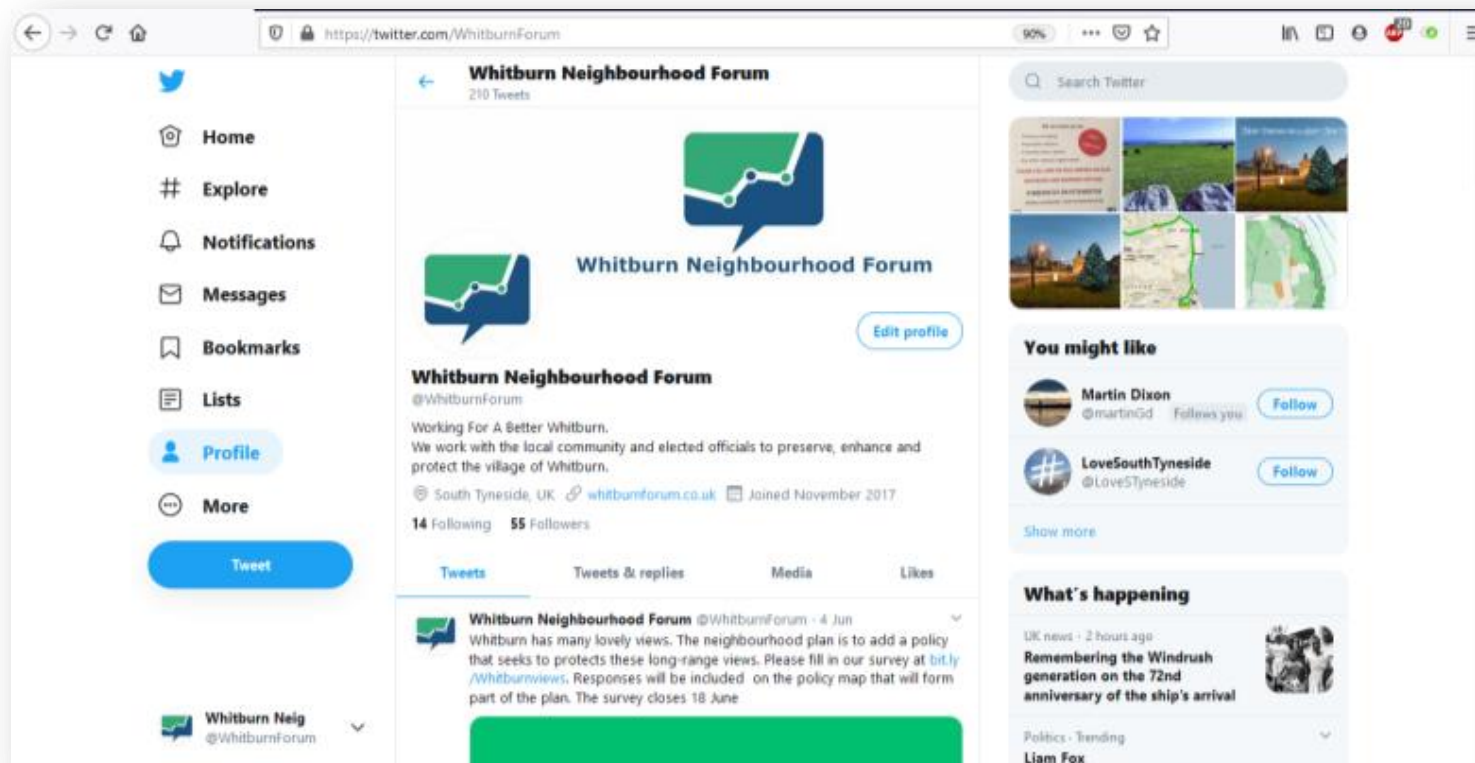
Annex E: Screenshot of Whitburn Forum Instagram Page



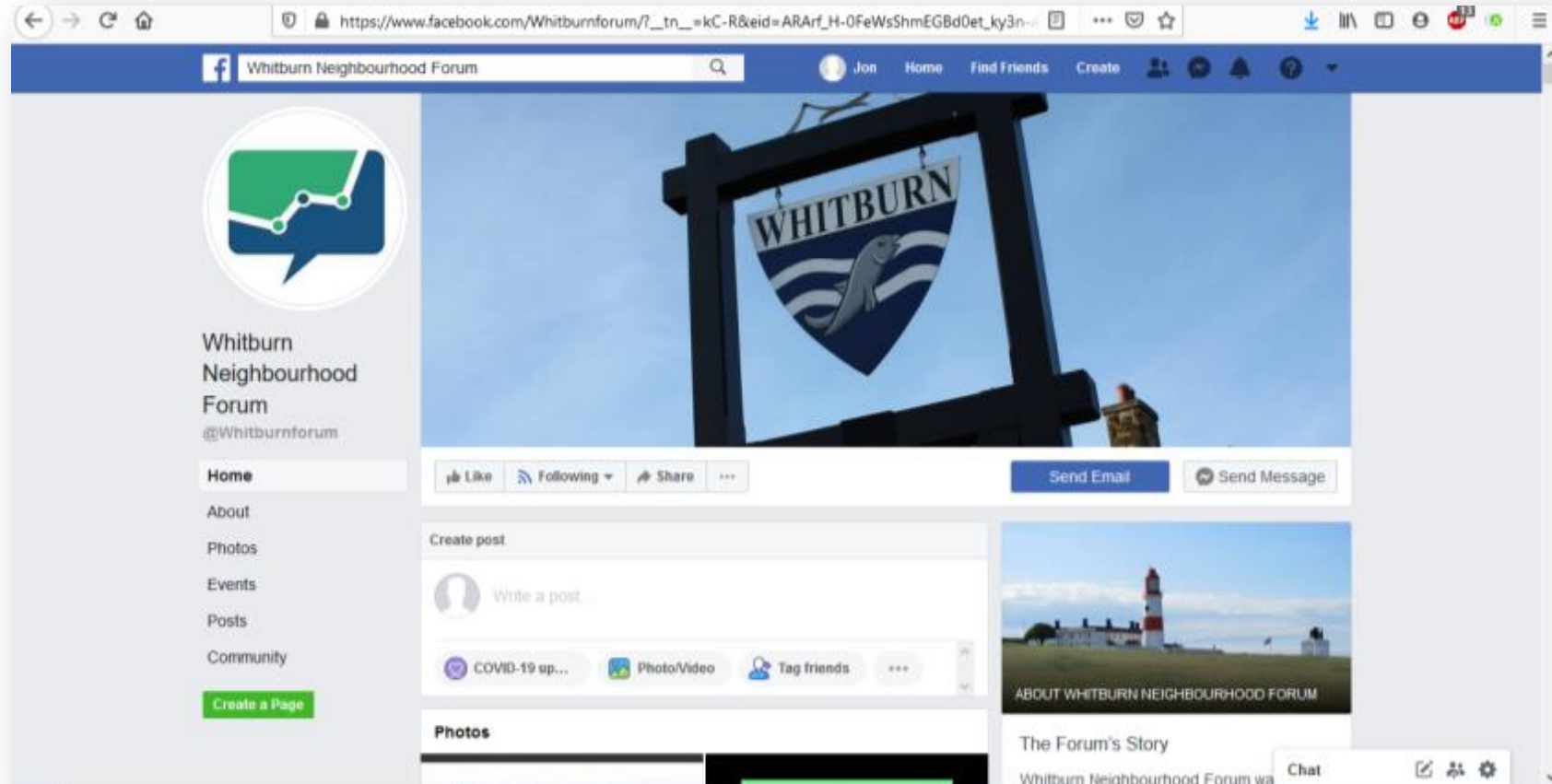
This page has 113 followers (January 2021)

Annex F: Screenshot of Whitburn Forum Twitter Page

This page has 55 followers (January 2021).



Annex G: Screenshot of Whitburn Forum Facebook Page



This page has more than 1000 likes and followers (January 2021). Post engagement 26 December 2020 – 22 January 2021: 1,106 and post reach 3,927

Annex H: Newspaper article for the Regulation 14 consultation

Vision set out for future development of Whitburn Village - now you can have your say

Clean beaches, affordable housing and protected landscapes are at the heart of a new development policy for Whitburn.

By James Harrison

Tuesday, 12th January 2021, 10:39 pm
 Updated: Wednesday, 13th January 2021, 10:39 pm



Consultation underway on the Whitburn Neighbourhood Plan

Consultation has now started on the latest version of the Whitburn Neighbourhood Plan, which is supposed to shape future development in the village and surrounding area.

And families are being urged to have their say now to influence the document, which is expected to be in place for at least two decades once approved.

"This is an opportunity for people to consider the whole of Whitburn, not just what they can see from their own front doors," said Steve Lavelle, vice chairman of the Whitburn Neighbourhood Forum, the organisation leading the scheme.

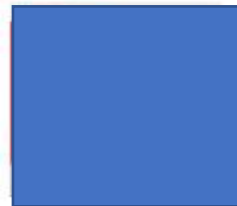


Most Popular

- One person taken to hospital following a building fire in South Shields
- 'Our little superheroes' - Loved ones say goodbye to courageous South



Consultation underway on the Whitburn Neighbourhood Plan



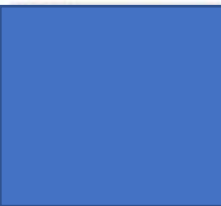
"People should look at the plan and contribute now because could be the only chance they will get.

"We want to make a blueprint for Whitburn for the next 20 years – we might not benefit from it, but our children and grandchildren will benefit from a plan dictated

by the residents themselves."

Businesses and other organisations, such as Natural England and Northumbrian Water, are also expected to contribute to the consultation.

Another is South Tyneside Council, which is also currently working on its own South Tyneside Local Plan, setting development agendas for the borough as a whole.



The need for housing is expected to be a contentious issue as both documents reach completion.

But Lavelle insists the Neighbourhood Plan should give Whitburn's families a chance to have their say in a bespoke policy for the village.

He added: "We would rather have a Neighbourhood Plan where all the residents and people living and working in Whitburn can have a say, rather than things being foisted on us by the Local Plan.

Draft policies so far have called for mixture of housing types, including affordable options, with 'high-quality design' suited to the 'character of the village' and surrounding area.



And provisions have also been added calling for builders to prove there is enough capacity in the sewage system before starting construction to protect beaches.

Consultation on the Whitburn Neighbourhood Forum runs until midnight on Monday, February 7.

Visit www.whitburnforum.co.uk or contact whitburnforum@gmail.com to find out more or submit any comments.

J. Harrison, 'Vision set out for future development of Whitburn Village - now you can have your say', *The Shields Gazette*, Tuesday, 12th January 2021. Available at: <https://www.shieldsgazette.com/news/politics/council/vision-set-out-future-development-whitburn-village-now-you-can-have-your-say-3093913> (Accessed 22 August 2021).

Annex I: List of Statutory bodies and key individuals consulted on the Regulation 14 plan

Consultation Body	Organisation	Contact
Local Planning Authority	South Tyneside District Council	Email: local.plan@southtyneside.gov.uk
The Coal Authority	The Coal Authority	Planning and Local Authority Liaison, The Coal Authority, 200 Lichfield Lane, Berry Lane, Mansfield, Nottinghamshire, NG18 4RG Email: planningconsultation@coal.gov.uk
Homes and Communities Agency	Homes and Communities Agency	Homes and Communities Agency, St George's House, Kingsway, Team Valley, Gateshead, NE11 0NA Email: mail@homesandcommunities.co.uk
Natural England	Natural England	Consultation Service, Natural England, Hornbeam House, Electra Way, Crewe Business Park, Crewe, CW1 6GJ Email: consultations@naturalengland.org.uk
The Environment Agency	The Environment Agency	Planning Consultations, Environment Agency, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR Email: planning.nane@environment-agency.gov.uk
Historic Buildings and Monuments Commission for England	Historic England	Historic England, 41-44 Sandgate, Newcastle upon Tyne, NE1 3JF Email: e-neast@HistoricEngland.org.uk
Network Rail Infrastructure Limited	Network Rail Infrastructure Limited	Network Rail Infrastructure Limited, George Stephenson House, Toft Hill, York, YO1 6JT Email: townplanning.LNE@networkrail.co.uk

Highways England	Highways England	Asset Development Team - Yorkshire and North East, Highways England, Lateral, 8 City Walk, Leeds, LS11 9AT Email: planningYNE@highways-england.co.uk
Relevant Primary Care Trust	South Tyneside Clinical Commissioning Group	Clarendon, Viking Business Park, Windmill Way, Hebburn, NE31 1AT Email: stynccg.enquiries@nhs.net
	South Tyneside and Sunderland Healthcare Group	Email: [REDACTED]
Any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	Avonline	Avonline, 42 Ashton Vale Road, Ashton Vale, Bristol, BS3 2AX Tel.: 0117 953 1111 Email: info@avonline.co.uk
	British Telecommunications Plc.	British Telecommunications Plc, Openreach Newsites PP 4AB, 21-23 Carloli Square, Newcastle CTE Newcastle upon Tyne, NE1 1BB
	Briskona	Email: enquiries@briskona.com
	CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: EMF.Enquiries@ctil.co.uk
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: public.affairs@ee.co.uk
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: [REDACTED]
	Virgin Media Limited	Virgin Media Limited, Unit 2, Network House, New York Way, New York Industrial Park, Newcastle upon Tyne, NE27 0QF

	Wildcard Networks	Wildcard Networks, Reliance House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AN Email: info@wildcard.net.uk
	Arqiva	Email: community.relations@arqiva.com
	Openreach	Email: newsitereceptionedinburgh@openreach.co.uk
Any person to whom the electronic communications code applies	CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: EMF.Enquiries@ctil.co.uk
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: public.affairs@ee.co.uk
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: [REDACTED]
Any person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989.	Northern Powergrid	Northern Powergrid, Records and Information, Manor House, Station Road, Penshaw, Houghton le Spring, County Durham, DH4 7LA
	National Grid	National Grid, National Grid House, Warwick, Warwickshire, CV34 6DA Email: box.landandacquisitions@nationalgrid.com Amec Foster Wheeler E&I UK, Gables House, Kenilworth Road, Leamington Spa, Warwickshire, CV32 6JX Email: nationalgrid.uk@avisonyoung.com
Any a person to whom a licence has been granted under section 7(2) of the Gas Act 1986.	Northern Gas Networks	Northern Gas Networks, 1100 Century Way, Thorp Business Park, Colton, Leeds, LS15 8TU
Sewerage undertaker	Northumbrian Water Limited	Laura Kennedy, New Development Team (Planning), Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB

		Email: [REDACTED] 0191 419 6767
Water undertaker	Northumbrian Water Limited	Laura Kennedy, New Development Team (Planning), Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB Email: [REDACTED]
Marine Management Organisation	Marine Management Organisation	Stakeholder & Networks Officer, Marine Management Organisation, PO Box 1275, Newcastle upon Tyne, NE99 5BN Email: consultations.mmo@marinemanagement.org.uk
Adjoining local authorities	All local authorities, including parish councils, that adjoin the neighbourhood area	Sunderland City Council Email: planningpolicy@sunderland.gov.uk
Voluntary Bodies some or all of whose activities benefit all or any part of the neighbourhood area	Barnes Institute	15 East Street Whitburn SR6 7BY. Carol Shield Email: [REDACTED]
	Library	1 Hedworth Terrace Whitburn SR67EN Email: info@whitburnlibrary.co.uk
	Whitburn Village Heritage Society	Brian Hastings Email: [REDACTED]
	Bowling Club	Cornthwaite Park Church Lane Whitburn Tyne and Wear SR6 7BZ Email: whitburnbowlingclub@gmail.com

	Cricket Club	Village Ground East Street, Whitburn, Sunderland Durham SR67BZ Email: info@whitburncc.org.uk
	National Trust	North East: Holy Jesus Hospital City Road Newcastle-upon-Tyne NE1 2AS 0191 2558600 yne.customerenquiries@nationaltrust.org.uk
Bodies which represent the interests of different religious groups in the neighbourhood area	St Vincent's church	Catherine Elliott : Parish Secretary St. Bede's R.C. Church, Westoe Road South Shields Tyne & Wear NE33 4LZ Telephone No : 0191 456 3536 Email rosarybede@gmail.com
	Church of England	Bob Cooper Email: archdeacon.of.sunderland@durham.anglican.org
	Whitburn parish church	Vernon Cuthbert, vicar at Whitburn and Cleadon Email: priest@whitburnparishchurch.co.uk John Shield. Churchwarden. 0191 5293935. Email: [REDACTED]

	Methodist	North Guards, Whitburn, Sunderland SR6 7AF Email: whitburnmethodistchurch@gmail.com Rev Jane Cook. 25 Lyndon Drive East Boldon NE36 ONU Stuart Langlands. 6 Farndale Ave South Bents Sunderland SR6 8BH 0191 5293118
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area	Apna Ghar (women from BME communities in South Tyneside)	124 Ocean Road South Shields Tyne & Wear NE33 2JF ,0191 4564147 Email: apnaghar@btconnect.com
Bodies which represent the interests of persons carrying on business in the neighbourhood area	North East England Chamber of Commerce	Aykley Heads Business Centre Aykley Heads, Durham DH1 5TS Email: info@neechamber.co.uk
	Church Commissioners (land owners)	Email: commissioners.enquiry@churchofengland.org.uk
	Story Homes (interested potential land owners)	Email: land@storyhomes.co.uk
	Banks Property (interested potential land owners)`	Jeannie Raine Email: [REDACTED]
	O'Brien Aggregate (Marsden quarry owners)	Email: info@obrienaggregate.co.uk
	Ellis Short (land owner)	Email: [REDACTED]

Bodies which represent the interests of disabled persons in the neighbourhood area	Disability North, The Dene Centre	Castle Farm Road, Newcastle upon Tyne, Tyne & Wear, NE3 1PH Phone: 0191 284 0480 Fax: 0191 213 0910 Text: 18001 0191 284 0480 Email: reception@disabilitynorth.org.uk
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Annex J: Responses to the Regulation 14 consultation

Email responses

Residents

ID	Comment	Response
1 David Effart	have looked at the draft plan. The land next to green space three which I have marked in red. Im wondering why this space is left blank. I have lived here in Shearwater for twenty years and this land is covered in wildlife. Bird watches flock here studying the birds daily.	Map attached to email – field south of Shearwater. Explained this is designated as GI. Explained that LPA has identified this as unsuitable for development.
2 Peter O’Neill	Whilst I have looked at the plan and agree with the majority of it I simply cannot agree to the site labelled as horses field next to Shearwater being agreed as a site for possible development, The document seems to say well its only a horses field and therefore of no value but a totally disagree. It is part of the nature reserve and contributes greatly to the beauty of the area. There is no way this should be built on especially after the development of whitburn of whitburn plus the agreed development of the site next to the garage in whitburn. Do we now have to suffer a third development all within 200 yards of ach other? 3 developments in such a small area is surely overkill and I want to raise my voice against it,	Whitburn NP does not allocate that land for development.
3 Richard Day	<p>It looks good to me and covers the issues that should be raised. However, since its compilation some things have changed: page 14 para 3,10 The number of empty shops now is few. Page 14/15 Community facilities</p> <p>The Council announced the closure of the local library. However, after much protest, the building and its contents have been leased to the village for the local community to run and it has developed/ is developing into not only a library but a venue for other activities including a musical group, quiz nights, and a village cinema. The library is not included in the list.</p>	<p>The library has been added to the list of community facilities.</p> <p>Other points noted and amended here necessary.</p>

ID	Comment	Response
	<p>Just to nit-pick! Page 19 para 5.3 “After each policy, an explanatory text” makes uncomfortable reading. Perhaps “An explanatory text follows each policy” might be better. For 'lay' readers: Page 25 Policy WNP3 (f) also page 26 5.20</p> <p>The incorporation of sustainable drainage systems (in new buildings)..... is not very specific. For some readers it might be confusing. Maybe somewhere in the report some suggestions about septic tanks or other methods of waste disposal might be included. Also alternative means of draining domestic rainwater other than into the sewerage system. Page 46 para 7.7 A brief mention is made of Hope House, the original village farmhouse an of its historical importance to the village. This might be expanded in the text. Hope House is not included in the lists in Appendix pages 48/49 not marked upon the map.</p>	<p>Noted. The methodology for listing the NDHAs was to incorporate all those identified in the SPD on non-designated local heritage assets. Hope House was not among these, and it is therefore not listed, as a full assessment has not been done.</p>
4 Richard Day	<p>The leaflet is very clear, to the point and reflects my view entirely. I am concerned that Hope House, the original village farmhouse will be demolished with its extension which doesn't matter so much. The original building should be recognised for its heritage. That rainwater and sewerage should be treated separately is quite right as even here, in one street, this mixture overloads the system from time to time. Congratulations on the leaflet. A happy Christmas to you all.</p>	<p>Noted. There is no assessment of Hope House as a heritage asset, nor is it part of the Local List. However, the posts that form the entrance to the site on which Hope House sits have been added to the list of non-designated Heritage Assets.</p>
5 Frank Turns	<p>In relation to statement on development in the conservation area. With regards the church lane house development It was my experience that once planning dept had given their blessing to the development at a pre application meeting with the developers, village objection was futile - planning approval had already been assured Mind you, we didnt have neighbourhood forum then - pity !</p>	<p>Comments noted.</p>
6 Gurpreet	<p>I would just like to thank you for doing such a thorough, well considered and excellent job with this plan. There is clearly an enormous amount of work that has gone into this, and I for one am most grateful to you all for doing this work or getting it done. Thank You!</p>	<p>Comments noted with thanks</p>
7 Alison	<p>You have done a great job organising a plan for Whitburn as far as Im concerned I think you have</p>	<p>Comments noted with thanks.</p>

ID	Comment	Response
Mitchison	<p>managed to address the concerns we have all had for our community within the remit you've been given.</p> <p>So hopefully it all goes according to plan. Thank you all for your hard work.</p>	
8 Suzanne Turnbull	<p>I have just see your post about the plans to build more houses in Whitburn... I have tried to submit on the site but I'm not sure if I'm answering correctly.. you can put my name down Suzanne Tudberry I am strongly against more houses in Whitburn .</p> <p>South Shields has plenty of waste land from old factories/ industries use that to improve not Green land!</p>	Comments noted.
9 Chris Roberts	<p>Thank you for the email update. I have lived at [REDACTED] for nearly 15 years, both of my children started at Marsden, and currently attend Whitburn CoFE Academy. As such I have a keen interest in the future of Whitburn.</p> <p>I'd like to know in particular any developments for the areas around Whitburn Lodge and the field North of Shearwater.</p> <p>The Whitburn Lodge has become a bit of an eyesore over recent years, and is desperate to be cleaned up, albeit in tune with the Village. It has also become a very unsafe structure, I regularly see kids in, out and on top of the building while walking my dog on the field. I have reported it to the police many times, however it remains open, it's a matter of time before someone is seriously injured.</p> <p>The field North of Shearwater, I'm sure many have noticed is flooded, my concerns are around proposed drainage. In addition, and simply put, I rather enjoy looking at the horses in the field, and would be very disappointed to see this go.</p> <p>Regarding transport through the village, my concerns are speeding traffic. I have over the years had countless emails to and fro with South Tyneside Council regarding vehicle excess speeds. Only to eventually be met with 'following recent survey, no further controls are required' etc. I, and other residents I have spoken with, would like to see more traffic calming solutions, in particular between Souter Lighthouse and the Farm opposite the windmill. The current speed indication devices have little or no effect on traffic. I would like to see speed humps outside Marsden School, similar to Lizard Lane Golf Course / Equestrian Centre, Cleadon Primary School, Whitburn Primary School, and pretty much every other school in South Tyneside.</p>	<p>Comments noted.</p> <p>Whitburn Lodge is in the Green Belt and so outside the remit of the NP.</p> <p>The NP does not allocate this land for development, although it is proposed in the emerging STLP.</p> <p>These matters are incorporated into Community Projects for the area.</p>
10 Allison Mitchison	<p>I understand about the housing which Im hoping wont be too crowded especially for the affordable housing and there will be green space and trees amongst all the building, as nature is good for all</p>	Comments noted. These matters are addressed in some of the

ID	Comment	Response
	kinds of balance. There has been no mention of new schools being built or that of expansion of doctors surgery or another surgery. Are they in the new housing plans?	policies in the NP, and some are matters outside the scope of the NP.
11 Peter Davy	<p>Having read through the Draft Plan I would to state that I am in complete agreement with the plan but would like to make the following comments which I hope you will find informative and constructive. I worked for many years dealing with The Planning system and its associated professionals, from both sides and would suggest that the STC Local Plan has in the main already been decided upon and that organisations such as the Forum will only be listened to if continued presence and pressure is exerted and "very valid" suggestions are proposed.</p> <p>In regard to the Draft Plan, I would ask whether the current pandemic has affected the population and housing data and if so to what extent.</p> <p>The pandemic has highlighted the current medical facilities shortcomings, if any, and the question of future care both in medical and residential terms should be investigated. The condition of Long Covid will presumably increase treatment demand over and above any demand created by the proposed population increase.</p> <p>I am also concerned that developers involved in the provision of future housing stock will not adhere to either Planning Laws nor Local Plan objectives, after all their overriding aim is PROFIT.</p> <p>When any housing development take place in the future it is hoped that the Forum will still be active enough to canvass for and over see that such Amenities and Facilities required in the plan are included and provided for the benefit of the Whitburn area.</p> <p>I would close by suggesting that a single sheet robust statement of the summary would generate the community response needed to show the STC planning and Planning Inspectorate that the Forum means business.</p>	<p>Comments noted.</p> <p>These are matters that will be relevant for the District Council; they are beyond the remit of the NP.</p>
12 Kim Mckie	<p>Hi I just wanted to email to show support for the work that you are doing to look at future developments and the impact on Whitburn and its residents</p> <p>I really think the proposed new house on the 5 sites is ridiculous as we don't have the facilities to support all these new residents- schools are full, parking is crazy and doctors always full already... Its</p>	<p>Comments noted with thanks.</p> <p>These comments are related to the</p>

ID	Comment	Response
	<p>just not feasible at all</p> <p>I do think something needs doing with The Whitburn Lodge as its an eyesore and dangerous</p> <p>The new parking spaces in the bus stop at the library ate ridiculous and going to cause gridlock and an accident for people trying to see when driving out from bowman street</p> <p>Parking at our schools is crazy especially Marsden and the area around the school should be dropped to 20 limit</p> <p>Parking on many of our streets is getting really bad especially wellands lane, parry drive and lower lizard lane- really only making one side of the road useable at times for traffic driving through</p> <p>The coast road is a real worry long term and really would not want it closed and lizard lane being used as an alternative</p> <p>Lizard lane is an issue for speeding with many people using as a cut through route. The speed humps are no use at all and many just drive over them without even slowing down as they are not wide enough, they should stretch the full width of the road and the stretch where there are houses should be 20 limits same as other streets, especially as this is s main walking route for many going to schools</p> <p>Tractor and lorries - these should be monitored, restricted and speed limits imposed. I understand they need to pass through but many go way to fast near Marsden school and the tractors on Lizard Lane</p>	<p>South Tyneside LP. The NP does not allocate land for housing as all the sites are in the Green Belt.</p> <p>This is a strategic/highways matter and outside the scope of the NP</p> <p>Traffic concerns are covered in the Community Projects section of the Plan.</p>
13 Belinda Gibbs	<p>Why doesn't the builder who is interested in Charley Hurley field have a look at the land on moor lane where the farm is on the left ? [REDACTED] said he's selling up!</p>	<p>Comments noted.</p>
14 David and Margaret Smith	<p>We have reviewed the draft plan. Very happy with the content and congratulations to all involved in the production of this very comprehensive and professional document.</p>	<p>Comments noted wth thanks</p>
15 Elizabeth	<p>Hello I am a resident of [REDACTED] in Whitburn.</p>	

ID	Comment	Response
Kane	<p>I understand you want residents response to the village plan.</p> <p>Before we feedback on each point we want to stress the importance of monitoring and review. It is essential the plan is formally reviewed with consultation once S.Tyneside’s plan is in place. This is because of some exceptional circumstances. The first being the change in LA leadership and the second being the pandemic which will have long term impact on people’s working situations (increased home and distance working) shopping and leisure habits. I believe the direction of the boroughs plan might change to include priority for more mixed use housing and community buildings as well as greater emphasis on lifelong learning, manufacturing and the creative industries.</p> <p>We have tried to read and understand the plan holistically. Apologies if any of our feedback would be better under a different point!</p> <p>We are in support of NWP1 on housing. I think it is crucial as stated the green belt is protected as far as possible and when it is eroded that real steps are taken to increase biodiversity and protect existing biodiversity. I think that should include a requirement for new housing to look at renewable energy and locally sourced materials to reduce the carbon footprint. I think if you look at the sorts of facilities that were built at westoe crown when it was redeveloped I would expect similar provision in larger housing developments with funds from developers and support from the local authority to make the most of new facilities. I think we should look at projects like Stove Project for inspiration (https://thestove.org).</p> <p>Could new housing developments also include household good lending libraries as seen in other areas where residents can share usage of things like power tools, lawnmowers, ladders etc For the benefit of all residents in Whitburn. A coworking space for self employed people would also be a massive benefit.</p> <p>Ensuring sufficient parking should be high priority as it causes tension already. Perhaps better bus links to the metro might also Need to be included supported/subsidised by LA eg frequent bus to and from Boldon Metro?</p> <p>If leasehold annual maintenance charges and ground rent etc should be capped.</p> <p>WNP2 all sounds good but I think there could be something added about preservation of existing residents views along with the eight long distance views. This is an intangible asset that most likely</p>	<p>The Plan will be monitored by the Forum, as set out in Chapter 6.</p> <p>Green Belt matters are outwith the scope of the NP.</p> <p>Policies in the NP do seek to support more sustainable/carbon neutral forms of development insofar as we are able.</p> <p>Some of these matters are outside the scope of the planning system.</p> <p>Some of these matters relate to places outside the NP area.</p> <p>The Plan does seek to preserve locally valued landscapes as far as possible.</p>

ID	Comment	Response
	<p>influenced their decision to move to and buy in Whitburn.</p> <p>WNP3 needs to add how Borough wide recycling will support additional housing. Also what community facilities can be added e.g. Small electrical collection points etc. I've already mentioned better bus links to Boldon Metro.</p> <p>WNP4 excellent</p> <p>WNP5 investigate listed status for statutory protection of some of the assets identified</p> <p>WNP6 great esp last sentence.</p> <p>WNP7, WP8 and WP9 all good</p> <p>WNP10 YES! Also could future park refurb consider including play equipment abs fitness equipment that is accessible for those with disabilities?</p> <p>WNP11 Should the library be included?</p> <p>WNP12 frustrated at this one as it's not thought about holistically. We see with the redevelopment of coop and recent housing a shortage in car parking spaces. This increases pressure in residential streets. It has also led to the bus stop becoming parking bays. This will increase congestion in the village. It also means if buses can't pull over they may be less likely to be able to put down ramps etc as may struggle to get to kerbside due to parking and desire for rapid on/off boarding of passengers. On a personal note I was very happy when Blues opened but they are now applying to make their yard into a beer garden. I've raised my objections because I think this will generate disturbance. I didn't move in next to a pub it was formally an newsagents. The key question is what are the thresholds of benefit new developments and redevelopments have to satisfy?</p> <p>WNP13 - drainage every weekend there is a strange chemical smell in the drainage where I live. How will the LA ensure people including businesses in the village are disposing of cleaning fluid/chemicals</p>	<p>Recycling facilities is a matter for the Council, but can be included in the list of Community Projects.</p> <p>This can be included as a Community Project</p> <p>The library is now included</p> <p>Noted; the policy seeks to ensure that there is adequate parking provision for new development</p> <p>Noted – not a matter the NP can address</p>

ID	Comment	Response
	<p>responsibly?</p> <p>NP14 as mentioned think there should be a rapid and frequent shuttle connection to Boldon Metro.</p> <p>WNP15 How will developers combat increased air pollution with increased car travel in the village?</p>	<p>Unfortunately not a matter the NP can address</p>
<p>16 Thomas Bailey (1)</p>	<p>I totally disagree with you and your development on Whitburn Village!.</p> <p>It is causing so much stress and bother on myself and other Resident. And it will definitely cause a massive impact on the vulnerable people (deaf/ hard of hearing (like myself) and people with sight problems)</p> <p>“I’ll say it again I totally disagree with you and your developments!”</p>	<p>Noted. This comment appears to be related to the emerging STLP rather than the NP.</p>
<p>17 Thomas Bailey (2)</p>	<p>Now that I took a minute to think I slightly agree with what’s going on</p> <p>I understand that you want what’s best for the village I understand that you want to save the village I am worried about the people with who’s Deaf/Hard of hearing and people with sight problems</p> <p>I apologised for all the misunderstanding and I hope you have success with the developments.</p>	<p>Noted with thanks.</p>
<p>18 Derek Allen</p>	<p>would like the plans to include the need to keep our streets safe. For example, I regular see cars speeding on Front Street through the village especially traveling in the direction East to West. A warning sign informing cars exceeding 30mph would be welcome.</p>	<p>A Community Project is proposed to address traffic and transport issues.</p>
<p>19 Bob Crooks</p>	<p>Congratulations on your Whitburn Neighbourhood Plan</p> <p>You have put a lot of work into it and it is a very comprehensive plan on the development of Whitburn. I find myself in full agreement with it's vision for the future of our village and the problem areas that need to be addressed.</p> <p>These problem areas are as the plan states our doctors, roads, schools and sewerage. With the amount of sewerage going into the sea it must be illegal. I don't see Whitburn being a blue flag beach</p>	<p>Comments noted with thanks.</p> <p>Our sewage policy WNP13 seeks to address this issue.</p>

ID	Comment	Response
	<p>but we could be a brown flag beach. It will be interesting to see what our council has to say about these problems in it's local plan.</p> <p>I note from your follow up email that the council still wants to develop our green field sites put in place over fifty years ago to keep some countryside open for the people. This is in spite of our poor infrastructure and many Government Ministers in recent years saying that green field sites should not be developed. Sajid Javid Secretary of State for Government and Local Government said on 18/7/2016 "The green belt is absolutely sacrosanct. We have made that clear. The green belt remains special. Unless there are very exceptional circumstances we should not be carrying out any developments on it".</p> <p>We may have some sympathy for councils down South with thousands of workers arriving and looking for houses. These areas are still often holding on to their green belt land. Yet should we feel that same sympathy for our local council which seems to have a lower population than it did ten years ago.</p>	

Other Consultees (not residents, and not statutory consultees)

ID	Comment	Response
Friends of Whitburn Library trustee (1)	<p>At the Friends of Whitburn Library Trustees meeting last night it was noted that Whitburn Community Library is not on the list of community facilities in your draft plan.</p> <p>Could you please explain why there is this omission as we feel we are a valuable community facility?</p> <p>The trustees and volunteers have worked hard over the 2 years since we took over the library from South Tyneside, establishing various community activities including quiz nights, wine tasting evenings, music group and community cinema, all of which we aim to start again as soon as regulations permit.</p>	Noted. The Whitburn Community Library has been added to the list of community facilities.
Friends of Whitburn	I have very little time to spend reading all the documents but am very passionate about the future of the village. I have every faith in you as a group to do what is right and best for the	Noted. The community library has been added to the list of community facilities.

<p>Library (2)</p>	<p>village. I commend you for the amount of time and effort you have all put into doing this and appreciate the lack of response that comes from us residents. Sorry i have not been able to support you as much as could have.</p> <p>I have attempted to read through some of the policies on the website but it requires access to google drive which requires permission requests. I would say this will put many people off accessing the consultation documents (me included). The google form on the website makes it more difficult for people like me who have identified an omission from quickly saying so on the form as it asks multiple questions referencing other policies that are essential to the plan and the consultation but for which i have not got the time to read (sorry).</p> <p>One thing i have noticed from the plan is that Whitburn Community Library has been omitted from the community facilities and i would like to see it included (I have put a lot of time and effort into saving this essential community facility and would like it to have the protection that comes with this plan)</p>	
<p>O'Brien Aggregate Marsden Ltd (3)</p>	<p>We write on behalf of our client O'Brien Aggregate Marsden Ltd in relation to the ongoing public consultation for the Whitburn Neighbourhood Plan 2020 – 2036 Pre-submission version. Unfortunately our client has just become aware of the consultation process which is due to close at the end of this week. Consequently they have not had the opportunity to undertake a detailed review of the pre-submission plan but nevertheless wanted to acknowledge its publication and express interest in having greater involvement in the process going forwards.</p> <p>In the context of their important role as a local employer, the O'Brien Group would welcome the opportunity to become involved in discussions regarding the Neighbourhood Plan, and in particular matters relating to the future of the quarrying operation. The plan currently shows the site as part of a Green Infrastructure Corridor and fails to acknowledge that the importance of the ongoing commercial activity taking place there. As you are aware our client has operated a successful commercial quarrying and processing activity at Marsden Quarry since acquiring the site from Owen Pugh in 2018. The quarry has been in operation for over 150 years providing a range of primary and recycled construction aggregates that supply markets throughout the North East of England. Currently the quarry has ongoing landfill operations alongside the main task of processing the reserves of limestone in the</p>	<p>The Green Infrastructure Corridor has been changed to be more specific.</p>

	<p>quarry. To process the limestone the company have spent considerable time in sourcing the most efficient and reliable processing equipment that is available on the market, with the intention of limiting the disruption to the local community whilst improving the sustainability of the operation.</p> <p>The Neighbourhood Plan explains that during the earlier consultation process a number of community concerns were identified that could not be addressed through the planning system. As a result a series of 'Community Projects' are proposed, one of which refers to the quarry. This notes that the quarry "has a limited life and is expected that the current permitted reserves will be exhausted by the early 2020s, after which restoration could take place". The Community Project therefore aims to identify a future utilisation for the site of the quarry when its useful life comes to an end, so that it can contribute to the social and environmental wellbeing of the neighbourhood area. If our client is going to be in a position to support the emerging Neighbourhood Plan it is important that the proposals within the plan are formulated with a clear understanding of our client's plans for the site, and the realistic timescale for the completion of any restoration work. Thus, we would welcome your thoughts on the opportunity to formalise our client's involvement as a stakeholder in this process.</p>	<p>The Community Project will be taken forward in consultation and partnership with the quarry business. This does not affect any of the policies in the NP.</p>
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Story Homes
(4)

Whitburn Neighbourhood Forum
87 Shearwater
Whitburn
Sunderland
SR7 7SG

Our Reference: 30015
Your Reference:

Dear Sir/Madam



Panther House, Asama Court,
Newcastle Business Park,
Newcastle Upon Tyne,
NE4 7YL

T: [REDACTED]

E: info@storyhomes.co.uk
www.storyhomes.co.uk

5th February 2021

WHITBURN NEIGHBOURHOOD PLAN PRE-SUBMISSION VERSION (2020-2036) DECEMBER 2020

The following representations have been made by Story Homes in relations to the Whitburn Neighbourhood Plan Pre-Submission version (the Neighbourhood Plan).

These representations are made in the context of Story Homes' land interests within Whitburn: Land at Lizard Lane and Land at Cleadon Lane, both of which are shown in the attached Location Plans (Appendix 1). Land at Cleadon Lane benefits from a draft allocation through the emerging South Tyneside Local Plan and extends to approximately 3.9 hectares. The additional site of interest, Land at Lizard Lane, does not benefit from a draft allocation but is being actively promoted through the emerging Local Plan, it extends to approximately 10.65 hectares.

It should be noted that for a Neighbourhood Plan to be put to a referendum, and subsequently made, it needs to meet all of the basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990, this is then applied to Neighbourhood Plans through section 38(a) of the Planning and Compulsory Purchase Act 2004. These basic conditions are set out below:

- a) *having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,*
- b) *having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,*
- c) *having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,*
- d) *the making of the order contributes to the achievement of sustainable development,*
- e) *the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),*

<p>Story Homes (cont)</p>	<p>f) <i>the making of the order does not breach, and is otherwise compatible with, EU obligations, and</i></p> <p>g) <i>prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.</i></p> <p>Story Homes has produced these representations to provide support to the Whitburn Neighbourhood Forum and the production of the emerging Neighbourhood Plan. Story Homes is involved in a number of Neighbourhood Plans across its three operational Regions and recognises that they are helpful tools for communities looking to shape their surroundings.</p> <p>The below text provides additional commentary for the policies included within the emerging Neighbourhood Plan which would align it more closely with both the basic conditions tests set out above, the National Planning Policy Framework (NPPF 2020) and also the emerging and adopted South Tyneside Local Plan.</p> <p>Policy WNP1: Housing</p> <p>Story Homes supports the Neighbourhood Forum in their request to see future housing come forward in a scale and mix which is reflective of need in the settlement. It is noted that a Housing Needs Assessment (February 2018) has been prepared on behalf of the Neighbourhood Forum by AECOM, which forms part of the evidence base of the emerging Neighbourhood Plan. Story Homes would suggest that the Housing Needs Assessment should be more up-to-date in order to reflect current need and any changes which may have occurred to the housing stock and tenure types present within Whitburn.</p> <p>Story Homes would also suggest that Policy WNP1 aligns itself more closely with the emerging South Tyneside Local Plan Policy H10 Housing Mix. Policy H10 in the Pre-Publication draft South Tyneside plan gives significant weight to the most recent Strategic Housing Market Assessment (SHMA) in determining the mix of future residential schemes. The most recent SHMA (2015) notes that in Whitburn the housing mix should be weighted towards 2-bedroom homes for affordable products and towards 3-bedroom homes for market properties. It is expected that an updated SHMA will be released towards Submission of the emerging South Tyneside Local Plan, however it is recommended that the Whitburn Neighbourhood Plan have regard to the current SHMA in drafting Policy WNP1.</p> <p>Whilst it is acknowledged that the Neighbourhood Forum have sought to reflect local housing needs in Policy WNP1, it is more appropriate for the policy to be led by the emerging South Tyneside Local Plan and the most up-to-date SHMA.</p> <p>Story Homes would also advise that Policy WNP1 aligns with Policy H9 Affordable Housing in the emerging South Tyneside Local Plan. Whilst it is accepted that affordable housing is an important part of any residential scheme and Story Homes supports the Neighbourhood Forum in encouraging its provision. There needs to be consistency between the figures cited in both documents. The emerging South Tyneside Local Plan calls for 18% of new homes on schemes of 11 or more homes to be brought forward as affordable, whereas the Whitburn Neighbourhood Plan calls for 20% of new homes on schemes of 10 or more dwellings. The principle of affordable housing is not disputed here, rather Story Homes asks for consistency.</p> <p>There is a risk that the Neighbourhood Plan will not align with the emerging South Tyneside Local Plan, this may undermine the Neighbourhood Plans ability to conform to the basic condition test e).</p>	<p>Noted. However, it is not possible or realistic to embark on another HNA at this stage. We consider the 2018 HNA is up to date for the purposes of the Neighbourhood Plan.</p> <p>Noted. However, the basic conditions do not require the NP to align itself with the emerging Plan, although it is good practice to do so.</p> <p>The SHMA was written in 2015, and is therefore quite out of date. It is for this reason that the NP group commissioned a more up to date assessment for our area.</p> <p>When the South Tyneside Plan is adopted, those policies will take precedence. The Basic Conditions require us to have regard to existing strategic policy, which states that 20% AH should be sought. There is no requirement for consistency with an emerging Plan that has, at the present time, no material weight in planning terms.</p>
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<p>Story Homes (cont)</p>	<p>Policy WNP3: Sustainable Design and Construction</p> <p>Story Homes supports the Neighbourhood Forum in the inclusion of this policy and understands the importance of sustainability from inception of a scheme to construction on-site. Story Homes recognises the up-coming changes in Building Regulations Part L and the implications this will have for heat sources, building materials and overall practices, and is working to integrate new practices ahead of its adoption. With this in mind, the Neighbourhood Forums requirement for a reduction in air pollution is understood. Story Homes would request that clarification is given to the term 'air quality neutral' as without a specific and measurable definition this is difficult to attain. There may be a perceived conflict with basic condition test d) if not addressed.</p> <p>Policy WNP4: Whitburn Conservation Area</p> <p>Story Homes notes the importance of respecting the character of the Whitburn Conservation Area. One of the distinct character areas, Moor Lane and Cleadon Lane, bounds the draft allocated site Land North of Cleadon Lane (H3.72) which is under Story Homes' control. The need to preserve and enhance the character or appearance of the Whitburn Conservation Area is noted in the supporting allocation text, which is confirmed through Policy WNP4. Story Homes supports this policy and will reflect this in the design and character of the future scheme at Cleadon Lane.</p> <p>Policy WNP14: Transportation Infrastructure:</p> <p>Whilst Story Homes does not raise any objection with the principles of Policy WNP14 it seeks to raise clarification on the inclusion of Community Infrastructure Levy (CIL) as a mechanism to maintain and improve the local highways network. South Tyneside do not have CIL in place, although this was intended to be explored through the emerging Local Plan it has not yet been adopted. The intentions of the Neighbourhood Forum are understood in the inclusion of CIL as it is a commonly used mechanism for Neighbourhood Plans, however without formal adoption through the strategic plan (South Tyneside Local Plan) it cannot be referenced here. It is considered appropriate for this to be removed to avoid conflict with basic conditions test e).</p> <p>Conclusion:</p> <p>Story Homes appreciates the opportunity to provide representations to the Whitburn Pre-Submission draft Neighbourhood Plan. Our representations support the preparation of the emerging Neighbourhood Plan and the aspirations captured within; Story Homes encourages the Neighbourhood Forum to align more closely with the strategic policies contained within the emerging South Tyneside Local Plan in order to meet the basic conditions test.</p> <p>Story Homes welcomes the opportunity to make comments on the Submission draft version of the Whitburn Neighbourhood Plan and looks forward to collaborating with the Neighbourhood Forum.</p>	<p>WNP3 has been amended to remove that reference.</p> <p>Noted.</p> <p>Noted. The reference to CIL has been removed.</p> <p>Noted.</p>
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Story Homes
(cont)

Appendix 1: Location Plans



Land at Lizard Lane, Whitburn



Land North of Cleadon Lane, Whitburn

Information noted. However, these sites are in the Green Belt, and therefore amendments to Green Belt boundaries will be required for these sites to come forward. This is outside the scope of the NP.

National
Trust (5)



**National
Trust**

Whitburn Neighbourhood Forum Committee
87 Shearwater
SR6 7SG

BY EMAIL ONLY – whitburnforum@gmail.com

Dear Sir / Madam,

Draft Whitburn Neighbourhood Plan (Regulation 14 pre-submission draft)

I am writing on behalf of the National Trust (NT) to provide our response to the consultation on the above plan. The National Trust owns and manages land along the coast at Souter Lighthouse. NT land at Souter Lighthouse measures approximately 3.7km in length from Trow Point in the North to Lizard Point in the South. NT owns and manages on behalf of the nation Souter Lighthouse a Grade II* Listed building and its environs, The Leas and also manages the Whitburn Coastal Park on behalf of South Tyneside Council.

The neighbourhood plan boundary includes NT land along the coast from Marsden Sands down to and including Whitburn Coastal Park.

NT welcomes the production of a neighbourhood plan in this area and we would like to make the following comments on the proposed plan and policies.

About Whitburn Neighbourhood Area

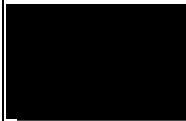
We support the comments made at paragraph 3.12 in relation to Green Spaces that there are several important green spaces in the Neighbourhood Area. We agree that some green spaces are valued for their recreational use and others for their biodiversity and historic interest. In particular that *"The Whitburn Coastal Park and Nature Reserve, and the National Trust's Souter Lighthouse are particularly valued by the local community as well as visitors to the area."*

Noted with thanks.

<p>National Trust (cont)</p>	<p><u>Whitburn into the Future: Vision and Objectives</u></p> <p>Within the built environment objectives, it states “Ensure that the historic environment is preserved, and that new development respects the significance of designated and non-designated heritage assets and their settings.”</p> <p>We note that Policy DM6 (Heritage Assets and Archaeology) of the South Tyneside LDF Development Management Policies Document supports development proposals that protect heritage assets and their settings. It would therefore perhaps be worthwhile stating that although policies within the Neighbourhood Plan seek to protect the natural and built environment assets, there is a well developed general regulatory framework for many of these topics that the Plan does not seek to replicate.</p> <p>There is reference at paragraph 5.21 to there being a number of listed buildings and other places of historic interest within the Neighbourhood Area. It states that almost all the listed buildings are concentrated in the centre of the village in Whitburn. There is a note which states ‘see map below’ – it is not clear where this map this that is referred to and this should be clarified. It also states that “further north, Souter Lighthouse is Grade II* listed and the cottages and buildings associated with it are also listed. These are effectively protected through National Trust ownership.”</p> <p>Whilst we agree with this statement it is also important that the Plan recognises that it is also important the setting of these designated heritage assets is safeguarded in accordance with national policy.</p> <p><u>Policies</u></p> <p><u>Policy WNP2: Whitburn Design Guidelines</u></p> <p>NT supports the principles set out within this policy which aims to ensure that new development should seek to reduce its environmental impact in terms of loss of habitats and key views, as well as incorporating high quality design. It would perhaps be useful within this policy to clarify whether it relates solely to residential development or all development.</p> <p>We agree with point e) which recognises that development should maintain the rural character of views into and out of Whitburn, which may include retaining glimpsed outward views, protecting ‘slot’ views to key landmarks, or preventing complete enclosure of outward views from within new development. We note that point f) relates to protecting local topography and landscape features, including prominent sight lines and long-distance views. We support this point and recognise that the most valued views are identified on the Policies Map. The views do not appear to be shown on the Policies Map. NT agrees that it is useful to identify the most valued views on the Policies Map, however it is perhaps worth clarifying how these views are to protected i.e. will any development that obscures these views be refused? What is the implication for other important views that might not have been identified on the Policies Map as ‘most valued’?</p>	<p>Noted. No change</p> <p>Noted. The built environment objective does include ‘setting’. In addition Policy WNP6 has been amended to include reference to setting.</p> <p>The policy refers to all new built development and has been amended to clarify this.</p> <p>Support welcomed, although the LPA do not agree, and we have significantly amended this policy to reflect their comments.</p> <p>Noted. The views will be incorporated into the policies map. There is a background report that explains these key views in more detail.</p>
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<p>National Trust (cont)</p>	<p><u>Policy WNP4: Whitburn Conservation Area</u></p> <p>NT supports this policy which seeks to ensure that proposals for development which preserves or enhances the character of the Whitburn Conservation Area and its setting will be supported where it complies with policies elsewhere in the Development Plan.</p> <p><u>Policy WNP5: Non-designated heritage assets in Whitburn Neighbourhood Area</u></p> <p>NT supports this policy which seeks to ensure that development, including renovation or alterations affecting any non-designated heritage asset or its setting should be sensitively designed having regard to the scale of any harm or loss to the asset, and the significance of the heritage asset including its archaeological, historic and architectural interest.</p> <p>As discussed previously, in order to support the objective of ensuring that the historic environment is preserved and that new development respects the significance of designated and non-designated heritage assets and their settings, it would be useful to include reference to the fact that there is a well developed general regulatory framework for the protection of designated heritage assets and the Plan does not see to replicate them. It is noted that there is a list of designated heritage assets at Appendix B of the plan.</p> <p><u>Policy WNP6: Biodiversity and Geodiversity</u></p> <p>NT supports this policy which states that where relevant, development proposals must demonstrate how they will deliver measurable net gains for biodiversity within the Neighbourhood Area. We agree that development whose primary objective is to conserve or enhance biodiversity will be supported. We also support the importance placed within this policy on the integrity of internationally designated biodiversity sites, European sites, Sites of Special Scientific Interest, priority habitats, local nature reserves, local wildlife sites and wildlife corridors.</p> <p><u>Policy WNP7: Green Infrastructure Enhancement and Connectivity</u></p> <p>NT supports this policy which states that development proposals which restore, maintain and enhance the connectivity and biodiversity value, landscape values and where relevant, recreational value of the areas of local green infrastructure (GI) will be supported. We note that the Green Infrastructure Corridor as shown on the Policies Map includes NT land as well as some of the Green Infrastructure assets including Local Wildlife Sites and Local Green Spaces. We support the inclusion of NT land within this designation.</p> <p>It would be useful to state within the policy itself rather than the policy explanation that the GI corridor and GI assets should be protected and enhanced. For example; <i>"The Green Infrastructure Corridor, as shown on the Policies Map, along with the following GI assets will be protected and where possible enhanced."</i></p> <p>We support within the policy that areas of woodland, healthy trees and hedgerows should be retained as part of development proposals, as well as major development being required to</p>	<p>Noted with thanks.</p> <p>Noted.</p> <p>Noted. An additional paragraph has been added after the policy to explain that some buildings are protected through the legislative framework.</p> <p>Noted with thanks.</p> <p>Noted with thanks.</p> <p>Noted – the policy has been amended.</p>
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<p>National Trust (cont)</p>	<p>incorporate Green infrastructure into the development proposal. In addition, it would be helpful to include the protection of ancient and veteran trees.</p> <p>We note that Whitburn Coastal Park and the Leas is specified within the policy as a particular area for potential green infrastructure improvement.</p> <p>Whitburn Coastal Conservation Centre (WCCC)</p> <p>Planning approval was granted on 17th June 2020 to the NT to develop a small Coastal Conservation Centre at the Whitburn Coastal Park.</p> <p>The proposal is to build a new centre within the Whitburn Coastal Park, creating a local gateway to the coast which will showcase the area's cultural and natural heritage. It has a strong focus on marine life and seeks to facilitate wildlife conservation, community engagement with the coast and support learning activities about the significance of this coastal location.</p> <p>The site is located within the 45 hectares Whitburn Coastal Park, there are no other similar facilities along this coast and the building and the activities it would provide to allow people to engage with the outdoors will be unique to this coastal area and indeed unique for the North East.</p> <p>NT would support the recognition of the WCCC within the Neighbourhood Plan to recognise its importance in facilitating access and improvements to the Coastal Park.</p> <p><u>Policy WNP8: Local Landscapes and Seascapes</u></p> <p>NT supports this policy which requires development proposals within or affecting landscape character areas to demonstrate how they respect the particular features of the landscapes in the Neighbourhood Area. In particular we support the recognition of the particular landscape features of "e) the rural coastal setting and character of Whitburn Point and The Lease and undeveloped coastal areas east of the A183 and f) local topography and historic landscape features including Souter Lighthouse (...)."</p> <p>However, we consider to be consistent with the Local Plan and national policy we suggest that propose the wording should be revised from "Great weight will be given to the conservation of these local landscapes, the coastal areas and the rural setting of Whitburn. Opportunities for landscape enhancement should be taken wherever possible" to "Proposals leading to the conservation of these local landscapes, the coastal areas and the rural setting of Whitburn will be supported. Opportunities for landscapes enhancement should be taken wherever possible."</p> <p><u>Policy WNP9: Local Green Spaces</u></p> <p>NT supports the designation of the areas of Local Green Space which will be protected in a manner consistent with the protection of land within the Green Belt. In particular, the designations which cover NT land at LGS4 (Whitburn Coastal Park, Mill Lane) and LGS5 (The Leas, Coast Road).</p>	<p>Noted. This has been added.</p> <p>Noted. Information has been added.</p> <p>Support noted with thanks.</p> <p>Noted. Amendment made to align the policy better with NPPF policy.</p> <p>Noted with thanks.</p>
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<p>National Trust (cont)</p>	<p><u>Policy WNP14: Transport Infrastructure</u></p> <p>NT supports the proposals within this policy "to improve and extend the existing footpath and cycle path network. In particular, allowing greater access to the village centre, green spaces, the open countryside and nearby Metro stations and minimising the need for car use. In particular, improvements to the cycleway on Coast Road and Mill Lane will be supported. The provision of additional networks and links to the existing network of cycleways, footpaths and bridleways will be supported, in particular: connecting existing cycleways to provide an uninterrupted cycleway north / south (...)."</p> <p>We also agree that "Development should integrate with the current green infrastructure network and provide access to public and community transport, to connect with the social, community and retail facilities of the village. The loss of existing footpaths and cycle paths will be resisted."</p> <p>We note on the Policies Map that the Cycle Route WNP14 appears to run through NT land at Souter Lighthouse and through the car park. It would appear that this is a mistake on the map as the National Cycle Network route 1 runs along the edge of our landholding North to South on the pavement which is the responsibility of the local authority. The line needs to be adjusted on the map to show this and it would also be preferable to reference this as NCN route 1 because it links the whole of the east coast North to South.</p> <p><u>Policies Map</u></p> <p>NT recognises and supports the following designations with relevance to NT land;</p> <p>Wildlife Corridor WNP 7 Cycle Route WNP14 – subject to comments raised above to correct the line and name of the route Local Wildlife Sites WNP6 – To North of Souter lighthouse including NT land Green Infrastructure Corridor WNP 7 Local Green Spaces WNP9 – To North and South of Souter Lighthouse LGS4 – Whitburn Coastal Park, Mill Lane</p> <p>I trust the above comments will be considered as part of the consultation process and we would be happy to discuss any of the points arising in this letter.</p> <p>Kind regards</p> <p>Yours sincerely</p>  <p>Rachael Copping MRTPI Assistant Planning Adviser (North)</p>	<p>Noted with thanks.</p> <p>Noted. Amendments will be made to the Policies Map.</p> <p>Noted.</p>
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Statutory consultation bodies – responses received (Schedule 1)

ID	Comment	Note
1 Natural England	Natural England does not have any specific comments on the Regulation 14 of this neighbourhood plan.	Noted with thanks.
2 Historic England	<p>Neighbourhood Planning (General) Regulations 2012: Regulation 14 Whitburn Neighbourhood Plan: Pre-Submission Draft, December 2020</p> <p>Thank you for consulting Historic England on the pre-submission draft of the above neighbourhood plan. As the public body that advises on England’s historic environment, we are pleased to offer our comments.</p> <p>Historic England is keen to ensure protection of the historic environment is appropriately taken into account in neighbourhood plans. We publish a full advice note on <i>Neighbourhood Planning & the Historic Environment</i> (HE Advice Note 11) which can be downloaded here: https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/. Written specifically for those preparing plans, it sets out how to gather and use evidence on heritage to help prepare your plan, and signposts a number of other resources. There are also case studies on our website, here: http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>Having reviewed the information provided, we do not consider there is a need for us to be involved in development of the plan. I set out below some general advice and specific comments below.</p> <p>The National Planning Policy Framework (NPPF) says neighbourhood plans have the power to develop a shared vision for their area, to shape, direct and help to deliver sustainable development (NPPF para 29). Specifically, this can include detailed policies on conserving and enhancing the historic environment and on design (NPPF para 28). The national Planning Practice Guidance (PPG) says that, where relevant, neighbourhood plans should include enough information about heritage to guide planning decisions and to put strategic heritage policies into action at a neighbourhood scale.</p>	

	<p>Your plan has identified heritage assets in the area, and includes a positive strategy to safeguard those elements that contribute to their significance. You have used support from your local authority and suitable professional advisers. The plan appears to be based on proportionate, robust evidence. Evidence should focus on what makes assets significant and, where relevant, vulnerable. Your plan addresses non-designated heritage assets (but see below). You have identified Local Green Space important to the community because of its historical significance. You have included a design policy to identify the special qualities of the area and explain how this should be reflected in development. You have included separate community projects.</p> <p>Some specific comments:</p> <ul style="list-style-type: none"> Your plan addresses non-designated heritage assets but we recommend you ensure the appendix identifying these assets includes information on how they were compiled and enough information to set out the elements that make them special rather than just identifying them by name. More information is given in our advice note. <p>We recommend including a community project to update the adopted conservation area appraisal which is now 15 years old. More information is given in our advice note.</p> <p>You can familiarise yourself with the terminology of historic environment planning (such as “historic environment”, “conservation”, “significance”, “heritage asset”, and “setting”) by referring to the glossary in the NPPF. We recommend accurately copying these across to your plan’s own glossary.</p> <p>Our comments are based on the information supplied to date; I hope they are useful. Our opinion may change should the plan change materially in content and direction, so you should consult us again under regulation 16 of the above regulations (pre-submission stage) if our interests are affected. Please contact me should you require any clarification.</p> <p>Yours sincerely,</p> <p>Jules Brown</p> <p>Jules Brown</p>	<p>Noted – no changes suggested</p> <p>Noted. A more comprehensive background document will be compiled to address this.</p> <p>Noted. However, our community projects are limited to those matters raised by the community. This matter was not raised.</p> <p>Noted, the glossary will be amended as necessary.</p>
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	Historic Places Adviser [REDACTED]	
3 Environment Agency	<p>We have reviewed the documents and looked in detail at the neighbourhood area.</p> <p>We welcome the overall vision in the plan and specifically the policies on net gain and the inclusion of the green objective which is consistent with both the Government's 25 Year Plan for the Environment and the Water Framework Directive (WFD). The WFD seeks to improve water quality in all our waterbodies. It sets a target for all waterbodies to achieve 'good ecological status'. In this regard, specific reference to the 25 Year Plan and the WFD would be useful to put the environmental policies into context for Whitburn.</p> <p>We do not offer detailed bespoke advice on policy but advise you ensure conformity with the local plan and refer to guidance within our proforma guidance.</p> <p>As there is no site allocation in your neighbourhood plan, there is no flood risk for us to comment on. If there were to be any allocations in flood zone 3 we may seek to advise further upon the draft being formally consulted upon.</p> <p>From our perspective at the Environment Agency we have no further comments to make.</p>	<p>Noted.</p> <p>Change to plan to make reference to the WFD.</p>
4 Coal Authority	<p>Our records indicate that within the identified Neighbourhood Plan area there are 6 mine entries. Any development proposals within areas where these features are present would need to take account of the risks they pose to surface stability and public safety.</p> <p>It is noted however, that the Neighbourhood Plan does not propose to allocate any sites for future development. On this basis we have no specific comments to make.</p>	Noted.
5 Your NE Chamber	No comment	
6 National Grid	An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.	Noted.

7 STDC



South Tyneside Council

South Tyneside Council: Comments on the Whitburn Draft Neighbourhood Plan: Pre-Submission Draft.

Figure 2 must include copyright details.

Para 2.4 amend 'other reports and SPD that is in place' to 'other reports and SPDs that are in place'

Para 3.7 The views of residents regarding potential Green Belt deletions and housing development are noted however it is considered that references like this suggest that the Plan is not positively prepared and are not appropriate for a development plan.

Para 3.9 This should read 'Cleaton to the West' rather than 'Cleaton to the East'

Para 3.12 'Local Nature Reserve' is the correct definition rather than 'Nature Reserve'

Para 3.14 Reference to Housing Needs Assessment should include the date. See comments in para 3.7

Para 3.15 'Local Wildlife Sites' is the correct definition rather than 'Wildlife Sites'

Chapter 4

There is no reference within the objectives and few within the Policies as to how this NP would contribute to addressing climate change through mitigation or adaptation. This is in conflict with the NPPF.

Housing:

- It is unclear whether the objective refers to number of homes required or type and mix of homes.

Built Environment

- Housing might not always be an appropriate use of disused buildings and previously developed land.

Natural Environment and Green Infrastructure

- Suggest amending 'demonstrable net gains for biodiversity and preserves our most valued landscapes and green spaces' to 'demonstrable net gains for biodiversity and conserves our most valued landscapes and green spaces' to ensure consistency with the NPPF.

A number of amendments have been made to the plan to reflect comments made by South Tyneside District Council.

Figure 2 now includes copyright details.

Para 2.4: noted: changed

Para 3.7: Paragraph removed.

Para 3.9: noted: changed as suggested

Para 3.12: noted: changed as suggested

Para 3.14: Noted: changed as suggested

Para 3.15: Noted: changed as suggested

Chapter 4

Noted. However, a neighbourhood plan only needs to include the issues that are raised by the community producing the plan. There is no requirement to address all the issues set out in the NPPF.

Housing: This refers to the type and mix of housing rather than the number, which is outside the scope of the NP.

		Built environment: Noted: 'for housing' has been removed. Natural environment and GI: Noted and amended.
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<p>LPA (cont)</p>	<ul style="list-style-type: none"> Green Belt should be capitalised. <p>Whitburn Community</p> <ul style="list-style-type: none"> Amending 'Whitburn Village Centre' to 'Whitburn Local Centre' would ensure consistency with the development plan. <p>Infrastructure</p> <ul style="list-style-type: none"> See comments on WNP13 <p>Chapter 5 Planning Policies</p> <p>Housing</p> <p>Para 5.4 If the supply of brownfield land is limited then the objectives of securing more affordable homes and homes for older people could be at risk of not being met unless any assessment of the potential supply from brownfield sites has been undertaken and specific brownfield sites are identified within this Plan.</p> <p>Para 5.5 – 5.7 see earlier comments on paragraph 3.7 regarding the Plan being positively prepared. There is no obligation for the NP to contain policies on housing need nor is there an obligation to justify why there is no such policy. It is recommended these paras are removed and the Plan simply remains silent on the issue of the homes required and focuses on the types of homes instead.</p> <p>Para 5.8 How would you define smaller schemes – WNP1 does not distinguish between larger and smaller schemes – only to housing proposals on brownfield sites. What if suitable larger brownfield sites become available which can happen? The text references support for employment opportunities, but this is not addressed in the Policy.</p> <p>Para 5.9 The text references support for the provision and enhancement for community facilities, but this is not addressed in the Policy.</p> <table border="1" data-bbox="392 901 1164 1053"> <tr> <td colspan="2">Is Policy WNP1:</td> </tr> <tr> <td>Consistent with National Policy and Guidance</td> <td style="text-align: center;">*</td> </tr> <tr> <td>In general conformity with strategic policies in the development plan</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>In general conformity with strategic policies within the emerging development plan</td> <td style="text-align: center;">*</td> </tr> <tr> <td>Contribute in the achievement of sustainable development</td> <td style="text-align: center;">*</td> </tr> <tr> <td>Justified, based on proportionate and robust evidence to support choices</td> <td style="text-align: center;">*</td> </tr> <tr> <td>Effective, clear and unambiguous so it can be applied consistently</td> <td style="text-align: center;">*</td> </tr> </table> <p>Commentary Housing Need: The use of the term "need" is confusing in the first para. Clarity is needed over whether this relates to the housing requirement set out in the HNA or type and mix of homes.</p> <p>If no assessment is undertaken to determine whether there is brownfield capacity it is questionable as to whether the WNP1 can be delivered with regards to the identified need for the mix of homes and affordable homes required given that no sites are specifically identified. It then remains unclear as to the degree to which the Policy can then be monitored.</p> <p>h Affordable housing: This policy should also viability considerations in accord with the NPPF. Whilst it is</p>	Is Policy WNP1:		Consistent with National Policy and Guidance	*	In general conformity with strategic policies in the development plan	✓	In general conformity with strategic policies within the emerging development plan	*	Contribute in the achievement of sustainable development	*	Justified, based on proportionate and robust evidence to support choices	*	Effective, clear and unambiguous so it can be applied consistently	*	<p>Noted and changed</p> <p>No change. The Core Strategy refers to Whitburn as a village (see first page of the development plan) and residents view Whitburn as a village as is evident from the responses.</p> <p>Noted. This will be responded to in relation to WNP13.</p> <p>Chapter 5: Planning policies</p> <p>Para 5.4: Noted. As the NP does not allocate land for housing, no site assessment has been carried out. The NP cannot allocate land for housing as we cannot meet the housing requirement of 397 houses; a NP cannot change Green Belt boundaries, and a NP cannot allocate sites for housing unless it meets the full housing requirement. We are therefore left with a situation where our policies support certain kinds of housing in an attempt to address issues raised in our HNA and by residents.</p> <p>Paras 5.5 – 5.7: Noted. No change. This is for information to explain the context.</p>
Is Policy WNP1:																
Consistent with National Policy and Guidance	*															
In general conformity with strategic policies in the development plan	✓															
In general conformity with strategic policies within the emerging development plan	*															
Contribute in the achievement of sustainable development	*															
Justified, based on proportionate and robust evidence to support choices	*															
Effective, clear and unambiguous so it can be applied consistently	*															

		<p>Para 5.8: No change. The policy does not stipulate 'smaller schemes' and the supporting text explains the community aspirations. The reference to economy has been removed as this is not contained within the policy.</p> <p>Para 5.9: Noted: this paragraph has been removed.</p> <p>We do not understand the tick-box system, which assesses the policy against a number of criteria which are not directly relevant to the basic conditions. Some of these criteria are set out in para 16 of the NPPF. We do not agree that the housing policy is not consistent with national policy and guidance, and this is explained further in the basic conditions statement.</p> <p>There is no requirement in the Regulations for the NP to be in conformity with the emerging plan, which is still in the early stages of preparation. The other criteria are also not relevant to the basic conditions, although we accept that it is important for the plan to be clear, and to be based on robust evidence.</p> <p>The HNA does not set a housing requirement. It only identifies the type and mix of housing and amount of affordable housing identified as being needed in the area. It is</p>
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		considered that this can be monitored effectively; so can the delivery of housing on brownfield sites, and other aspects of the policy.
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noted the Policy refers to 20% (in accord with the Core Strategy), it should be noted that more recent viability work would suggest this is not necessarily viable, hence the emerging Local Plan proposes a reduced requirement. Whilst the evidence below is noted to justify a higher threshold, this will need to be tested as to its viability in combination with wider policies within this Plan and the Local Plan that will have a cost implication on development.

Conversions of existing buildings: This is noted, though the final sentence refers to resisting the loss of community facilities. This is in direct conflict with Policy WNP11 which appropriately sets out those measures by which proposals for non-community uses would be considered acceptable.

Brownfield Land: This limb of the policy is noted, though the NPPF does not prohibit greenfield sites from coming forward. Policy WNP10 alone sets the framework by which recreational facilities and allotments could be lost to alternative uses.

Infrastructure: Whilst reference to WNP13 is noted and commented upon separately, infrastructure encompasses more than just drainage.

General: Given the policy as worded covers a wide range of issues, it would be helpful if each limb was numbered.

Para 5.10

Our records show 77 new dwellings have been completed in Whitburn since 2016 and 33 demolitions (Croftside Court). Whilst it is noted that there are landscape and biodiversity designations within the Forum area, these designations do not carry the same weight as for example AONB (reflected in the NPPF) so care is needed as to the degree to which those "sensitive landscapes" should be relied upon to restrict growth.

Unless WNP1 proposes an alternative housing requirement to that of the emerging Local Plan then the relevance of this paragraph as supporting text is unclear and should be removed.

Again, references to the lack of support for more housing makes the Plan appear negatively prepared and does not support sustainable growth agenda which is the NPPF requires for neighbourhood plans.

Built Environment and Whitburn Village

Is Policy WNP2:	
Consistent with National Policy and Guidance	✘
In general conformity with strategic policies in the development plan	✓
In general conformity with strategic policies within the emerging development plan	✓
Contribute in the achievement of sustainable development	✓
Justified, based on proportionate and robust evidence to support choices	✓
Effective, clear and unambiguous so it can be applied consistently	✘
Commentary	
Opening Paragraph: The Guidelines are restricted to residential development; does this assume that any other forms of development (including those referred to in this NP), regardless of location, do not need to have regard to its advice? This is misleading and has the potential to undermine those Guidelines. Nevertheless, the stipulation that proposals "must demonstrate how it incorporates....." would appear to elevate the status of the Whitburn Design Guidelines to that of policy which is in direct conflict with the	

We have provided evidence to demonstrate that the 20% AH contribution sought is viable; Whitburn is an area with above average house prices, and the viability of development delivering AH is different to the viability of other areas. It is not reasonable to expect the Neighbourhood Forum to undertake a full viability test as we do not have the resources for this. However, the policy is in conformity with the strategic plan, and it is reasonable for us to use this as a base-line.

Conversions of existing buildings. Noted, and the reference to loss of community facilities has been removed; additional explanatory text has been added. It is considered that the need to be in accordance with other policies in the development plan covers the community facilities and any proposal would then be tested in accordance with policy WNP11.

We do not understand the points made in relation to brownfield land and the reference to WNP10. No change.

Infrastructure: Noted. However, drainage is an issue that was of considerable concern to the NP Forum

		<p>and community. The policy has been amended to clarify.</p> <p>We do not think it would be helpful to number each limb of the policy, as it is not a criteria based policy.</p> <p>Para 5.10: This information has been moved to the introductory paragraph, rather than the policy explanation.</p> <p>The number of dwellings completed were recounted (please note that in the meantime the construction of another dwelling had started) and the figure amended.</p>
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NPPF. It is unclear whether to date, these Guidelines have been consulted upon separately and what their status is. At best, these should be treated as a Supplementary Planning Document, consulted upon and adopted separately. Their status would be that of a material consideration. Accordingly, it is common practice for policies to cite "regard should be had" to documents such as this.

It is unclear what is meant by "loss of habitats and key views". This particular wording lacks specificity as to what those habitats and views are and lacks clarity as to how this element of the policy would be implemented.

Is it to be assumed these should be addressed through the Design and Access Statements and Heritage Statements which are required as part of the submission of a planning application.

Criterion (a) to (l) – General: A number of the criteria appear to be quite general it is questioned whether they relate to Whitburn and more specifically to the Design Guidelines. To be more effective, the criterion could be tightened up to be more location specific to the relevant parts of the village.

Criterion (d): reference to using appropriate materials and details may not always be appropriate where proposals are of a contemporary design.

Criterion (e): What are the "views" into Whitburn (is this from a 360 degree perspective (and what is the evidence to support this position)? What is meant by "glimpsed outward views", "slot views to key landmarks" and "outward views"? Bearing in mind the loss of a view in general is not a material planning consideration it remains open as to what this criterion is seeking to achieve. Further clarity needs to be given to this so that it can be implemented more effectively with regard to:

- Where are these glimpsed and slot views and are they both inward and outward looking (its not clear with regards to slot views)?
- What are the key landmarks the latter is trying to protect and what is the evidence to justify their retention?
- Can a glimpsed view actually be defined eg from a passing car, walking, cycling?
- How long must that glimpse be available for – 1 to 2 seconds or longer?
- Would the "preventing complete enclosure of outwards views from within new development" and those other views potentially conflict with criterion (h) requiring landscaping, WNP6 regarding biodiversity net gains and WNP7 regarding the enhancement of green infrastructure? These views be eroded overtime by trees being planted which do not require planning permission?

Criterion (f): Views are not identified on the policies map as stated

Criterion (h): Given the preceding criteria refer to the protection of views, is there the risk that landscaping (particularly once matured) could itself block such views? It is also suggested that "healthy" is added to "trees" in this sentence.

Criterion (i): This is duplicating requirements of WNP3, therefore, is it necessary?

Is Policy WNP3:	
Consistent with National Policy and Guidance	✘
In general conformity with strategic policies in the development plan	✘
In general conformity with strategic policies within the emerging development plan	✘

Built Environment and Whitburn Village

Opening paragraph: slight amendments made. 'Regard should be had' has been incorporated as suggested. However, overall, we think this policy is consistent with NPPF and in particular paras 125 and 126. We consider that including reference to the document in the policy makes it a material consideration. The document has been consulted on at all stages, including the Reg.14 stage.

Policy amendments made as suggested; repetition removed, policies map will show key views from the consultation. Policy has been amended to include modern design.

Contribute in the achievement of sustainable development	x
Justified, based on proportionate and robust evidence to support choices	x
Effective, clear and unambiguous so it can be applied consistently	x

Commentary
 Whilst the intention of the WNP3 is noted, it appears to be a shopping list of potential measures that could be introduced which is largely confirmed in the Policy Explanation. This makes the policy ineffective and undeliverable and does not demonstrate how WNP3 would effectively contribute towards adapting to, or mitigating climate change. Neither the applicant nor local planning authority would be able to demonstrate that an application is compliant with WNP3.

WNP needs to be clear on those measures that **should** be introduced – these would also then need to be tested in terms of financial viability taking into account wider policies of this NP and the emerging Local Plan.

Criterion (c): Would these simply not be addressed through Building Regulations? The option would be to introduce a form of words that required additional energy efficiency saving measures above the Building Regulations in force at the time an application is submitted. Note that double glazing will not always be appropriate (particularly within Conservation Areas and for Listed Buildings) so care is required as to the wording. Suggest the inclusion of ‘with the exception of historic buildings which may require more sensitive intervention’

Criterion (f): could use (where practicable) added to reflect hierarchy of preference as not always achievable

Criterion (g): Clarity is required as to the number of cycle parking and electric vehicle charging points that would be required by the type of development and how would these differ from the current standards already in place at the Borough wide level. Note the Council is in the process of updating its own parking standards.

Criterion (h): the wording to this limb is relatively loose and would appear to contradict WNP6 which is particularly more forthright on its expectations regarding biodiversity.

Para 5.18 Should read ‘This policy’ rather than ‘this proposal’

Para 5.19 If the measures cannot be insisted upon, it is questioned why they sit within the policy.

Is Policy WNP4:	
Consistent with National Policy and Guidance	✓
In general conformity with strategic policies in the development plan	✓
In general conformity with strategic policies within the emerging development plan	✓
Contribute in the achievement of sustainable development	✓
Justified, based on proportionate and robust evidence to support choices	✓
Effective, clear and unambiguous so it can be applied consistently	✓

Commentary
 In the final limb, it would be necessary to outline those circumstances, where the loss of trees might be acceptable and the mitigation that would be sought.

WNP3: Noted. We are living in a climate emergency, and we feel that this policy is essential if we are serious about addressing the impacts of climate change. We do not consider that any of these criteria are too onerous or unviable, given the technology that is available now in terms of embedded renewables, SuDs systems which are standard, as are, increasingly, car charging points.

A number of changes have been made to the policy to reflect the concerns raised, and the intention of the policy has been strengthened.

We do not propose policies with regard to parking spaces and this matter can be left to the local plan policies.

Para 5.18: Noted and changed

Para 5.19: This section has been removed and amended to give greater clarity.

WNP4: Noted

It is considered that if a tree is protected or significant, then there should be a strong presumption against its loss. To outline mitigation would weaken that presumption.

Para 5.21 It is a false assumption to assume the Trust (or any new owner should there be a change of ownership) would never bring forward proposals that conflict with WNP5. Suggest this reference is deleted.

Para 5.22 Reference could also be made to the Whitburn Conservation Area Management Plan.

Is Policy WNP5:	
Consistent with National Policy and Guidance	✓
In general conformity with strategic policies in the development plan	✓
In general conformity with strategic policies within the emerging development plan	✓
Contribute in the achievement of sustainable development	✓
Justified, based on proportionate and robust evidence to support choices	✓
Effective, clear and unambiguous so it can be applied consistently	✓
Commentary	

Biodiversity, Green Infrastructure and Landscape

Para 5.27 There are two Local Geodiversity sites, Marsden Lime Kilns and Marsden Old Quarry. The paragraph also states that sites designated at local, national and international level are protected through domestic wildlife legislation. This is not entirely accurate. European and nationally designated sites (the SPA, SAC and SSSIs) received protection in legislation. Locally designated sites (Local Wildlife Sites and Local Geodiversity Sites) have not legal protection, though some protection is conferred from developments via national and local planning policies.

Para 5.28 read 'The whole Neighbourhood Area (with the exception of the built-up area of Whitburn) is within the South Tyneside Green Belt'. There are also parts of the coastline which are not in the Green Belt.

Para 5.30 The Great North Forest no longer exists as a body and this initiative no longer operates.

WNP6 Suggest 'Development that would result in an adverse effect on the integrity of internationally designated biodiversity site' should read 'Development that would result in a significant effect...' to ensure consistency with the NPPF. Local Wildlife Sites and Local Nature Reserves should be capitalised.

Is Policy WNP6:	
Consistent with National Policy and Guidance	x
In general conformity with strategic policies in the development plan	✓
In general conformity with strategic policies within the emerging development plan	
Contribute in the achievement of sustainable development	✓
Justified, based on proportionate and robust evidence to support choices	x
Effective, clear and unambiguous so it can be applied consistently	x
Commentary	

The opening limbs to the first and fifth paragraphs begin with "Where relevant...". However, this wording lacks clarity and is not clear as to the circumstances by which WNP6 would be engaged. The draft Environment Bill indicates that all development will need to deliver measurable net gains. Suggest the removal of the words 'where relevant' so as not to create a 'get out clause' for developers who may argue it

Para 5.21: We do not agree. The National Trust is unable to sell its property, so it is a safe assumption to make.

Para 5.22: Noted, and added.

Para 5.27 Noted and changed

Para 5.28: Noted and changed

Para 5.30: Reference removed

Policy amended

Agree – references to 'where relevant' have been removed to give clarity.

is not relevant to their particular proposal.

With regards to paragraphs 2 and 5, it remains unclear how this approach fits with the updated and evidence based approach as detailed within the evidence based Policy NE2 set out within the emerging Local Plan and as detailed within SPD23 (April 2018) and the HRA that supported it. This evidence does not appear to have been used and is not cited within the suite of evidence documents set out at Appendix C.

Within paragraph 3, any development that could have an impact on the SPA/SAC must undertake an HRA. The Policy should not be confined to residential development and/or recreational pressures. It remains unclear at who is the policy directing the project level HRA at; The Local Planning Authority as competent authority (for HRA purposes) or it is expecting something from applicants which the Local Planning Authority would then consider?

This is quite a generic development management policy without any significant specificity to the WNA. It is suggested whether in such an instance, reliance could be placed on the fuller and more detailed emerging Local Plan Policy NE2.

Para 5.34 includes Black Plantation LWS, however this is located to the south of West Boldon and is not in the Whitburn Neighbourhood plan area. The following LWSs are in the plan area and should be added to the list: Marsden Old Quarry LWS (part, as only half of the site is in the plan area); The Leas LWS (part, as only half of the site is in the plan area); and Whitburn Point LWS. It is worth noting that this is the case at the time of writing, but new LWS and LGS may be identified and designated at any time, so developers should always check for an up to date list / map of LWS and LGS when developing their proposals for submission

Is Policy WNP7:	
Consistent with National Policy and Guidance	✓
In general conformity with strategic policies in the development plan	✓
In general conformity with strategic policies within the emerging development plan	✓
Contribute in the achievement of sustainable development	✓
Justified, based on proportionate and robust evidence to support choices	✓
Effective, clear and unambiguous so it can be applied consistently	✗
Commentary	
The conflict between WNP2 e) and h) have already been cited. There is the potential that within the third limb of the Policy, the requirement for compensatory provision could also be in conflict.	
It might not be feasible (practicable/viable) for some sites to 'connect' with existing green infrastructure depending on where the application site is and/or what the nature of the major development is. It is also questionable as to the degree to which individual trees can be classed as Green Infrastructure and how an applicant can demonstrate its proposal can connect to an individual tree(s) within any given part of the NFA. The Plan is not effective in this regard.	

Is Policy WNP8:	
Consistent with National Policy and Guidance	✗
In general conformity with strategic policies in the development plan	✓
In general conformity with strategic policies within the emerging development plan	✓

Noted. The evidence for these documents will be added to the Evidence Base.

The policy has been amended to separate out matters set out in legislation (which is moved to the supporting text) and matters of policy relevant to the Neighbourhood Area. There is specificity to the Neighbourhood Area, but this has been improved by directly referencing the relevant wildlife sites within the policy (currently they are just referred to as being on the Policies Map).

Noted: to increase the local specificity of the Policy WNP6, the sites have been added into the body of the policy, and further information has been included in the plan about the value of these sites in the supporting text.

Additional text has been added to the supporting information to clarify that the list could change over time, as suggested.

WNP7:

WNP2 has been re-drafted and there is no conflict with Part e) or part h).

The meaning has been clarified in the policy to make it clearer and more effective.

Commentary

To be more effective, might there be circumstances where a facility is surplus to requirements (eg through lack of demand, viability or that alternative and more suitable facilities have already been provided elsewhere)?

Is Policy WNP11:	
Consistent with National Policy and Guidance	✓
In general conformity with strategic policies in the development plan	✓
In general conformity with strategic policies within the emerging development plan	✓
Contribute in the achievement of sustainable development	✓
Justified, based on proportionate and robust evidence to support choices	✓
Effective, clear and unambiguous so it can be applied consistently	✗

Commentary

Linked to the supporting text below, it would be useful to clarify the steps required to fulfil the tests required. Is it assumed the burden of proof will fall to the applicant to evidence viability and or whether the facility was required and that this evidence would be necessary at the submission of the planning application.

WNP11 should also set out guidance as to how proposals for new or the expansion of existing community facilities will be assessed.

Is Policy WNP12:	
Consistent with National Policy and Guidance	✗
In general conformity with strategic policies in the development plan	✗
In general conformity with strategic policies within the emerging development plan	✗
Contribute in the achievement of sustainable development	✗
Justified, based on proportionate and robust evidence to support choices	✗
Effective, clear and unambiguous so it can be applied consistently	✗

Commentary

The 'core' of WNP12 broadly reflects the policy stance set out within the evidence based Policy R2 of the emerging Local Plan with regards to vitality and viability and diversity of the defined local centres. It is however suggested "preserved" is replaced with "protects and enhances" to be consistent with the NPPF. "Preserve" could be read as maintaining the "status quo" when in fact the Policy Explanation itself refers to the need to fill vacant units.

It is noted this policy opens with reference to a defined Primary Shopping Area (PSA). The NPPF requires that when defining the PFA boundaries, that it's made clear as to the range of uses permitted in such locations, as part of a positive strategy for the future of each centre. As the policy is worded, it is not clear on what purpose this PSA serves and what evidence is relied upon for its designation. Such zones are generally confined to larger town and city centres as opposed to local centres such as Whitburn. If its role is to protect a retail core, then this should be explicit within the WNP12. It is noted the Policy Explanation suggests there is a presumption against the loss of existing A1 units, though this is not reflected within WNP12. Though, this would suggest there is a likely contradiction between the Policy and this Explanation given one of the limbs of the policy refers to preserving **diversity** of uses within the Centre. The Policy Explanation itself cites examples of other non-A1 retail uses that would also add to the vitality and viability of the Centre. Other than this policy are there active / planned initiatives in place to improve footfall within

WNP10: Point noted, and wording amended to allow for those circumstances.

WNP11: Comments noted. These facilities are not businesses, so viability is in fact not the best test. This reference has therefore been removed from the policy.

An additional section has been added to the policy with regard to the expansion of existing facilities.

WNP12:

Noted: 'preserve' has been replaced with 'protect and enhance'.

Noted. The reference to the PSA has been removed, and the policy refers instead to Whitburn Village centre.

This area is defined within the policy, and on the policies map.

the centre to attract retail units. This is borne out by the Council's own evidence which suggests a more flexible stance to all centres within the retail hierarchy is required which is also advocated within the NPPF. The NPPF cites a range of non-A1 uses that are deemed acceptable within centres which can also support their vitality and viability. It should also be noted that in July 2020, the Use Classes Order has been significantly amended with particular regard to a more flexible approach to town centre uses (<https://www.legislation.gov.uk/ukxi/2020/757/contents/made>). The PSA's role is therefore questioned and it is recommended that it is deleted in order to make the WNP12 effective.

Within the third paragraph, it should be noted that its invariably the case that proposals would be for the change of use of a building that do not have on-site car parking and the existing use itself would have traffic impacts that utilise on-street parking. This may need to be reflected within the Policy.

In the final limb, it is simply queried as to whether public realm improvements might be supported across the NPA rather than just this Centre. If so, might it better fit at Policy WNP2?

Para 5.50 Whilst not policy, the final sentence conflicts with the policy which also supports the diversity of uses within the Centre as well as the text below which cites other non-A1 uses that add to the vitality and viability as being acceptable eg uses with a community benefit or employment generated use. The NPPF clearly cites the range of appropriate uses that are appropriate within centres

Infrastructure

Is Policy WNP13:	
Consistent with National Policy and Guidance	*
In general conformity with strategic policies in the development plan	*
In general conformity with strategic policies within the emerging development plan	*
Contribute in the achievement of sustainable development	*
Justified, based on proportionate and robust evidence to support choices	*
Effective, clear and unambiguous so it can be applied consistently	*

Commentary

It is questioned whether this applies to all developments as the policy alludes eg house extensions and changes of use?

In terms of both the WNP13 and the Policy Explanation, Northumbrian Water Ltd confirm that they have invested in the upgrading the sewer network (following the ruling from the Court of Justice of the European Union in 2012) within the Whitburn and Roker area and maintain there are no capacity issues within its network. Capacity continues to be monitored through its Drainage and Wastewater Management Plans and monitoring confirms that it is operating in compliance with the discharge permits issued for the Whitburn Storm Interceptor system has been determined by the Environment Agency. It should also be noted that should there be capacity issues, NWL cannot refuse connections to the existing network and is obligated to upgrade the network and treatment facilities at its own expense to ensure it continues to comply with the measures set down by the Environment Agency and Ofwat.

It is questioned who else would carry out the independent review of the evidence associated with any planning in support of a proposal. NWL remain the statutory agency in this regard and have confirmed they do not allow third party access to their data.

Within the second paragraph, any required improvements to the existing network fall to the responsibility

An explanation is included in the supporting text to explain the changes to legislation with regard to the use classes order.

The policy has been amended to include traffic and parking on the list of amenity impacts to be assessed.

The proposals to improve the public realm are specific to Whitburn village centre – the sentence has been expanded to clarify what is meant by the public realm.

Noted. The policy has been amended to include these matters.

WNP13:

The policy has been amended to clarify that this policy refers to new housing development.

Noted. However, the extensive evidence provided in support of this policy demonstrates that there is indeed an issue with regard to capacity, and discharge of raw sewage into the sea. The reference to independent review has been removed.

We do not agree; NPPG clearly states that conditions can be imposed where necessary to secure provision of adequate wastewater treatment. The relevant paragraph has been added to the supporting text of the policy.

of Northumbrian Water and not the developer.

With respect to the final limb of the policy, it would be very difficult to disallow any surface water into the sewer system. There is an automatic right to discharge surface water into the public sewerage network. It is suggested this sentence is amended to reflect that for major new developments, the Lead Local Flood Authority is consulted in relation to surface water and this should be discharged as high up the following hierarchy of drainage options as reasonably practicable:

1. Soakaway or other infiltration system
2. Watercourse
3. Surface Water Sewer
4. Combined Sewer

Discharges should be restricted to greenfield run off rates and whenever there is a proposed discharge to sewer it would be expected that formal agreement for a discharge rate would be provided by Northumbrian Water.

Is Policy WNP14:	
Consistent with National Policy and Guidance	✓
In general conformity with strategic policies in the development plan	✓
In general conformity with strategic policies within the emerging development plan	✓
Contribute in the achievement of sustainable development	✓
Justified, based on proportionate and robust evidence to support choices	✓
Effective, clear and unambiguous so it can be applied consistently	✗
Commentary	
It is unclear whether the Policy will apply to all development or whether there will be exceptions eg. Home extensions.	
The following is unclear: <i>'A comprehensive Transport Assessment (TA) and Travel Plan (TP) unique for Whitburn should be prepared before any development levels are agreed.</i>	
<i>Improvements to identified junctions and measures to reduce traffic levels in Whitburn are required prior to any major development taking place'</i>	
A Transport Assessment and TravelPlan can't be undertaken before the size and scope of development is known.	

Is Policy WNP15:	
Consistent with National Policy and Guidance	✓
In general conformity with strategic policies in the development plan	✓
In general conformity with strategic policies within the emerging development plan	✓
Contribute in the achievement of sustainable development	✓
Justified, based on proportionate and robust evidence to support choices	✗
Effective, clear and unambiguous so it can be applied consistently	✓
Commentary	

Noted, and policy has been altered to outline the hierarchy suggested.

WNP14:

Comments noted. Amendments have been made to clarify the policy.

WPN15:

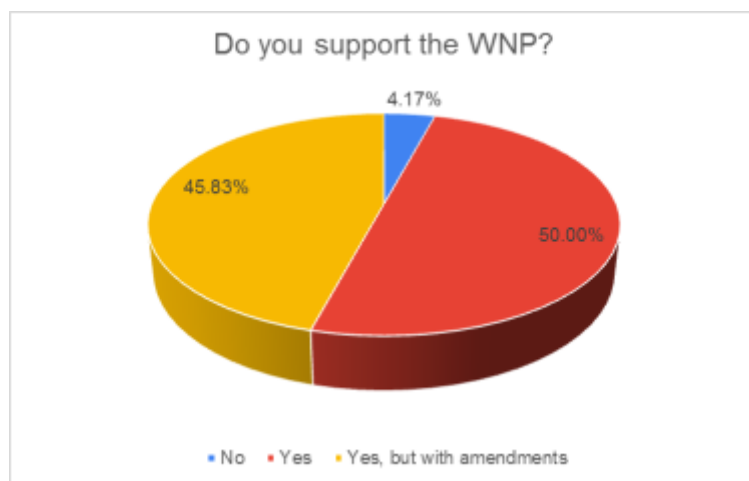
	<p data-bbox="495 325 1444 405" style="background-color: #d9e1f2; padding: 5px;">It is currently unclear what evidence the policy and supporting text is based on.</p> <p data-bbox="504 459 730 483"><u>Monitoring and Review</u></p> <p data-bbox="504 509 1032 533">Para 6.2 refers to the Plan going up to 2039 rather than 2036</p> <p data-bbox="504 558 1368 639">Para 6.3 The NP could be monitored, against indicators which will be laid out within the forthcoming Monitoring Framework that will be published a part of the Publication Draft Plan. In this way, performance of the NP can be compared and related to the emerging Local Plan that it will sit under.</p>	<p data-bbox="1485 197 1975 261">Comments noted. We do not agree, and think the policy is clear.</p> <p data-bbox="1485 485 1733 509">Noted and amended</p> <p data-bbox="1485 557 1570 580">Noted.</p>
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Google forms (through website)

There were 24 responses through google forms on the website. In total, 21 respondents were residents only, one interested party (Story Homes, who also sent a written response by email), one was both a resident and works in Whitburn, one was resident, interested party and elected member (please note that an elected member refers to a councillor, but this respondents was not identified as a councillor and might have interpreted this meaning differently).

Row Labels	What is your interest in the neighbourhood plan?
I am a resident	21
I am a resident, I am an elected member within Whitburn, I am an interested party (e.g. a consultation body)	1
I am a resident, I work in Whitburn	1
I am an interested party (e.g. a consultation body)	1
Grand Total	24

Overall, there was good support for the Neighbourhood Plan and its policies. One respondent out of 24 did not support the Plan, commenting that ‘the village infrastructure is already at its limits’, however, in later questions, this respondent did support some individual policies. Fifty percent of respondents support the Plan, whilst 45% support the Plan if amendments were made to it.



Support for individual policies ranged from between 71% and 100%:

Plan section	Level of support (answered yes)
Vision and objectives	96%
POLICY WNP1 HOUSING	71%
POLICY WNP2 WHITBURN DESIGN GUIDELINES	96%

POLICY WNP3 SUSTAINABLE DESIGN AND CONSTRUCTION	92%
POLICY WNP4 WHITBURN CONSERVATION AREA	*4
POLICY WNP5 NON-DESIGNATED HERITAGE ASSETS IN WHITBURN NEIGHBOURHOOD AREA	96%
POLICY WNP6 BIODIVERSITY AND GEODIVERSITY	100%
POLICY WNP7 GREEN INFRASTRUCTURE ENHANCEMENT AND CONNECTIVITY	92%
POLICY WNP8 LOCAL LANDSCAPES AND SEASCAPES	96%
POLICY WNP9 LOCAL GREEN SPACES	92%
POLICY WNP10 RECREATIONAL FACILITIES AND ALLOTMENTS	96%
POLICY WNP11 COMMUNITY FACILITIES	88%
POLICY WNP12 WHITBURN SHOPPING CENTRE	96%
POLICY WNP13 SEWAGE AND DRAINAGE INFRASTRUCTURE	92%
POLICY WNP14 TRANSPORT INFRASTRUCTURE	88%
POLICY WNP15 AIR QUALITY	100%

The policy with the lowest level of support (71%) is Policy WNP1 on housing. Comments explaining why respondents could not support the policy varied in content, with some being aimed at issues outside the policy contents.

Those policies which included explanations on why respondents could not support them (and one instance explaining why they did support a policy) were:

Policy	Support	Comments
POLICY WNP1 HOUSING	No	<p>Whilst I have looked at the plan and agree with the majority of it I simply cannot agree to the site labelled as horses field next to Shearwater being agreed as a site for possible development,</p> <p>The document seems to say well its only a horses field and therefore of no value but a totally disagree. It is part of the nature reserve and contributes greatly to the beauty of the area. There is no way this should be built on especially after the development of whitburn of whitburn plus the agreed development of the site next to the garage in whitburn. Do we now have to suffer a third development all within 200 yards of ach other? 3 developments in such a small area is surely overkill and I want to raise my voice against it.</p>

⁴ Due to an error with the form, unfortunately no responses were recorded for Policy WNP4, but some respondents did comment on this policy through the 'other comments' box.

POLICY WNP1 HOUSING	No	I do not support the building of houses on green belt land.
POLICY WNP1 HOUSING	No	There is no mention of Social Housing, with the exception of small bungalows & sheltered housing there has been no social housing built for over 40 years, it also applies throughout the borough. Affordable housing is only available to those who CAN AFFORD them, young families on minimum wages & benefits will never have the chance to live in the village they were born in and their children denied the chance to be schooled in Whitburn.
POLICY WNP1 HOUSING	No	<p>Story Homes supports the Neighbourhood Forum in their request to see future housing come forward in a scale and mix which is reflective of need in the settlement. It is noted that a Housing Needs Assessment (February 2018) has been prepared on behalf of the Neighbourhood Forum by AECOM, which forms part of the evidence base of the emerging Neighbourhood Plan. Story Homes would suggest that the Housing Needs Assessment should be more up-to-date in order to reflect current need and any changes which may have occurred to the housing stock and tenure types present within Whitburn.</p> <p>Story Homes would also suggest that Policy WNP1 aligns itself more closely with the emerging South Tyneside Local Plan Policy H10 Housing Mix. Policy H10 in the Pre-Publication draft South Tyneside plan gives significant weight to the most recent Strategic Housing Market Assessment (SHMA) in determining the mix of future residential schemes. The most recent SHMA (2015) notes that in Whitburn the housing mix should be weighted towards 2-bedroom homes for affordable products and towards 3-bedroom homes for market properties. It is expected that an updated SHMA will be released towards Submission of the emerging South Tyneside Local Plan, however it is recommended that the Whitburn Neighbourhood Plan have regard to the current SHMA in drafting Policy WNP1.</p> <p>Whilst it is acknowledged that the Neighbourhood Forum have sought to reflect local housing needs in Policy WNP1, it is more appropriate for the policy to be led by the emerging South Tyneside Local Plan and the most up-to-date SHMA.</p> <p>Story Homes would also advise that Policy WNP1 aligns with Policy H9 Affordable Housing in the emerging South Tyneside Local Plan. Whilst it is accepted that affordable housing is an important part of any residential scheme and Story Homes supports the Neighbourhood Forum in encouraging its provision. There needs to be consistency between the figures cited in both documents. The emerging South Tyneside Local Plan calls for 18% of new homes on schemes of 11 or more homes to be brought forward as affordable, whereas the Whitburn Neighbourhood Plan calls for 20% of new homes on schemes of 10 or more dwellings. The principle of affordable housing is not disputed here, rather Story Homes asks for consistency.</p> <p>There is a risk that the Neighbourhood Plan will not align with the emerging South Tyneside Local Plan, this may</p>

		undermine the Neighbourhood Plans ability to conform to the basic condition test e).
POLICY WNP7 GREEN INFRASTRUCTURE ENHANCEMENT AND CONNECTIVITY	Yes	Does the recreation ground at North Guards mean the 'The Rec Field' on Wellands Lane? Hopefully the same thing as that needs including
POLICY WNP8 LOCAL LANDSCAPES AND SEASCAPES	No	I think more could be said about protection .i am really concerned about the coastal paths . The recent work laying paths from Whitburn Bents Car Park to the Whitburn Academy have worsened the situation ; there is significantly more surface water , people are not using the path , creating their own additional paths and the lying water may cause long term problems for the coastal edge .
POLICY WNP9 LOCAL GREEN SPACES	No	"Whilst I have looked at the plan and agree with the majority of it I simply cannot agree to the site labelled as horses field next to Shearwater being agreed as a site for possible development, The document seems to say well its only a horses field and therefore of no value but a totally disagree. It is part of the nature reserve and contributes greatly to the beauty of the area. There is no way this should be built on especially after the development of whitburn of whitburn plus the agreed development of the site next to the garage in whitburn. Do we now have to suffer a third development all within 200 yards of ach other? 3 developments in such a small area is surely overkill and I want to raise my voice against it,
POLICY WNP9 LOCAL GREEN SPACES	No	Green belt is also green space
POLICY WNP10 RECREATIONAL FACILITIES AND ALLOTMENTS	No	Additions and changes need to be made as my notes following . Whitburn lost a main facility when the village football ground was taken from us . The council have never fulfilled their promise of giving us another enclosed football pitch for senior football . It was , at one time , a major part of village life .
POLICY WNP11 COMMUNITY FACILITIES	No	Please include Whitburn Bowling Club in this policy, which now also houses Whitburn Heritage Centre, of which the members are striving for it become an even more integral part of the community with participation by all age groups and abilities. http://www.whitburnbowlingclub.com/community/whitburn-bowling-club-16696/home/
POLICY WNP11 COMMUNITY FACILITIES	No	I think the list should most definitely include the community facilities offered by The Jolly Sailor , Whitburn and Marsden Club , Whitburn Cricket Club and Whitburn Bowling Club/ Heritage Centre . Many feel the loss to the village when The Whitburn C.A. facility was taken away from us .
POLICY WNP11 COMMUNITY	No	No mention is made in the plan of the existence or value of the Community Library as a current community facility (section 3.11), nor is it seen as part of a plan for the future . The library is managed and staffed by Whitburn residents

FACILITIES		and provide a wide range of community based activities. This is a serious omission and requires addressing prior to submission.
POLICY WNP12 WHITBURN SHOPPING CENTRE	No	There are many shops shut on the front at the moment which is providing opportunity for other shopping or night time uses including bistros and or restaurants etc. There has been all too much of certain people blocking applications for more restaurants in this area. I agree that thought needs to be access on noise, smells etc but there was much more here when all the pubs were open and other shops.
POLICY WNP13 SEWAGE AND DRAINAGE INFRASTRUCTURE	No	We need the current problems with the sewage outflow fixing before any additional housing is considered
POLICY WNP13 SEWAGE AND DRAINAGE INFRASTRUCTURE	No	<p>"It is said that the Neighbourhood Forum was created to empower residents to influence the future development of their area. I have not found this to be the case because it has been very difficult, if not impossible, to obtain clear honest information from the Environment Agency and others, which may be of vital importance to resident's view of planning applications.</p> <p>I was born in Whitburn 77 years ago and as all young lads from the village our enjoyment was to play on the beach and explore the rock pools which were full of sealife but now these rock pools are devoid of life. While I accept the Forum's Policy on sewage and drainage infrastructure it needs to be far more extensive to protect our coastal environment. I have witnessed many times in the past where the Water Company, Environment Agency, ST Council along with a Developer form a partnership making it impossible for residents to have any influence on the plan. It has been made clear that the Planning Departments will not address the capacity of the sewage system to cope with further housing, but rely solely on the Water Company' assurances. The independent assessment of drainage capacity should be strongly addressed in the Neighbourhood Plan as a prerequisite to any planning application.</p> <p>If the forming of a Neighbourhood Forum is to live up to its claim, then before this plan goes further it must be demonstrated, beyond doubt, that the Whitburn sewerage system complies with the Urban Waste Water Treatment Directive and is operating in the way it was designed.</p> <p>Whitburn does not have a bathing beach yet it is claimed because the bathing waters at Seaburn pass the bathing water standards this means Whitburn passes also although the water has not been tested, this is no longer acceptable, a condition to this effect must be included in the Policy.</p>
POLICY WNP14 TRANSPORT	No	I support everything in the policy, but would like to add provision of additional bus links (via Cleadon?) to ease access to East Boldon Metro, so providing alternative to car use for commuting / access to Newcastle and Sunderland. An increase

INFRASTRUCTURE		in frequency of the bus service from Sunderland / South Shields could also reduce car traffic in the village
POLICY WNP14 TRANSPORT INFRASTRUCTURE	No	I do not support the provision of cycle lanes east west along Moor Lane or Cleadon Lane nor any move to a one way system along these roads. The cycle path on the coast road has proved that it is ignored by many cyclists as no doubt would these proposed cycle lanes. The one way system being trialled in Cleadon currently has also demonstrated the folly of this as it simply moves traffic to alternative route which becomes busier than it already is as well as inconveniencing local residents.
POLICY WNP14 TRANSPORT INFRASTRUCTURE	No	Whilst Story Homes does not raise any objection with the principles of Policy WNP14 it seeks to raise clarification on the inclusion of Community Infrastructure Levy (CIL) as a mechanism to maintain and improve the local highways network. South Tyneside do not have CIL in place, although this was intended to be explored through the emerging Local Plan it has not yet been adopted. The intentions of the Neighbourhood Forum are understood in the inclusion of CIL as it is a commonly used mechanism for Neighbourhood Plans, however without formal adoption through the strategic plan (South Tyneside Local Plan) it cannot be referenced here. It is considered appropriate for this to be removed to avoid conflict with basic conditions test e).

Other comments were:

1	<p>Page 23 - Typing error?</p> <p>POLICY WNP2: WHITBURN DESIGN GUIDELINES ... a) integrates with existing paths, streets and circulation patterns (not 'patters')</p> <p>Page 25-26</p> <p>POLICY WNP3: SUSTAINABLE DESIGN AND CONSTRUCTION</p> <p>I find it a little unclear as to exactly what is and is not acceptable - there are specific requirements listed then the statement that these 'requirements' cannot be enforced, the developer should simply comply with the Building Regulations, but then a further statement saying that the Building Regulations do not achieve what is required. What exactly is expected of the developer?</p> <p>Page 38</p> <p>POLICY WNP12: WHITBURN SHOPPING CENTRE</p> <p>Specifically include litter in the unacceptable impacts?</p> <p>Page 48</p> <p>Appendix A: List of non-designated heritage assets</p> <p>13) 5-17 Front Street, 14) 19-31 Front Street and 35 Front Street - is there a 17 A Front Street or some other reason why they are not simply grouped together as 5-31 Front Street with 35 Front street separately as no. 14)?</p> <p>Typing error - Village Pond?</p> <p>24) The Village Pound (Pinfold) Moor Lane</p>
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2	<p>Whilst I have looked at the plan and agree with the majority of it I simply cannot agree to the site labelled as horses field next to Shearwater being agreed as a site for possible development,</p> <p>The document seems to say well its only a horses field and therefore of no value but a totally disagree. It is part of the nature reserve and contributes greatly to the beauty of the area. There is no way this should be built on especially after the development of whitburn of whitburn plus the agreed development of the site next to the garage in whitburn. Do we now have to suffer a third development all within 200 yards of ach other? 3 developments in such a small area is surely overkill and I want to raise my voice against it,</p>
3	<p>Whitburn is a lovely place, but traffic is difficult. Lizard Lane is a very busy road with lots of parked cars (not the house-owners fault). Is it really viable to keep a bus route down that road? Could the bottom half (by the allotments be made one way?). I love living here and hope we can continue to keep the village atmosphere.</p>
4	<p>A detailed and well thought plan. Desperatly hope the council dont get their way and overdevelop our green village. As a resident i thank you for your efforts.</p>
5	<p>I am absolutely against the building of additional housing on green belt.</p>
6	<p>1) The Barnes Institute (ref: WNP11) is in EAST STREET, not Front Street. 2) What is the definition of an ARTICLE 4 DIRECTION (ref: Appendix C)?</p>
7	<p>I am forever grateful that such a competent body has formed on behalf of Whitburn Village. We bought here in 2019, and have inherited this beautiful village for our children, thank you for protecting it's future.</p>
8	<p>Well done on creating the Whitburn Neighbourhood Plan. We need to conserve the area as much as possible, particularly the green belt and rural environment. Main objections are to any development at all, close to Shearwater/Whiterocks, mainly the 'Horses' field' and adjoining sites. The Whitburn Lodge is an eyesore and something needs to be done to improve this, but in keeping with the area. There are clear concerns in respect of increased traffic and the infrastructure ie school places and being able to access healthcare. We need the green spaces to be kept as such, particularly emphasised during this pandemic. These areas have provided much to help people with their mental health during these challenging times and should not be built upon. Many people have benefited from being able to walk and exercise in the immediate area. Still have serious concerns about the dust from the Quarry affecting people's health and wellbeing but unsure about what can be done about this (including the heavy lorries travelling through the village, if they still are).</p>
9	<p>Thoughts as they come to me if that is ok . Cycling MUST be stopped on the coastal path , it has bever been a cycle path and the footpath has been virtually destroyed by mountan bikers . The stone circle on Jacky`s Beach MUST be removed and the beach restored to its former condition ; the recent destruction of habitat there for insects , snails and nesting wading birds etc . has been disastrous . Beach raves , apparently permitted by the farmer at Wheathall. must also be stopped if we are to restore and preserve the flora and fauna . Please change the following ; Marina Terrace Allotments are a self managed co-operative site and the waiting list is separate from any council list . Please include details for the new Whitburn Village Heritage Society Heritage Centre in community facilities ,we believe it will play we believe a vital role in the future of Whitburn Village . I will email you details of what is involved . The Bowling Club plays a huge part in village life and details of what is on offer need to be added . May I point out to that Whitburn also has a thriving over 40s football team too which is made up of local men and is of great imprtance to the community</p>

	playing at Whitburn Academy . Hope these points are ok . I still strongly feel that the village needs to know who is actually involved in the Whitburn Neighbour Forum , most of the villagers have absolutely no idea who the committee are , sorry to point this out again , but I am being honest following conversations this week .
10	If the Whitburn Lodge area of ground is to be redeveloped then the building's structure, which is still in sound condition, should be retained as its history not only relates to Hope House Farm but also the last part of Whitburn Colliery as it was the managers house.
11	I fully support your endeavours. The document seems to cover the areas of most concern to residents. Most developers however will resist the proposals in WNP1 & 2 since they are not building homes but brick units for maximum profit. I have doubts the council really want to build almost 400 houses but use this figure so that if they drop this requirement to a lower number (say a still unsustainable 200-250 units) it looks like a victory for the forum/residents.
12	I'd like to thank the volunteers of the Whitburn Forum Committee for their dedication and hard work. I hope that over the coming years Whitburn is not destroyed by unnecessary over development.
13	In response to Policy WNP4 as this is not listed as an option above: Story Homes notes the importance of respecting the character of the Whitburn Conservation Area. One of the distinct character areas, Moor Lane and Cleadon Lane, bounds the draft allocated site Land North of Cleadon Lane (H3.72) which is under Story Homes' control. The need to preserve and enhance the character or appearance of the Whitburn Conservation Area is noted in the supporting allocation text, which is confirmed through Policy WNP4. Story Homes supports this policy and will reflect this in the design and character of the future scheme at Cleadon Lane.

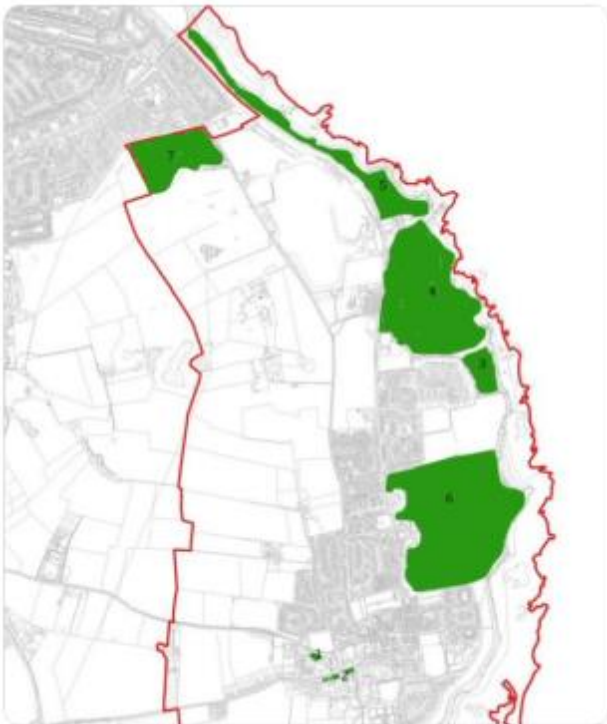
Social media

To inform residents of the neighbourhood plan, regular posts were made to Twitter, Facebook and Instagram. Facebook had the greatest engagement. Posts on Twitter had a good number of likes and shares. No relevant comments were made on Instagram. The comments on social media posts are shown below.

Twitter



Having access to green space is now more important than ever to support our health and well-being. The forum asked residents which green spaces they value, and the draft neighbourhood plan designates 7 spaces to protect them from development. Read more at whitburnforum.co.uk



2:29 pm - 15 Jan 2021 - Twitter Web App

6 Retweets 8 Likes

Whitburn Walking [redacted] 15 Jan

Replying to @WhitburnForum

So everything inland, all that farmland and greenbelt space, is up for grabs? Seems strange. I completed the top spaces i value survey, and i'm floored that these are the ones chosen. They would never build on clifftops anyway, its inland needs protection ie cleadon hills/farms

Whitburn Neighbourhood Forum @WhitburnForum · 15 Jan

Hi. The marked areas are not currently up for grabs. These have been identified as being particularly important to the community. As important green spaces in the Neighbourhood Plan it is hoped they will be given an extra level of protection and so will never be up for grabs.



Whitburn Neighbourhood Forum @WhitburnForum · 31 Jan

We've all seen the traffic queues through the village. We want any new development to carefully asses impacts on local traffic. We also want improvements to cycling and pedestrian routes, to enable more people choose sustainable modes of transport whitburnforum.co.uk/plan



POLICY WNF14: TRANSPORT INFRASTRUCTURE

A comprehensive Transport Assessment (TA) and Travel Plan (TP) prepared before any development work is agreed

Improvements to identified junctions and measures to reduce required prior to any major development being placed.

Support will be given to proposals that improve and extend the path network as identified in the South Inverclyde Local Cycle plan, giving greater access to the village centre, green spaces, the Health centre and maintaining the road for car use.

In particular, improvements to the cycleway on Coast Road and:

The provision of additional networks and links to the existing network will be supported. In particular:

- Connecting existing cycleways to provide an unbroken route
- Providing a cycleway to connect Whitburn to Great Cleadon Lane
- Providing a footpath on Lizard Lane and Kitchener Road.

Developments should integrate with the current green infrastructure (GI) will be put towards the costs of provision of footpaths and cycle paths. Developer contributions toward GI infrastructure costs.

1 1 3



Whitburn Walking [redacted] 31 Jan

Replying to @WhitburnForum

Thank you for highlighting the need for a footpath on lizard lane/kitchener road. I walk up here daily (with hi viz) but that short stretch is such a danger!!!

1

Facebook

Whitburn Neighbourhood Forum
Published by Ellen Bekker · 15 January at 12:05 · 🌐

Lockdown has shown how important it is to have access to local green spaces. The last thing we want is to lose any of them to development! That's why we asked you to tell us which green spaces you value the most. This has led to the designation of 7 local green spaces in the neighbourhood plan, which gives them that extra bit of protection. To read more and leave your views, have a look at the draft plan and the local green space assessment: <https://www.whitburnforum.co.uk/plandocuments.html>





2,827 People reached 247 Engagements [Boost Post](#)

👍 14 1 comment 10 shares

👍 Like 💬 Comment ➦ Share 🗨️

Most relevant ▾

 Comment as Whitburn Neighbourhood Forum 😊 🗨️ 📧 🗑️


 **Mick Abbot**
surely the white space next to three should be coloured green. I walk passed this daily and its a haven for wild life. Could it be because the farmer wants to sell the land ?

Like · Reply · Message · 1 w

Whitburn Neighbourhood Forum
Published by Ellen Bekker · 17 January at 15:15 · 🌐

We need your help! The neighbourhood plan is our best chance to influence the future of Whitburn. The council wants to adopt a Local Plan that will allow lots of houses on green belt, while government wants to change the planning system and take away the opportunity to comment on most planning applications.

This is our opportunity to have a plan in place to make sure residents have their say on development. But because of the pandemic we can't go out and tell people how important this plan is. So we are asking you to share this message and call, message, tell anyone you know who lives or works in Whitburn to comment on the neighbourhood plan. You have until 7 February to have your say. More info at whitburnforum.co.uk/plan. Thank you!





736 People reached 72 Engagements **Boost Post**

👍 5 1 comment 12 shares

👍 Like 💬 Comment ➦ Share 🗨️

Most relevant ▾

 Comment as Whitburn Neighbourhood Forum 🗨️ 📷 📧 🗑️

 **Peter O'Neil**
All housing development in Whitburn should be resisted at the fullest, its meant to be a rural green belt village, not a town. 🗨️ 5

Like · Reply · Message · 2 w

Whitburn Neighbourhood Forum
Published by Ellen Bekker · 20 January at 07:45 · 🌐

Day 4. One of the most beautiful parts of Whitburn is formed by our oldest buildings and village greens. This central part of the village is also a conservation area. We want to protect its character and make sure mature trees aren't lost. www.whitburnforum.co.uk/plan



POLICY WNP4: WHITBURN CONSERVATION AREA

Proposals for development which preserves or enhances the character of the Whitburn Conservation Area and its setting will be supported where it complies with policies elsewhere in the Development Plan. The Conservation Area boundary is shown on the Policies Map.

Proposals which re-enforce the special character of the three distinct character areas identified in the Whitburn Conservation Area Character Appraisal will be supported. These areas are:

- a) Moor Lane and Cleadon Lane, characterised by mature trees, art deco detached houses with leafy street scenes, open views across the countryside and remnants of agricultural buildings and farmstead;
- b) East Street and North Guards and Front Street characterised by mature trees, open spaces


676 People reached 46 Engagements **Boost Post**

👍 10 1 comment 4 shares

👍 Like 💬 Comment ➦ Share 📄

Most relevant ▾

Comment as Whitburn Neighbourhood Forum 😊 📷 📧 🗨️

 **Sonia Spence**
Well that didn't seem to matter when there was big homes built in the grounds opposite the church

Like · Reply · Message · 1 w



Whitburn Neighbourhood Forum

Published by Ellen Bekker · 24 January at 16:48 · 🌐

...

Day 8. Whitburn is a unique village, surrounded by green fields and the sea. That is why our local landscape and seascape should be respected. Have a look at the list of particularly important features and let us know if we have missed anything at www.whitburnforum.co.uk/plan

POLICY WNP8: LOCAL LANDSCAPES AND SEASCAPES

Development proposals within or affecting landscape character areas should demonstrate how they respect the particular features of the landscapes in the Neighbourhood Area.

Particular landscape features of local importance are:

- a) the countryside surrounding Whitburn and far-reaching views of landscapes and seascapes from Whitburn providing a distinctive rural setting and character to the village;
- b) the green approach to Whitburn from the south formed by agricultural fields and Cornthwaite Park;
- c) the green approach to Whitburn from the west formed by agricultural fields and mature trees;
- d) wildflower planted banks, grass verges, areas of Village Green and mature trees along Front Street in Whitburn extending into the countryside;
- e) the rural coastal setting and character of Whitburn Point and The Leas and undeveloped coastal areas east of the A183.



463

People reached

36

Engagements

Boost Post

👍 8

2 comments 4 shares

👍 Like

💬 Comment

🔗 Share



Most relevant ▾



Comment as Whitburn Neighbourhood Forum



Md Jasim Uddin

Cleadon, Whitburn, Boldon, Fellgate Green belt protect First. No more housing projects in the Agriculture land. Local government must protect our Green belt.

Like · Reply · Message · 1 w



Gemma Rowley

Jackies cove is so beautiful I hate when people who have drinks down there leave tab ends n cans etc

Like · Reply · Message · 1 w

Whitburn Neighbourhood Forum
Published by Ellen Bekker · 25 January at 15:12 · 🌐

We have looked at our open spaces to see which ones should be designated as local green space (using criteria set by the government). This has resulted in a list that you can see below. You can also have a look at the assessment and the map at whitburnforum.co.uk/plandocuments for more info.



Whitburn Neighbourhood Plan (2020 - 2036)
Pre-Submission Version

POLICY WNP9: LOCAL GREEN SPACES

The sites listed below and shown on the Policies Map are designated as areas of Local Green Space which will be protected in a manner consistent with the protection of land within the Green Belt.

- LGS1: Village Green at North Guards
- LGS2: Open spaces at west of Church Lane and south of Front Street
- LGS3: Whitburn Point Nature Reserve

498 People reached 91 Engagements **Boost Post**

👍 5 6 comments

👍 Like 💬 Comment ➦ Share 🗨️

Most relevant ▾

Comment as Whitburn Neighbourhood Forum 🗨️ 📷 🗨️ 🗨️

Jan Atkinson
Could Cornthwaite Park be on this list?
Like · Reply · Message · 1 w

Whitburn Neighbourhood Forum
Jan Atkinson We put it on the list of recreational facilities, together with Recreation Ground and the playground at Kitchener Road. This will be explained later this week 😊
Like · Reply · Commented on by Ellen Bekker · 1 w

Jan Atkinson
Whitburn Neighbourhood Forum Thanks
Like · Reply · Message · 1 w

Reply as Whitburn Neighbourhood Forum 🗨️ 📷 🗨️ 🗨️

Daniel Egan
Is there anything coming up to get better Internet in the village?
Like · Reply · Message · 1 w

Whitburn Neighbourhood Forum
Daniel Egan We've not included a policy on broadband. Please comment on whitburnforum.co.uk/plan if you feel this should be part of the plan 😊


Whitburn Neighbourhood Forum
Published by Ellen Bekker · 2 d ·

You may know that Whitburn has a combined sewer overflow, which discharges sewage into the sea frequently, and more often than it should. This is polluting our sea and beaches. More development means more waste water, and more frequent discharges. That is why we are asking for independent evidence with every planning application to show there is enough capacity in the system to cope with new flows.

POLICY WNP13: SEWAGE AND DRAINAGE INFRASTRUCTURE

Due to capacity issues at the Hendon waste-water treatment works, new development will not be permitted unless there is independent and verifiable evidence that there is adequate sewage and surface water drainage infrastructure to serve the development. Any evidence must demonstrate that the proposed development would not lead to harm to the coastal waters or foreshore of the Whitburn Neighbourhood area by way of sewage and other pollution, or problems for existing residents or residents subsequently occupying the development.

Where there is an infrastructure capacity constraint the Council will require the developer to set out what improvements are required and how they will be delivered. These improvements will be secured by a legal agreement and will be implemented prior to the commencement of development.



463 People reached 37 Engagements [Boost Post](#)

13 1 comment 7 shares

[Like](#) [Comment](#) [Share](#)

Most relevant ▾

[Comment as Whitburn Neighbourhood Forum](#)

Stephen Johnson
Surely there should be no approvals until the existing issue is resolved.
[Like](#) · [Reply](#) · [Message](#) · 1 d

Whitburn Neighbourhood Forum
Published by Ellen Bekker · 1 d · 🌐

You might know that South Tyneside Council is proposing to build almost 400 houses on 5 green belt sites in Whitburn. This has been an important driver for the neighbourhood plan. Even though we can't block development, we need to make our voice heard. If any development takes place, we have to ensure it benefits our local community, economy and environment. This is what the neighbourhood plan aims to do. Go to whitburnforum.co.uk/plan to leave your feedback. Only one week l... See more



912 People reached 322 Engagements [Boost Post](#)

👍❤️ 10 7 comments 9 shares

👍 Like 💬 Comment ➦ Share 🗨️

Most relevant ▾

Comment as Whitburn Neighbourhood Forum 🗨️ 📷 📧 🗑️

Kim Mckie
Where can you see the actual plans for the proposed housing?
Like · Reply · Message · 1 d

Whitburn Neighbourhood Forum (Author)
Kim Mckie The council has only written a draft plan, with these plots allocated as potential development. They haven't finished a final plan yet and they haven't given any further details, just indicative housing numbers .
Like · Reply · Commented on by Ellen Bekker · 8 h

Kim Mckie
Whitburn Neighbourhood Forum ok thanks
Like · Reply · Message · 7 h

Reply as Whitburn Neighbourhood Forum 🗨️ 📷 📧 🗑️

Bill Walton
Can't see how any of these will benefit the community.
Like · Reply · Message · 1 d

John Shield
Kim, there are no building plans yet. This is a consultative exercise to give us all an opportunity to respond to the Neighbourhood plan which the Council will take into consideration for their Local Plan. The question you answer is 'what do you think about the designated areas for development and their impact on the area'.
Like · Reply · Message · 10 h

Joanne Kidd
Shame they wont be council houses.
Like · Reply · Message · 1 d

Trevor Parkin
No benefit for the community at all, more traffic, more congestion and not affordable for most of local residents.
Like · Reply · Message · 11 h

Write a comment...



Whitburn Neighbourhood Forum

Published by Ellen Bekker · 9 h ·



Please take a few minutes read the following message from the chairman:

Dear Forum Members,

The Whitburn Neighbourhood Plan gives you, the residents of Whitburn, the opportunity to shape the future of your village. The Plan aims to give you more say about how your area will be developed in the next 15 years.

This Neighbourhood Plan is prepared by local residents for local residents, so to have your support is critical. Residents have found in the past that new development did not meet the needs of the community. Development was not in character with the village, it was often not affordable, poorly designed, and not supported by appropriate infrastructure. Now that new development is likely to take place as part of the emerging Local Plan, it is more important than ever to ensure that it brings benefits to the community and not just the developer.

These are the areas of Whitburn potentially affected by development:

WH8 Whitburn Lodge – 25 units.

WH9a Land to North of Shearwater - 57 units

WH9b Land to the East of Mill Lane, Whitburn - 40 units

WH17 Land at Wellands Farm, Whitburn – 200 units

WH19 Former Charlie Hurley Centre, Cleadon Lane, Whitburn- 75 units

The attached file shows a map of Whitburn highlighting these sites.

Have we got the infrastructure, (schools, doctors, roads, sewage treatment plant) to accommodate this development? If not, what should we be doing about it? We cannot stop development, but we can shape it and make sure it meets the needs of the residents of Whitburn.

The Neighbourhood Plan aims to achieve this by creating a new vision for the future of Whitburn. Through this Plan we want to make sure that housing will meet the needs of the village, that the quality of design will be high and that heritage assets, community facilities and the natural environment are respected and protected. There has never been a more important time to have a powerful strategy for the development of Whitburn, which this Neighbourhood Plan is seeking to provide.

We have tried hard to make sure the Plan reflects the views of residents in the village as well as local businesses. We have undertaken a significant amount of consultation to produce this Plan. This pre-submission draft consultation is our final stage of consultation and we will make further modifications based on the feedback we receive. The Plan will then be submitted to the Council for re-consultation and examination by a planning inspector.

local businesses. We have undertaken a significant amount of consultation to produce this Plan. This pre-submission draft consultation is our final stage of consultation and we will make further modifications based on the feedback we receive. The Plan will then be submitted to the Council for re-consultation and examination by a planning inspector.

We would like your views on the Plan, and your comments about the policies we are proposing.

Remember that due to the pandemic, the Plan can only be accessed online. To view the plan and to leave your comments go to whitburnforum.co.uk

Alternatively, please email whitburnforum@gmail.com, or write to 87 Shearwater, SR6 7SG.

THE CLOSING DATE FOR COMMENTS IS SUNDAY 7 FEBRUARY SO PLEASE HURRY AND RESPOND AND MAKE A DIFFERENCE TO THE FUTURE OF WHITBURN.

Regards

Philip Leaf (Chair)



5,795
People reached

1,415
Engagements

Boost Post

👍👎🗨️ 12

31 comments 32 shares

👍 Like

💬 Comment

🔗 Share



Most relevant ▾

Comment as Whitburn Neighbourhood For... 🗨️ 📷 📧 🗑️

Karen Wright
We DO NOT need more houses, the roads are way too busy already and will be creating more pollution in a compact area, and I have to wait a good 5 minutes to cross the main road most of the time.
Have you seen the water coming off the fields on and around Charlie hurley center? the houses will sink, there's no drainage

Like · Reply · Message · 2 d · Edited

Thomas Bailey
So this plan is a load of rubbish

Like · Reply · Message · 5 d

Thomas Bailey
WE DONT NEED MORE HOUSES IN WHITBURN
If people want to move in to Whitburn they can buy the houses that's for sale

Like · Reply · Message · 5 d

Paul Hepple
Thomas Bailey You do need more houses, the population will increase by 7 million in the next 20 years

Like · Reply · Message · 4 d

David Chapman
I'm afraid you have your facts wrong. WH17 has nothing to do with Wellands Farm. It is 3 adjoining fields owned by Mr Shield and Mr Turner

Like · Reply · Message · 6 d · Edited

Jon Stryker
David Chapman This neighbourhood plan uses the same descriptions of land as provided in the South Tyneside Council strategic land review.
<https://www.southtyneside.gov.uk/.../Strategic-Land-Review>. The strategic land review describes WH17 as ... [See more](#)

SOUTHTYNESIDE.GOV.UK

Strategic Land Review - South Tyneside Council

Like · Reply · Message · 5 d

David Chapman
Jon Stryker What a surprise the council getting it wrong. They should of consulted with the relevant land owners before publishing the report. They had a parcel of land highlighted as one farm when in fact it was 3 different land owners 🙄

Like · Reply · Message · 5 d · Edited

Reply as Whitburn Neighbourhood F... 🗨️ 📷 📧 🗑️

Thomas Bailey
Traffic is bad enough in the village

Like · Reply · Message · 5 d

Md Jasim Uddin
Stop the Capitalist Property Developer's.

Like · Reply · Message · 5 d

Paul Hepple
Md Jasim Uddin why? what's wrong with building houses?

Like · Reply · Message · 4 d

Md Jasim Uddin
Paul Hepple Capitalist Property Developer's want to make Profits. They are destroying our Environment, Agriculture land, Green Space. They should make houses on the Brownfield.

Like · Reply · Message · 4 d

Md Jasim Uddin
Paul Hepple nothing wrong if they make houses on the Brownfield.

Like · Reply · Message · 4 d

Paul Hepple
Md Jasim Uddin what's wrong with making a profit? Also, there isn't enough brownfield sites in Whitburn

Like · Reply · Message · 4 d

Loraine Millican
Is there something like this for West Boldon

Like · Reply · Message · 6 d

William Baker
Something needs to be done about Whitburn Lodge, it's an eye sore now and will only get worse if nothing happens. It's a shame if it can't be saved for something more than houses. The houses opposite are tiny and that's probably one of the reasons to the lack of sales.

Like · Reply · Message · 6 d

Ryan Carr
William Baker the lodge gets worse everyday.. constantly getting set on fire and ive just been round the rear of it 2 hours ago whilst on a walk and there is a huge hole at the back of the building.. massive accident waiting to happen that thing. would of been amazing if the right people came in and brought it back to its original feature but instead the council will be rubbing there hands at the thought of a few brown envelopes getting passed about.

Like · Reply · Message · 6 d

Reply as Whitburn Neighbourhood F... 🗨️ 😊 📷 📄 🗣️

Md Jasim Uddin
We need development. Development shouldn't destroy the Green Space, Agriculture, Biodiversity, Ecosystem.

Like · Reply · Message · 5 d

Deborah Smiles
The traffic through our village is already excessive for our village roads. The Coast Road has major signs of subsidence (despite the council arguing there aren't) especially at Marsden school. There are insufficient areas for parking to support our shops. The 'school run' is at times already like gridlock around all 3 schools as most people drive their children to school rather than walk. As stated above the Coast Road may soon become closed due to cliff erosion putting huge pressure onto Lizard Lane, Moor Lane, and Cleadon Lane (note that they are Lanes).
Mr Chairman please ensure that traffic, roads and parking are raised as a major concern. Thank you.

Like · Reply · Message · 6 d

Carole Walton
The housing must be more affordable....there are houses still for sale after almost two years opposite the Whitburn lodge!

Like · Reply · Message · 6 d

Thomas Bailey
I totally disagree with the WHF (Whitburn Neighbourhood Forum)

Like · Reply · Message · 5 d

James Hughes
Have to admit, the traffic and parking are becoming, if not already, a massive issue... When schools return, it becomes almost impassible at times. Not to mention infrastructure, that log jam will be added to slightly, with people now accessing the new Co-Op car park, up that small road, which is a tight right or left, before or after the lights.

Like · Reply · Message · 6 d

Wendy Foreman
James Hughes and now that the bus stop has been made smaller, traffic will be a nightmare.

Like · Reply · Message · 5 d

James Hughes
Wendy Foreman yes, just seen a post about the Bus Stop, from the Ward Councillors...

Like · Reply · Message · 5 d

Wendy Foreman
James Hughes I cannot see how this was allowed to happen?

Like · Reply · Message · 5 d

James Hughes
Wendy Foreman I didn't even know it was happening 😞

Like · Reply · Message · 5 d

Wendy Foreman
James Hughes I don't know if anyone did

Like · Reply · Message · 5 d

William Baker
 Something needs to be done about Whitburn Lodge. it's an eye sore now and will only get worse if nothing happens. It's a shame if it can't be saved for something more than houses. The houses opposite are tiny and that's probably one of the reasons to the lack of sales.

Like · Reply · Message · 7 h

Ryan Carr
William Baker the lodge gets worse everyday.. constantly getting set on fire and ive just been round the rear of it 2 hours ago whilst on a walk and there is a huge hole at the back of the building.. massive accident waiting to happen that thing. would of been amazing if the right people came in and brought it back to its original feature but instead the council will be rubbing there hands at the thought of a few brown envelopes getting passed about.

Like · Reply · Message · 7 h

Reply as Whitburn Neighbourhood Forum

Bill Walton
 I'll be honest I think we're being sold down the river. 400 extra units is absolutely ridiculous. How can the local infrastructure support this? Furthermore the houses opposite the Whitburn Lodge haven't even be sold. You can't get parked in the village at the moment. Where are the extra children going to school? What happens when the coast road becomes impassible?

Like · Reply · Message · 8 h

Janette Weightman
 I agree with the above comments no room in schools as it is. The doctors and dentist will also struggle too the council obviously don't care. I walk past whitburn lodge most days how it's still standing with the damage at the back is beyond me so sad to see.

Like · Reply · Message · 6 h

Bill Walton
 I'll be honest I think we're being sold down the river. 400 extra units is absolutely ridiculous. How can the local infrastructure support this? Furthermore the houses opposite the Whitburn Lodge haven't even be sold. You can't get parked in the village at the moment. Where are the extra children going to school? What happens when the coast road becomes impassible?

Like · Reply · Message · 6 d

Md Jasim Uddin
 Slowly, slowly South Tyneside Residents are losing the beautiful, rich Heritage Green belt.

Like · Reply · Message · 5 d

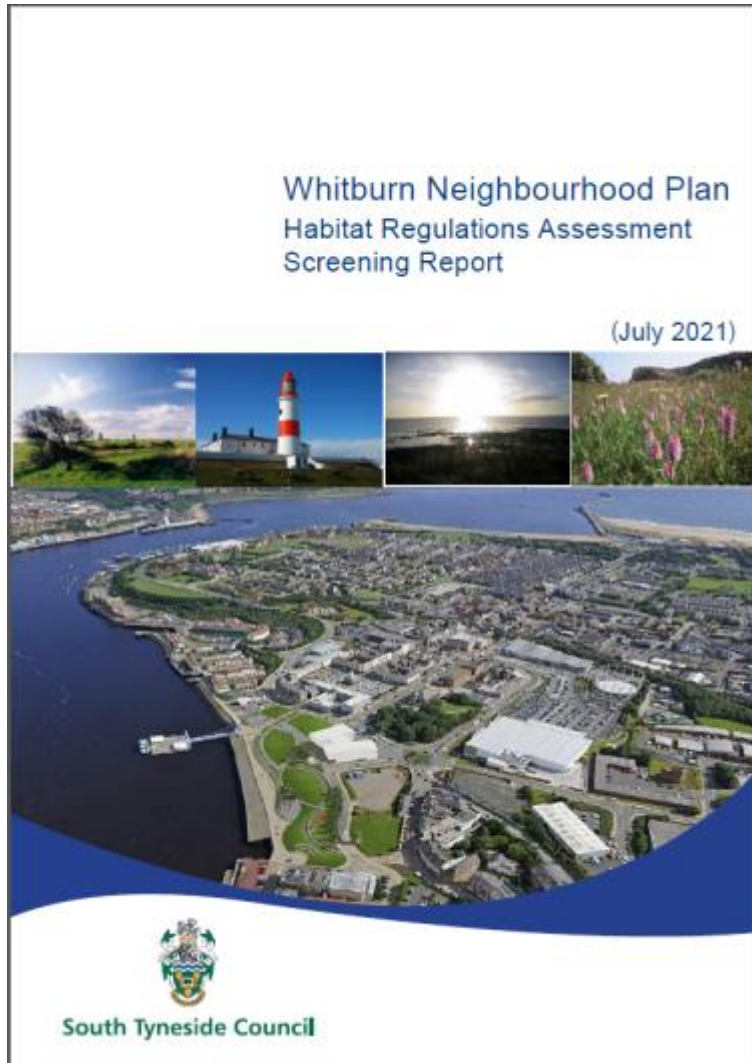
Janette Weightman
 I agree with the above comments no room in schools as it is. The doctors and dentist will also struggle too the council obviously don't care. I walk past whitburn lodge most days how it's still standing with the damage at the back is beyond me so sad t... [See more](#)

Like · Reply · Message · 6 d

Md Jasim Uddin
 Campaign to protect the South Tyneside Green Belt.

Like · Reply · Message · 5 d

Annex K: HRA screening opinion



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2. INTRODUCTION

- 2.1 This reports screens the draft Whitburn Neighbourhood Plan (Submission version Regulation 15 May 2021) to determine whether the Plan requires a Habitats Regulations Assessment (HRA) in accordance with Directive 92/43/EEC – ‘The Conservation of Natural Habitats and Wild Fauna and Flora’, known as the ‘Habitats Directive’; and with Regulation 63 of the Conservation of Habitats and Species Regulations (2017). A HRA is required when it is deemed that likely adverse significant effects may occur on protected Habitats (Natura 2000) sites, as a result of the implementation of a plan or project.
- 2.2 South Tyneside Council undertook an HRA screening of the draft Whitburn Neighbourhood Plan in November 2020 which concluded no likely significant effects. Subsequent amendments to the draft Neighbourhood Plan have required the Council to rescreen the Neighbourhood Plan for likely effects.

3. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) / HABITATS REGULATIONS ASSESSMENT (HRA)

- 3.1 One of the ‘basic conditions’ that will be tested by the independent examiner is whether the making of the neighbourhood plan is compatible with relevant legal European and UK obligations including Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA).

STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

- 3.2 Whitburn Neighbourhood Forum undertook a SEA Screening Assessment in September 2020. This document was consulted upon with the relevant statutory bodies who agreed with the outcome of the SEA Report which concluded that the draft Whitburn Neighbourhood Plan would not result in significant environmental effects and therefore would not require a full SEA Report.
- 3.3 Following amendments to the draft Neighbourhood Plan, the Whitburn Neighbourhood Forum have undertaken a revised SEA screening.

HABITATS REGULATIONS ASSESSMENT (HRA)

- 3.4 Neighbourhood Plans should be screened to establish whether a HRA is required. This is an assessment required under European Directive 92/43/EEC in the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) and the Wild Birds Directive 2009/147/EC. The Habitats Directive is transposed in English Law through The Conservation of Habitats and Species Regulations (2017) as amended. HRA seeks to identify the potential of a plan or project to result in likely significant effects on a European (Natura 2000) sites and their qualifying features.

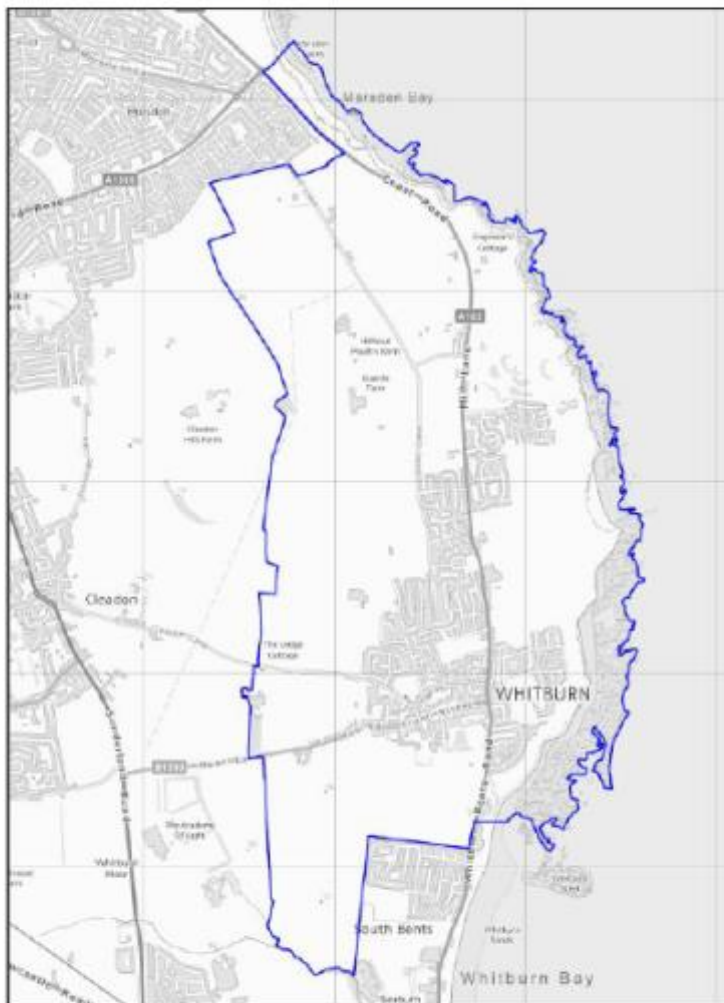
Under the ‘Habitats Directive’, an assessment referred to as an Appropriate Assessment must be undertaken if the plan in question is likely to have a significant effect on a European protected site. The SEA Directive requires that if a plan or programme requires ‘Appropriate Assessment’ under the Habitats Directive, then that plan or programme will also require an SEA.

4. WHITBURN NEIGHBOURHOOD PLAN & AREA

- 4.1 Whitburn village is located on the east coast of South Tyneside, south of South Shields and adjacent to the local authority boundary with Sunderland. The Whitburn Neighbourhood Plan (Map 4.1) covers Whitburn Neighbourhood Area as designated in 2017. The area is largely based upon the Whitburn and Marsden ward but excludes the Marsden built up area and the Sunderland AFC Academy.
- 4.2 The urban area of the Neighbourhood Plan area is predominantly residential, but also includes a number of important local facilities such as a shopping area, primary and secondary schools, and community facilities.
- 4.3 The undeveloped area within the Neighbourhood Plan area consists of Green Belt land and coastal areas. The coast within the Plan area is designated for its important biological value, the area includes three international designations:
 - Durham Coast Special Area of Conservation (SAC);
 - Northumbria Coast Special Protection Area (SPA);
 - Northumbria Coast Ramsar Site
- 4.4 The Northumbria Coast SPA and Ramsar site are designated for wintering turnstone and purple sandpiper. The Durham Coast SAC is designated for the presence of vegetated sea cliffs of the Atlantic and Baltic coasts. In addition to the international designations, the Neighbourhood Plan area also includes the following designations:
 - Durham Coast Site of Special Scientific Interest;
 - Whitburn Point Local Nature Reserve;
 - Marsden Old Quarry Local Nature Reserve;
 - Beacon Hill Quarry Local Wildlife Site;
 - Whitburn Firing Range Local Wildlife Site;
 - Marsden Limekilns Local Wildlife Site and Local Geodiversity Site;
 - Kitchener Road Local Wildlife Site;
 - Lizard Lane Cutting Local Wildlife Site;
 - Marsden Quarry Local Wildlife Site and Local Geodiversity Site.
- 4.5 The Neighbourhood Plan area includes the Whitburn Conservation Area and also a number of important heritage assets including two scheduled monuments (Marsden Lime Kilns and Lizard

Lane Heavy Anti-Aircraft Battery), 27 designated heritage assets and 30 of non-designated heritage assets.

Map 4.1 Whitburn Neighbourhood Plan Area



WHITBURN NEIGHBOURHOOD PLAN- DRAFT

4.6 The version of the Draft Plan assessed for the purpose of this screening opinion is 'Whitburn Neighbourhood Plan 2020 -2036: Pre-submission version, December 2020'. The Plan comprises a suite of 15 policies intended to support the Vision and Objectives of the Plan. The policies within the draft Plan cover the following matters:

- Policy WNP1: Housing
- Policy WNP2: Whitburn Design Guidelines
- Policy WNP3: Sustainable Design
- Policy WNP4: Whitburn Conservation Area
- Policy WNP5: Non-designated heritage assets in Whitburn neighbourhood area
- Policy WNP6: Biodiversity and Geodiversity
- Policy WNP7: Green Infrastructure enhancement and connectivity
- Policy WNP8: Local Landscape and Seascapes
- Policy WNP9: Local Green Spaces
- Policy WNP10: Recreational facilities and allotments
- Policy WNP11: Community facilities
- Policy WNP12: Whitburn Shopping Centre
- Policy WNP13: Sewage and drainage infrastructure
- Policy WNP14: Transport Infrastructure
- Policy WNP15: Air Quality

4.7 The Neighbourhood Plan does not specifically allocate any land or buildings for any new development. It does designate a number of areas as Local Green Space and Protected Green Space which would result in significant protection being afforded to these areas.

4.8 The policies proposed in the Draft Plan are intended to support decision making that will deliver the five objectives which are central to the achievement of the Vision. The Whitburn Neighbourhood Plan Vision is set out below:

Our Vision

'Whitburn village will continue as a sustainable and well-supported, thriving community. It will conserve and enhance its unique character as a coastal village set within a rural environment with a rich heritage and natural environment. It will be forward looking and resilient to the effects of climate change.'

4.9 The objectives of the Whitburn Neighbourhood Plan are:

Housing:

- Ensure that new housing built in the Neighbourhood Area is to meet identified needs as set out in the Whitburn Housing Needs Assessment. In particular, housing to meet the needs of older resident and young families who need an affordable home.

Built Environment:

- Encourage the sensitive re-use of redundant or disused buildings and previously developed land.
- Achieve well designed places by ensuring that new development incorporates sustainable and high-quality design which brings up standards of design in the area.
- Ensure that the historic environment is preserved, and that new development respects the significance of designated and non-designated heritage assets and their settings.

Natural Environment and Green Infrastructure

- Ensure new development delivers demonstrable net gains for biodiversity and conserves our most valued landscapes and green spaces.
- Identify and map our green infrastructure and link spaces together for people and wildlife.
- Protect our Green Belt from inappropriate development.
- Identify and protect those green spaces that are demonstrably special to our local community and designate them as Local Green Spaces.
- Identify and protect community and recreational facilities and encourage new and expanded social, community, leisure, recreational and educational facilities.
- Embed aspiring climate change mitigation and adaptation policies.

Whitburn Community

- Encourage the regeneration of Whitburn Village centre and improve the public realm.
- Protect our community facilities from loss.

Infrastructure

- Ensure that there is the necessary infrastructure for drainage, surface water disposal and sewage in place before allowing new development, in order to protect the local environment.
- Promote sustainable transport in the Plan area and ensure new development makes provision for cycle and pedestrian access and improve safety for pedestrian and cycle access across the Plan area.

5. HRA SCREENING

- 5.1 The Habitats Regulations Assessment (HRA) refers to the assessment required for any plan or project to assess the potential of likely significant effects (LSE) on what are known as European sites. Such sites consist of areas designated as Special Areas of Conservation (SAC) and Special Protection Areas (SPA).
- 5.2 The screening stage is the first step in the HRA process. The role of screening is to identify which parts of the plan could possibly result in LSE occurring to a European Protected Site and to determine whether an Appropriate Assessment will be required. If the screening stage concludes that the plan or project will not result in any likely significant effects, then no further assessment is necessary. Should the screening stage identify any significant impact or be uncertain as to the potential impact on the European site, a Stage 2 Appropriate Assessment will be required.
- 5.3 The Habitats Regulations require the consideration of all Natura 2000 sites that have potential to be impacted by the plan or project. The effects of a plan could impact upon sites within the plan boundary; however, the nature of the plans impacts may not only be confined to these sites and may also affect Natura 2000 sites beyond the boundary of the plan and the local authority boundaries. It is therefore necessary to identify which Natura 2000 sites should be included within this HRA screening.

IDENTIFICATION OF EUROPEAN SITES: EUROPEAN SITES WITHIN SOUTH TYNESIDE

- 5.4 Within South Tyneside the designated Natura 2000 sites are:
 - Durham Coast Special Area of Conservation (SAC);
 - Northumbria Coast Special Protection Area (SPA);
 - Northumbria Coast Ramsar site
- 5.5 It should be noted that the Northumbria Coast SPA and Ramsar designations extend along the coast beyond the boundaries of South Tyneside into the neighbouring authorities of North Tyneside, Sunderland and County Durham; whilst the Durham Coast SAC extends south into Sunderland and County Durham. There are no other European designated sites within 15km of South Tyneside boundary. A 15km buffer to identify neighbouring Natura 2000 sites has been widely used by other HRA's and is regarded as best practice.
- 5.6 The baseline information for each of the European designated sites in South Tyneside is set out below, details of qualifying features and favourable conditions are set out in Appendix 1. Details are also provided for the Conservation Objectives for each site. The Conservation Objectives provide the framework which should inform any 'Habitats Regulations Assessments'. Should the Neighbourhood Plan result in an effect which could undermine any of the conservation objectives, it should be considered as having a Likely Significant Effect in terms of the HRA process.

Map 5.1 Designated Natura 2000 sites in South Tyneside



https://www.southtyneside.gov.uk/media/4704/Inhabitats-Regulations-Assessment-of-the-South-Tyneside-Fre-Publication-Draft-Final.pdf?Inhabitats-Regulations-Assessment_of_the_South_Tyneside_Fre-Publication_Draft_Final.pdf

DURHAM COAST SPECIAL AREA OF CONSERVATION (SAC)

5.7 Site Description:

The Durham Coast is the only example of vegetated sea cliffs on magnesian limestone exposures in the UK. These cliffs extend along the North Sea coast for over 20 km from South Shields southwards to Blackhall Rocks. Their vegetation is unique in the British Isles and consists of a complex mosaic of paramaritime, mesotrophic and calcicolous grasslands, tall-herb fen, seepage flushes and wind-pruned scrub. Within these habitats rare species of contrasting phytogeographic distributions often grow together forming unusual and species-rich communities of high scientific interest. The communities present on the sea cliffs are largely maintained by natural processes including exposure to sea spray, erosion and slippage of the soft magnesian limestone bedrock and overlying glacial drifts, as well as localised flushing by calcareous water

<http://publications.naturalengland.org.uk/file/096099492804472>

5.8 Qualifying features:

Annex I Habitat – Vegetated sea cliffs of the Atlantic and Baltic coasts
<http://publications.naturalengland.org.uk/file/498099492804472>

5.9 Conservation Objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats
 - The structure and function (including typical species) of qualifying natural habitats, and
 - The supporting processes on which the qualifying natural habitats rely
- <http://publications.naturalengland.org.uk/file/5118496490586112>

NORTHUMBRIA COAST SPECIAL PROTECTION AREA

5.10 Site Description:

The Northumbria Coast SPA includes much of the coastline between the Tweed and Tees Estuaries in north-east England. The site consists of mainly discrete sections of rocky shore with associated boulder and cobble beaches. The SPA also includes parts of three artificial pier structures and a small section of sandy beach (Stroud et al. 2001). The rocky shore areas with reefs, have small areas of sand interspersed amongst the main reefs. The man-made structures such as the piers at River Tyne South Pier and Seaham Harbour pier are used as high tide roosts. The tops of the piers and the sides are used by birds throughout the tidal cycle. The inter-tidal rock platform is an important resource used by wintering purple sandpiper and turnstones although they are commonly found along the strandline of sandy beaches. The rocky shores and the strand line support high densities of invertebrates which are important food for waterfowl.

Purple sandpiper are almost entirely restricted to the rocky shore where they feed on a variety of marine invertebrates but their main food preference is for mussels, winkles and dog whelks (Feare 1996). Turnstones feed on seaweed covered rocks congregating at high tide to roost on the mainland shore or continue to feed on the washed up seaweed on the strandline. Discrete areas of estuarine intertidal mudflats and sand flats are also included within the Northumbria Coast SPA. Arctic and little terns nest at Newton Links/Long Nanny. The Long Nanny tern site is situated at the mouth of the Long Nanny burn in Beadnell Bay and comprises a long section of sandy beach ending in a small, low-lying sand spit at the mouth of the river, bordered by an accreting sand dune system to the west (Bridge et al. 2014). The beaches of fine sand, vegetated banks of sea rocket and dunes of marram and lyme grass provide good conditions for nesting. Terns forage in Beadnell Bay and the surrounding coastal waters, which support large numbers of lesser sandeel *Ammodytes lancea* (Bridge et al. 2014).

<http://publications.naturalengland.org.uk/file/5648449390772224>

5.11 **Qualifying features:**

- Little Tern (*Sterna Albifron*)
- Arctic Tern (*Sterna paradisaea*)
- Purple Sandpiper (*Calidris maritime*)
- Ruddy Turnstone (*Arenaria interpres*)

N.B. – It should be noted that Little Tern (*Sterna Albifron*) and Arctic Tern (*Sterna paradisaea*) are not known to breed in South Tyneside.

<http://publications.naturalengland.org.uk/file/5648449390772224>

5.12 **Conservation Objectives:**

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

<http://publications.naturalengland.org.uk/file/5211071631851520>

NORTHUMBRIA COAST RAMSAR SITE

5.13 **Site Description:**

The Northumbria Coast Ramsar site comprises several discrete sections of rocky foreshore between Spittal, in the North of Northumberland, and an area just south of Blackhall Rocks in County Durham. These stretches of coast regularly support internationally important numbers of purple sandpiper and turnstone. The Ramsar site also includes an area of sandy beach at Low Newton, which supports a nationally important breeding colony of little tern, and parts of three artificial pier structures which form important roost sites for purple sandpiper.

5.14 **Species occurring at International Importance:**

- Purple Sandpiper
- Turnstone
- Little Turn

<https://rhis.ramsar.org/8ISapp/ies/8ISrep/GB1019BIS.pdf>

WHITBURN NEIGHBOURHOOD PLAN: HRA SCREENING ASSESSMENT

5.15 Table 5.1 sets out the HRA screening assessment for the Whitburn Neighbourhood Plan. The assessment identifies potential effects which could be generated from the policy and the likelihood as to how significant those effects could be on the European Sites identified in the previous section.

Table 5.1 Whitburn Neighbourhood Plan – HRA Screening Assessment

Plan Policy	Likely Effects from Policy	Could the proposal result in likely significant effects on European Sites?
Draft Neighbourhood Plan Vision	n/a	The vision provides a strategic objective for the draft Neighbourhood Plan – No LSE.
Draft Neighbourhood Plan Objectives	n/a	The draft Neighbourhood Plan objectives set out strategic aims to deliver the Vision. The objectives do not set out proposals for development – No LSE.
Policy WNP1: Housing	Recreational disturbance Increased road traffic (air pollution) Urban edge effects	The policy supports the delivery of housing within the Neighbourhood Plan area to meet housing need. The Neighbourhood Plan does not allocate land for development. Housing sites within the Plan area may result in LSE resulting from recreational disturbance. However, these sites are likely to be brought forward through the South Tyneside Local Plan; any potential LSE will be considered through a Borough-wide HRA to support the Local Plan. Furthermore, likely effects from the conversion of properties will be addressed at the planning application stage – No LSE
Policy WNP2: Whitburn Design Guidelines	n/a	This policy sets out design principles for new development within the plan area. It does not result in new development itself – No LSE.
Policy WNP3: Sustainable Design	n/a	This policy sets out design principles for new development within the plan area. It does not result in new development itself – No LSE.
Policy WNP4: Whitburn Conservation Area	n/a	The policy seeks to protect heritage assets within the Whitburn Conservation Area and will not result in new development – No LSE.

Policy WNP5: Non-designated Heritage Assets in Whitburn Neighbourhood Area	n/a	The policy seeks to protect non-designated heritage assets within the Plan area and will not result in new development – No LSE.
Policy WNP6: Biodiversity and Geodiversity	n/a	The policy seeks to conserve and protect biodiversity and geodiversity within the Plan area and will not result in new development – No LSE.
Policy WNP 7: Green Infrastructure Enhancement and Connectivity	Recreational disturbance Habitat loss	<p>The policy seeks to support development proposals which restore, maintain and enhance biodiversity value, landscape value and recreational value (where relevant). Within the policy the following sites are identified which are within the immediate vicinity of European Site designations and identified as an improvement area:</p> <ul style="list-style-type: none"> • England Coastal Path and its immediate hinterland; • The undeveloped coast; • Whitburn Coastal Park and Leas. <p>Supporting development proposals which enhance the recreational value of these or other identified assets could result in likely significant effects, however they could equally reduce recreational pressure on the qualifying features if well designed. It is considered that proposals which have the potential to increase recreational pressure would be subject to a project-based HRA – No LSE as potential recreational pressures are addressed via Policy WNP6.</p>
Policy WNP 8: Local Landscapes and Seascapes	n/a	The policy seeks to protect landscape features and views. No new development will occur from this policy – No LSE.
Policy WNP 9: Local Green Spaces	n/a	The policy identifies 7 areas to be designated as Local Green Space and protected from development – No LSE.
Policy WNP 10: Recreational Facilities and Allotments	n/a	The policy identifies 13 sites to be protected from development. No development will occur from this policy – No LSE.

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Policy WNP 11: Community Facilities	n/a	The policy seeks to protect existing community facilities within the plan area. It is not considered that new development will occur from this policy – No LSE.
Policy WNP 12: Whitburn Village Centre	n/a	The policy supports appropriate development in local retail centres. The policy is unlikely to result in new development – No LSE.
Policy WNP 13: Sewage and Drainage Infrastructure	n/a	The policy seeks to restrict development which would impact upon the sewage and drainage infrastructure in the area – No LSE.
Policy WNP 14: Transport Infrastructure	Increased road traffic (air pollution) Recreational disturbance	The policy aims to reduce traffic levels in Whitburn and improve cycling and walking links in the Plan area. Due to the location of identified improvements schemes, these are not considered to result in any effects – No LSE.
Policy WNP 15: Air Quality	n/a	The policy aims to improve air quality. No development is likely to occur from this policy – No LSE.

IN-COMBINATION EFFECTS

5.16 The neighbourhood plan also needs to be screened for the likelihood of combined effects with other plans and projects. For the purpose of this HRA this includes:

- South Tyneside Local Development Framework documents;
- Emerging South Tyneside Draft Local Plan (2019).

5.17 It is considered that as the draft Neighbourhood Plan does not:

- allocate sites for development;
- does not amend or introduce development limits set out in the South Tyneside LDF or emerging Local Plan;
- is in general conformity with the statutory development framework;

Therefore, it is concluded that no significant in-combination effects are likely to occur from the implementation of the Whitburn Neighbourhood Plan.

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6. CONSULTATION & CONCLUSION

6.1 On the basis of the HRA Screening Assessment set out in Table 5.1 and the in-combination effects screening; the Local Planning Authority have concluded that the Whitburn Neighbourhood Plan is unlikely to result in significant effects on the Durham Coast SAC and Northumbria Coast SPA and Ramsar site.

6.2 This HRA Screening Report has been subject to consultation with Natural England. Natural England has agreed with the findings of the report that the Neighbourhood Plan is unlikely to result in significant effects. A copy of Natural England's response has been included in Appendix II.

APPENDIX 1: DURHAM COAST SAC & NORTHUMBRIAN COAST SPA & RAMSAR SITE – QUALIFYING FEATURES & CONSERVATION OBJECTIVES

Qualifying Features and Conservation Objectives of Durham Coast SAC and Northumbria Coast SPA			
Qualifying Features	Favourable Conditions	Vulnerabilities	Conservation Objectives
Durham Coast SAC			
Habitat 1230: Vegetated sea cliffs of the Atlantic and Baltic coasts	<ul style="list-style-type: none"> • No loss in habitat • Minimal disturbance • Open terrain – no reduction in views • Food availability – fish, crustaceans, worms, molluscs, sub-surface invertebrates & epibenthic invertebrates. • Retention of structures for high tide roosts 	Vegetated sea cliffs range from vertical cliffs in the north with scattered vegetated ledges, to the Magnesian limestone grassland slopes of the south. Parts of the site are managed as National Nature Reserve, and plans provide for the non-interventionist management of the vegetated cliffs. The majority of the site is in public ownership and an agreed management plan is being developed to protect nature conservation interests.	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> • The extent and distribution of qualifying natural habitats; • The structure and function (including typical species) of qualifying natural habitats; • The supporting processes on which the qualifying natural habitats rely.
Northumbria Coast SPA			
<p>Artic Tern <i>Sterna paradisaea</i> 1549 pairs representing 2.92% of GB population</p> <p>Little Tern <i>Sterna albifrons</i>- 40 pairs representing at least 1.7% of the breeding population in Great Britain (1993 - 1997)</p> <p>Purple Sandpiper <i>Calidris maritima</i> 787 individuals</p>	<ul style="list-style-type: none"> • Minimal disturbance • Food availability – epibenthic invertebrates, marine fish, crustaceans, worms and molluscs. • No loss in habitat • Open ground with sparse vegetation and open terrain • Retention of structures for high tide roosts. 	<p>Little terns are vulnerable to disturbance by tourists in the summer causing reduced breeding success.</p> <p>The National Trust employs wardens each summer to protect the little tern colony at Beadnell Bay</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <ul style="list-style-type: none"> • The extent and distribution of the habitats of the qualifying features; • The structure and function of the habitats of the qualifying features; • The supporting processes on which the habitats of the qualifying features rely; • The population of each of the qualifying features, and, • The distribution of qualifying features within the site.

representing at least 1.6% biogeographic population (1992/3 – 1996/7) Turnstone <i>Arenaria interpres</i> - 1,739 individuals representing at least 2.6% biogeographic population (1992/3 – 1996/7)			
Northumbria Coast Ramsar Site			
Little tern, <i>Sterna albifrons</i> , Purple sandpiper, <i>Calidris maritima</i> Ruddy turnstone, <i>Arenaria interpres</i>		Little terns are vulnerable to disturbance by tourists in the summer causing reduced breeding success. The National Trust employs wardens each summer to protect the little tern colony at Beadnell Bay	

APPENDIX 2: NATURAL ENGLAND CONSULTATION RESPONSE

Date: 20 July 2021
 Our ref: 357790
 Your ref: Whitburn Neighbourhood Plan HRA Screening



Natural House
 Crowe Business Park
 Bakers Way
 Crowe
 Doncaster
 DN1 5SU
 T 0150 990 9000

Ms Deborah Lamb
 Senior Planning Officer
 Spatial Planning Team
 South Tyneside Council
Deborah.Lamb@southtyneside.gov.uk

BY EMAIL ONLY

Dear Ms Lamb,

Whitburn Neighbourhood Plan Habitats Regulations Screening Report (June 2021)

Thank you for your consultation on the above dated 23 June 2021.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory committee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England agrees with the conclusions of the Whitburn Neighbourhood Plan Habitats Regulations Screening Report (June 2021), that the amendments to the Plan are unlikely to result in significant effects on the nearby internationally designated sites. As such, we do not have any further comments on this draft neighbourhood plan.

Habitats Regulations Assessment – screening and appropriate assessment requirements

Where a neighbourhood plan could potentially affect a 'habitat site', it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2017), as amended (the 'Habitats Regulations'). Where likely significant effects are identified, it will be necessary to undertake an appropriate assessment of the neighbourhood plan and, if needed, identify and secure appropriate mitigation measures to ensure the plan does not result in an adverse effect on the integrity of the habitat site.

In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2017 (as amended), a neighbourhood plan cannot be made if it breaches the requirements of Chapter 6 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (as amended).

A screening exercise should be undertaken if there is any doubt about the possible effects of the plan on the habitat site(s). This will be particularly important if a neighbourhood plan is to progress before a local plan and/or the neighbourhood plan prepares development which has not been assessed and/or included in the Habitats Regulations Assessment for the local plan. Where mitigation is necessary to ensure no effects then this will need to be properly assessed via an appropriate assessment.

Other Issues and Opportunities

We refer you to the attached annex which covers the issues and opportunities that should be

considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Nick Lightfoot
Northumbria Area Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic¹](#) website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here²](#).

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here³](#). Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here⁴](#).

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the [Magic⁵](#) website and also from the [LandIS website⁶](#), which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework⁷](#) sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance⁸](#) sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.abn.nfbp.org.uk/nfbp.php>

³ <http://web.archive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandenhance/areasofspecialimportance.aspx>

⁴ <https://www.gov.uk/government/publications/natural-character-areas-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/607747/NPPF_Feb_2019_revised.pdf

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectedareas/abssandspeciesinportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-very-ancient-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectedareas/abssandspeciesinportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates] or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyestone).

¹⁴ <http://www.gov.uk/guidance/creating-a-green-infrastructure-strategy-2019-outcomes-qualities-public-right-of-way-2020-2021-green-space-2020-2021>

Annex L: SEA screening opinion

Whitburn Neighbourhood Plan

Submission version

(Regulation 15)

Strategic Environmental Assessment

Screening Report



Whitburn Neighbourhood Forum

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Prepared by the Whitburn Neighbourhood Forum Committee

Date: July 2021

1. Introduction

- 1.1 The Whitburn Neighbourhood Plan (WNP or 'the Plan') has been developed by the Whitburn Neighbourhood Forum Committee. A regulation 14 pre-submission was submitted and a consultation was held between December 2020 and February 2021.
- 1.2 The pre-submission plan was screened for the requirement of a Strategic Environmental Assessment (SEA). The report concluded that it is considered unlikely that any significant environmental effects will occur from the implementation of the WNP and that an SEA was therefore not required.
- 1.3 The screening report was also sent separately to the consultation bodies (Environment Agency, Historic England, Natural England), which provided their screening opinions. All consultees stated that in their opinion, the WNP was unlikely to have significant environmental effects.
- 1.4 Following the consultation of the pre-submission plan, the Plan was amended to take into account comments from residents, statutory consultees and other bodies with an interest. The changes made to the Plan comprise rewording of some policies and supporting text.
- 1.5 After the changes were made, which resulted in the submission version (regulation 15) of the Whitburn Neighbourhood Plan, the Plan was rescreened. The screening report concluded that an SEA is not necessary. The report was sent to the consultation bodies on 23 June. All consultees stated that in their opinion, the WNP was unlikely to have significant environmental effects.
- 1.6 On 26 July, South Tyneside Council also shared their Habitats Regulations Assessment screening report, which concluded that the submission version of the Plan does not need an Appropriate Assessment.
- 1.7 In conclusion, the submission version (regulation 15) of the Whitburn Neighbourhood Plan does not require an SEA.

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2. Strategic Environmental Assessment

- 2.1 European Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) of plans and programmes likely to have significant environmental effects. The objective of the 'SEA Directive' is: 'to provide for a high level of protection to the environment and to contribute to the integration of environmental considerations into the preparation and adoption of the plans (...) with a view to promoting sustainable development'.
- 2.2 The EU Directive was transposed into UK law through the 'Environmental Assessment of Plans and Programmes Regulations 2004'. Regulation 9 states that 'the responsible authority shall determine whether or not a plan (...) is likely to have significant environmental effects'. The "responsible authority", in relation to a plan or programme, means the authority by which or on whose behalf it is prepared. This can be the Neighbourhood Forum or the Local Planning Authority.
- 2.3 There is planning guidance for SEAs for neighbourhood plans¹, which explains the process in further detail: 'draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This initial assessment process is commonly referred to as a 'screening assessment'. This includes a requirement to consult the environmental assessment consultation bodies (Historic England, Natural England and the Environment Agency).
- 2.4 Guidance by government and by Locality² state that: 'As a general rule of thumb, SEA is more likely to be necessary if:
 - a) a neighbourhood plan allocates sites for development (for housing, employment etc.) that haven't already been appraised through the sustainability appraisal (SA) of the relevant Local Plan
 - b) the neighbourhood plan area contains sensitive environmental assets that may be affected by the policies and proposals in the neighbourhood plan
 - c) the neighbourhood plan is likely to have significant environmental effects not already addressed through the sustainability appraisal of the relevant Local Plan'.
- 2.5 This report forms the screening assessment. This assessment is based on the submission version of the Plan. Section 3 contains more information on the Plan.

¹ <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

² <https://neighbourhoodplanning.org/toolkits-and-guidance/understand-plan-requires-strategic-environmental-assessment-sea/16-locality-screening-neighbourhood-plans-sea-hmaa-text-updated-230120-0925-2/>

4

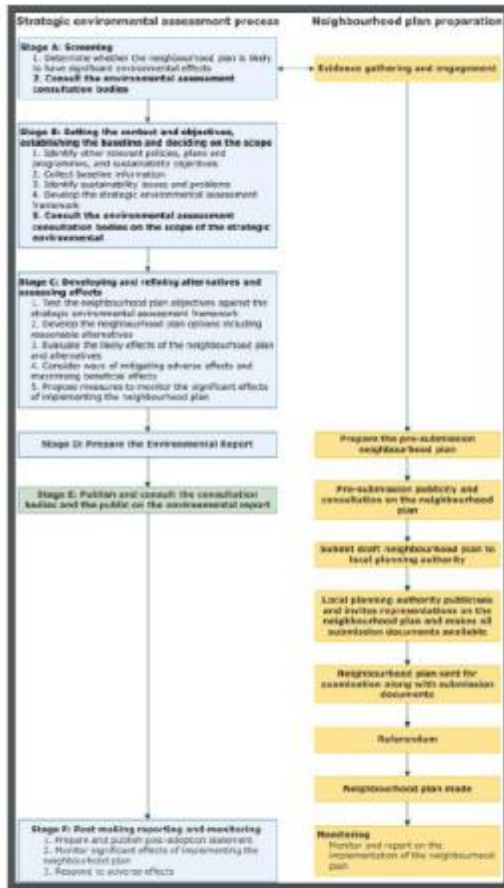


Figure 1 SEA flowchart. Source: <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

3. Whitburn Neighbourhood Plan and area

- 3.1 Whitburn Neighbourhood Area was designated as a Neighbourhood Area in 2017. The area is based on the Whitburn & Marsden ward, but excludes the Marsden built up area and the Sunderland AFC Academy. The boundary conforms to the three Census Lower Super Output Areas for Whitburn. It encompasses the village of Whitburn and the surrounding green belt.
- 3.2 The Whitburn Neighbourhood Plan (WNP or 'the Plan') is currently in development by the Whitburn Neighbourhood Forum Committee. A regulation 14 pre-submission was submitted and a consultation was held between December 2020 and February 2021.
- 3.3 The pre-submission plan was screened for the requirement of a Strategic Environmental Assessment (SEA). The report concluded that it is considered unlikely that any significant environmental effects will occur from the implementation of the WNP and that an SEA was therefore not required.
- 3.4 The screening report was also sent separately to the consultation bodies (Environment Agency, Historic England, Natural England), which provided their screening opinions. All consultees stated that in their opinion, the WNP was unlikely to have significant environmental effects.
- 3.5 Following the consultation of the pre-submission plan, the Plan was amended to take into account comments from residents, statutory consultees and other bodies with an interest. The changes made to the Plan comprise rewording of policies and supporting text. The rewording does not substantially alter the Plan. For instance, the Plan still does not allocate any sites for development. However, as changes were made to the Plan, this report now rescreens the Plan for the need for an SEA.
- 3.6 The vision of the Plan is: 'Whitburn village will continue as a sustainable and well-supported, thriving community. It will conserve and enhance its unique character as a coastal village set within a rural environment with a rich heritage and natural environment. It will be forward looking and resilient to reduce the effects of climate change.'
- 3.7 The objectives for Whitburn are grouped into five topics, namely housing; built environment; natural environment and green infrastructure; Whitburn community; and infrastructure.

HOUSING

- Ensure that new housing built in the Neighbourhood Area is to meet identified needs as set out in the Whitburn Housing Needs Assessment. In particular, housing to meet the needs of older residents and young families who need an affordable home.

BUILT ENVIRONMENT

- Encourage the sensitive re-use of redundant or disused buildings and previously developed land.

- Achieve well designed places by ensuring that new development incorporates sustainable and high-quality design which brings up standards of design in the area.
- Ensure that the historic environment is preserved, and that new development respects the significance of designated and non-designated heritage assets and their settings.



Figure 2 Neighbourhood Area

NATURAL ENVIRONMENT AND GREEN INFRASTRUCTURE

- Ensure new development delivers demonstrable net gains for biodiversity and conserves our most valued landscapes and green spaces.
- Identify and map our green infrastructure and link spaces together for people and wildlife
- Protect our Green Belt from inappropriate development.
- Identify and protect those green spaces that are demonstrably special to our local community and designate them as Local Green Spaces.
- Identify and protect community and recreational facilities and encourage new and expanded social, community, leisure, recreational and educational facilities.
- Embed aspiring climate change mitigation and adaptation policies.

WHITBURN COMMUNITY

- Encourage the regeneration of Whitburn village centre and improve the public realm.
- Protect our community facilities from loss.

INFRASTRUCTURE

- Ensure that there is the necessary infrastructure for drainage, surface water disposal and sewage in place before allowing new development, in order to protect the local environment.

- Promote sustainable transport in the Plan area and ensure new development makes provision for cycle and pedestrian access and improve safety for pedestrian and cycle access across the Plan area.

3.8 The policies can be found in the Plan and are:

POLICY WNP1	HOUSING
POLICY WNP2	WHITBURN DESIGN GUIDELINES
POLICY WNP3	SUSTAINABLE DESIGN AND CONSTRUCTION
POLICY WNP4	WHITBURN CONSERVATION AREA
POLICY WNP5	NON-DESIGNATED HERITAGE ASSETS IN WHITBURN NEIGHBOURHOOD AREA
POLICY WNP6	BIODIVERSITY AND GEODIVERSITY
POLICY WNP7	GREEN INFRASTRUCTURE ENHANCEMENT AND CONNECTIVITY
POLICY WNP8	LOCAL LANDSCAPES AND SEASCAPES
POLICY WNP9	LOCAL GREEN SPACES
POLICY WNP10	RECREATIONAL FACILITIES AND ALLOTMENTS
POLICY WNP11	COMMUNITY FACILITIES
POLICY WNP12	WHITBURN SHOPPING CENTRE
POLICY WNP13	SEWAGE AND DRAINAGE INFRASTRUCTURE
POLICY WNP14	TRANSPORT INFRASTRUCTURE
POLICY WNP15	AIR QUALITY

3.9 The Neighbourhood Area contains some important environmental assets, listed below.

Biodiversity

3.10 Whitburn has a rich natural environment with various habitats and species of national, international and local importance. The area includes three international sites designated for their biodiversity value: Northumbria Coast Special Protection Area (SPA), Northumbria Coast Ramsar Site and Durham Coast Special Area of Conservation (SAC). The Northumbria Coast SPA and Ramsar site are designated for wintering turnstone and purple sandpiper, as well as breeding arctic tern and little tern, although these breeding birds are not present in the neighbourhood area. The Durham Coast SAC is designated for the presence of vegetated sea cliffs of the Atlantic and Baltic coasts, which is an Annex I habitat of the EU Habitats Directive.

3.11 These sites are also designated at a national level as the Durham Coast Site of Special Scientific Interest (SSSI). This site also has additional features, including breeding cormorant, fulmar and kittiwake. These species can be found nesting on the cliffs and rocks within the neighbourhood area.

3.12 In addition, there are two local nature reserves, namely Whitburn Point LNR and Marsden Old Quarry LNR. Local wildlife sites in the area are Beacon Hill Quarry, Whitburn Firing Range, Marsden Limekilns, Kitchener Road, Lizard Lane Cutting, Black Plantation and Marsden Quarry. Local geological sites are Marsden Limekilns and Marsden Old Quarry.

3.13 There are various priority habitats present within the area, such as coastal habitats, maritime cliff and slope habitats and intertidal substrate foreshore rock platform. At Marsden, lowland calcareous grassland and Intertidal substrate foreshore sand can be found. Furthermore, within the Whitburn coastal park and other areas, deciduous woodland is present. Lastly, at the old quarry, woodland and lowland calcareous grassland can be found.



Figure 3 Biodiversity designations (Source: magic.gov.uk)

Cultural heritage

3.14 Whitburn has a Conservation Area and there are a number of listed buildings³ and other places of historic interest within the Neighbourhood Area. Almost all the listed buildings are concentrated in centre of the village of Whitburn. Further north, Souter Lighthouse is Grade II* listed and the cottages and buildings associated with it are also listed. These are effectively protected through National Trust ownership. There are two scheduled monuments (Marsden Lime Kilns and Lizard Lane Heavy Anti-Aircraft Battery (located to the south of Hillhead Farm).

Figure 4 Conservation Area and heritage assets. Sources: South Tyneside Council and Magic.gov.uk



4. Screening

4.1 An SEA may be necessary if:

- a) A neighbourhood plan allocates sites for development (for housing, employment etc.) that haven't already been appraised through the sustainability appraisal (SA) of the relevant Local Plan
- b) The neighbourhood plan area contains sensitive environmental assets that may be affected by the policies and proposals in the neighbourhood plan
- c) The neighbourhood plan is likely to have significant environmental effects not already addressed through the sustainability appraisal of the relevant Local Plan³.

4.2 Applying these conditions to the WNP results in the following conclusion:

- a) The WNP does not allocate sites for development.
- b) It does contain sensitive assets, however, policies in the WNP will not affect these. That is because the WNP does not contain any specific proposals, such as site allocations. It contains policies that support sustainable development and that protect these assets.
- c) The WNP has to comply with local policies, which have already been assessed through a sustainability appraisal.

4.3 In summary, the Plan itself will not have any negative or significant effects on the environment. The Plan will not instigate any projects or programmes. If any proposals are made by third parties, these proposals will have to comply with national policies and plans, local policies and plans, and at the lowest tier, the neighbourhood plan. The neighbourhood plan when 'made' will comply with higher tiers, and will therefore not change the effects of any proposed developments on the environment had it not been 'made', because these policies are already in place at higher levels. It simply applies these higher-tier strategic policies to a neighbourhood level and aims to ensure that development is sustainable at the neighbourhood level also.

4.4 If a Plan needs an appropriate assessment (as part of a Habitats Regulations Assessment), then the need for an SEA is automatically triggered. South Tyneside Local Planning Authority conducted a screening assessment for the submission version of the Plan, which concluded that the Plan is unlikely to have significant effects on European designated Sites. This conclusion was supported by Natural England.

4.5 Government guidance shows the application of the SEA directive to plans and programmes:

³ <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>



Figure 3 SEA application⁴

The application of this results in the following assessment:

Box number	Yes or No	Explanation
1	Yes	The WNP is prepared by a Neighbourhood Forum and if adopted, will be 'made' by South Tyneside Council.
2	No	A Neighbourhood Plan is not required, however when 'made' it becomes part of the statutory development plan for that area. It then forms part of a plan that is required.
3	Yes	The neighbourhood plan is prepared for town and country planning and land use.
4	No	The submission version of the WNP has been screened for likely significant effects on European designated sites. The screening was carried out by the local planning authority who concluded that the WNP is unlikely to have significant effects alone and in combination, meaning an appropriate assessment is not necessary.
5	Yes	No allocations for development are made. Local Green Spaces are included, which might be interpreted as determining the use of land at a small level.
6	Yes	The Neighbourhood Plan if 'made' will be used for the determination

⁴ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf

		of planning applications.
7	No	A Neighbourhood Plan does not deal with any of these categories of plan.
8	No	Please see assessments below.

4.5 Determination of the likely significance of effects referred to in Article 3(5) of European Directive 2001/42/EC, applying criteria set out in Annex II of that Directive, is as follows:

Criteria (Schedule 1)	Significant environmental effect likely?	Reasoning
1. The characteristics of plans and programmes, having regard, in particular, to:		
(a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	No	<p>The Whitburn Neighbourhood Plan (WNP) will comply with Basic Conditions, as set out by planning legislation. There will be a Basic Conditions Statement included with the submission WNP, which will explain this. This will be checked by local government, as well as an Examiner.</p> <p>The WNP is at neighbourhood level and will have to have regards to national policies and guidance. It will also have to be in conformity with the strategic policies in the development plan for the local area. South Tyneside currently has a Local Development Framework (LDF), with an accompanying Sustainability Appraisal. It is developing a Local Plan, which is accompanied by a Sustainability Appraisal as well, thereby checking the compliance of Local Plan policies with SA and SEA legislation. As the Local Plan has not been completed yet, the WNP needs to comply with the LDF, but it is also developed with the emerging Local Plan in mind.</p> <p>The WNP is therefore not the main framework, but rather it applies national and local strategic policies to a neighbourhood level.</p> <p>The WNP does not seek to allocate land for development. It only sets out positive planning policies seeking to encourage sustainable development that would be sympathetic to the area, in line with specific protective policies elsewhere in the Neighbourhood Plan.</p>
(b) the degree to which the plan or programme influences other plans and programmes including those in a	No	As stated above, the WNP has to comply with higher-tier policies and plans. It will build upon local plans through the inclusion of neighbourhood-specific policies, which seek to protect and enhance the local built and natural environments. Due to the neighbourhood-specific nature

hierarchy.		of the policies, the effects of the WNP on other plans and programmes within the wider development plan will be very slight. Rather, the WNP is heavily influenced by higher-tiered plans. There is no lower tier below the neighbourhood plan.
(c) the relevance of the plan or programme for the integration of environmental considerations, in particular with a view to promoting sustainable development.	No	The WNP seeks to promote sustainable development overall. It will comply with the Basic Conditions as prescribed by national legislation, which requires Neighbourhood Plans to promote sustainable development. The Plan will be extensively consulted on to ensure this, whilst it will be subject to Examination as well. It does not seek any relaxations to sustainable development principles set out in higher-level plans.
(d) environmental problems relevant to the plan or programme	No	The WNP is not anticipated to result in significant environmental problems. This is because its policies will comply with higher-tier plans, and will promote sustainable development. It does not allocate any land for development.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection)	No	The WNP has to be in conformity with the strategic policies contained within other relevant planning documents, currently the Local Development Plan for South Tyneside. The WNP supports the implementation of higher-level policies at the neighbourhood-area level. It is therefore not considered to have significant influence on other plans and programmes or their effects on the environment.

Criteria (Schedule 1)	Significant environmental effect likely?	Reasoning
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
(a) the probability, duration, frequency and reversibility of the effects.	No	No allocations are included within the WNP and no significant effects are predicted as a result. The WNP is supportive of sustainable development within the overall protective policy context of the development plan in terms of the built environment.
(b) the cumulative nature of the effects	No	It is unlikely that any significant environmental effects would be observed as a result of the policies contained within the WNP. No allocations or policies that include development are part of the WNP. The WNP supports sustainable development, which protects and enhances

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		the built and natural environment. It is not anticipated that the Neighbourhood Plan will result in significant effects, whether in isolation or cumulatively.
(c) the transboundary nature of the effects	No	It is not anticipated that the WNP will result in significant effects, nor result in significant effects beyond the administrative area of South Tyneside.
(d) the risks to human health or the environment (for example, due to accidents)	No	It is considered unlikely that there would be risks to human health or the environment arising from the WNP.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected.	No	The WNP does not seek to allocate land for development. While the Plan is supportive of sustainable development, this is in the wider context of the local development plan. Therefore, the WNP is not anticipated to have significant environmental effects.
(f)(i) the value and vulnerability of the area likely to be affected due to special natural characteristics or cultural heritage.	No	The WNP contains several designations, such as N2K sites, SSSIs, listed buildings and a conservation area. While it is clear that the Neighbourhood Area contains a number of sensitive/potentially vulnerable receptors, it is unlikely that these would be affected by the Neighbourhood Plan policies. This is because these policies are developed in compliance with higher-tier frameworks that protect these assets, such as local and national policy. The WNP only applies these strategic policies to the neighbourhood level. There are no allocations for development made. No specific proposals form part of the WNP. This means that there are no policies or projects to be assessed that could potentially have significant effects on the environment.
(f)(ii) the value and vulnerability of the area likely to be affected due to exceeded environmental quality standards or limit values.	No	This would be unlikely to result from the proposals.
(f)(iii) the value and vulnerability of the	No	This would be unlikely to result from the proposals.

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area likely to be affected due to intensive land use.		
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	No	As said above, the WNP is developed in compliance with higher-tier policies that protect these areas. The WNP only applies these to a neighbourhood level. Given the content of the WNP and its focus on sustainable development, which is sympathetic to the qualities of the area, significant effects resulting from the WNP are unlikely.

5. Conclusion

- 5.1 As a result of the assessment above, it is considered unlikely that any significant environmental effects will occur from the implementation of the WNP.
- 5.2 National legislation and the National Planning Practice Guidance advise that the responsible authority should consult with the relevant statutory consultation bodies. These are the Environment Agency, Natural England and Historic England, whose responsibilities cover the environmental considerations of the Regulations to ensure all key environmental issues have been considered sufficiently.
- 5.3 These bodies were consulted on the Plan on 23 June 2021 allowing for a five-week consultation period. All consultation bodies responded to say that in their opinion the Whitburn Neighbourhood Plan is unlikely to have significant environmental effects (see Appendix A).
- 5.4 On 26 July, South Tyneside Council also completed their Habitats Regulations Assessment screening report, which concluded that the submission version of the Plan does not need an Appropriate Assessment.
- 5.5 In conclusion, the Whitburn Neighbourhood Plan does not need an SEA.

Appendix A Consultation responses

Environment Agency

creating a better place



South Tyneside Metropolitan Borough Council
Helen Lynch
Town Hall Westoe Road
South Shields
Tyne and Wear
NE33 2RL

Our ref: DN2009/000319/0R-06/51-L01
Your ref:
Date: 07 July 2021

Dear Sir/Madam

We write to confirm the Environment Agency's position that we do not consider an SEA to be required for the Whitburn Neighbourhood Plan given the low environmental impact.

Yours faithfully


Dr Sarah Smith-Voysey
Planning Adviser

Direct dial [REDACTED]
Direct e-mail [REDACTED]

Tyneside House, Sowerthorpe Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR.
Customer services line: 03708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

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Historic England



Mr Philip Leaf
Whitburn Neighbourhood Forum

Direct Dial [REDACTED]
Our ref: PL00719342
28 June 2021

Dear Mr Leaf

Environmental Assessment Regulations 2004: Regulation 9
Whitburn Neighbourhood Plan: SEA Screening Opinion v2, June 2021

Thank you for consulting Historic England on the above revised Strategic Environment Assessment (SEA) Screening Opinion. As the public body that advises on England's historic environment, we are pleased to offer our comments.

Based on the analysis set out in the revised Screening Opinion, and within the areas of interest to Historic England, we agree that the emerging plan is unlikely to result in significant environmental effects and, therefore, it does not need SEA. In coming to this view we have taken the following factors into consideration:

- The plan area contains a number of heritage assets including a conservation area, several listed buildings, scheduled monuments and the potential for non-designated assets.
- Heritage assets are fragile and irreplaceable and can be damaged by change through development both directly and indirectly by development in their setting.
- The plan is not expected to allocate sites for development.



As such, from the perspective of our area of interest, the need for SEA of the draft plan can be screened out as it is unlikely to result in significant environmental effects. However, the views of the other two statutory consultees should be taken into account before you conclude on whether SEA is needed. According to Regulation 11 of the above Regulations, I look forward to receiving a copy of your determination in this case.

We reserve the right to review our opinion should the plan change materially in its content and direction. Please do not hesitate to contact us if you have any queries relating to our comments or would like any further information.

Yours sincerely,

Jules Brown

Jules Brown
Historic Places Adviser

 **BEDDIE CURTIS HOUSE** 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF
Telephone: 0191 202 1188
HistoricEngland.org.uk 

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organization can be requested for release under this legislation.

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80000 QUINCY HOUSE 114-115 SANDHILL NEWCASTLE UPON TYNE NE1 1JF
Telephone 0191 231 0201
historicengland.org.uk



HISTORIC ENGLAND IS A GOVERNMENT BODY. PERSONS OF INFORMATION ACT 2000 AND ENVIRONMENTAL INFORMATION REGULATIONS 2004. ANY INFORMATION HELD BY THE ORGANISATION CAN BE REQUESTED FOR RELEASE UNDER THE REGULATION.

Natural England

Date: 16 July 2021
Our ref: 357942
Your ref: SEA Screening - Whitburn Neighbourhood Plan



Hornbeam House
Crown Business Park
Blackthorn Way
Croyde
Devon
EX16 1GJ



Mr Phil Loaf
Whitburn Neighbourhood Forum
whitburnna.com/whitburnna.com

BY EMAIL ONLY

Dear Mr. Loaf,

Whitburn Neighbourhood Plan (Regulation 15) – Strategic Environmental Assessment Screening

Thank you for your consultation on the above dated 23 June 2021 which was received by Natural England on 23 June 2021.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

We therefore **agree** with the conclusion of the Strategic Environmental Assessment Screening Report that a Strategic Environmental Assessment for the Draft Whitburn Neighbourhood Plan (June 2021) would not be required.

Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the [National Planning Practice Guidance](#).

For any new consultations, or to provide further information on this consultation please send your correspondence to consultations@naturalengland.org.uk.

Yours sincerely,

Nick Lightfoot
Northumbria Area Team