

**EAST BOLDON
NEIGHBOURHOOD PLAN
Submission Draft Version**

**Commencement of Examination Procedural Note
East Boldon Neighbourhood Plan
by Independent Examiner, Rosemary Kidd**

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East Boldon Neighbourhood Plan

I am writing to confirm that I have commenced the examination of the East Boldon Neighbourhood Plan. All contact will be through a named representative of the Local Planning Authority. They will be responsible for forwarding all correspondence (except for contractual matters) to the representative of the Qualifying Body. All correspondence between myself, the Local Planning Authority and the Qualifying Body (except for contractual matters) should be placed on the Local Authority's website to ensure that the examination is conducted in an open and transparent manner.

From my initial appraisal of the submitted documents I consider that it is unlikely that a hearing will be necessary, provided that I receive satisfactory answers to any questions and matters for clarification.

I have undertaken a detailed appraisal of the background documents to check that the legal requirements have been satisfied and that adequate consultation has taken place to meet the requirements of the Regulations. I am satisfied that all legal requirements have been met except for point 1 below. There are a number of matters that have been raised in the representations that I would welcome comments from the Qualifying Body and / or Local Planning Authority as set out in points 2 – 7 below. I would appreciate your response by 31 May, if possible.

1. Would the QB confirm that there are no other neighbourhood plans relating to the area.
2. Would the QB provide me with a copy of a map of the settlement boundary. The Policies Map shows the Green Belt boundary under Policy EB2 and the Settlement Boundary Background Paper shows a draft proposed settlement boundary.
3. Would the QB provide me with an estimate of the number of additional dwellings that could be accommodated within the proposed settlement boundary. Has any work been undertaken to consider how much of the Industrial Estate is suitable for redevelopment for housing and how many dwellings could be provided through this redevelopment?
4. Has the LPA provided an indicative housing requirement for the Plan area to the QB? It is noted that the emerging LP Policy H1 proposes a requirement of 950 dwellings for the East Boldon NP area and that the East Boldon Housing Needs Assessment proposes a figure of 12 dwellings per annum. It is noted in the Council's responses to representations on the emerging LP Policy H1(b) that a figure of 240 for the 20 year Local Plan period (2016 -2036) is suggested.
5. I am concerned that there may be a tension between the safeguarding policies in the NP and the requirement of the emerging Local Plan to identify sufficient housing land to meet the needs of the District for the next 20 years. In my examination I will consider NPPF paragraph 29 that NPs should not promote less development than set out in strategic policies for the area, or undermine those strategic policies. I will need to be assured that the NP will be supportive of the delivery of strategic policies

and that the safeguarding policies in the NP are evidenced and supported by adequate proportionate evidence.

6. I would welcome comments from the QB to the points made in the representations. In particular, I invite the QB to discuss the points raised by South Tyneside Council and to reach an agreement on revisions to the wording of the Plan's policies, where possible.
7. A number of the representations refer to a trial use of part of Moor Lane, Cleadon for non-vehicular traffic. Would the LPA inform me of the status of this scheme and whether agreement has been reached for this scheme to become permanent. Would the LPA provide me with a map to show the location of the scheme.

I shall undertake a detailed appraisal of the Plan and the policies to ensure that they satisfy the Basic Conditions, taking account of any representations. I will undertake an unaccompanied site visit. Following which I shall write to the Local Planning Authority and Qualifying Body to seek clarification on any matters or to request further information.

- I anticipate that I will present my Examination Questions and matters for clarification to the Local Planning Authority by 4 June. This will also seek agreement to any significant wording changes to policies.
- I will allow 14 days for a response by the Local Planning Authority and Qualifying Body. (18 June)
- Following receipt of responses to my questions and matters of clarification, I will prepare my draft Examination Report for fact checking.
- I will allow 7 days for a response by the Local Planning Authority and Qualifying Body.
- I anticipate that I will issue my final report to the Local Planning Authority and Qualifying Body by mid July.

All dates are indicative at this stage and may be revised, if necessary, should significant issues or additional questions arise or extensions of time be requested by the Local Planning Authority and/or Qualifying Body.

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Independent Examiner
17 May 2021