

# EAST BOLDON FORUM



## Consultation Statement East Boldon Neighbourhood Plan

February 2021

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## 1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations set out in the Neighbourhood Planning (General) Regulations 2012. Section 15(2) of the regulations, define that a consultation statement must contain:
- Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - An explanation of how the persons and bodies were consulted;
  - A summary of the main issues and concerns raised by the persons consulted; and
  - A description of how those issues and concerns have been considered and where relevant, addressed in the proposed neighbourhood development plan.
- 1.2 In order to meet the requirements of the Regulations, this consultation statement sets out:
- The background to the preparation of the East Boldon Neighbourhood Plan ('the EBNP');
  - A summary of the publicity, engagement and consultation that has helped to shape and inform preparation of the EBNP;
  - Details of those consulted about the EBNP during plan preparation and the extent to which efforts were made to ensure the EBNP was prepared with support and input from the local community; and
  - A description of the changes made to the EBNP in response to consultation and engagement.
- 1.3 East Boldon Forum (EBF) consider that the extent of engagement meets the obligations set out in the regulations.
- 1.4 The consultation statement is intended to help the independent examiner review the process of the preparation of the EBNP and make any appropriate recommendations in relation to the EBNP.

## 2. Background to the East Boldon Neighbourhood Plan

- 2.1 The EBNP has been prepared by EBNF, the qualifying body for the East Boldon Neighbourhood Area. Both were formally designated by South Tyneside Council (STC) on 3 January 2018. EBNF established a Forum Executive (Steering Group) to lead the preparation of the plan and EBNF held their first meeting on 30 January 2017. The process of preparing the plan began formally on 15 July 2017 with a community launch event.
- 2.2 The EBNF, which comprises local volunteers, has worked to develop the submission draft plan. During this time, guidance was sought from STC as well as an independent planning consultant. This support has sought to ensure the EBNP reflects both the wishes of the local community and that it also meets the statutory basic conditions. Regular feedback on the development and progress with the preparation of the plan was provided to the community at its public meetings, including special meetings to discuss the emerging plan.
- 2.3 The preparation of the EBNP has involved comprehensive and inclusive engagement, all of which will be discussed further in this document. In summary, there were six rounds of early engagement which took place between summer 2017 and summer 2019 to obtain views of the local community and other stakeholders about the scope of the plan (see section 3).
- 2.4 Feedback from early engagement informed the preparation of the East Boldon Pre-Submission Draft Plan, which was subject to consultation for 6 weeks from 26 October 2020 to 7 December 2020. The draft plan identified:
- The context in which the plan was prepared – an overview of East Boldon Neighbourhood Plan area and the opportunities and challenges for the plan to address;
  - A positive vision and objectives for the future of the East Boldon Neighbourhood Plan area;
  - How the vision and objectives of the plan will be delivered through planning policies that will be used to determine planning applications for new development within the plan area - providing a framework for sustainable development; and
  - How the vision and objectives of the plan will be delivered through community actions, which are measures intended to encourage action and influence decisions taken by relevant bodies.
- 2.5 The Submission Draft East Boldon Neighbourhood Plan (February 2021) is a revised version of the Pre-Submission Draft East Boldon Neighbourhood Plan (October 2020). It is supported by an updated evidence base and has been modified to take into account representations received.
- 2.6 Throughout the development of the plan, members of the Forum Executive have had regular meetings with officers from STCs Planning Department. Since September 2020, these have been with the Head of Regeneration and his leadership team. The meetings have focussed on:
- Progress with the plan and support from STC;
  - STCs protocol for working with neighbourhood forums;
  - The impact of the draft South Tyneside Local Plan on the forum area, in particular: the proposed housing requirement, incursion of new development into the Green Belt, as well as transport and travel policies;
  - Other issues affecting the EBF area.
- 2.7 The key stages in the preparation of the plan can be summarised as:
- **November 2016 to January 2017** – community agreed to attempt to become a neighbourhood forum;

- **July 2017** – community launch event and identification of key issues, including defining forum area;
- **September 2017** – application made to STC to establish the forum and neighbourhood area;
- **January 2018** – designation of neighbourhood area and forum;
- **June 2018 – June 2019** – early engagement activities;
- **26 October to 7 December 2020** – consultation on pre-submission draft plan;
- **March 2020** – submission.

### 3. Early Engagement and awareness raising

#### Background

- 3.1 In order to inform the preparation of the draft EBNP, there were six periods of early community engagement:
- Issues consultation (July 2017): engagement on the neighbourhood area boundary and identify issues important to the community;
  - Objectives consultation (June 2018): engagement on the main forum objectives informed by community engagement;
  - Business and Wellbeing Survey (October 2018): engagement with local businesses, leisure and recreational organisations;
  - Young people (December 2018): engagement with staff and children at East Boldon Junior School;
  - Vision and objectives consultation (March 2019): engagement on the vision for the plan area, and housing, parking and natural environment issues;
  - Objectives consultation (June 2019): engagement on issues for transport, local economy, built and historic environment, community wellbeing, flooding and sustainable drainage;
- 3.2 All early engagement activities were undertaken following a communications strategy. Key engagement included:
- A monthly EBNF meeting held at an accessible public venue with maximum accessibility for all including hard to reach groups;
  - An enrolment programme for EBNF membership was established to encourage members to sign up to group emails thereby keeping members abreast of forum developments;
  - A streamlined communications protocol with external bodies so that these were channelled through the Forum secretary;
  - All external email correspondence with the EBNF channelled via [info.eastboldonforum@gmail.com](mailto:info.eastboldonforum@gmail.com);
  - It was agreed that at major junctures of the emerging plan, a newsletter would be available for businesses, organisations and all who reside or work in the EBNF area to inform them of progress and ask for views and ideas;
  - Hard copies of newsletters would be delivered to residents, to be viewed in local places and publications e.g. Harton Handbook e.g. Boldon and Cleadon Community Library;
  - E-copies of newsletters will be posted on the EBNF website and on social media platforms;
  - Developments would be shared with local newspapers;
  - The EBNF set out to engage with all interested groups in a positive way; the local authority, planners, local politicians, local news outlets, businesses, charities and residents' organisations operating in the forum area;
  - The EBNF developed a website: [www.eastboldonforum.org.uk](http://www.eastboldonforum.org.uk) and social media strategy through Facebook: <https://www.facebook.com/East-Boldon-Forum-105641494199529> to encourage regular information sharing;
  - The full Communications Policy Document can be viewed here on the EBF website. <https://www.eastboldonforum.org.uk/ebnfDocs/StandingDocuments/CommunicationsPolicy.pdf>
- 3.3 Prior to the first community engagement exercise and to raise awareness of this drop-in event at the United Reformed Church (Front Street, East Boldon on 15 July 2019), a leaflet was

produced and delivered to every home and business in the forum area and also posted in various venues around the village. Every subsequent community engagement followed this same format.

### **Issues consultation – July 2017**

- 3.4 Awareness raising and engagement on the proposed EBNP began officially with an informal public drop-in event on Saturday 15 July 2017, which took place at the United Reformed Church Hall, Front Street, East Boldon from 10.00am–2.00pm. The event was facilitated by members of the EBNF Executive. The purpose of the event was to raise awareness of the opportunities presented by neighbourhood planning and to engage as broad a range of people from the local community as possible from the start of the plan making process. Engagement sought to help the steering group to define those issues of greatest importance to the local community.
- 3.5 The local community were informed of the event and the opportunity to input to the preparation of the EBNP in the following ways:
- A leaflet was distributed all addresses in the East Boldon area and copies were posted in public locations such as the library and with local businesses (appendix 1);
  - Details were published on the Facebook page;
  - Information on the events were included in the Sunderland Echo in the East Boldon Notes section of the paper and notification also sent to the Shields Gazette (appendix 2);
  - An article was written for the Harton Handbook by a member of the Forum executive.
- 3.6 Those attending the event were provided with a handout to explain more about neighbourhood planning (appendix 3). They were provided with sticky note pads, pens and pencils and were asked to record and post their comments on notice boards. This included asked attendees to identify, on a large map of East Boldon, any areas of concern, or areas where opportunities exist for improvement.
- 3.7 The event was attended by 90 people and 37 comments were received. The key themes that emerged from the event were:
- Land use/ conservation of Greenbelt;
  - Village improvement;
  - Biodiversity and conservation;
  - Public/ mental health and safety;
  - Traffic flow, congestion, parking and its effects on health;
  - Housing mix - families, elderly, downsizers, young;
  - Flooding;
  - Amenities for young people; and
  - School, healthcare and general infrastructure provision.
- 3.8 The distribution of comments is illustrated in appendix 4. Only one comment was received from a consultation body, Historic England, which raised no specific issues.

### **Vision and objectives consultation – June 2018**

- 3.9 In order to inform the preparation of the draft EBNP, the steering group considered it was important at an early stage to obtain feedback on the draft vision and objectives for the plan, to ensure they reflected the comments received as part of the issues consultation. A leaflet was prepared (appendix 5) which contained the proposed vision and objectives. The leaflet was sent

to all postal addresses in the plan area and copies were posted in public locations. In addition, a copy of the leaflet was sent to the consultation bodies (appendix 6) and was available on the EBNF website.

- 3.10 Responses were received from 54 residents. There was strong support for the vision and objectives. A summary of the feedback is included within appendix 7.

#### **Business and wellbeing survey – October 2018**

- 3.11 The business and wellbeing survey was sent to all businesses and voluntary groups across the plan area. 37 responses were received and the key issues identified were:
- The importance of local customers to supporting the businesses within the plan area;
  - Local businesses are well established, with 12 established in the 1960s or earlier;
  - Most businesses identified that their businesses have grown over recent years;
  - Businesses want to remain in the plan area and many want to expand;
  - The importance of the character of the area;
  - Traffic congestion, parking and transport links were identified as threats to business growth;
  - Concerns were identified regarding the loss of employment land to housing; and
  - New development was considered by some as an opportunity to expand their customer base.

- 3.12 A summary of the feedback is included within appendix 8.

#### **Young people – December 2018**

- 3.13 Forum members worked with staff and children from East Boldon Junior School from December 2018 to March 2019. The aim of the project was to engage pupils at East Boldon Junior School in the consultation process, covering aspects of village life and seeking opinions of young members of the community through a programme of interactive workshops.
- 3.14 The project was assisted by a PhD student from the School of Architecture, Planning and Landscape at Newcastle University, who provided access to a toolkit for engaging young people in town planning. The suite of activities suggested was adapted to serve as a starting point for an engagement consultation exercise. Specific activities were created with a view to including young people who live or attend school in the EBNF area in decisions that affect them.
- 3.15 An introductory session in December 2018 involved all 16 members of the school council: two representatives from each of the eight classes in the school, ranging from Year 3 to Year 6. In an icebreaker activity, visual images provided a stimulus for pupils of different ages to work together. Pupils were invited to talk about the village and the wider forum area and to give their opinions about the area at present and how it could change in the future. Their comments were collected and formed part of an assembly for all Year 6 pupils as an introduction to forthcoming activities.
- 3.16 The pupils were assured that their input was important and could help to shape the future of the village. To keep momentum and interest in the project, pupils were invited to enter a caption competition entitled “East Boldon, a great place to live and grow up in”. In March 2019, the project continued with 2 whole afternoon sessions for the entire cohort of Year 6 pupils. Topics for discussion, interactive activities and display were focused on biodiversity, the natural



environment, wildlife corridors, endangered species in the EBNF area and the importance of green spaces. Pupils were encouraged to complete surveys of local birdlife and record their sightings for the RSPB Big Garden Birdwatch 2019.

3.17 All pupils completed a cognitive mapping activity. They worked cooperatively to produce displays of “a favourite walking route through the village”, highlighting architecture and the diversity of buildings in the village as they discussed design codes and living space. A final assembly to complete the project recognised winners of competitions and responses made by pupils and other family members. Appendix 9 provides extracts from the project. Statements from the children included:

- Parking:
  - *I don't like people making bad decisions which may upset people such as parking on yellow lines;*
  - *Crossing busy road going to school;*
  - *People park right outside my house!;*
  - *Some people park on the grass;*
  - *Inconsiderate parking especially for the metro and around the shops;*
  - *I live next to the Metro - very noisy.*
- Natural environment:
  - *Don't like ugly pylons;*
  - *Surrounded by Green Belt;*
  - *I ride my bike on the cycle tracks with dad;*
  - *S.O.S. Save our Special Species;*
  - *It makes me happy to see the birds go into their bird boxes;*
  - *I live on the Mundles. It makes me angry when they shoot at animals;*
  - *If you save these animals you will notice more wildlife in East Boldon;*
  - *Let nature live;*
  - *Bring owls back;*
  - *Please try and help me save all the hedgehogs in East Boldon;*
  - *Around East Boldon squirrels climb our trees. We love them!;*
  - *Save the wilderness, Save the world;*
  - *Garden of my dreams includes pond for fish and frogs / bug house for insects / trees / wild grass / bird boxes.*
- Houses:
  - *Good structure works to make people happy. Flowers on walls and cottages;*
  - *I like the plants and bushes around the houses;*
  - *Greenery on houses amazing;*
  - *Could build new houses on M.O.D. site.*
- Green spaces
  - *I like the park as there are always fantastic events and amazing things to do;*
  - *I would like to see more green spaces;*
  - *It's a great place to get close to nature in the parks and open spaces;*
  - *Boldon Flats "A nature reserve on our doorstep to see wild birds;*
  - *Cricket Club, Squash Club, Archery Club could be a sporting hub and festival ground;*
  - *Very good for wildlife;*

- *Mundles Lane - Children can play whatever they want and be themselves;*
- *Parks - we have picnics and families get together;*
- *War Memorial - Remembering my grandad;*
- *Marches by Scouts, guides, Brownies and pipe band;*
- *I like the parks and dog walking;*
- *I don't like litter and dog poo on the ground.*
- **Wellbeing:**
  - *Allotments for grandad with FRESH vegetables and fruits to grow;*
  - *A Community centre based near the cricket ground for family events;*
  - *Graffiti by vandals spoils the look of our beautiful village;*
  - *School..... fun with education;*
  - *Play park for all ages;*
  - *Community centre for all the family, youth clubs;*
  - *Lacking range of shops;*
  - *I would like a theatre in East Boldon;*
  - *I like bike paths;*
  - *I don't like the traffic in East Boldon;*
  - *Metro good for the village. Good links;*
  - *I don't like speeding traffic.*

### **Vision, housing, parking and natural environment – March 2019**

- 3.18 Awareness of the consultation was raised with the distribution of a leaflet (appendix 10) to all postal addresses in the plan area and copies were posted in public locations. In addition, a copy of the leaflet was sent to the consultation bodies and was available on the EBNF website.
- 3.19 The venue was East Boldon Junior School, this allowed the views of the young people to be displayed alongside EBNF information. The large size of the school hall enabled the set-up of separate stations with notice boards dedicated to different forum objectives (appendix 11). A PowerPoint with informative slides played on a loop. On entry the community were handed a questionnaire (appendix 12), based on each of the emerging policies including the vision specific objectives, and asked to complete it and hand it in before they left the event. Forum members were on hand at each station to discuss the questionnaire and address any queries. In addition, Council officers, and EBNF consultant attended along with representatives from local businesses, sporting clubs and members of the EBNF community. 103 people attended.
- 3.20 There was overwhelming support for the vision and the emerging policy approaches for transport, parking, housing and the natural environment (see appendix 13).

### **Transport, local economy, built and historic environment, community wellbeing, flooding and sustainable drainage – June 2019**

- 3.21 Awareness of the consultation was raised with the distribution of a leaflet (appendix 14) to all postal addresses in the plan area and copies were posted in public locations. In addition, a copy of the leaflet was sent to the consultation bodies and was available on the EBNF website.
- 3.22 The aim of the drop in event was to obtain feedback on emerging policies on flooding and sustainable drainage, community wellbeing, transport, local economy and built environment.

An 8-page questionnaire with room for individualised responses was given to all who attended the consultation event (appendix 15).

- 3.23 The drop in event was attended by 114 people. Images from the event and a breakdown of the responses is included in appendix 16. There was overwhelming community support for the proposed policy approaches.

### **Ongoing engagement – website and social media**

- 3.24 The EBNF website has acted as the main location for the key documents and evidence base for the plan: [www.eastboldonforum.org.uk](http://www.eastboldonforum.org.uk). A link to the website is contained on STC neighbourhood planning pages.
- 3.25 Facebook has been used to raise awareness and engage with the local community on the neighbourhood plan. The Facebook page <https://www.facebook.com/East-Boldon-Forum-105641494199529> has 444 followers at time of writing which have been acquired since the page was created in October 2019. The EBNF had early engagement when a Facebook group was created, however after accessing South Tyneside Inspire social media training for the voluntary sector, the EBNF made a decision to migrate group members across to the Facebook page. This has proved successful and has greatly increased followers in less than one year.

## 4. Pre-Submission Engagement

- 4.1 Consultation on the Pre-Submission Draft EBNP took place between 26 October and 7 December 2020. Unfortunately, as the engagement took place during the Covid-19 pandemic, it was not possible to hold a drop in event. EBNF followed available guidance to ensure compliance with government rules that were in place at the time whilst ensuring the consultation was fair, accessible to all and robust.
- 4.2 Prior to the formal commencement of the pre-submission engagement, on 10 August 2020 EBNF provided advance notification to landowners whose sites were likely to be affected by the policies and proposals within the pre-submission draft plan. A list of those contacted and the email notification is included in appendix 17.
- 4.3 The local community, consultation bodies and other interested parties were informed of the consultation on the Pre-Submission Draft EBNP and the opportunity to comment on the plan in the following ways:
- A public notice was posted on the EBNF website and on notice boards across the plan area (appendix 18);
  - A leaflet was distributed to all households and businesses in the plan area, this also explained that hard copies of the plan were available on request (appendix 19);
  - Banners publicising the consultation were installed across the plan area (appendix 20);
  - A letter was sent to the consultation bodies (appendix 21);
  - Hard copies of the draft plan were available to view at: Boldon and Cleadon Community Library on Monday, Tuesday and Thursday between the hours of 10.00 am and 2.00 pm from Monday 26 October to noon of Monday 7 December 2020;
  - The pre-submission plan and all of the supporting documents were available on the EBNF website;
  - Links to the draft plan were made available on the EBNP Facebook page along with contact email addresses (appendix 22);
  - An article was published in the local newspaper (appendix 23);
  - Appendix 24 illustrates the timetable of steps that were taken to publicise the plan during the consultation period.
- 4.4 Response forms (appendix 25) were used to capture feedback and these could be submitted online, via email or in hard copy. Response forms were also available at the Boldon and Cleadon Community Library.
- 4.5 Responses to the pre-submission consultation were received from 11 of the consultation bodies (including four for landowners/ developers) and 58 responses from the local community.
- 4.6 The responses and details of how they have been taken account of in the Submission Draft EBNP is included in appendix 26. Following engagement on the Pre-Submission Plan, the plan was amended where necessary.

## **5. Conclusions**

- 5.1 The submission version of the EBNP is the outcome of broad engagement since 2017. Throughout that time, guidance, input and support has been obtained from various sources, all of which has been afforded due consideration in the preparation of the plan.
- 5.2 This has resulted in a submission EBNP that reflects the community's aspirations for the area and the advice of stakeholders, whilst being in general conformity with local and national planning policy and that meets the basic conditions.
- 5.3 This consultation statement demonstrates that the publicity, consultation and engagement on the plan has been meaningful, effective, proportionate and valuable in shaping the plan, which will benefit current and future communities in East Boldon by promoting sustainable development.

## Appendix 1 Consultation leaflet – July 2017

PROPOSED  
**EAST BOLDON  
FORUM**

SHAPING OUR COMMUNITY, SHAPING OUR FUTURE, SHAPING EAST BOLDON



# Which Way For East Boldon?

## What future do you see for our village of East Boldon?

Do you want to have influence over the future development of our village?

Do you want to have your say about local key issues including housing, green spaces, parks, parking, sports centres, schools, spiritual centres, shops & businesses?

Would you like to maintain the character of our village and help preserve its Conservation areas?

Change is on the horizon which could radically alter the size, look and feel of East Boldon.

Plans which will release our important green belt areas for development are now being considered. While most of us accept that change is both inevitable and necessary it is also important that the views and aspirations of all of who live and work in our community are taken into account. With this aim in mind a group of East Boldon residents are working to create a forum which will work with the local Planning Department to help harmonise new development within our village.

We need your backing, we need your ideas and we need your help. Before we can begin to work towards a better future for our community we need to gain Neighbourhood Forum status from the local Planning Department and that's where you come in.

### Keep up to date and join us

If you want to learn more or get involved in shaping the future of our village, please complete the tear off slip below and return to one of the drop off points overleaf.

Would you like to join the East Boldon Neighbourhood Forum? Yes No

Name(s):

.....

Email addresses:

.....

Phone number:

.....

What is your postcode?

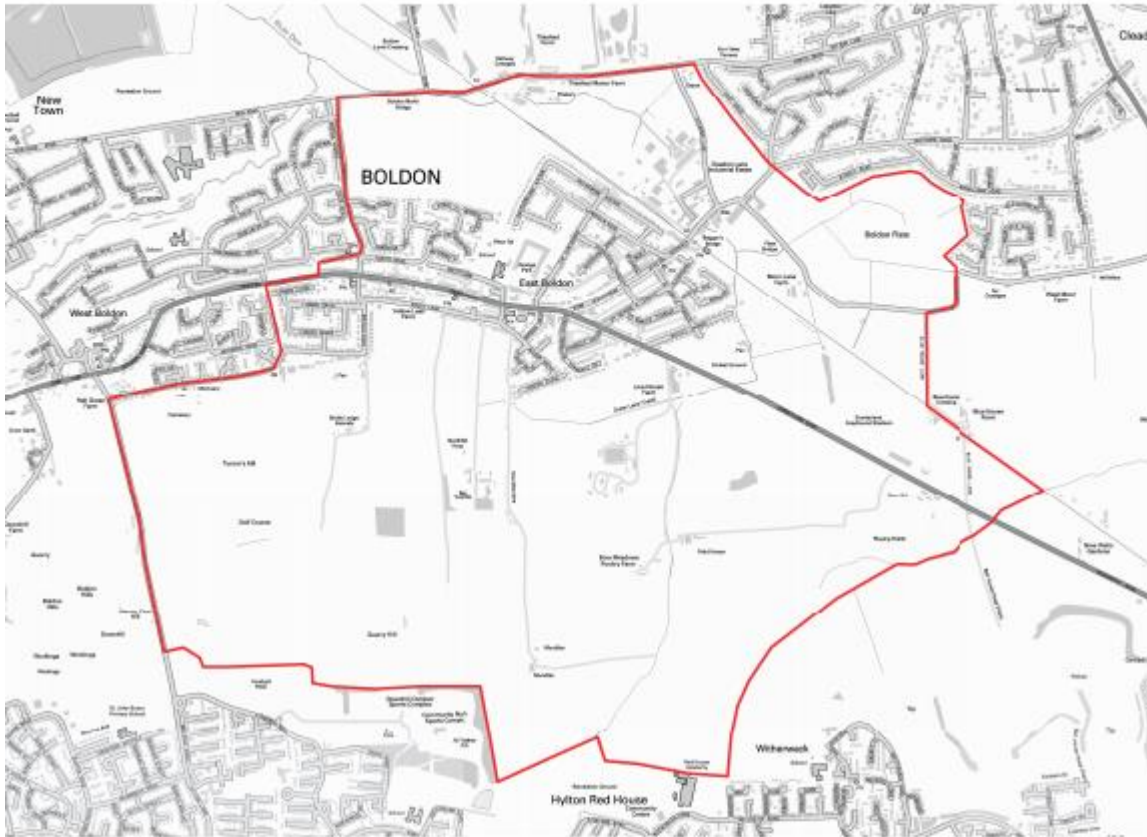
.....

Firstly, please fill in the form on this leaflet and return it to one of the collection points. This is important as we need the support of as many residents as possible from all areas within our boundary but it doesn't stop there. As well as your backing we need your views and we need your ideas so come along to our open meeting on Saturday 15th July in the East Boldon United Reformed Church, 10am-2.00pm, or join us at our regular meetings in the East Boldon Scout Hut on the fourth Monday of each month at 7.30pm.

Help us to help you to help East Boldon. We look forward to meeting you.



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## Boundary of Proposed Forum



Please return to collection point in one of these businesses.

**East Boldon:**  
Village Pharmacy,  
Grey Horse,  
East Boldon Library,  
Pickings Butchers,

**West Boldon:**  
West Boldon Post Office

**Cleadon:**  
Cleadon Post Office  
(Within Cleadon Florists).

or email to  
[info.eastboldonforum@gmail.com](mailto:info.eastboldonforum@gmail.com)

Appendix 2 Newspaper notices – July 2017





## **Appendix 3      Drop in event handout – July 2017**

### **What is a Neighbourhood Plan and What Can it Achieve?**

- The plan can be used to create a vision for a particular area.
- It can influence the type, design, location and mix of new development.
- It can address issues including road access, cycling, footpaths and access for people with disabilities.
- It can be used to help promote green and open spaces.

### **Who Can Prepare a Neighbourhood Plan?**

- Any community may prepare a Neighbourhood Plan, but in an area such as ours a Neighbourhood Forum must first be set up, and a specific 'Neighbourhood Area' identified.
- The Neighbourhood Forum must consist of at least 21 people and be formally designated by the Local Planning Authority.
- The proposed Neighbourhood Area must make sense in terms of service arrangements, transport, communications and community'.
- The Neighbourhood Plan must be approved by the Local Planning Authority
- The forum will lead the development of the Neighbourhood Plan.

### **Why should we consider preparing a Neighbourhood Plan?**

- Neighbourhood Plans are intended to give local people a direct say in the future development of their area.
- A Neighbourhood Plan gives local people the chance to create a planning document that guides and shapes development in their local communities.
- In turn, this will help to influence what facilities are provided in the area.

### **Can a Neighbourhood Plan be used to block development?**

- Neighbourhood Planning is about shaping development of a local area in a positive manner and is not a tool to be used to prevent development proposals from taking place.
- It should reflect local and national policies and should not conflict with the strategic policies of the Local Plan.
- Neighbourhood Plans are not able to promote less development than set out in the Local Plan (although the National Planning Policy Framework makes explicit reference to the opportunity for Neighbourhood Plans to promote more development than is set out in the local plan).
- A Neighbourhood Plan can be used to ensure that any development is in line with the wishes of the local people and is sympathetic to local need.
- When adopted, Neighbourhood Plans will be statutory planning documents.
- The Neighbourhood Plan will form part of the Local Plan and so will have significant weight in planning decisions.

### **What can a Neighbourhood Plan contain?**

- So long as the Neighbourhood Plan complies with the above principles, it can be as narrow or as broad as the community may wish. But it must be primarily about the use and development of land and buildings.
- It can also have a say in how buildings should look (their 'design'), or the materials they are constructed from.
- It might include reference to 'affordable housing', provision for local businesses, and issues to do with footpaths, cycling and access for people with disabilities.
- It can also focus on the protection and creation of open space, nature reserves, allotments, sports pitches, play areas, parks and gardens, and the planting of trees.

### **Writing the Plan & Community Engagement**

- Preparing a Neighbourhood Plan is a serious and often onerous task.
- It may necessitate the use of consultants to help provide the 'evidence base', part of the process in understanding the need of the community and characteristics of the area.
- However, Community engagement is a fundamental requirement, not least because it is a requirement of planning legislation.
- Finding out what people think and drawing on their skills and knowledge, will also be an important part of developing the evidence base which will lead to a more realistic and deliverable plan.

### **Adopting the Neighbourhood Plan**

- When the plan has been produced, it will be considered by an independent examiner to ensure that it is legally compliant and consistent with the requirements of the legislation.
- Following the independent examination, a local referendum will be held so that the whole community has the opportunity to vote on whether or not to adopt the plan.
- A majority vote (more than 50%) of the local community is needed to progress the plan towards adoption by the Local Planning Authority

### **How much is it likely to cost and how long will it take?**

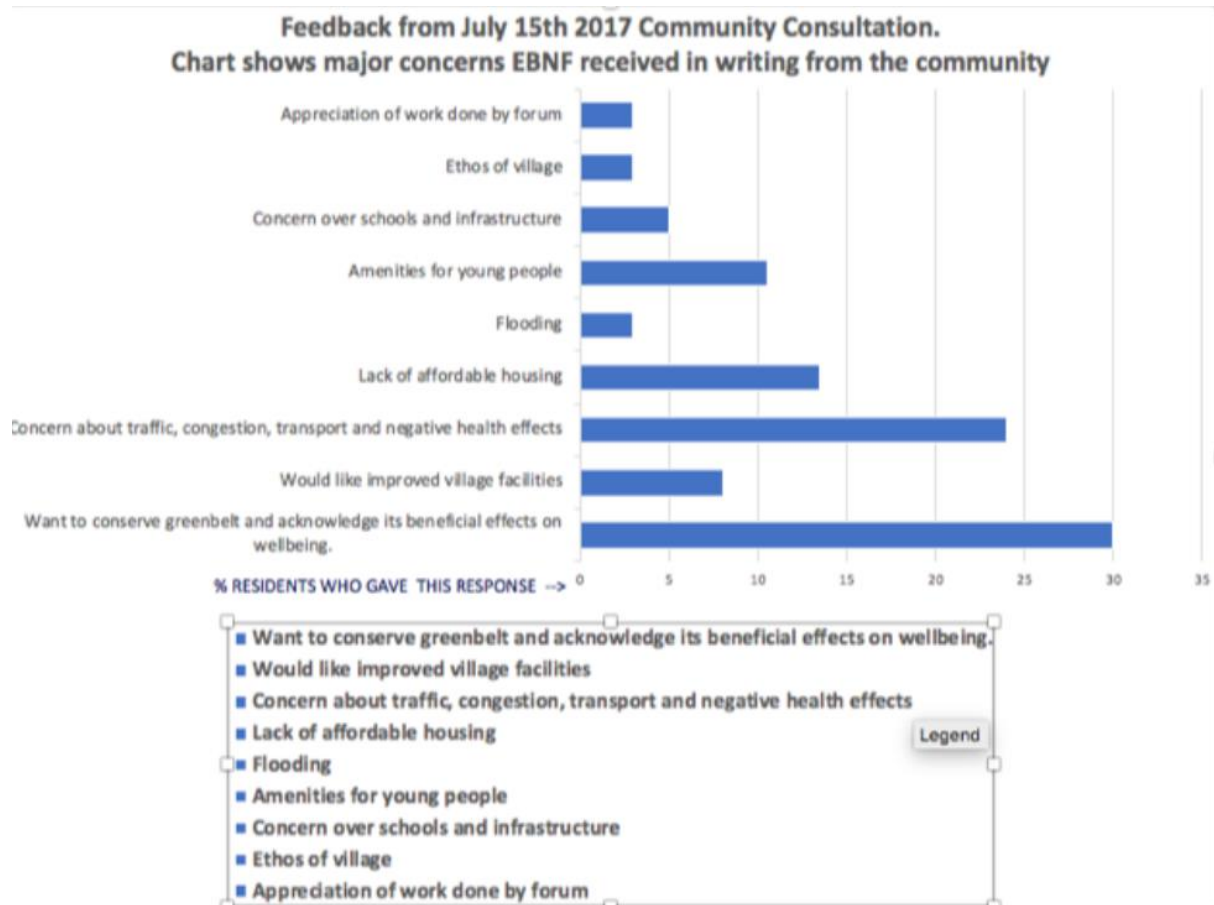
- The cost of producing a Neighbourhood Plan will depend largely on scope, complexity and size of the plan.
- The latest Government estimates suggest that Plans could cost over £20,000 and take up to 1-2 years to prepare.
- The amount of work involved will largely depend on the level of detail that it is included in the plan.
- Neighbourhood Plans need to be based on appropriate, proportionate and up-to-date evidence to support its policies.

- In addition, there are minimum statutory requirements, such as a Sustainability Appraisal and Habitat Regulations Assessment which will need to be completed alongside the plan.

### **What is the next step?**

- A group of local residents have been discussing the idea of producing a Neighbourhood Plan.
- They have drawn up a proposed boundary and have prepared all the paper work necessary to apply for Neighbourhood Forum status.
- Through this meeting, and other means, they are consulting with the local community to gauge the support for such a move.
- By signing up to be part of the proposed forum you are helping to determine if we proceed with this initiative and help keep East Boldon a great place to live. **Please sign up!**

## Appendix 4 Summary of comments – July 2017



## Appendix 5 Consultation leaflet – June 2018

# EAST BOLDON FORUM

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## East Boldon Neighbourhood Plan

### Consultation on Draft Vision and Objectives

Drop in session, 10:00am – 1:00pm Saturday 23rd June 2018

East Boldon United Reformed Church Hall



You may remember receiving a leaflet from us in May last year. In January 2018 the East Boldon Neighbourhood Forum was formally designated by South Tyneside Council.

We are starting to prepare a Neighbourhood Plan which will set out a **clear vision** for the area and help ensure development proposed in the Council's Local Plan takes on board the views and needs of the East Boldon community.

We have produced a set of **draft objectives** setting out the issues we think should be addressed in the Neighbourhood Plan using your responses from our consultation event in July last year.

We need **your support** and are keen to hear **your thoughts** about the East Boldon Neighbourhood Plan and the issues **you** think it should address.

Please come along to the drop in session and let us know **your** views.

If you can't make it to the event then please contact us via our website at [www.EastBoldonForum.org.uk](http://www.EastBoldonForum.org.uk) or join us at one of our monthly meetings held in the scout hut on the fourth Monday of the month.

For information about the Forum please visit our website at [www.EastBoldonForum.org.uk](http://www.EastBoldonForum.org.uk)  
The Forum is currently funded entirely through voluntary donations and is not affiliated to any political party.

**Our draft objectives are:**

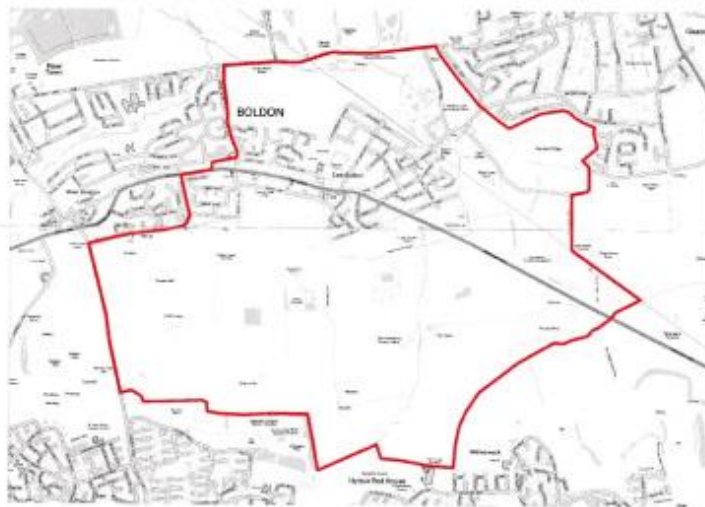
- *Ensure new development makes a **positive contribution** to social, environmental or economic needs and that any **negative impacts** are adequately mitigated.*
- *Ensure new development makes a positive contribution to a safe and **well-designed built environment** and that it respects the **historic environment** of the Neighbourhood Plan area.*
- *Plan positively for the creation, protection and enhancement of networks of biodiversity and **green infrastructure** in the Neighbourhood Plan area including ensuring that there are linkages to wider green infrastructure networks.*
- *Support the sustainable creation and protection of **employment opportunities** in the Neighbourhood Plan area and the vitality and viability of its Village and Local Centres.*
- *Create and maintain a balanced and sustainable community by providing a positive policy framework that recognises the different **types of homes** that all current and future residents of the Neighbourhood Plan area need.*
- *Contribute to **community wellbeing** by ensuring that the Neighbourhood Plan area's community, especially its older and younger people, have access to the services and facilities they need.*
- *Reduce the causes and risk of **flooding** in the Neighbourhood Plan area.*
- *Manage the **transport network** of the Neighbourhood Plan area to be safer, more efficient and more environmentally friendly for all users, whilst ensuring adequate parking is available to meet the needs of residents, visitors and businesses.*

Do **you agree** with them ?

What do **you think** should be included in the vision for the East Boldon Neighbourhood Plan?

Are there any other objectives that **you think** should be included?

The East Boldon Neighbourhood Forum area is shown in the map below:



**Come along on Saturday, 23 June 2018, share your views and join us!**

For information about the Forum please visit our website at [www.EastBoldonForum.org.uk](http://www.EastBoldonForum.org.uk)  
The Forum is currently funded entirely through voluntary donations and is not affiliated to any political party.

## Appendix 6 Consultation bodies

Consultation body	Organisation	Contact
Local Planning Authority	South Tyneside Council	George Mansbridge, Director Regeneration and Environment, South Tyneside Council, Town Hall & Civic Offices, Westoe Road, South Shields, NE33 2RL E-mail: <a href="mailto:george.mansbridge@southtyneside.gov.uk">george.mansbridge@southtyneside.gov.uk</a>
Coal Authority	Coal Authority	Planning and Local Authority Liaison, Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG E-mail: <a href="mailto:planningconsultation@coal.gov.uk">planningconsultation@coal.gov.uk</a>
Homes England	Homes England	Homes England, St Georges House, Kingsway, Team Valley, Gateshead, NE11 0NA E-mail: <a href="mailto:enquiries@homesengland.gov.uk">enquiries@homesengland.gov.uk</a>
Natural England	Natural England	Consultation Service, Natural England, Hornbeam House, Electra Way, Crewe Business Park, Crewe, CW1 6GJ E-mail: <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>
The Environment Agency	The Environment Agency	The Environment Agency, Tyneside House Skinnerburn Rd, Newcastle Business Park, Newcastle Upon Tyne, NE4 7AR E-mail: <a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a>
The Historic Buildings and Monuments Commission for England	Historic England	41-44 Sandgate, Newcastle-upon-Tyne, NE1 3JF E-mail: <a href="mailto:e-neast@historicengland.org.uk">e-neast@historicengland.org.uk</a>
Network Rail Infrastructure Limited	Network Rail	Network Rail, George Stephenson House, Toft Green, York, YO1 6HP <a href="mailto:townplanning.LNE@networkrail.co.uk">townplanning.LNE@networkrail.co.uk</a>
Highways England	Highways England	Area Development Team, Yorkshire and Northeast, Highways England, Lateral, 8 City Walk, Leeds, LS11 9AT

Consultation body	Organisation	Contact
		E-mail: <a href="mailto:PlanningYNE@highwaysengland.co.uk">PlanningYNE@highwaysengland.co.uk</a>
The Marine Management Organisation	Marine Management Organisation	Stakeholder and Networks Officer, Marine Management Organisation, PO Box 1275, Newcastle-upon-Tyne, NE99 9BN E-mail: <a href="mailto:consultations.mmo@marinemanagement.org.uk">consultations.mmo@marinemanagement.org.uk</a>
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
	BT Plc	BT Plc, Openreach New sites PP 4AB, 21-23 Carloli Square, Newcastle CTE, Newcastle-upon-Tyne, NE1 1BB
	Briskona	<a href="mailto:enquiries@briskona.com">enquiries@briskona.com</a>
	CTIL, (Cornerstone Telecommunications Infrastructure Limited), acting on behalf of Vodafone and O2	CTIL, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA E-mail: EMF.Enquiries@ctil.co.uk
	EE	Alex Jackman, Corporate and Financial affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG E-mail: <a href="mailto:public.affairs@ee.co.uk">public.affairs@ee.co.uk</a>
	Three	██████████, Three, Great Brigham, Mead, Vastern Road, Reading, RG1 8DJ, E-mail ██████████
	Virgin Media Ltd	Virgin Media Ltd, Unit 2, Network House, New York way, New York Way Industrial Park, Newcastle-upon-Tyne, NE27 0QF  Virgin Media Ltd (Head Office), 270 & 280 Bartley Way, Bartley Way Business Park, Hook, Hampshire, RG27 9UP



Consultation body	Organisation	Contact
	Wildcard Networks	Wildcard Networks, Reliance House, Skinnerburn Road, Newcastle-upon-Tyne, NE4 7AN E-mail: <a href="mailto:info@wildcard.net.uk">info@wildcard.net.uk</a>
	Arqiva	E-mail: <a href="mailto:community.relations@arqiva.com">community.relations@arqiva.com</a>
Any person to whom the electronic communications code applies	CTIL, (Cornerstone Telecommunications Infrastructure Limited), acting on behalf of Vodafone and O2	CTIL, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA E-mail: <a href="mailto:EMF.Enquiries@ctil.co.uk">EMF.Enquiries@ctil.co.uk</a>
	EE	Alex Jackman, Corporate and Financial affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG E-mail: <a href="mailto:public.affairs@ee.co.uk">public.affairs@ee.co.uk</a>
	Three	██████████ Three, Great Brigham, Mead, Vastern Road, Reading, RG1 8DJ, E-mail: ██████████
Any person to whom a licence has been granted under section (6)(1)(b) and (c) of the 1989 Electricity Act	Northern Powergrid	Northern Powergrid, Records and Information, Manor House, Station road, Penshaw, Houghton le Spring, County Durham, DH4 74A
	National Grid	██████████, Avison Young, Central Square South, Orchard Street, Newcastle, Ne1 3AZ E-mail: <a href="mailto:nationalgrid.uk@avisonyoung.com">nationalgrid.uk@avisonyoung.com</a>  ██████████, Town Planner, National Grid, National Grid House, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DA E-mail: <a href="mailto:box.landandacquisitions@nationalgrid.com">box.landandacquisitions@nationalgrid.com</a>
Sewerage undertaker	Northumbrian Water	██████████, Planning Team Leader, Northumbrian Water Ltd, Leaf House, Pattinson Road, Washington, Tyne & Wear, NE38 8LB

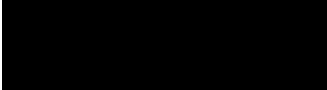

Consultation body	Organisation	Contact
		E-mail: [REDACTED] [REDACTED]
Water undertaker	Northumbrian Water	[REDACTED], Planning Team Leader, Northumbrian Water Ltd, Leaf House, Pattinson Road, Washington, Tyne & Wear, NE38 8LB E-mail: [REDACTED] Tel: [REDACTED]
The relevant Primary Care Trust	South Tyneside Clinical Commissioning Group	South Tyneside Clinical Commissioning Group, Monkton Hall, Main Hall, Monkton Lane, Jarrow, NE32 5NN E-mail: <a href="mailto:stynccg.enquiries@nhs.net">stynccg.enquiries@nhs.net</a>
	South Tyneside and Sunderland NHS Foundation Trust	South Tyneside and Sunderland NHS Foundation Trust South Tyneside District Hospital Harton Lane, South Shields, Tyne and Wear NE34 0PL. E-mail: <a href="mailto:nhsfoundationtrustinfo@stft.nhs.uk">nhsfoundationtrustinfo@stft.nhs.uk</a>
<b>Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area</b>		
<b>LEISURE &amp; SPORTING CLUBS &amp; GROUPS</b>	Boldon Squash Club	Sunderland Road, NE36 0BT
	Cleadon Archers	Sunderland Road, NE36 0BT
	Boldon Cricket Club	Sunderland Road, NE36 0BT
	Boldon Lawn Tennis Club	Dipe Lane, NE36 0PQ
	Boldon Golf Club	Dipe Lane, NE36 0PQ
	Methodist Church (Flower Arranging)	Western Terrace, NE36 0RX
	Methodist Church (Youth 3)	Western Terrace, NE36 0RX
	4 <sup>th</sup> East Boldon Scouts	Front Street, Scout Hut, NE36 0SN
	Third Boldon Girl Guides	53a United Reform Church Hall, Front Street, NE36 0SD

Consultation body	Organisation	Contact
	St. Georges Church: Little Acorns	Front Street, NE36 OSH
	East Boldon Infants & Juniors PTA	Junior School, North Road, NE36 ODL]
	The Grange Community Room	The Grange, Front Street, NE360SH
	Boldon and Cleadon Community Library	Boker Lane, NE360RY
<b>Bodies which represent the interests of different religious groups in the neighbourhood area</b>		
<b>RELIGIOUS/CHURCHES</b>	East Boldon Methodist Church	Western Terrace, NE36 ORX
	St. George's Church	Front Street, NE36 OSH
	Boldon United Reformed Church	53 Front Street, NE36 OSD
<b>Bodies which represent the interests of persons carrying on business in the neighbourhood area</b>		
<b>RETAIL BUSINESSES</b>		
HOSPITALITY/PUBLIC HOUSES (FOOD & DRINK)	Pats Café	1a Cleadon Lane Industrial Estate NE36 OAH
	East Boldon Chop Suey House	1 Front Street, NE36 OSF
	The Grey Horse Inn	Front Street, NE36 OSJ
	The Black Bull Inn	98 Front Street, NE360SG
	Beggars Bridge Public House	Station Approach, NE360AB
	Daniela's Fish Bar	58 Front Street, NE36 OSH
	Blacks Corner	1 St Bedes, NE36 OLE
	Volare	2 St Bedes, NE36 OLE
	No 4	4 St Bedes, NE36 OLE

Consultation body	Organisation	Contact
	Puccini	1 Station Approach, NE36 0AB
	The Eastern Touch	2 - 4 Station Approach, NE36 0AB
	The Coffee Station	5 Station Terrace, NE36 0LJ
	Master Debonair	8a&9 Station Terrace, NE36 0LJ
	Mid Boldon Club	60 Front Street, N36 0SH
STORES-FOOD & CONVENIENCE	Sainsburys	Station Terrace, NE36 0LJ
	Keystore	Station Terrace, NE36 0LJ
	George M Pickings, Village Butcher	49 Front Street, NE360SE
FLORAL & PLANTS	Blossoms & Bows	7, Langholm Road, NE36 0ED
	Green Fingers Nursery	Tiledshed Lane, NE36 0BP
MOTOR SALES	Part Ex Centre	Cleadon Lane Industrial Estate, NE36 0AH
OTHER	Boldon Auction Galleries	24 - 24a Front Street, NE36 0SJ
	Herrington Gate Furniture	Toad Hall, Front Street, NE36 0SF
	Breeze Interiors	44-46 Front Street, NE36 0SH
	House Interiors	84 Front Street, NE36 0SG
	L&S Irving Ltd	52-54 Front Street, NE36 0SH
	Village Pharmacy	7 Station Terrace, NE36 0LI
	Store & Boldon Convenience & Post Office	65 Front Street, NE36 0SB
	Bathrooms Today	3 St. Bedes, NE36 0LE
	Dove Building Services	Unit 2&3 Station Approach NE36 0AB
<b>SERVICE BUSINESSES</b>		
GARAGES/CAR REPAIRS	Station Garage	Station Approach, NE36 0AB
	T Byrne Autos	Station Approach, NE36 0AB

Consultation body	Organisation	Contact
	G. Baxter Auto Bodies	Cleadon Lane Industrial Estate, NE36 0AH
	Mill Bank Motors, Car Repairs	Cleadon Lane Industrial Estate, NE36 0AJ
	Bodysshop Services	4 Cleadon Lane Industrial Estate, NE36 0AH
	Renault Nissan Clinic	7g Cleadon Lane Industrial Estate, NE36 0AH
	East Boldon Motors	Cleadon Lane Industrial Estate NE36 0AH
ESTATE AGENTS/LETTING	Linda Leary	1 Station Terrace NE36 0LJ
	Andrew Craig Ltd	2a Station Terrace, NE36 0LJ
	Elite Property Management	Unit 1c Station Approach, NE36 0AB
	Alfred Pallas, Estate Agent	11 Struan Terrace NE36 0EA
EDUCATION& SUPPORT SERVICES	East Boldon Infant School	Front Street NE36 0SW
	East Boldon Junior School	North Road NE36 0DL
	Helen Gibson Nursery	North Road NE36 0DL
	Footprint Learning & Development	9 Front Street NE36 0SF
OTHER	Brewster & Co	5a Station Terrace NE36 0LJ
	Diving Centre	5 Cleadon Lane Industrial Estate NE36 0AH
	Bridlelodge Kennels	Bridle Path NE36 0AP
	Boldon Upholstery	2a Grange Terrace NE36 0DW
	Consult the Experts Ltd	2 St. George's Terrace NE36 0LU
	Telephone Exchange	5 St. Bedes NE36 0LE
	East Boldon Dental Practice	6 St Bedes NE36 0LE
	B3 Architecture	11a Straun Terrace NE36 0EA
	Bubbles Car Wash	Moor Lane NE36 0AQ

Consultation body	Organisation	Contact
	Sunderland Dogs Stadium	Newcastle Road SR5 1RP
	Pet Cremation Services	Tilshed Lane NE36 0BP
<b>CONSTRUCTION/BUILDING MAINTENANCE</b>	K Campbell Construction	Cleadon Lane Industrial Estate NE36 0AH
	Cooks Building & Maintenance	Manor House, Cleadon Lane Industrial Estate, NE36 0AL
	Group Tegula	7b Cleadon Lane Industrial Estate NE36 0AH
<b>HAIR &amp; BEAUTY/HEALTH ACTIVITIES</b>	House of Glamazon	8 Station Terrace, NE36 0LJ
	Spruced – Health & Beauty	1 Langholm Road NE36 0ED
	Hair Goals	3 Langholm Road NE36 0ED
	The Boldon Clinic	5 Langholm Road NE36 0ED
	Curl Up n Dye	2b Grange Terrace NE36 0DW
	Smiths Barbers	2 Cleadon Lane, NE36 0AJ
	Tribeca	50 Front Street NE36 0SH
	Boldon Beauty Clinic	6 Station Terrace NE36 0LI
	Q Hair	2-5 St. Bedes NE360SG
	My Body Studios	2-5 St. Bedes NE360LE
	Premier Physio	4a St. Bedes NE360LE
<b>INDUSTRIAL - RURAL</b>	Field House Farm	Sunderland Road NE36 0BX
	Mundles Farm	Mundles Lane NE360AW
	Moor Lane Farm	Moor Lane NE360AQ
	Low House Farm Nursery	Sunderland Road BE360BT
<b>INDUSTRIAL</b>	O'Brien's	Cleadon Lane Industrial Estate NE36 0AL
	Stanley Cutter	Cleadon Lane Industrial Estate

Consultation body	Organisation	Contact
		NE36 0AJ
	JG Turnbull	Cleadon Lane Industrial Estate NE36 0AH
	Borcon Concrete Services	Belle Vue Villas, NE360AN
	Willis Engineering	Station Approach NE360AB
	Artistic Iron Craft	Unit 1, Station Approach NE360AB
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area.		
<b>ASYLUM SEEKERS &amp; REFUGEES</b>	EMTRAS (Ethnic Minority Traveller Refugee Achievement Service) supports pupils who have English as an Additional Language (EAL) once in school	<a href="mailto:EMTRAS@southtyneside.gov.uk">EMTRAS@southtyneside.gov.uk</a>
	STARCH – (South Tyneside Asylum Seekers and refugees Church Help) offers support to asylum seekers and refugees and hosts a weekly drop in service at Living Waters Church.	Living Waters Church Alice Street Laygate South Shields NE33 5PB 
	BRITISH RED CROSS -provides a range of support services to asylum seekers and refugees.	Suite 8-9 Eagle Building, 201 High Street East, Sunderland, SR1 2AX 0191 5108753 
<b>RACIAL EQUALITY</b>	CREST - (Compact for Race Equality in South Tyneside) promotes racial	7 Beach Road South Shields NE33 1LE

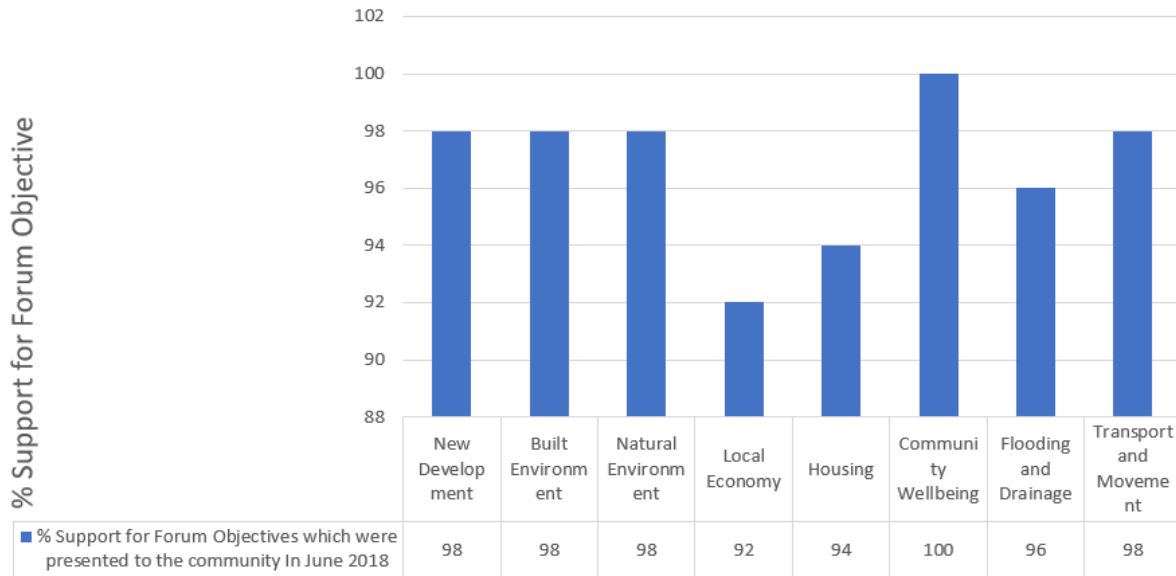
Consultation body	Organisation	Contact
	equality; supports those in need to access education, training and employment.	0191 427 6611 <a href="mailto:info@crest.uk.com">info@crest.uk.com</a>
	Apna Ghar - centre for minority ethnic women; opportunities for women to develop confidence and reach their full potential.	124-126 Ocean Road South Shields Tyne and Wear NE33 2JF 0191 4564147  <a href="mailto:apnagha@btconnect.com">apnagha@btconnect.com</a>
<b>OLDER PEOPLE</b>	Age Concern Tyneside South	29 Beach Road, South Shields, NE33 2QU <a href="mailto:info@ac-ts.org.uk">info@ac-ts.org.uk</a>
	Alzheimer's Society,	2 Station Approach, South Shields, NE33 1 HR <a href="mailto:southtyneside@alzheimers.org.uk">southtyneside@alzheimers.org.uk</a>
<b>Bodies which represent the interests of disabled persons in the neighbourhood area</b>		
<b>AUTISM</b>	New Hope North East Voluntary Organization supporting disabled children/young people and their families from a diverse range of backgrounds	c/o Trinity House Cafe 134 Laygate South Shields, NE33 4JD
	North East Autism Society. Provider of whole life support services for people who are neurologically diverse	No address  <a href="mailto:info@ne-as.org.uk">info@ne-as.org.uk</a>
<b>DISABILITY</b>	Children and Adults Disability Service. Provides specialist social work support	Gordon House, Gordon Street, South Shields, NE33 4JP



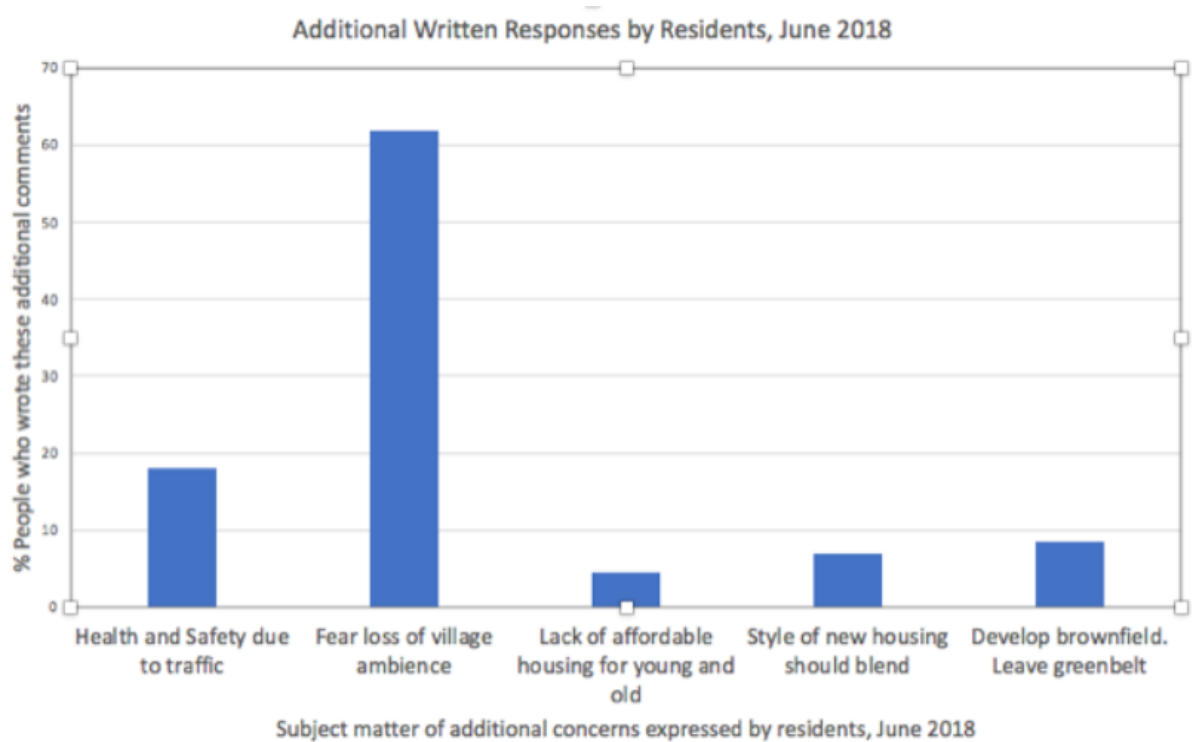
Consultation body	Organisation	Contact
	to help the families of disabled children.	
	<u>Bliss=Ability</u> Offers basic IT skills training for people with a disability.	34-36 New Green St South Shields NE33 5DL
<b>SUICIDE</b>	If U Care Share Foundation Local Charity. Support well being and loss for people affected by suicide	27 The Close East, South Pelaw, Chester-le-Street, County Durham, DH2 2EY

## Appendix 7 Summary of feedback – June 2018

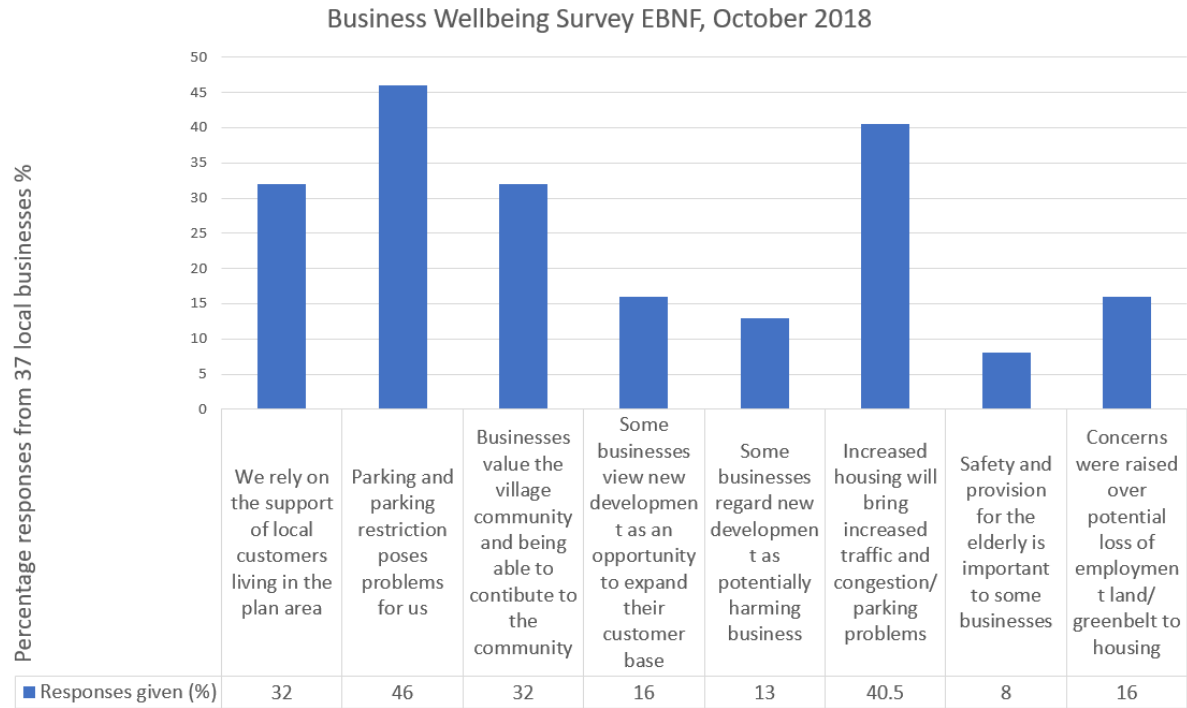
% Support for Forum Objectives which were presented to the community in June 2018



In addition to the community consultation questionnaire, residents were invited to extend their responses and give personal views. From the 54 people who attended, 110 separate comments were gathered. They are charted below:



## Appendix 8 Business and wellbeing survey results



## Appendix 9 Extract of project with young people





**Cognitive mapping exercise – 6SW**



**Cognitive mapping exercise – 6LG**



## Appendix 10 Consultation leaflet – March 2019

# EAST BOLDON FORUM

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## East Boldon Neighbourhood Plan – Consultation Event No 3

**Drop in Session, 10:00am - 1:00pm, Saturday 16<sup>th</sup> March 2019**  
**East Boldon Junior School**



- COME AND HELP SHAPE THE FUTURE OF OUR VILLAGE
  - HAVE YOUR SAY ABOUT NEW DEVELOPMENT, PARKING ISSUES, TRANSPORT AND THE ENVIRONMENT
- TELL US YOUR VISION FOR EAST BOLDON.....

**IN THE EVENT OF ANY NEW HOUSING, TELL US WHAT IS NEEDED AND HOW IT SHOULD LOOK.**

We have developed a local Housing Needs Survey which you can complete on line via our website at <http://www.eastboldonforum.org.uk/housing-needs-survey/> Hard copies and further information will be available at the consultation event. The survey only takes 10 minutes to complete.



The Forum is funded entirely through voluntary donations and grants. It is not affiliated to any political party.

## PUPILS FROM EAST BOLDON JUNIOR SCHOOL HAVE BEEN DEVELOPING THEIR IDEAS FOR IMPROVING THE VILLAGE - COME ALONG AND SEE THEIR WORK AND UNDERSTAND WHAT IS IMPORTANT TO THEM



East Boldon Forum is developing a Neighbourhood Plan with the help of [local residents](#) to help guide and influence future development in East Boldon. The village has identified [a number of key objectives](#) which should underpin the plan in the following areas:

- The built and historic environment
- The natural environment
- The local economy
- Housing
- Community wellbeing
- Flooding and sustainable drainage
- Transport and movement



Since the last meeting we have been looking at ways in which each of these issues can be addressed by:

- Working with South Tyneside Council
- Consulting other Neighbourhood Forums
- Surveying local businesses
- Appointing a Planning Consultant to help us develop policies for the Neighbourhood [Plan](#)
- Involving East Boldon Junior School staff and pupils



[We'll](#) update you with progress on the work undertaken by the Forum to date and ask for your views on the direction we should take in developing policies for inclusion in the Neighbourhood Plan.

If you are unable to attend the event, you can give us your views and find further information about the Forum at our website [www.EastBoldonForum.org.uk](http://www.EastBoldonForum.org.uk). You may also contact us by email at [info.eastboldonforum@gmail.com](mailto:info.eastboldonforum@gmail.com)

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## Appendix 11 Photographs from drop in event – March 2019



## Appendix 12 Questionnaire – March 2019

# EAST BOLDON FORUM

### YOUR FEEDBACK

This will be used to help us develop policies that will form part of the Neighbourhood Plan for East Boldon

Please give us your comments on each of the following areas, some of which were raised at our previous consultation events. We now need more detail to help us develop policies in each area.

#### 1 CAR PARKING

The development of a neighbourhood plan gives us the opportunity to set parking standards for new development in East Boldon.

Q1: Feedback has highlighted significant concerns regarding parking. Which areas in the Village do you think are problematic for car parking? Tick whichever applies:

- a) Near the Metro station
- b) Near the Village schools
- c) Near shops on Station Terrace and Langholm Road
- d) Near shops on Front Street

If you have any specific comments, please enter them in the box under Q3 below

Q2: Do you think we should consider setting parking standards, if so do you have any views on what they should be seeking to achieve? (Please enter your views in the box below Q3)

YES  NO

Q3: Please enter any comments you have on Q1, Q2 and Q3 in the box below. Do you have any other comments about car parking in East Boldon?

1

## 2 NATURAL ENVIRONMENT

East Boldon is surrounded by Green Belt land which forms an important part of the character and identity of the village and the wider plan area, as well as providing separation from the adjacent communities in Sunderland and South Tyneside.

In addition, the quality of the natural environment within the Green Belt has seen some areas have additional protection. For example, the Boldon Pastures SSSI and the Boldon Flats and Low House Copse Local Wildlife Sites.

East Boldon also contains a number of green spaces which add to the character of the village and provide leisure opportunities. The Neighbourhood Plan is able to nominate areas for designation as green space.

**Q1: Do you think the Neighbourhood Plan should attempt to protect the existing green belt?**  
(Please enter your views in the box below Q2)

YES  NO

**Q2: Should any new development in East Boldon contain an appropriate provision of landscaping, green corridors and wildlife habitats which link to the existing network?**

YES  NO

Please explain the reasons for your responses to Q1 and Q2 in this box:

**Q3: Do you think that the Neighbourhood Plan should designate areas within the Plan area as Green Space?**

YES  NO

If you answered YES to the previous question, are there any green spaces within the Plan area which you think could be enhanced and protected? If so, please explain why you feel the area/site should be identified and also describe its location.

### 3 HOUSING

To help inform the Neighbourhood Plan, we are conducting a Housing Needs Survey to establish the specific housing needs of East Boldon residents. Survey forms are available at this event and can also be completed on our website.

**Q1: Should any new housing in the Plan area reflect the specific needs identified by East Boldon residents in the survey?**

YES  NO

Please enter any comments here:

**Q2: If new housing is to be built in East Boldon, should it be sited on Brownfield or Greenfield sites?**

Brownfield  Greenfield

Please enter any comments here:

Housing developers can make a financial contribution to the local authority to be spent within the community, based on the value of the development.

**Q3: Should any such contribution from new development in East Boldon be spent within the Village?**

YES  NO

If you answered YES, what should it be spent on? Please enter any comments below:

#### 4 VISION FOR EAST BOLDON

Our draft vision (see display board) has been drawn from comments made by residents who attended our previous consultation events.

Q1: Do you agree with our proposed Vision for East Boldon? YES  NO

If you have any comments on the draft vision or have answered 'NO', please explain below.

#### FINALLY...

If you have any other comments you would like to make, please enter them here:

If you would like to join the Forum and help us improve our Village, please fill in the membership form available from the signing in desk.

It would be helpful if you could include your contact details below so we can keep you informed of progress with the Neighbourhood Plan and discuss your response in more detail if needed.

Name	Address	Email

**THANK YOU FOR YOUR TIME AND INTEREST IN IMPROVING OUR VILLAGE!**

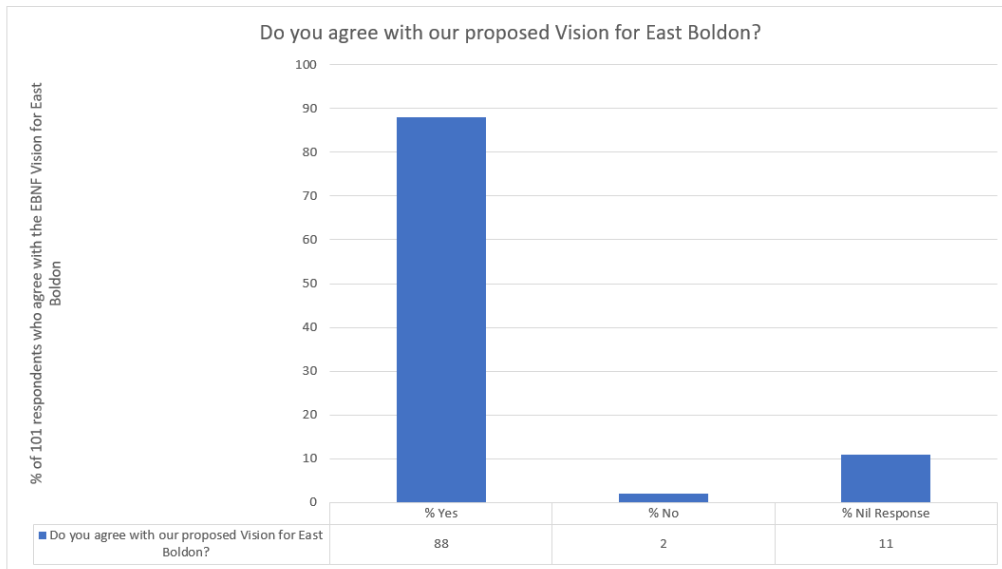
**Please return the completed form to the box next to the signing in desk.**

**YOU CAN CONTACT US AT:**  
[info.eastboldonforum@gmail.com](mailto:info.eastboldonforum@gmail.com)

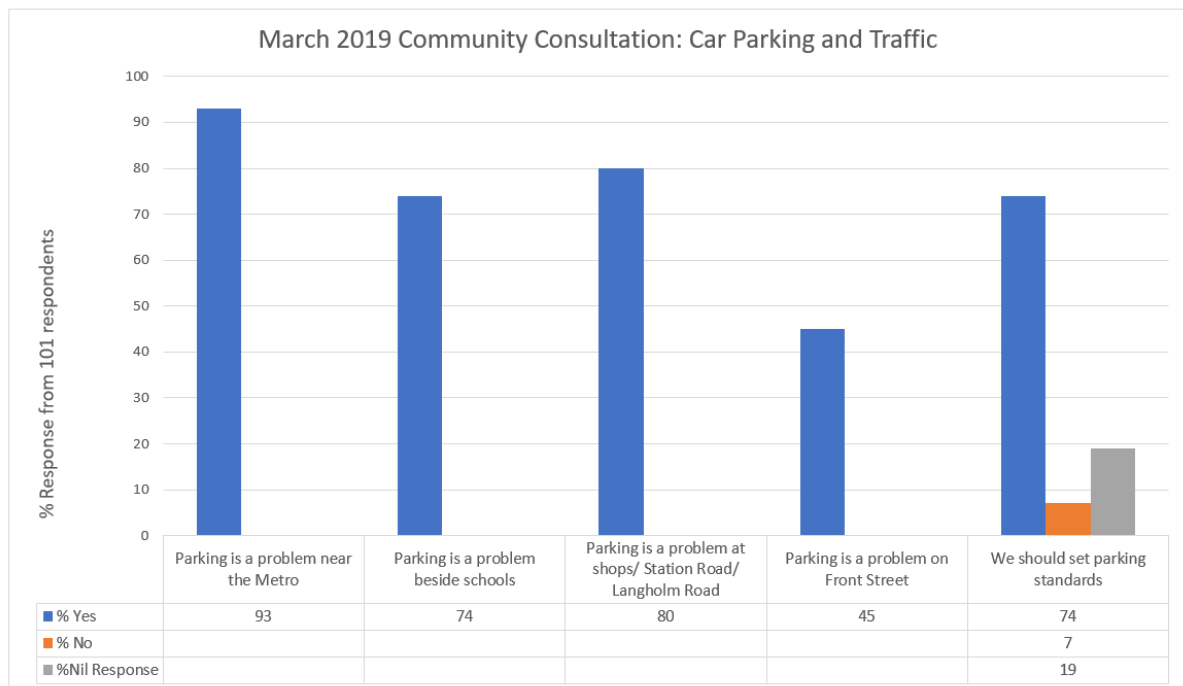
**OR VISIT OUR WEBSITE:**  
<http://www.eastboldonforum.org.uk/>

## Appendix 13 Summary of feedback – March 2019

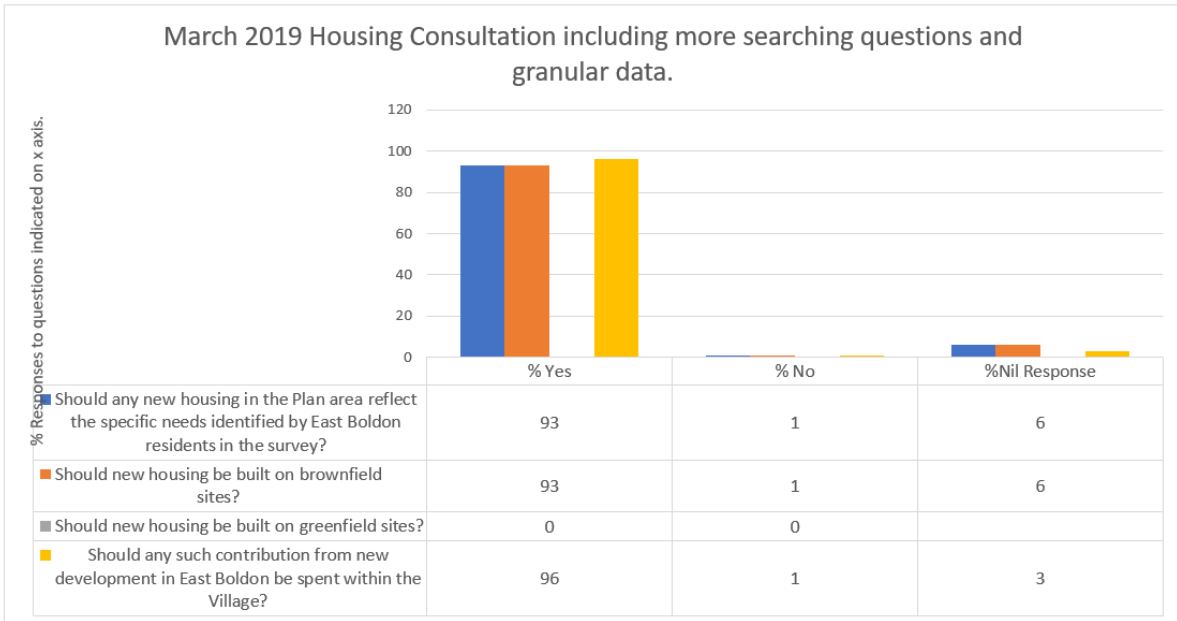
From consultation with those who reside and/ or work in the forum area, the EBNF put forward a 'Vision for East Boldon to 2036'. It was explained that, if supported, it would form the Vision, Objectives and Draft Planning Policies section of the EBNF draft Neighbourhood Plan.



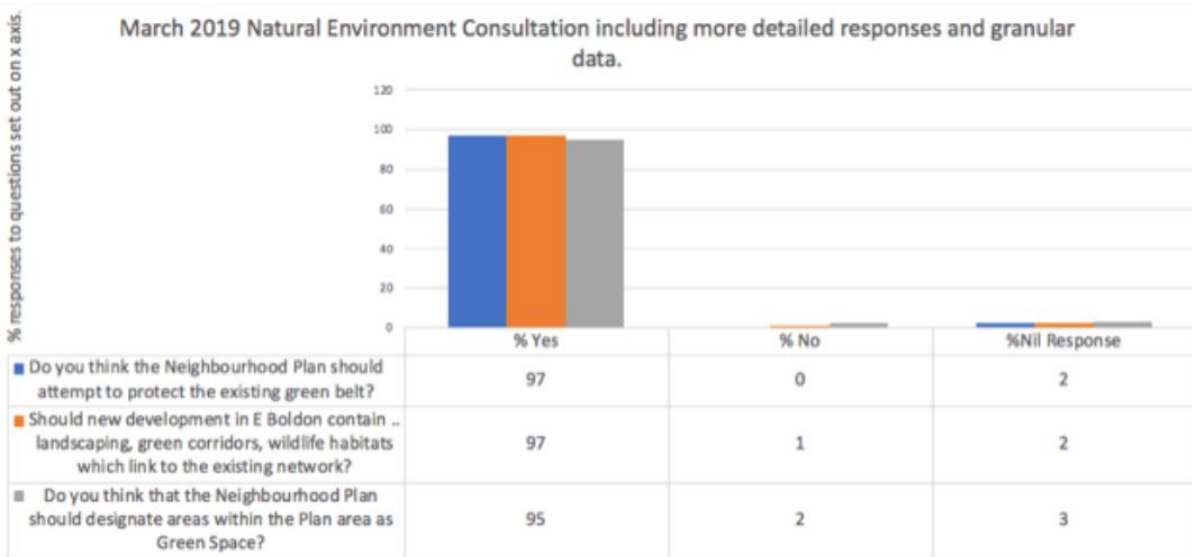
### Car Parking and Traffic (Summary Findings)



**Housing (Summary Findings)**



**Natural environment**



## Appendix 14 Consultation leaflet – June 2019

# EAST BOLDON FORUM

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## East Boldon Neighbourhood Plan – Consultation Event (No 4)

Drop in Session, 10:00am - 1:00pm, Saturday 22<sup>nd</sup> June 2019

East Boldon Junior School



**Your Chance To Have Your Say About The Local Economy, Well Being, Transport Links, Flooding And The Design Of Any New Development.**

**The Council's final Strategic Land Review highlighted that the Junior School and Nursery site could be considered for housing. Come and tell us what you think of this.**

### DEVELOPMENT ON BROWNFIELD SITES?



At our last drop in event, you told us that you would prefer any new housing to be built on brownfield sites within the village. Cleadon Lane Industrial Estate is the main area of brownfield land in East Boldon – should it continue to be used for industrial purposes, or, should sites become vacant, would you prefer it to be reserved for a mix of uses, including new housing development and Metro parking?

The Forum is funded entirely through voluntary donations and grants. It is not affiliated to any political party.



At our last consultation event you gave us your views on the following areas:

**Overall vision:** 87% supported our draft vision

**Natural Environment:**

- 97% wanted to protect the Greenbelt
- 97% wanted green corridors within new development
- 95% wanted us to designate green spaces in the Forum area

**Car Parking:**

- 74% wanted us to develop parking standards for East Boldon

**Housing:**

- 93% favoured brownfield sites for new housing
- 92% felt the type of new housing should be determined by the needs of residents



(There is still an opportunity to give us your views on current and future housing provision in East Boldon. Our survey can be completed online here:

<http://www.eastboldonforum.org.uk/housing-needs-survey/>)

**We now need your views on the following policy areas:**

- Local Economy
- Built & Historic Environment
- Transport & Movement
- Community Wellbeing
- Flooding & Drainage



When we have your views in all of these areas, we will use them as evidence in support of policies that will make up the Neighbourhood Plan for East Boldon. Once adopted, South Tyneside Council is obliged to take this into account.



**EAST BOLDON:  
A GREAT PLACE TO LIVE, WORK AND BRING UP YOUR FAMILY**

If you are unable to attend the event, you can give us your views and find further information about the Forum at our website [www.EastBoldonForum.org.uk](http://www.EastBoldonForum.org.uk). You may also contact us by email at [info.eastboldonforum@gmail.com](mailto:info.eastboldonforum@gmail.com)

The Forum is funded entirely through voluntary donations and grants. It is not affiliated to any political party.

## Appendix 15 Questionnaire – June 2019

# EAST BOLDON FORUM

### YOUR FEEDBACK

This will be used to help us develop policies that will form part of the Neighbourhood Plan for East Boldon

Please give us your comments on each of the following areas, some of which were raised at our previous consultation events. We now need more detail to help us develop policies in each area.

#### 1 COMMUNITY WELLBEING

The planning system is required to aim to achieve healthy, inclusive and safe places which: promote social interaction, are accessible and safe, and enable and support healthy lifestyles. In relation to Wellbeing we would like to know what you think and feel about your life in East Boldon.

Q1: "I feel happy living in East Boldon and feel a part of village life and the community"

YES  NO

Please provide reasons for your response. If you disagree or strongly disagree, what would improvements would you like to see:

Q2: 'I feel that there are plenty of recreation and sporting opportunities and facilities in East Boldon for young people and adults, including the elderly and people with disabilities.'

YES  NO

Please provide reasons for your response. If you disagree or strongly disagree, what improvements would you like to see:

1

**Q3. 'I feel that there is adequate provision for my family's health needs in East Boldon.'**

YES  NO

Please provide reasons for your response. If you disagree or strongly disagree, what improvements would you like to see:

**Q4: I feel that there are sufficient opportunities to develop spiritual wellbeing (the ability to experience and integrate meaning and purpose in life through religion or connection to nature, the arts or quest for scientific truth) within the existing 3 churches and other community groups in East Boldon.**

YES  NO

Please provide reasons for your response. If you disagree or strongly disagree, what improvements would you like to see:

**Q5: i) I feel it is important that we retain local schools close to the heart of the village.**

YES  NO

**ii) I feel it is important that East Boldon Neighbourhood Forum should seek to retain the junior school site for educational purposes.**

YES  NO

Please provide reasons for your responses to i) and ii) here:

**2**

## 2 LOCAL ECONOMY

Our survey of businesses in East Boldon in November 2018 showed that services and retail are vibrant throughout the village, whilst there has been a decline in the more traditional industries, particularly those that occupy or occupied the Cleadon Lane Industrial Estate. The lack of adequate car parking was a major concern raised by many respondents.

We now need your views on the future of the local economy in East Boldon.

Q1: i) Do you agree that the shopping area in Station Terrace (near to the Metro station) is an essential village asset and one that should be safeguarded through appropriate planning policy?

YES  NO

ii) Are there any other shops, commercial premises or similar facilities which should be protected?

YES  NO

Please explain your responses here:

Q2: i) Do you use the shops and services in East Boldon? YES  NO

ii) Are there any factors that make it difficult for you to use the shops or services in East Boldon? YES  NO

iii) Is there a good balance of shops and services in East Boldon for your needs? YES  NO

Please explain your responses here:

Q3: Do you think that the Cleadon Lane Industrial Estate should be retained as a whole or in part for employment purposes? YES  NO

Q4: If sites become vacant on Cleadon Lane Industrial Estate and can't be re-let for employment purposes, should the land be used for other functions such as housing and parking? YES  NO

Please explain your responses to Q4 and Q5 here:

### 3 BUILT & HISTORIC ENVIRONMENT

You have told us how important good design is for any future development in the Forum area and you have said that we should adopt a Design Code to help achieve that end. You have also confirmed the importance of East Boldon Conservation Area.

The following questions will help us focus on what should be highlighted in the Design Code, and how the design of new development will ensure that the neighbourhood plan objectives are delivered.

**Q1: New housing should be sensitive to the architectural character of East Boldon and reflect the materials and styles found within the Forum area. New development should be of the highest design quality, visually attractive and appropriate to character and local distinctiveness of the area.**

Do you agree? YES  NO

(Please any comments in the box below Q3 below)

**Q2: In order to help reflect the feel, character and scale of East Boldon, large scale development should be divided into smaller character areas to encourage more distinctive, diverse and individual designs solutions.**

Do you agree? YES  NO

(Please enter any comments in the box below Q3 below)

**Q3: Where a large development is planned of more than 10 units, the principles set out within the Neighbourhood Plan and the wishes of the residents should be met through a process of master planning and community involvement.**

Do you agree? YES  NO

Please enter your comments on Q1, Q2 and Q3 in this box:

**Q4: Within the East Boldon Conservation Area (see map on display), are there any areas that should be improved/ enhanced, or any areas or sites that require additional protection . Eg, poor design; lack of maintenance; extent of the Conservation Area; protection of woodland areas and further TPOs; additional buildings or spaces which should be recognised by South Tyneside Council for their local heritage value (see Council's 'Local List' on display) etc.**

Please enter your suggestion and reasons for your response in this box:

#### **4 TRANSPORT & MOVEMENT**

The village suffers from high levels of traffic resulting in noise, poor air quality and road safety issues. There is a decline in bus services and, at times, considerable congestion at Metro crossings.

For the following questions, when thinking about Transport and Movement, please take into consideration the implications if new developments are built in the village.

**Q1: Should public transport and the implications of traffic congestion, noise & air quality, etc be taken into account when considering new development proposals?**

YES  NO

Please specify and give reasons for your response.

**Q2: In order to help reduce the reliance on cars etc., and improve leisure opportunities, should bridleways , cycle paths and footpaths be protected, improved and extended?**

YES  NO

If you have any comments, please enter them here:

5

**Q3: Should the Forum seek to ensure that road safety issues are addressed as part of new development proposals?**

YES  NO

If you have any comments or suggestions, please enter them here:

**Q4: Should the Forum press the case for the Metro system's extension to the new IAMP and Nissan site?**

YES  NO

If you have any comments or suggestions, please enter them here:

## **5 FLOODING AND SUSTAINABLE DRAINAGE**

East Boldon is surrounded by a large area of undeveloped land which provides an important habitat for wildlife. There are a number of water courses which feature as part of this landscape and many of these feed Boldon Flats, an important site and sanctuary for birds.

**Q1: Do you agree that any development should be subject to strict controls which ensure that these watercourses and the underlying ground water conditions are not adversely affected, and appropriate flood risk assessments are undertaken.**

YES  NO

**Q2: Have you been affected by flooding, or are you aware of flooding issues affecting any area within the Forum?**

YES  NO

If you have any comments or suggestions, please enter them here:

**FINALLY...**

If you have any other comments you would like to make, please enter them here:

If you would like to join the Forum and help us improve our Village, please fill in the membership form available from the signing in desk.

It would be helpful if you could include your contact details below so we can keep you informed of progress with the Neighbourhood Plan and discuss your response in more detail if needed.

Name	Address	Email

**THANK YOU FOR YOUR TIME AND INTEREST IN IMPROVING OUR VILLAGE!**

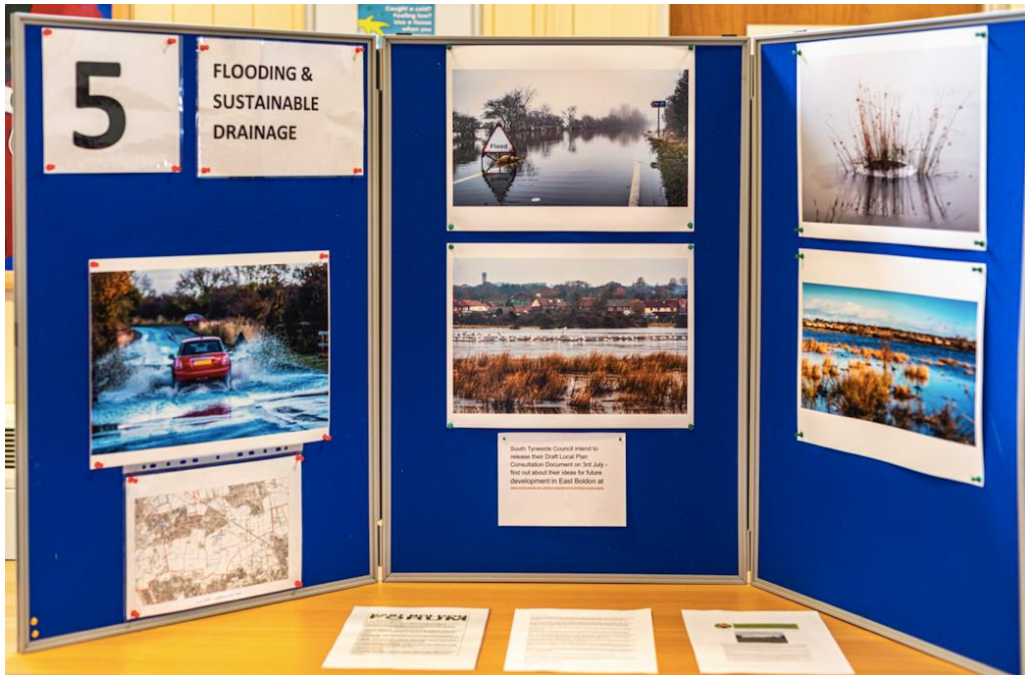
**Please return the completed form to the box next to the signing in desk.**

**YOU CAN CONTACT US AT:**  
[info.eastboldonforum@gmail.com](mailto:info.eastboldonforum@gmail.com)

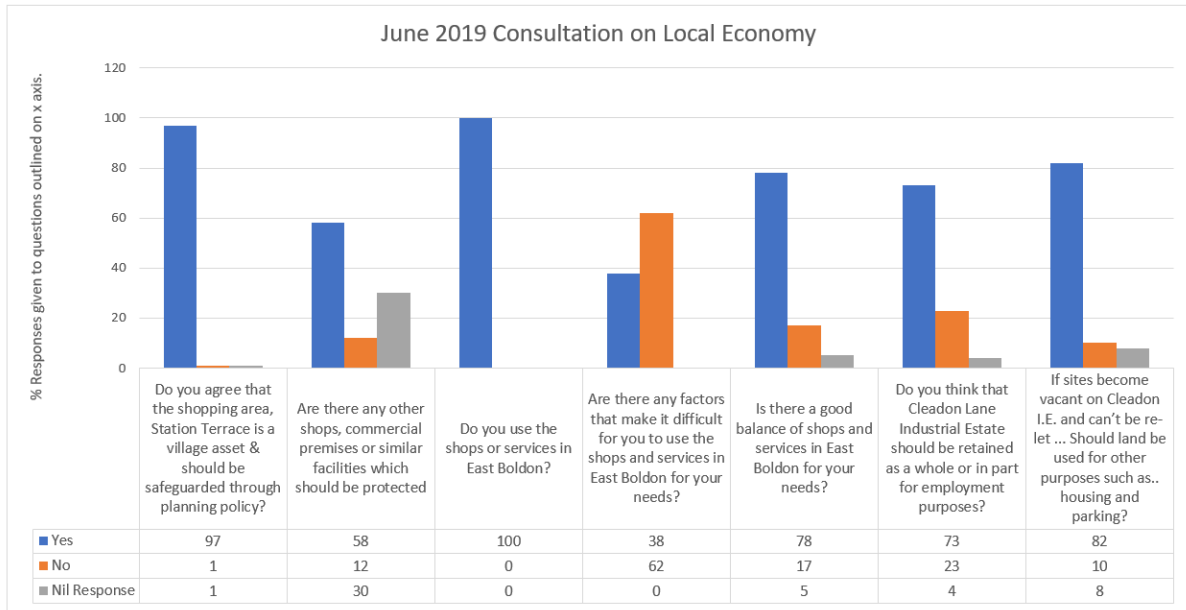
**OR VISIT OUR WEBSITE:**  
<http://www.eastboldonforum.org.uk/>



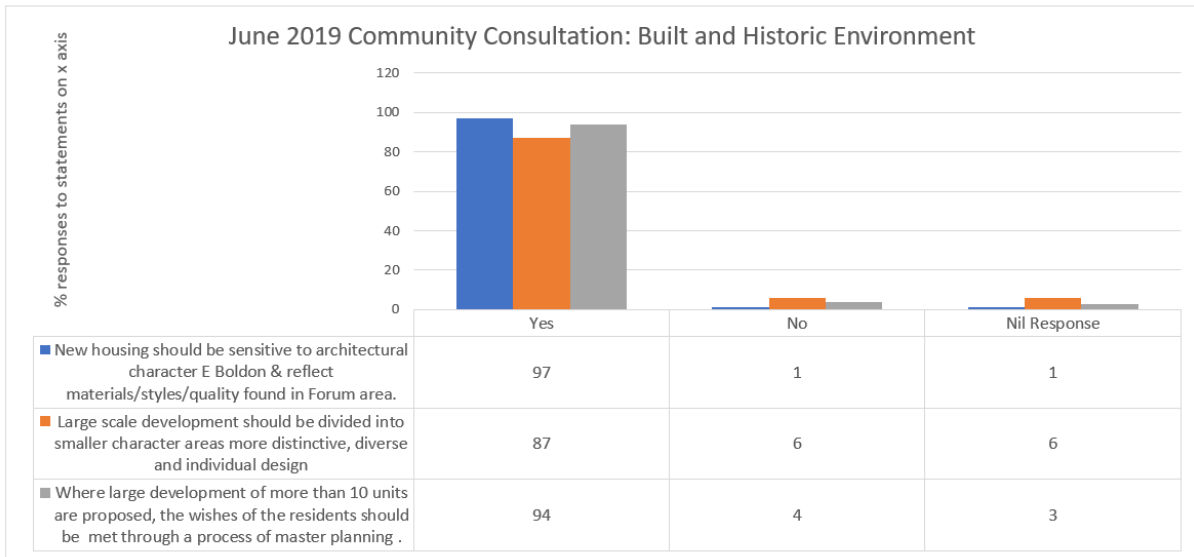
## Appendix 16 Summary of feedback – June 2019



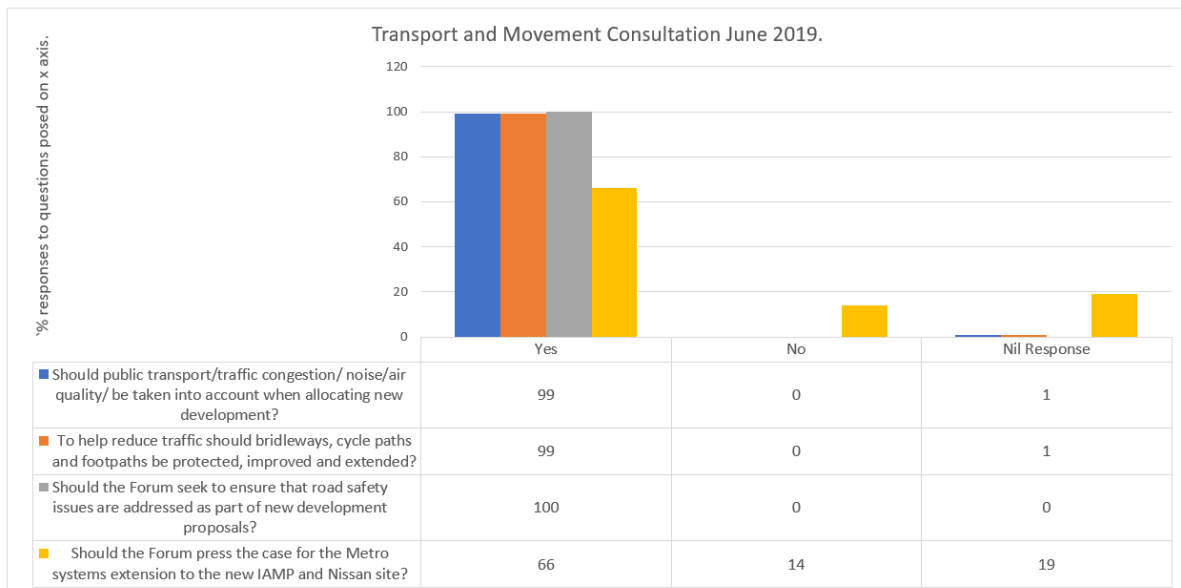
**Local Economy (summary findings)**



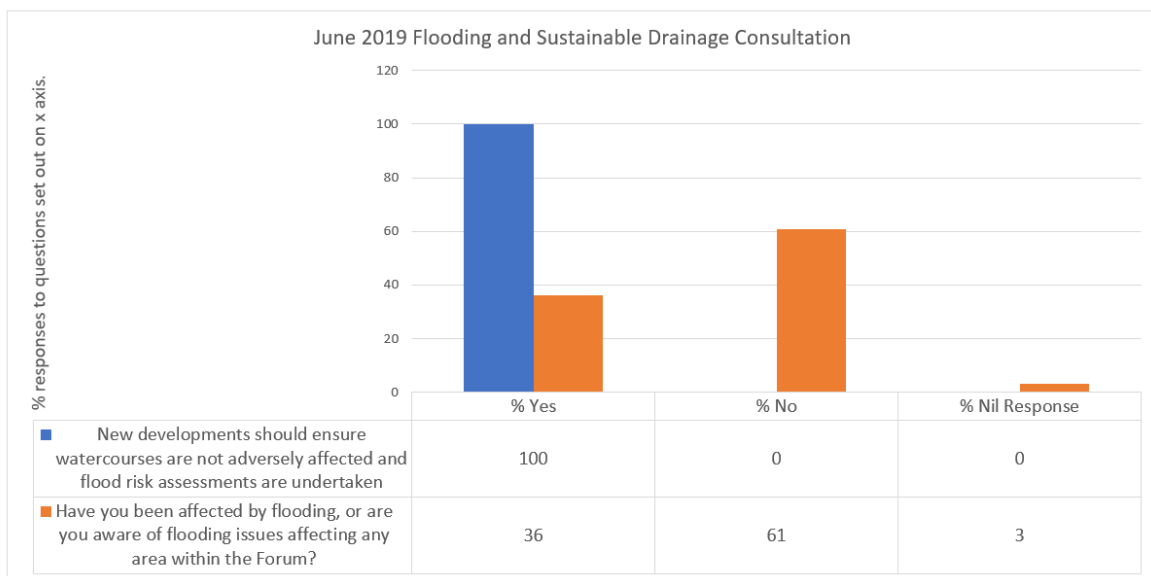
**Built and Historic Environment (Summary Findings)**



**Transport and Movement (Summary Findings)**



**Flooding and Sustainable Drainage (Summary Findings)**



As evidenced in the summary of responses from the June consultation 2019 event, the Forum received overwhelming support for its emerging policies on Flooding and Sustainable Drainage, Community Wellbeing, Transport and Movement, Local Economy and Built and Historic Environment.

## Appendix 17 Advance notification details – August 2020

### List of landowners:

- George Mansbridge - Corporate Director Regeneration and Environment, South Tyneside Council [george.mansbridge@southtyneside.gov.uk](mailto:george.mansbridge@southtyneside.gov.uk)
- [REDACTED] (Agent for Church Commissioners)
- [REDACTED] <[REDACTED]> (Secretary of BoldonTennis Club)
- [REDACTED], (Secretary of Boldon Cricket and Squash Club)
- Boldon Golf Club <[info@boldongolfclub.co.uk](mailto:info@boldongolfclub.co.uk)>
- [secretary@cleadonarchers.org](mailto:secretary@cleadonarchers.org),
- [REDACTED], (Agent [REDACTED], owner of land at North Farm)
- [REDACTED] - (Agent for Church Commissioners, owners of Victoria Allotments)

### Email:

#### East Boldon Neighbourhood Development Plan Neighbourhood Planning (General) Regulations 2012: Regulation 14 consultation and publicity

Good morning

East Boldon Forum, as a qualifying body for the purposes of neighbourhood planning for the East Boldon Neighbourhood Area, is close to finalising the Pre-Submission Draft East Boldon Neighbourhood Plan.

We will be formally consulting on the Draft in the near future, and at that stage you will have the opportunity to comment fully on the Pre-Submission Draft and other supporting documents.

However, we have identified that you own land which is likely to be affected by one or more of the policies contained within the Plan, and wish to give you advance notice of our draft vision and policies document (attached to this email). I've also attached our draft policies map, which shows the location of the policies.

I would draw your attention in particular to Policies EB2 - Settlement Boundary, EB17 - Local Green Space, EB18 - Protected Open Space and EB25 - Active Travel Routes. The locations of the associated policy proposals are shown on the draft policies map.

If you have any comments or queries, please address them to me at this email address. As previously stated, you will have the opportunity to comment formally in due course.

Kind regards etc.

Dave Hutchinson

Secretary, East Boldon Forum

## Appendix 18 Pre submission public notice – October

### EAST BOLDON NEIGHBOURHOOD PLAN



#### YOUR DRAFT NEIGHBOURHOOD PLAN IS READY!

The Plan is built on a vision and objectives identified by the Community and contains policies to achieve those objectives.

#### WHY DO WE NEED A NEIGHBOURHOOD PLAN?

The planning policies will help shape the future of the village, including where development will go and what it will look like.

#### WHAT DO I NEED TO DO?

READ and COMMENT on the Plan prior to its submission to South Tyneside Council.

#### WHERE CAN I FIND THE DRAFT PLAN?

On the Forum website at: [www.eastboldonforum.org.uk](http://www.eastboldonforum.org.uk)  
or EBF c/o Boldon and Cleadon Community Library, Boker Lane, NE36 0RY  
(10am - 12 noon, Monday, Tuesday, Thursday)  
or text/ring 07726 106773

#### HOW DO I RESPOND ABOUT THE DRAFT PLAN?

Comment in writing before 12 noon on 7<sup>th</sup> December 2020  
Directly on the website at: [www.eastboldonforum.org.uk](http://www.eastboldonforum.org.uk)  
By email: [info.eastboldonforum@gmail.com](mailto:info.eastboldonforum@gmail.com)  
By letter to EBF c/o Boldon and Cleadon Community Library (as above)

# Appendix 19 Pre submission consultation leaflet – October 2020



## Neighbourhood Plan



Your Draft Neighbourhood Plan, informed by extensive community consultation, has now been completed. The Plan is built upon the vision and objectives identified by the Community and contains a number of proposed planning policies that we believe will achieve those objectives.



### WHY DO WE NEED A NEIGHBOURHOOD PLAN?

The planning policies within the Neighbourhood Plan will help shape the future of the village, including where development will go and what it will look like.

Crucially, the policies will be used to decide whether to approve planning applications. It is therefore important that everyone in the Forum area has a chance to comment on the Plan prior to its sub-mission to South Tyneside Council. The Council will publicise it and appoint an Independent Examiner, if it passes examination the Plan will then go to a Referendum.



### WHAT HAPPENS AFTER THE REFERENDUM?

If the Plan is supported by the majority of residents who vote it will be adopted by South Tyneside Council as part of the Council's Local Plan for East Boldon.



### WHERE CAN I FIND THE DRAFT NEIGHBOURHOOD PLAN?

The Plan and supporting documents can be viewed at [www.eastboldonforum.org.uk](http://www.eastboldonforum.org.uk) Hard copies of the Plan and policies map will be available at the following location:

- Boldon & Cleadon Community Library, Boker Lane, East Boldon NE36 0RY

From Oct. 26<sup>th</sup> – Dec. 7<sup>th</sup> between the hours of 10.00am and 2.00 pm on Monday, Tuesday & Thursday

\*Printed copies can be sent if a digital or displayed copy cannot be accessed (Forum contact details are included overleaf).



### HOW DO I RESPOND TO THE DRAFT NEIGHBOURHOOD PLAN?

Comments (in writing) may be made in the following ways by Dec. 7<sup>th</sup> 2020.

By response form: <https://www.eastboldonforum.org.uk/>

By email: [info.eastboldonforum@gmail.com](mailto:info.eastboldonforum@gmail.com)

By letter: East Boldon Forum c/o Boldon & Cleadon Community Library, Boker Lane, East Boldon NE36 0RY

### WHAT IS IN THE PLAN?

(You told us these things need addressing)

Protecting the Green Belt and green spaces as well as the historic built environment and employment activities; managing transport, parking and flooding issues; ensuring the right type of housing and services for young and old alike. These issues form the basis of the Plan's policies, summarised opposite.



East Boldon Forum Contact details:

Website: [www.eastboldonforum.org.uk](http://www.eastboldonforum.org.uk)

E-Mail: [info.eastboldonforum@gmail.com](mailto:info.eastboldonforum@gmail.com)

Phone or text: 07726 106773

Also visit the Forum's Facebook page

\*To request a copy of the Plan write to: East Boldon Forum, c/o Boldon & Cleadon Community Library, Boker Lane, East Boldon NE36 0RY or

Ring/text: 07726 106773

(Please remember to include/leave your address)

The Forum is funded entirely through voluntary donations and grants. It is not affiliated to any political party.

## EAST BOLDON DRAFT NEIGHBOURHOOD PLAN: PLANNING POLICIES

## PLANNING POLICIES

<b>SUSTAINABLE DEVELOPMENT</b>
Policy EB1: Sustainable development – is an overarching objective, ensures new development makes a positive contribution to social, environmental or economic needs. Policy EB2: General location of new development, promotes sustainable development.
<b>BUILT &amp; HISTORIC ENVIRONMENT</b>
Policy EB3: Design, conserves local character and distinctiveness of the area and encourages high quality and sustainable design (detailed in the East Boldon Design Code, Annex 2 of the Plan). Policy EB4: Heritage assets, ensures appropriate weight is given to the impact of a development proposal on the significance of heritage assets.
<b>NATURAL ENVIRONMENT</b>
Policy EB5: Green and blue infrastructure, protects, improves and extends the green (e.g. open spaces) and blue (e.g. streams) networks. Policy EB6: Landscape, maintains and enhances the landscape character of East Boldon. Policy EB7: Biodiversity, protects and enhances biodiversity. Policy EB8: Protecting trees and woodland, protects trees from damage or loss.
<b>LOCAL ECONOMY</b>
Policy EB9: Employment, creates or protects jobs, whilst mitigating against any adverse impact on the built and natural environment and the amenity of occupiers of neighbouring properties. Policy EB10: Homeworking, supports homeworking without significant impact on the built and natural environment and residential amenity. Policy EB11: Cleadon Lane Industrial Estate, supports continued use by businesses and redevelopment of the site for a wider mix of uses, including housing to meet local needs. Policy EB12: Local retail centres, supports new development within the three local retail centres, where it protects residential amenity and does not worsen current parking issues.
<b>HOUSING</b>
Policy EB13: The delivery of new housing, supports the delivery of new and affordable housing on appropriate sites to suitable standards. Policy EB14: Housing mix, should be informed by evidence of housing needs. Policy EB15: Affordable housing, level and type will have regard to evidence of affordable housing needs.
<b>COMMUNITY WELL BEING</b>
Policy EB16: Community services and facilities, supports the provision of new and enhancement of existing community facilities and resists the loss of existing ones (to enhance the 'village feel'). Policy EB17: Local green space, protects designated local green spaces from development (LGS01-10). Policy EB18: Protected open space, protects identified open space areas from development (POS01-05). Policy EB19: Infrastructure, ensures that no significant adverse infrastructure impacts arise.
<b>FLOODING AND SUSTAINABLE DRAINAGE</b>
There is no specific policy but Policies EB1, EB5, EB11 & EB13 contain measures to address climate change and flood risk issues.
<b>TRANSPORT AND MOVEMENT</b>
Policy EB20: Sustainable transport and new development, supports travel and transport assessment that meet the East Boldon Design Code and e.g. maximises sustainable modes of transport. Policy EB21: Metro parking, supports additional car parking for Metro users and improved cycle parking where it won't have any significant adverse effect on e.g. the environment and local residents. Policy EB22: Cycle storage and parking, provides secure bicycle storage and appropriate sized garages. Policy EB23: Residential parking standards, ensures development provides an adequate level of parking for residents and visitors. Policy EB24: Non-residential parking standards, provides an adequate amount of off-street parking for staff and visitors and ensures that there are no adverse impacts on the highway and area. Policy EB25: Active Travel Routes, improves or extends the walking and cycling network within the area.

## Appendix 20 Banners – October 2020



### 4 Large Banners:

- East Boldon Junior School 1 big one small.
- Hawthorns, Grange Park -on wooden fence on left.
- East Boldon Metro Station, Iron railings in front of Glencourse.
- St George's, East Boldon

### 6 Small Banners:

- East Boldon Methodist Church
- Station Garage
- Stables opposite Tiledshed Cottages
- East Boldon Junior School (side entrance)
- URC
- East Boldon Infants School



## Appendix 21 Pre submission consultation notification email – October 2020

### **EAST BOLDON FORUM**

#### ***East Boldon Neighbourhood Development Plan Neighbourhood Planning (General) Regulations 2012: Regulation 14 consultation and publicity***

*East Boldon Forum, as a qualifying body for the purposes of neighbourhood planning for the East Boldon Neighbourhood Area, has completed the preparation of the Pre-Submission Draft East Boldon Neighbourhood Plan.*

*In accordance with the Regulations, the forum invites comments on the pre-submission draft and other supporting documents. Any comments you may wish to make must be made in writing.*

*The Regulations require that consultation must take place for a period of not less than six weeks starting on the date the draft plan is first publicised. Comments are therefore invited between October 26<sup>th</sup> 2020 and 12 noon on December 7<sup>th</sup> 2020.*

*The draft plan and other supporting documents can be viewed on the Forum website: [eastboldonforum.org.uk](http://eastboldonforum.org.uk)*

*Hard copies of the plan and other supporting documents will be available at Boldon and Cleadon Community Library, Boker Lane, East Boldon NE36 0RY. From October 26<sup>th</sup> – December 7<sup>th</sup> between the hours of 10am and 12 noon Monday, Tuesday and Thursday.*

*Representations may be made in the following ways:*

- *By response form: <https://www.eastboldonforum.org.uk/>*
- *By email to: [info.eastboldonforum@gmail.com](mailto:info.eastboldonforum@gmail.com)*
- *By letter to: East Boldon Forum, c/o Boldon & Cleadon Community Library, East Boldon NE36 0RY*

*The Forum would be pleased to receive any written representations you may wish to make on the draft plan and other supporting documents before 12 noon on December 7<sup>th</sup> 2020.*

*If you have any questions about this consultation, please do not hesitate to contact me by email or c/o Boldon and Cleadon Community Library, contact details above.*

*Yours faithfully,*

Dave Hutchinson,  
Secretary, East Boldon Forum



## Appendix 22 Extract from EBNF Facebook page – October 2020

**East Boldon Forum**  
October 21, 2020 · 🌐

**EAST BOLDON DRAFT NEIGHBOURHOOD PLAN**

After much hard work and deliberation, we have produced our draft Neighbourhood Plan for East Boldon. Thank you for the part you played in helping us to get here.

Look out for the leaflets which are being delivered to all homes and businesses in the forum area, explaining how you can be part of the consultation process. ... [See More](#)

**EAST BOLDON FORUM**

**DRAFT NEIGHBOURHOOD PLAN**

Read the plan here:  
<https://www.eastboldonforum.org.uk>

Give us your feedback on the plan here:  
<https://www.eastboldonforum.org.uk/draft-plan-consultation/>

2,601 People Reached      440 Engagements      [Boost Post](#)

## **Appendix 23 Newspaper articles – October 2020**

**Shields Gazette: Friday, 13th November 2020:**

### **People can now have their say on future development policy in East Boldon**

Families and businesses have the rest of the month to have their say on a new development policy in South Tyneside.

**By James Harrison**

Public consultation has started on the East Boldon Neighbourhood Plan, a new document to try and shape which projects will be given the go ahead in the village over the coming years.

Public consultation has started on the East Boldon Neighbourhood Plan, a new document to try and shape which projects will be given the go ahead in the village over the coming years.

And the brains behind the scheme hope that as well as protecting the natural environment it will ensure new buildings are 'sympathetic' and improve transport links.

"A big part of East Boldon is greenbelt and we're very keen to protect that," said Dave Hutchinson, secretary of the East Boldon Neighbourhood Forum, which has been working on the neighbourhood plan.

"In the council's draft Local Plan they were proposing significant incursions into the greenbelt to build new housing – 950 new homes are proposed in the East Boldon Area."

Mr Hutchinson insists however the group is not opposed to all development which, under the terms of South Tyneside Council's draft Local Plan, a separate planning document covering the whole of the borough, could pave the way for about 7,000 new homes by 2036.

The East Boldon Neighbourhood Plan calls on builders to 'minimise the loss of greenfield sites and maximise the use of brown field sites to prevent the loss of Green Belt'. And there is also backing for plans to build almost 250 properties at Cleadon Lane Industrial Estate.

He added: "We're not saying no new housing in East Boldon, we're saying new housing development should be limited to brownfield sites.

"That should give 200-300 new homes, which is proportional to the population of East Boldon, compared to the rest of the borough."

While the two draft policies may leave the village at loggerhead with borough bosses, one has 'whole heartedly' given it her backing.

Cleadon and East Boldon councillor Joan Atkinson, who is also the council's cabinet member for area management and community safety said:

“[These are] people who have volunteered their time, experience and expertise to draw together a robust plan for East Boldon.

“We’re also opposed to greenbelt development, however the problem is with the national government giving us a housing formula which must be applied.”

**Consultation on the East Boldon Neighbourhood Plan runs until Monday, December 7.**

Visit [www.eastboldonforum.org.uk](http://www.eastboldonforum.org.uk) to find out more.

## **Shields Gazette: Sunday, 15th November 2020:**

### **Vision for village set out in East Boldon Neighbourhood Plan**

Protecting green spaces, road safety and helping families work from home are

among the priorities for the future of a village.

**By James Harrison**

Shields Gazette, Sunday, 15th November 2020, 3:02 pm

The plan sets out a vision for the village. Public consultation is underway on the East Boldon Neighbourhood Plan, which is intended to give families and businesses a greater say over projects in the area.

In its current form, this would include trying to block building on green spaces by shifting attention to brownfield sites the brains behind the document at the East Boldon Neighbourhood Forum claim would be ripe for redevelopment.

The suggestions put forward so far include:

- Ensuring new properties reflect the village’s ‘diverse range of architectural styles’
- Making sure new developments have enough parking space and bicycle storage
- Improve access to green spaces
- Protect trees
- Support approval of ‘live-work’ units for home working and home-run businesses, where appropriate

While work is ongoing on the East Boldon Neighbourhood Plan, bosses at South Tyneside Council are also working on a Local Plan covering the whole of the borough. Once approved, this is expected to pave the way for 7,000 new homes across South Tyneside by 2036. This has prompted some opposition in East Boldon, where up to 950 new homes are proposed.

Some of these however, such as the 245 allocated at Cleadon Lane Industrial Estate as ‘housing on brownfield sites in preference to the loss of Green Belt land’, so long as this does not affect the viability of existing businesses.

Consultation on the East Boldon Neighbourhood Plan runs until Monday, December 7.

Visit [www.eastboldonforum.org.uk](http://www.eastboldonforum.org.uk) to find out more.

## Appendix 24 Publicity timetable for pre submission plan

- A. Week commencing October 26<sup>th</sup>** NP Library publicity. Offer to provide copies to Forum residents if online is not available or if issues relating to the pandemic prevents residents from attending the East Boldon and Cleadon Community Library.



- B. Week commencing November 2<sup>nd</sup>**, (At this point we found out that we were being placed in Covid Lockdown)

Initial comments on website from residents indicated that the draft NP is very large and contains specialised knowledge and information. EBNF responded to this appeal for help understanding the draft NP by drafting an Executive Summary of the draft Neighbourhood Plan and placing this on the front page of the website. It was agreed to send an email to all forum members updating them on the revised abridged executive summary and including the summary in the email.

- C. Week commencing November 9<sup>th</sup>**, Press article in Shields Gazette  
**D. Week commencing November 16<sup>th</sup>**, Facebook. Reminder email to Forum members  
**E. Week commencing November 23<sup>rd</sup>**, Facebook reminder  
**F. Week commencing November 30<sup>th</sup>**, Facebook reminder and other East Boldon volunteer groups shared reminders and contacted their members, asking their members to read, comment and support the draft Neighbourhood Plan if they agreed with the draft plan.

## Appendix 25 Pre-submission response forms

### CONSULTATION RESPONSE FORM



### REGULATION 14: EAST BOLDON FORUM (EBF) - DRAFT NEIGHBOURHOOD PLAN

This is an opportunity to comment on your draft neighbourhood plan before it is finalised and submitted to South Tyneside Council. This Stage is the Pre-Submission Draft Consultation (under Regulation 14).

Please complete your details in full, in order for your representation to be considered. Anonymous forms will be REJECTED.

**Return the printed form by December 7<sup>th</sup> 2020:** By post to East Boldon Forum, c/o East Boldon & Cleadon Community Library, Boker Lane, East Boldon NE36 0RY, or place it in the East Boldon Forum post box within the Library.

Full Name (required)	
Address (required)	
Telephone	
Email (required where possible)	
Organisation & Position (if applicable)	

### WOULD YOU SUPPORT OR OPPOSE THIS PLAN? (Please tick one answer)

SUPPORT	
SUPPORT WITH MODIFICATIONS (please concisely state suggested modification below, including policy reference)	
OPPOSE (please concisely state opposition below, including policy reference)	

## COMMENTS

Please concisely state comments below and indicate which planning policies your response refers to.	Planning Policy number
1.	
2.	
3.	

**If you have any additional remarks please place these on the attached sheet.**

Your comments will be carefully considered when making any modifications to the Draft Plan.

**Thank you for your feedback**

## PROTECTING YOUR DATA

A summary of all comments made will be publicly available. Please note that any other personal information provided will be confidential and processed in line with the Data Protection Act 1998 and General Data Protection Regulations. East Boldon Forum Executive will process your details in relation to the preparation of this Neighbourhood Plan document only. In addition, please confirm that you are happy for the Forum to pass on your contact details (name, address/email address) to South Tyneside Council (STC) so that they can contact you at Regulation 16 consultation (on the final plan).

**Please tick a box to confirm whether or not you give consent for STC to contact you directly at the next stage of the Neighbourhood Plan process.** YES  NO

By using this form you agree with the storage and handling of your data by EBF and STC.

**COMMENTS (Continued)**

Please concisely state comments below and indicate which planning policies your response refers to.	Planning Policy number
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	

## Appendix 26: Pre-Submission engagement – comments and response

### Written responses to Pre-Submission Draft Plan

Consultee	Policy/ Para	Comment	Response/ proposed change
Highways England	General	We support the principles of the plan and objectives identified as part of the Neighbourhood Plan vision and welcome the opportunity to engage on developments or infrastructure measures that may impact upon the SRN.	<b>Support welcomed; no amendments required.</b>
National Grid	General	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. National Grid provides information in relation to its assets at the website below. <a href="http://www2.nationalgrid.com/uk/services/land-anddevelopment/planning-authority/shape-files/">www2.nationalgrid.com/uk/services/land-anddevelopment/planning-authority/shape-files/</a>	<b>Noted, no amendments required.</b>
Environment agency	General	The Draft Submission Plan (2020) provides a good overview of proposed development in the area. We welcome the inclusion of objective 7 and Policy EB1: Sustainable development. We would find it useful to see a more detailed approach taken in relation to flood risk, specifically we would like to see the inclusion that development will not increase flood risk elsewhere and that flood risk is reduced overall.	<b>Support welcomed and comments noted; amend to include reference within the plan that development will not increase flood risk elsewhere.</b>
Coal Authority	General	As you will be aware the Neighbourhood Plan area lies within the current defined coalfield. According to the Coal Authority Development records there are no recorded coal mining legacy features at shallow depth present in the Neighbourhood Plan area. On this basis we have no specific comments to make.  The Coal Authority wishes the Neighbourhood Plan team every success with the preparation of the Neighbourhood Plan	<b>Support welcomed and comments noted; no amendments required.</b>



East Boldon Neighbourhood Plan: Consultation Statement (February 2021)

Consultee	Policy/ Para	Comment	Response/ proposed change
Beryl Massam (resident)	General	I am in full admiration for the thoroughness of the Neighbourhood Plan – and I can't think of anything that has been missed. So I am in full support of the policies within, and I wish you the very best of luck.  Thank you to everyone involved for such detailed research, and for all of the effort and work so obviously involved.	<b>Support welcomed; no amendments required.</b>
Keith and Jane Graham (residents)	General	We have looked at the Neighbourhood Plan document and congratulate the team on a very thorough piece of work.	<b>Support welcomed; no amendments required.</b>
Rosalind Hughes and Victoria Farmhouse (residents)	General	We have read the report in detail. You have produced very clear objectives addressing many issues raised by the community to protect and maintain the historical assets of Boldon and retain and enhance its character and charm. Widely commenting on the local environment, its sustainability and preservation. We have been more than happy to 'click to support.'  Very well done for all your hard work.	<b>Support welcomed; no amendments required.</b>
Keep Boldon Green	General	We support the submission and its policies.	<b>Support welcomed; no amendments required.</b>
Sue Shilling (resident)	General	I would just like to say how impressed I am with the amount of work that has been put into drawing up this plan. It is a truly impressive and important plan that covers all aspects of life in East Boldon. Well done to the whole team.  I whole heartedly support the plan and have no reservations in doing so.	<b>Support welcomed; no amendments required.</b>
Delia McNally (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>

East Boldon Neighbourhood Plan: Consultation Statement (February 2021)

<b>Consultee</b>	<b>Policy/ Para</b>	<b>Comment</b>	<b>Response/ proposed change</b>
Kirstin Richardson (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Roy Edward Wilburn (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Howard Lawrence (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Susan Lawrence (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Lesley Younger (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Phillip Balmer (resident)	General	Support the plan. Many thanks to the Forum for completing the pre-submission draft plan in such detail and so professionally. The maps are especially helpful in understanding the policies.	<b>Support welcomed; no amendments required.</b>
Sean Michael Marshall Wilson (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Ron Forbister (resident)	General	Support the plan. Great work. Much appreciated!	<b>Support welcomed; no amendments required.</b>
Alan Younger (resident)	General	Support the plan. Overall a fantastic and incredibly detailed plan, professionally produced. It highlights issues facing the village and outlines realistic policies that seek to deal with them. Importantly it shows the level of sustained community engagement and how this has	<b>Support welcomed; no amendments required.</b>

East Boldon Neighbourhood Plan: Consultation Statement (February 2021)

Consultee	Policy/ Para	Comment	Response/ proposed change
		really informed the development of the plan. Very well done to one and all involved!	
Ruth Rees (resident)	General	Support the plan. This neighbourhood plan is a very thoroughly thought through document which comprehensively addresses the needs of our village. I fully support it.	<b>Support welcomed; no amendments required.</b>
Phil Payne (resident)	General	Support the plan. The draft Neighbourhood Plan is a well thought out and constructed Plan reflecting the views of East Boldon residents and has my full support.	<b>Support welcomed; no amendments required.</b>
Claire Wipat (resident)	General	Support the plan. This is a well thought out plan which has a realistic vision for the future of the village with a few to maintaining the current feel of the village and an importance of green spaces.	<b>Support welcomed; no amendments required.</b>
Sheila Heptinstall (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Joe Thompson (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Jonathan Richardson (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Miriam Hardie (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Carl Buckley (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Emma Johnston (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>

East Boldon Neighbourhood Plan: Consultation Statement (February 2021)

<b>Consultee</b>	<b>Policy/ Para</b>	<b>Comment</b>	<b>Response/ proposed change</b>
Eoghan Johnston (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Caroline Thompson (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Eileen Thompson (resident)	General	Support the plan. I can see the massive amount of work that has been undertaken to produce the Plan and thank everyone involved for your commitment to the village.	<b>Support welcomed; no amendments required.</b>
Dave Thompson (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Jane Arthurs (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Michael Jarvis (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Meg Reid (resident)	General	Support the plan. Thank you for all your hard work on behalf of the people of East Boldon	<b>Support welcomed; no amendments required.</b>
Alan Howard Becke (resident)	General	Support the plan. This is an impressive piece of work which speaks for the concerns of Myself, my family and my friends. The tone is	<b>Support welcomed; no amendments required.</b>

East Boldon Neighbourhood Plan: Consultation Statement (February 2021)

Consultee	Policy/ Para	Comment	Response/ proposed change
		consistent and gives a balanced view of our village, its past, present and possible future. Thank you for the considerable effort you have all put into this.	
Sue Shilling (resident)	General	Fully support this plan with no amendments or reservations	<b>Support welcomed; no amendments required.</b>
Joan Bennett (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	General	Support the plan. Excellent work by The Forum on behalf of the community, thank you.	<b>Support welcomed; no amendments required.</b>
Kay Forbister (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Steve Lavelle (resident)	General	Support with modifications.	<b>Support welcomed; no amendments required.</b>
Ethel McNally (resident)	General	Support the plan. A marvellous piece of work. Many thanks to the dedicated people who have spent many hours striving to produce this superb document.	<b>Support welcomed; no amendments required.</b>
Raymond McNally (resident)	General	Support the plan. Thank to East boldon Forum for the work done on our behalf.	<b>Support welcomed; no amendments required.</b>
Kevin McNally (resident)	General	Support the plan. With thanks to East Boldon forum for the work done on our behalf.	<b>Support welcomed; no amendments required.</b>
Sean McNally (resident)	General	Support the plan. Thank you to East Boldon Forum for this work.	<b>Support welcomed; no amendments required.</b>
Maria McNally (resident)	General	Support the plan. Thank you for all your work East Boldon Forum.	<b>Support welcomed; no amendments required.</b>

East Boldon Neighbourhood Plan: Consultation Statement (February 2021)

Consultee	Policy/ Para	Comment	Response/ proposed change
Sophie McNally (resident)	General	Support the plan. Really grateful that East Boldon Forum has volunteers who have given of their time to produce this seriously good draft Neighbourhood Plan.	<b>Support welcomed; no amendments required.</b>
Judith Dennington (resident)	General	Oppose the plan. There are many answers to this plan which are not being consulted on with the local residents I believe that the councillors of the area do not represent my views and are not protecting the people who have elected them A public consultation is needed even in the time of covid as a lot of decisions are being made without issues being discussed. The people of East Boldon and Cleadon must have their say on a plan which will change the area for the future long after the decision maker are not here and the future residents will have to live with the mistake.	<b>Noted, no amendments required.</b> The draft plan has been informed by significant community engagement which has shaped the approach of the plan. The consultation that has taken place on the draft plan meets the legal requirements. It is understood that these comments relate to the Tilesheds bridge scheme, which is outside the forum area.
Mrs Janet Smales (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Susan Balmer (resident)	General	Support the plan with modifications.	<b>Support welcomed; no amendments required.</b>
Nicky Butler (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Kathryn Tutill (resident)	General	Support the plan. Thank you all for persevering with this, a lot of behind the scenes hard work and effort. Excellent job.	<b>Support welcomed; no amendments required.</b>
Grahame Tobin (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Andrea Tobin (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Paul Youlden (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Kirstin Richardson (resident)	General	Support the plan. This is a very thorough and comprehensive plan with well evidenced background papers and input from community consultations. I wholeheartedly agree with all of the policies and think that the proposed community actions provide a platform from which to involve the community in the enhancement of the village.	<b>Support welcomed; no amendments required.</b>
Cllr Joan Atkinson (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Malcolm Atkinson (resident)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Jane Payne (general)	General	Support the plan.	<b>Support welcomed; no amendments required.</b>
Bellway Homes Limited	Paragraph 1.6	<p>In paragraph 1.6 the EBNP acknowledges that the current strategic policies comprise the South Tyneside Core Strategy (2007) and accompanying Site Specific Allocations (2012). The document goes on in paragraphs 1.7 and 1.8 to outline that these documents, alongside the emerging South Tyneside Local Plan have informed the EBNP.</p> <p>As this is the case, Bellway Homes Limited notes that a document which is some 13 years old (the Core Strategy) being used to inform the EBNP is fundamentally flawed, as this clearly does not reflect the growth requirements of the EBNA or the wider Borough over the next 15 – 20 years, rather its strategy for growth is based on figures contained within the Regional Spatial Strategy (RSS) which no longer forms part of the development plan.</p>	<b>Noted, no amendments required.</b> As explained within paragraph 1.4, neighbourhood plans are required to meet the basic conditions. One of the basic conditions is that the policies are in general conformity with the strategic policies of the adopted development plan. It is therefore appropriate for the neighbourhood plan to refer to and be informed by the policies of the <u>current</u> development plan. Paragraph 1.8 of the draft plan explains that it has been informed by both the adopted and emerging

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>Furthermore, the EBNP has a stated plan period of up to 2036, whilst the Core Strategy only has a plan period up to 2021 (and so this document is nearly time-expired). The two documents are therefore misaligned and it is not explained how the EBNP can be based on the Core Strategy at all whilst also planning for some 15 years beyond its plan period. This point is fundamental as the NPPF requires that plans are positively prepared and be aspirational but deliverable (paragraph 16). This is echoed in the PPG specifically for neighbourhood plans (Reference ID: 41-005-20190509). This would not be possible to achieve if the strategic approach to the EBNP is rooted in an out of date document. This is emblematic of the approach of many of the policies of the EBNP (explored in the next section of this document) and means that the plan, as drafted, does not meet the Basic Conditions and Bellway Homes Limited objects to the plan on this basis.</p> <p>To rectify this, the EBNP needs to be based solely on the South Tyneside Local Plan and its emerging strategy (coming forward in tandem with this) to ensure its overall approach and strategy is up to date and covers the entire plan period. This will ensure that the EBNP remains an up to date and relevant plan once the South Tyneside Local Plan is adopted.</p>	<p>planning policies and their associated evidence base, as is advised by NPPG.</p> <p>For the neighbourhood plan to be based only on the emerging local plan would not meet the basic conditions.</p> <p>The forum is mindful that the preparation of the emerging local plan is still at an early stage and there remains significant unresolved objections to the strategic approach to both the level and location of new development. It would not be appropriate as part of the preparation of the neighbourhood plan to assume that the draft local plan will proceed to examination in its current form or, if it does, that it would be successful at examination.</p>
Historic England	Paragraphs 2.1-2.14	Historic England supports the narrative provided which sets out a good description of the development of East Boldon from the medieval period through to the present day.	<b>Support welcomed; no amendments required.</b>
Historic England	Paragraph 2.25	Historic England supports the wording here. However, we would also suggest providing an additional sentence on the potential for high archaeological value of East Boldon due to its ancient origins, as explained within the Conservation Area Appraisal, As the site of a medieval village, the core of East Boldon could reveal much about such	<b>Support welcomed and comments noted; amend as suggested.</b>



Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>early settlements and contribute to the understanding of its history and that of the county.”</p> <p>Add additional sentence under paragraph 2.25 to read <u>“East Boldon also has potential for high archaeological value due to its ancient origins, being the site of a medieval village, the core of East Boldon could reveal much about such early settlements and contribute to the understanding of its history and that of the historic County Durham.”</u></p>	
Highways England	Vision and objectives	We are supportive of the desire to demonstrate that ‘all infrastructure necessary to make the development acceptable in planning terms is either in place or can be provided prior to the development being brought into use’ as part of the Sustainable Development objective and of measures to protect and enhance biodiversity and blue and green infrastructure assets in the Natural Environment objective.	<b>Support welcomed and comments noted; no amendments required.</b>
Bellway Homes Limited	Vision and objectives	<p>Whilst the Vision is detailed in terms of setting out the way in which the EBNP seeks to address the identified issues, it is very much focussed on the needs of current local residents and community rather than also being forward facing and embracing growth by meeting the future needs of the area to ensure it retains its vitality and viability. This is perhaps symptomatic of the fact that the strategic approach does not reflect the future growth requirements of the Borough and the EBNA more specifically. The Vision should thus also include more references to housing growth to ensure the future success of the area and to underpin its sustainability over the plan period. Without this, the Vision does not encapsulate positive planning which is required through the NPPF and seeking to meet the area's future needs (paragraph 11 of the NPPF).</p> <p>This then filters down to the EBNP's Objectives and although these are clearly articulated and makes reference to meeting the needs of the</p>	<b>Noted, no amendments required.</b> The vision looks forward to 2036 and clearly supports new development which is sensitive to the character of the village. The objectives also provide support for appropriate new development. Objective 6 in particular refers to meeting the housing needs of future residents. The vision and objectives have been informed by both feedback from the local community and the evidence base which supports the plan, this includes the housing needs assessment.

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>area over the plan period (Objective 1) and creating and maintaining a balanced sustainable community by providing a positive framework that recognises the different types of homes that all current and future residents of the neighbourhood plan area need (Objective 5), it does not explicitly promote housing growth in the area. However, it is noted that Objective 4 which covers Local Economy is much more definitive in wanting to create more employment opportunities. If this is the case, then such aspiration to create additional jobs will need to be accompanied by housing growth if sustainable patterns of development are to be provided.</p> <p>As such, the Vision and Objectives need to be far bolder in promoting housing growth to enhance the area's sustainability and to ensure the EBNA remains viable and vibrant over the plan period.</p>	
Historic England	Vision	<p>Historic England welcomes the reference to new development being sensitive to the character of the village. However, we would suggest a more direct reference to new development conserving and enhancing the historic environment of the area.</p> <p>Amend first sentence to read “New development <del>is sensitive</del> <u>conserves and enhances the historic environment</u> and <u>is sympathetic to the character of the village.</u>”</p>	<b>Support welcomed and comments noted; amend as suggested.</b>
Church Commissioners	Vision	<p>Our Client is supportive of the vision for East Boldon and agrees with the statement “New development is sensitive to the character of the village, it provides opportunities for the enhanced wellbeing of its residents, and ensures an environment which is rich in landscape for wildlife. In short, new development is sustainable in every sense.”</p>	<b>Support welcomed and comments noted; no amendments required.</b>
Phil Clow (resident)	Objective 1	Objective 1 – .....and the impacts of climate change e.g. flooding	<b>Comments noted, amend to include reference to flooding.</b>

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Consultee	Policy/ Para	Comment	Response/ proposed change
Historic England	Objective 2	Historic England supports the wording of Objective 2.	<b>Support welcomed; no amendments required.</b>
Church Commissioners	Objective 5	Our Client also agrees with objective 5 of the EBNP which states that housing should “create and maintain a balanced and sustainable community by providing a positive framework that recognises the different types of homes that all current and future residents of the neighbourhood plan area need”.	<b>Support welcomed and comments noted; no amendments required.</b>
Environment Agency	Objective 7	Objective 7 could go further by stating the importance of resilience measures. The paragraph and supporting Natural Environment Background Paper provides good context of how the plan has been drafted to date.	<b>Support welcomed and comments noted; amend as suggested.</b>
Highways England	Objective 8	The objective with regards to Transport and Movement is to ‘manage the network of the plan area to be safer, more efficient and more environmentally friendly for visitors’. We support the plan’s intention to support a wide range of transport modes and give priority to walking, cycling and public transport use.	<b>Support welcomed and comments noted; no amendments required.</b>
Phil Clow (resident)	Objective 8	Manage the demand on local infrastructure to prevent traffic build up and consequent air and noise pollution.	<b>Noted, no amendments required.</b> The detail suggested is considered to be included within the scope of the objective.
South Tyneside Council	Paragraph 4.4	The reference to ‘limited sewer capacity’ is considered to be highly subjective.	<b>Noted, no amendments required.</b> The statement reflects feedback from the local community.
South Tyneside Council	Policy EB1: Sustainable development	EB1(a) ‘Make efficient and effective use of land, by encouraging the re-use of previously developed land and buildings where possible’. Suggest insert ‘viable’ i.e. to read ‘viable previously developed land and buildings where possible’  EB1(c) How will the impact on new residents be assessed?	<b>Noted, no amendments required.</b>  Criterion ‘a’ already refers to viability.  Criterion ‘c’ will be assessed through the normal development management process. For example, consideration would be given as

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>EB1(g) Suggest replace 'Accord' with 'Have regard to'.</p> <p>EB1(h) There is no reference to any guidance which we would recommend developers look at when assessing land and the potential for any contamination. Suggest the inclusion of a link or reference to the YALPAG (Yorkshire and Lincolnshire Pollution Advisory Group) guidance within this section. The YALPAG guidance is on the South Tyneside Council website.</p> <p>EB1(i) Reference to all infrastructure necessary being in place or provided prior to the development being brought into use. This will not always be possible and could be viewed as unduly onerous. This is not achievable where infrastructure is at a strategic level, to be provided into the future and additionally and importantly infrastructure provision (where off site) is outside the control of an applicant.</p>	<p>to whether a new residential development provided an appropriate level of amenity for new occupants.</p> <p>It is appropriate for criterion 'g' to require new development to accord with the principles referred to.</p> <p>It is not considered appropriate for a policy to cross refer to guidance from outside the plan area, however criterion 'h' could be <b>amended</b> to state, 'in accordance with relevant best practice guidance'.</p> <p>Neighbourhood plans do not include policies to deal with strategic infrastructure matters.</p>
Historic England	Policy EB1: Sustainable development	Historic England supports the policy which includes provision for the protection or enhancement of the historic environment.	<b>Support welcomed and comments noted; no amendments required.</b>
Environment Agency	Policy EB1: Sustainable development	<p>As mentioned above we welcome the inclusion of Policy EB1, Sustainable Development. Additional detailing could be provided on flood risk resilience measures such as those identified within NPPF (2018) and relevant PPG guidance. Key considerations could include:</p> <ul style="list-style-type: none"> <li>• Provision of flood resilience measures;</li> <li>• Reduction of flood risk where possible;</li> <li>• Ensuring no increase to flood risk elsewhere;</li> <li>• Consider climate change allowances within any development (FZ2&amp;3).</li> </ul>	<b>Support welcomed and comments noted; amend as suggested.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Bellway Homes Limited	Policy EB1: Sustainable development	<p>Whilst the overall thrust of Policy EB1 is understood and refers back to the presumption in favour of sustainable development. It is important to highlight that the NPPF in paragraph 16 highlights that plans should avoid duplication of policies that apply to a particular area (including policies in the NPPF). As such, this policy is superfluous and needs to be deleted.</p> <p>Notwithstanding this, Bellway Homes Limited do have a number of fundamental objections to this policy.</p> <p>Firstly, the explanatory text surrounding the policy makes explicit reference to areas of flood risk and cross refers to the EBNF's Natural Environment Background Paper (October 2020) and Natural Environment Statement (October 2020). This seems to outline flood risk issues in relation to Bellway Homes Limited's land interests at North Farm. It should be noted however that the information from the Council's Strategic Flood Risk Assessment (SFRA, October 2018) and the Environment Agency's mapping shows only areas of flood risk at the far north of the site. The remaining elements are in Flood Zone 1 and so are capable of coming forward for development. As such, discounting the North Farm site in this way is unjustified as it is clear that the site can be developed whilst avoiding higher areas of flood risk. We therefore object to the EBNF's conclusions on this and as outlined in the Natural Environment Background Paper, matters relating to flood risk are adequately covered in the NPPF and PPG and so these should form the basis of assessing flood risk in relation to any sites. Part B of Policy EB1 should therefore be applied in accordance with national policy and guidance.</p> <p>The policy in Part G requires proposals to 'accord' with the East Boldon Design Code (EBDC) and other relevant documents. However, the EBDC is not a development plan document itself and so to use such wording</p>	<p><b>Noted, no amendments required.</b> It is not accepted that the policy duplicates the NPPF. It provides local detail of what is meant by sustainable development within the plan area.</p> <p>The supporting text does not attempt to discount or support any particular site within the plan area. It provides context to the policy to highlight that flooding is a particular concern to the local community and refers to available evidence.</p> <p>There is no suggestion that the design code is a separate development plan document, it clearly forms part of the neighbourhood plan as an annex. NPPG (Paragraph: 004 Reference ID: 26-004-20191001) is clear that non-strategic policies, such as those contained within neighbourhood plans, can be used to establish more local and/ or detailed design principles for an area.</p> <p>Similarly, it is not implied that the housing needs assessment is a development plan document. It is an important part of the evidence base used to inform both the policies within the plan and decisions on planning applications. It is appropriate for reference to be made to it within planning policies.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>in this policy is not justified as it effectively makes the EBDC a development plan document without having to undertake the scrutiny of an examination (given the requirement to be consistent with it). Such documents should be used to explain policy rather than be policy themselves. We therefore object to this part of the policy and it needs to be removed.</p> <p>Likewise in Part J, Policy EB1 requires new housing to meet the housing needs identified in the East Boldon Housing Needs Assessment (EBHNA, October 2020). Again, the EBHNA is not a development plan document and so using Policy EB1 to give it development plan status in this way is not appropriate. As a result of this, we object to this part of the policy and it needs to be removed.</p> <p>We provide further comments on the EBHNA later in these representations.</p>	
Dave Thompson (resident)	Policy EB1: Sustainable development	Worthwhile.	<b>Support welcomed; no amendments required.</b>
Jane Arthurs (resident)	Policy EB1: Sustainable development	Essential- we need to closely monitor that new developments enhance the village in every way possible	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB1: Sustainable development	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB1: Sustainable development	Support	<b>Support welcomed; no amendments required.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Jimmy Goudie (resident)	Policy EB1: Sustainable development	Approve	<b>Support welcomed; no amendments required.</b>
Judith Dennington (resident)	Policy EB1: Sustainable development	The overarching impact of the 2 intersections 2 new roads and a bridge taking out green belt land and close proximity to established dwellings will have a massive detriment to the environment in which the residents live. The removal of tree and established shrubs also green space cannot be a positive contribution to the environment. As the government is encouraging local councils to promote healthy living, open space, to support mental health this out ways the economic needs as it is an established fact that the closure of the Benton road and Tile shed lane rail crossing is not a request of Network rail but a development being forced upon the residents of Boldon with out need.	<b>Noted, no amendments required.</b> The neighbourhood plan is not proposing the development described. The policies within the draft plan seek to protect and enhance important green spaces within the village and resist inappropriate development in the Green Belt. It is understood that these comments relate to the Tiledsheds bridge scheme, which is outside the forum area.
Kathryn Tutill (resident)	Policy EB1: Sustainable development	Totally agree	<b>Support welcomed; no amendments required.</b>
Cllr Joan Atkinson (resident)	Policy EB1: Sustainable development	Agree - development should be on previously developed land to the housing need identified by the Forum in their consultations. The number and type of development to reflect the demographic need has been well documented and should be overarching in consideration of future homes in the forum boundary.	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB2: General location of new development	The policy states 'Land outside the settlement boundary lies within the Green Belt, therefore development proposals will be assessed against national Green Belt policy'. The definition of the settlement boundary is contrary to the emerging Local Plan which proposes development allocations on land that is currently designated as Green Belt.	<b>Noted, no amendments required.</b> The forum is fully aware of the content of the emerging local plan and the evidence base that supports it. However, it is material that the preparation of the emerging local plan is still at an early stage and there remains significant unresolved objections to the strategic

Consultee	Policy/ Para	Comment	Response/ proposed change
			<p>approach to both the level and location of new development. It would not be appropriate as part of the preparation of the neighbourhood plan to assume that the draft local plan will proceed to examination in its current form or, if it does, that it would be successful at examination. The forum submits that the settlement boundary proposed within the emerging neighbourhood plan will support sustainable development at a level that meets defined local needs. In addition, the methodology for the identification of the settlement boundary has been found to be appropriate in a number of neighbourhood plan examinations. It is proportionate and robust.</p>
Church Commissioners	Policy EB2: General location of new development	<p>Policy EB2 seeks to focus development within the East Boldon settlement boundary, which is defined by the Forum and different to the Neighbourhood Forum Area. It goes on to state that land outside the settlement boundary lies within the Green Belt and any proposals for development here will be assessed against national Green Belt policy.</p> <p>Our Client objects to Policy EB2. There are a number of issues to consider here. The first is that the settlement boundary is drawn tightly around the existing built form of East Boldon and only allows for limited infill development to take place. This is exacerbated by the fact that there is little brownfield land available in the settlement boundary to develop.</p>	<p><b>Noted, no amendments required.</b> As explained within paragraph 1.4, neighbourhood plans are required to meet the basic conditions. One of the basic conditions is that the policies are in general conformity with the strategic policies of the adopted development plan. It is therefore appropriate for the neighbourhood plan to refer to and be informed by the policies of the current development plan. Paragraph 1.8 of the draft plan explains that it has been informed by both the adopted and emerging planning policies and their associated evidence base, as is advised by NPPG.</p>



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		<p>The settlement boundary does not take into account the proposed changes to the Green Belt in the emerging STLP which removes our client's land at Boker Lane and Land South of St John's Terrace and Natley Avenue from the Green Belt. The Council has undertaken its own detailed Green Belt Review and concluded that these sites should be removed from the Green Belt. This should be reflected in the EBNP and the policies map.</p> <p>Furthermore, the settlement boundary does not take into account the proposed housing allocations in the emerging STLP which proposed to allocate both parcels of land for housing. In the emerging plan, the Council propose to develop 22 hectares of land for housing at East of Boker Lane/ South of Tile Shed Lane under Policy H3.59. The STLP also proposes to develop 1.5 hectares of our Client's land at Sunderland Road for housing too. Again, this should be reflected in the EBNP and the policies map.</p> <p>Although not adopted, the emerging STLP is a clear direction of travel by South Tyneside Council. The site's removal from the Green Belt is based on, and evidenced in, the Council's Green Belt Review which set out that both sites make limited contribution to the Green Belt.</p> <p>The Council's Green Belt Review also sets out the exceptional circumstances, required by national policy, setting out why land needs to be removed from the Green Belt and concludes that the "it is clear that in relation to meeting the development needs for new homes and jobs, that exceptional circumstances exist which justify the release of land from the current extent of the Green Belt".</p> <p>By not taking into account the evidence base, or the proposals set out in the emerging STLP, the EBNP unfortunately does not meet the first three of the basic conditions set out in paragraph 2.7 above, namely</p>	<p>For the neighbourhood plan to be based only on the emerging local plan would not meet the basic conditions.</p> <p>It is material that the preparation of the emerging local plan is still at an early stage and there remains significant unresolved objections to the strategic approach to both the level and location of new development. It would not be appropriate as part of the preparation of the neighbourhood plan to assume that the draft local plan will proceed to examination in its current form or, if it does, that it would be successful at examination.</p> <p>The forum submits that the settlement boundary proposed within the emerging neighbourhood plan will support sustainable development at a level that meets defined local needs. In addition, the methodology for the identification of the settlement boundary has been found to be appropriate in a number of neighbourhood plan examinations. It is proportionate and robust.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>having regard to national policy, contributing to sustainable development and being in conformity with strategic local policy.</p>	
<p>Bellway Homes Limited</p>	<p>Policy EB2: General location of new development</p>	<p>Bellway Homes Limited strongly objects to this policy as it is inconsistent with the NPPF (in planning positively for growth in paragraphs 11 and 16). The overarching goal of the EBNP is to actively plan for development over its plan period (up to 2036). By providing overly restrictive settlement boundaries, it is clear that the plan cannot achieve this.</p> <p>Whilst settlement boundaries can be defined through the neighbourhood plan process, this needs to be tied to the area's strategic policy and it is therefore important that this is based on an up to date strategic approach which provides the growth required for the area over the plan period.</p> <p>The approach in the EBNP does not follow this and instead it appears that settlement boundaries derive from very low growth requirements calculated through the EBHNA which we comment on below (see our response to Policy EB13). We believe this is not an appropriate way forward for planning for growth within the EBNA, as it is not the role of a neighbourhood plan to undertake such work, rather this is the remit of the Council's strategic policies within the emerging South Tyneside Local Plan (see the policy background in Section 2 of these representations).</p> <p>Indeed, the emerging South Tyneside Local Plan correctly identifies that in order to promote the growth required in the EBNA, it is necessary to look beyond the scope of the existing built-up area and seek to release logical parcels of Green Belt land to allocate for housing to meet this growth. This is supported by the NPPF which in paragraph</p>	<p><b>Noted, no amendments required.</b> As explained within paragraph 1.4, neighbourhood plans are required to meet the basic conditions. One of the basic conditions is that the policies are in general conformity with the strategic policies of the adopted development plan. It is therefore appropriate for the neighbourhood plan to refer to and be informed by the policies of the current development plan. Paragraph 1.8 of the draft plan explains that it has been informed by both the adopted and emerging planning policies and their associated evidence base, as is advised by NPPG. This includes information regarding flood risk and biodiversity. Further detail on both issues is set out within the Natural Environment Background Paper.</p> <p>For the neighbourhood plan to be based only on the emerging local plan would not meet the basic conditions.</p> <p>It is material that the preparation of the emerging local plan is still at an early stage and there remains significant unresolved objections to the strategic approach to both the level and location of new development. It would not be appropriate as part of the</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>72 states that growth can be achieved through extensions to existing villages and towns.</p> <p>In contrast, the EBNF's Settlement Boundary Background Paper (October 2020) takes a rather arbitrary view on settlement boundaries and despite referencing evidence such as the emerging South Tyneside Local Plan and its evidence base, it then simply concludes that Bellway Homes Limited's land interest at North Farm is not considered suitable for including in the settlement boundary. This is completely contrary to the assessments and conclusions drawn by the Council from its evidence base and is not substantiated in any way rather it simply states that the site:</p> <p>"Acts as an important green gap between Boldon and South Shields. Development of the site would result in the loss of separation along Boker Lane, effectively merging East and West Boldon. The site is rich in wildlife and forms an important part of a wildlife corridor and is also at risk from flooding."</p> <p>We would dispute this conclusion given that the land would clearly be a logical infill between two existing forms of built development to the west and east of the site and so would not represent urban sprawl in any way and would be contained by defensible boundaries. The notion that the land would result in a merging of West Boldon and East Boldon is again unsubstantiated and it is worth pointing out that the site would be contained by road infrastructure and that a degree of merging of West Boldon and East Boldon has already taken place to the south of Bellway Homes Limited's site.</p> <p>Notions of flood risk and wildlife corridor fail to mention that these affect the far north of the site and so would not hinder the wider site coming forward (with appropriate mitigation).</p>	<p>preparation of the neighbourhood plan to assume that the draft local plan will proceed to examination in its current form or, if it does, that it would be successful at examination.</p> <p>The forum submits that the settlement boundary proposed within the emerging neighbourhood plan will support sustainable development at a level that meets defined local needs. In addition, the methodology for the identification of the settlement boundary has been found to be appropriate in a number of neighbourhood plan examinations. It is proportionate and robust.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		As such we believe that Policy EB2 is entirely unjustified and requires deletion	
Sheila Heptinstall (resident)	Policy EB2: General location of new development	Not on green belt	<b>Noted, no amendments required.</b>
Joe Thompson (resident)	Policy EB2: General location of new development	I agree with this policy and the line of the settlement boundary as indicated on the policies map	<b>Support welcomed; no amendments required.</b>
Eileen Thompson (resident)	Policy EB2: General location of new development	I completely agree with the inclusion of a Settlement area and the boundary as shown	<b>Support welcomed; no amendments required.</b>
Dave Thompson (resident)	Policy EB2: General location of new development	Agreed.	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB2: General location of new development	Yes	<b>Support welcomed; no amendments required.</b>

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Devyn Emmerson-Ducasse (resident)	Policy EB2: General location of new development	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB2: General location of new development	Approve	<b>Support welcomed; no amendments required.</b>
Ethel McNally (resident)	Policy EB2: General location of new development	Very impressed by the work done on Settlement Boundary. Wholeheartedly support this work carried out on our behalf by East Boldon Forum.	<b>Support welcomed; no amendments required.</b>
Raymond McNally (resident)	Policy EB2: General location of new development	Very supportive of the Settlement Boundary.	<b>Support welcomed; no amendments required.</b>
Kevin McNally (resident)	Policy EB2: General location of new development	The Settlement Boundary seems to be a very important part of the draft Neighbourhood Plan, particularly if it restricts development to the drawn boundary. I very much support this becoming part of the final Neighbourhood Plan.	<b>Support welcomed; no amendments required.</b>
Sean McNally (resident)	Policy EB2: General location of	Policy EB 2 on the Settlement Boundary seems to be a very good idea. We are a village and our infrastructure is not suited to sprawling,	<b>Support welcomed; no amendments required.</b>

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	new development	creeping development outside the drawn settlement boundary. I very much support this becoming part of the Neighbourhood Plan.	
Maria McNally (resident)	Policy EB2: General location of new development	I really appreciate this Settlement Boundary work done by the Forum. It makes sense to have a village footprint in order to regulate development to a clearly defined forum area, leaving the greenbelt alone. I hope this becomes part of the East Boldon Neighbourhood Plan.	<b>Support welcomed; no amendments required.</b>
Sophie McNally (resident)	Policy EB2: General location of new development	Very much appreciate the Settlement Boundary to enable greenbelt to remain unharmed. As a young person I am conscious of the Climate Emergency and I worry about the effects of removal of greenbelt on the planet. I very much support restriction of development to the Settlement Boundary, leaving greenbelt untouched.	<b>Support welcomed; no amendments required.</b>
Judith Dennington (resident)	Policy EB2: General location of new development	As a resident who indirectly effected by this development I do not agree this promotes sustainable development. The area is to become overwhelmed by a massive increase of vehicles including heavy goods vehicles and increase in metro and train traffic. The increase will also promote and increase in emissions, noise anti social behaviour, the increase in flooding and the degradation of the surrounding areas.	<b>Noted, no amendments required.</b> The neighbourhood plan is not proposing development which would result in a massive increase of vehicles and other journeys. It is understood that these comments relate to the Tilesheds bridge scheme, which is outside the forum area.
Susan Balmer (resident)	Policy EB2: General location of new development	The settlement boundary, as shown on the policies map, is vital to preserve the integrity of the village of East Boldon. Protection and enhancement of the Green Belt is central to the well-being of our historic village, its residents and biodiversity.	<b>Support welcomed; no amendments required.</b>
Kathryn Tutill (resident)	Policy EB2: General location of	Brownfield sites only	<b>Noted, no amendments required.</b> Only to support development on brownfield sites would be contrary to national policy.

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	new development		However, the policies within the draft plan do seek to prioritise development on brownfield sites.
Grahame Tobin (resident)	Policy EB2: General location of new development	It's important that future development is contained within the existing settlement boundary so as not to further erode the village feel and to retain separation from Cleadon, South Shields / Whiteleas and Sunderland.	<b>Support welcomed; no amendments required.</b>
Kirstin Richardson (resident)	Policy EB2: General location of new development	The Settlement Boundary, the Housing Needs Assessment and the Design Code are all perfect for allowing development of East Boldon to provide accommodation, services and employment into the future without destroying the character and green environment of the village and will allow enhancement of these vital features of our lived environment and culture.	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Design objectives	It is not clear how you measure empathetic.	<b>Noted, no amendments required.</b> As explained within the plan, the purpose of the design objectives is to help shape new development. Empathetic clearly relates to new development being sympathetic and appropriate to its surroundings.
Historic England	Design objectives	Historic England supports the design objectives that provide a strong ambition for design quality within the village.	<b>Support welcomed and comments noted; no amendments required.</b>
South Tyneside Council	Policy EB3: Design	EB3(c) Does this conflict with EB3(b)? EB3(d) Suggest insert 'and enhance' after conserves EB3(e) Suggest replace 'when viewed from surrounding areas of countryside' with as part of long distance views'.	<b>Noted, no amendments required.</b>  It is considered that criterions 'c' and 'b' are complementary.  Criterion 'd' already includes 'and enhances'.

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		<p>EB3(f) Suggest replace ‘creates boundaries and’ with ‘introduces boundary treatments and’</p> <p>EB3(g) It is not clear how this can this be assessed</p> <p>EB3(k) It is not clear how sufficient is defined within this policy.</p> <p>EB3(k) The Council is preparing a new SPD which cover these issues.</p> <p>EB3(n) It is not clear how this can be measured. What if it is not possible to incorporate such measures?</p> <p>All planning applications require a design and access statement. Consider amending final leg of the policy to ‘Design and Access Statements must demonstrate how proposals respond to the above principles and the design codes.’</p> <p>Regarding the Design Code, the document appears to respond to local context and follows good practice in terms of design principles.</p>	<p>Criterion ‘e’ it is considered the wording as proposed is more appropriate.</p> <p>Criterion ‘f’ already includes ‘introduces boundary treatments’.</p> <p>Criterion ‘g’ would be described within a design and access statement.</p> <p>An assessment of criterion ‘k’ would be made following comments from the council’s highway team and whether the parking meets defined standards.</p> <p>Criterion ‘n’ states ‘where appropriate’.</p> <p>With regard to design and access statements – these are not required for all planning applications. The wording also explains that this must be demonstrated within a design and access statement.</p>
Historic England	Policy Design EB3:	Historic England supports the policy which includes at criteria d. that new development will be supported where it “conserves and enhances the significance of heritage assets and their setting;”	<b>Support welcomed and comments noted; no amendments required.</b>
Church Commissioners	Policy Design EB3:	<p>Policy EB3 sets out a number of design principles that the Forum would like to see addressed as part of any proposals for new development in East Boldon, and states that development should demonstrate a high quality design and accord to the East Boldon Design Guide.</p> <p>Our Client is supportive of the aims of the policy. They recognise the importance of good design and that the creation of high-quality places</p>	<b>Support welcomed and comments noted; no amendments required.</b> As explained within the design code, its purpose is to add depth and illustration to the design policy. It is a valuable tool in securing high quality future development. The illustrations and dimensions are not intended to be



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		<p>is fundamental to what the planning and development process should achieve.</p> <p>Most of the criterion set out in Policy EB3 are good design principles which would normally be taken into account during the master planning process (for example landscape and topography) to ensure development takes account of its surroundings. However, our Client is concerned that the related Design Codes are overly prescriptive and include for example codes on building heights and rooflines, boundaries. Whilst our Client can see the benefits of adopting such a Code, an element of flexibility must be incorporated into the principles to ensure the best design outcome for individual sites.</p> <p>Our Client also has concerns about Code EB.H.11 (housing typologies) which states that the “the design objectives defined by East Boldon reinforce the approach by government endorsed standards for the development of new houses and communities- Building for Life 12.”</p> <p>Although our Client is supportive of the aims of Building For Life (BfL), they do not consider that this should form a basis for the Design Code, and ultimately decision making, and that reference to BfL should be removed from the policy.</p> <p>The BFL standard is produced by the Design Council. It is not government policy and is intended to be a guide only for developers. Furthermore, the Design Council website states that BFL has a lifespan of 7 to 10 years. The latest guidance was published in January 2015 and is nearly 6 years old. By the time the EBNP is adopted, BFL will be close to the end of its lifespan.</p> <p>The policy and Design Code also do not take into account the impact of viability either for example through any changes that may occur due to the implementation of BFL on developments. Any potential viability</p>	<p>prescriptive but to demonstrate spatially how the codes can be applied to new development.</p> <p>It is code EB.H.10 that refers to the design objectives. This states that the objectives seek to reinforce the approach of BfL12. This is one of the elements that was considered in the preparation of the codes. BfL12 was the appropriate document that was in place when the design code was prepared. Indeed, Building for a Healthy Life, retains the original 12 point structure and underlying principles within BfL12. The updated guidance reflects changes in legislation and good practice. The neighbourhood plan clearly refers to Building for a Healthy life, or successor documents.</p> <p>There is no requirement for the design code to address viability requirements.</p> <p>Building for Life 12 is referred to within Planning Practice Category Design: process and tools (para 18) and is a framework against which a design can be assessed. However, the comment regarding its longevity is acknowledged and the Design Code will be amended to refer to the successor document: Building for a Healthy Life 2020.</p>

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		<p>impacts cannot be measured currently but have the potential to be significant and could undermine housing delivery in the borough.</p> <p>To reiterate, our Client supports the principles of Policy EB3 but considers that the policy should be slightly amended to make reference to viability so the opening paragraph of the policy reads:                      “Development should conserve local distinctiveness by demonstrating high quality design which both respects existing character and responds to the distinctive character of the area, it should accord with the requirements of the East Boldon Design Code where viable.”</p> <p>Although our Client supports the underlying principles of BFL and strives for good design in all their development, they consider that the Design Code needs to be amended to remove mention of BfL to ensure the Code stays up to date and relevant throughout the lifetime of the EBNP.</p>	
Bellway Home Limited	Policy EB3: Design	<p>Whilst Bellway Homes Limited recognises the need to promote good design, this needs to be informed by an understanding of each site's specific opportunities and constraints. Our objection to this policy is that there is an explicit link to the EBDC which under this policy, all development proposals must accord with.</p> <p>As outlined in our comments on Policy EB1, the effect of this is to give development plan weight to the EBDC when it is not a development plan document. This approach contradicts the NPPF (Annex 2) which notes that such documents, should explain planning policy rather than form part of planning policy. As such, references to the EBDC must be removed from the policy.</p> <p>Notwithstanding this, the EBDC itself is overly prescriptive in nature. This creates a rigid design response which seeks to impose styles and standards on the area which has no regard to site specific constraints</p>	<p><b>Noted, no amendments required.</b> There is no suggestion that the design code is a separate development plan document, it clearly forms part of the neighbourhood plan as an annex. NPPG (Paragraph: 004 Reference ID: 26-004-20191001) is clear that non-strategic policies, such as those contained within neighbourhood plans, can be used to establish more local and/ or detailed design principles for an area.</p> <p>It is not considered that the design code is overly prescriptive, it provides appropriate local design guidance as described within NPPG. The design code was prepared by a</p>

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		and does not allow change. This contradicts the approach in paragraph 127 of the NPPF. We also do not believe a design code for such a large area is the appropriate mechanism for securing design principles as design codes are more suited to specific sites/developments. The EBDC also contains matters relating to energy efficiency and climate change which, as outlined in paragraph 20 of the NPPF, are matters which are to be addressed through strategic policies in the emerging South Tyneside Local Plan. The measures outlined in the EBDC also need to be tested in relation to viability (taking into account the implications of other policies). Currently we cannot see any evidence to test this and as such, the EBDC cannot be justified and references to it should thus be deleted.	<p>respected national consultancy that has successfully supported the preparation of design codes which are embedded within a significant number of made neighbourhood plans.</p> <p>Suggestion that design codes cannot refer to energy efficiency and climate change matters is also disputed. These matters can be addressed in detail at a local level.</p> <p>There is no requirement for the design code to address viability requirements.</p>
Dave Thompson (resident)	Policy Design EB3:	Important issue	<b>Support welcomed; no amendments required.</b>
Jane Arthurs (resident)	Policy Design EB3:	The character and distinctiveness of East Boldon is at the heart of what people love about East Boldon	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy Design EB3:	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy Design EB3:	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy Design EB3:	Approve	<b>Support welcomed; no amendments required.</b>
Judith Dennington (resident)	Policy Design EB3:	This development does not conserve the character of the area. It will split Boldon in half and become a metropolitan borough of South Shields. The road development is cutting through established green	<b>Noted, no amendments required.</b> The neighbourhood plan is not proposing development which would not conserve the

Consultee	Policy/ Para	Comment	Response/ proposed change
		belt , felling trees which were planted as part of the Great North Forest and the clearing of cops which is an established haven for local animals. The road running from Tilshed lane across the field which is at present a grazing field will come as close as 30mtrs from properties dating back to the 1900`s. There will be no boundaries or barriers from noise, pollution, light pollution and the change to the view from the properties will be devastating, This will have a detrimental value to the properties.	character of the area, nor is it proposing a new road. It is understood that these comments relate to the Tilesheds bridge scheme, which is outside the forum area.
Susan Balmer (resident)	Policy EB3: Design	This section of the draft plan helps readers to appreciate the diverse architectural styles of buildings and to see when infill and modern buildings have been designed with a sympathetic eye to dimensions and character. There are few new buildings that jar with their surroundings and I applaud this policy for its principles.	<b>Support welcomed; no amendments required.</b>
Kathryn Tutill (resident)	Policy EB3: Design	Agree.	<b>Support welcomed; no amendments required.</b>
Kirstin Richardson (resident)	Policy EB3: Design	I think the design code of any future development is paramount and the inclusion of trees and verges to accommodate active travel routes and maintain green corridors is essential. I like the inclusion of frontages to new developments to reflect the style of the character of the existing settlements. I support the promotion of consideration to the environment, for example with permeable surfaces for parking spaces.	<b>Support welcomed and comments noted; no amendments required.</b>
Historic England	Heritage general -	It is important that your plan identifies heritage assets in the area, and includes a positive strategy to safeguard those elements that contribute to their significance. This will ensure they can be appropriately conserved and enjoyed now and in the future. We are pleased your policies already address the following opportunities:	<b>Support welcomed and comments noted; amend</b> supporting text to list the non-designated heritage assets.  It is not considered necessary to include reference within policy EB4 to update existing

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		<ul style="list-style-type: none"> <li>• Considering how the plan’s objectives can be achieved by maximising the wider social, cultural, economic and environmental benefits flowing from heritage, eg. regeneration, tourism, learning, leisure, wellbeing and enjoyment.</li> <li>• Giving detail on the expected scale, density, massing, height, landscape, layout, materials and access of new development.</li> </ul> <p>As well as designated heritage assets, your plan is also an important opportunity to include a positive strategy for local heritage assets. Such ‘non-designated heritage assets’ may include buildings, monuments, sites, places, areas or landscapes that are important to the local community for their heritage value. We welcome the Community Action 3 within the Plan which states that the Forum will work with the conservation team at South Tyneside Council to review and update the Local List. We consider that you may want to identify the non-designated heritage assets as set out within the Built and Historic Environment Topic Paper including those non-designated identified in the Community Character Statement.</p> <p>We consider the strategy and policies in your plan to be based on proportionate, robust evidence. For heritage, this has included a Built and Historic Environment Topic Paper, alongside a Community Character Statement. Rather than just the presence or absence of heritage assets, your evidence focuses on what makes them significant and, where relevant, vulnerable. We support the Community Action to work with South Tyneside Council to update the existing guidance and management plan for the East Boldon Conservation Area. However, we consider that a reference to this would be beneficial within policy EB4 Heritage Assets.</p> <p>To help in preparing the plan, your local authority should be able to offer you support, including providing evidence on heritage assets and</p>	<p>guidance as this is a planning policy which will be used to determine planning applications.</p> <p>Amend background papers to refer to additional guidance notes.</p> <p>It is not considered necessary to include a specific glossary, the neighbourhood plan includes explanatory text within the plan, where this is considered expedient.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>in suitable mapping. You could involve civic and amenity societies or local history groups with an interest in your area’s heritage. Locality provides funds to enable you to hire suitable historic environment expertise, for example to help prepare evidence, develop policy and produce the plan. Using the right expertise could be particularly important to your plan because East Boldon Conservation Area is currently at risk. More information is given in our advice note.</p> <p>You have already used a number of Historic England Advice Notes including Neighbourhood Planning and the Historic Environment - Advice Note 11 (October 2018), and The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3 (October 2015). Other advice notes that may be of use now include:                      HE Advice Note 2 - Making Changes to Heritage Assets:  <a href="https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/">https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/</a>                      Historic England Advice Note 7, Local Heritage Listing (<a href="https://www.historicengland.org.uk/imagesbooks/publications/local-heritage-listing-advice-note-7">https://www.historicengland.org.uk/imagesbooks/publications/local-heritage-listing-advice-note-7</a> ).                      HE Good Practice Advice in Planning 3 - The Setting of Heritage Assets:  <a href="https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/">https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</a></p> <p>You have familiarised 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 and other terms across to your plan’s own glossary. You can also familiarise yourself with basic legislative and policy protections that heritage assets in England enjoy by browsing our online Heritage Protection Guide at <a href="https://historicengland.org.uk/advice/hpg/">https://historicengland.org.uk/advice/hpg/</a>.</p>	

Consultee	Policy/ Para	Comment	Response/ proposed change
Historic England	Paragraph 5.8	<p>Whilst often non-designated heritage assets may be of less significance than designate heritage assets, this is not always the case and we would therefore advise using the terminology as used within Paragraph: 039 Reference ID: 18a-039-20190723 of the Planning Practice Guidance. For example, non-designated sites of archaeological interest may not always be designated despite being of equivalent significance to other archaeological assets designated as Scheduled Monuments.</p> <p>Amend final sentence of paragraph to read <u>“A non-designated asset is a building, monument, site, place, area or landscape having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.”</u></p>	<b>Comments noted; amend as suggested.</b>
Historic England	Paragraph 5.11	<p>We note that this paragraph states that the East Boldon Community Character Statement(2019) provides an up to date list of the heritage assets within the plan area, we recognise description of the Conservation Area within this statement but are unclear that it refers to all other designated and non-designated heritage assets. A list of those assets designated may be beneficial at this section of the plan. We also suggest inspection of the Historic Environment Record if this has not been undertaken</p>	<b>Support welcomed and comments noted; amend</b> supporting text to list the non-designated heritage assets and delete final sentence of paragraph 5.11.
South Tyneside Council	Policy EB4: Heritage assets	<p>You may wish to specifically mention the need for a Heritage Statement. Heritage Statements are the standard required for any application relating to heritage assets as part of the planning application process.</p>	<b>Comments noted; amend</b> to refer to heritage statements.
Historic England	Policy EB4: Heritage assets	<p>The policy does seem to correlate with the relevant paragraphs of the NPPF, yet it does not appear to go any further than that. This might make the policy redundant in that it might not be regarded as distinctly reflecting and responding to the unique characteristics and planning</p>	<b>Support welcomed and comments noted; amend</b> to expand the scope of the policy to include detail regarding development that

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>context of the specific neighbourhood area for which it has been prepared (para 041 of the Planning Practice Guidance).</p> <p>We note from the Built and Historic Environment Background Paper that much work has been done in the preparation of the neighbourhood plan alongside existing evidence in the East Boldon Conservation Area Appraisal and Management Plan that there is a good understanding of the issues that exist with East Boldon concerning the historic environment, we recommend carrying some of these into the policy to provide a strategy that conserves and enhances the special character and appearance of the village.</p> <p>We recommend using the evidence to determine locally distinctive issues which may be addressed as part of the neighbourhood plan's strategy for the historic environment within East Boldon. The neighbourhood plan provides a good opportunity to provide more specific policy on matters that are relevant to East Boldon as opposed to the more strategic level local plan for South Tyneside. In doing so, it may be good to work with the Conservation officer in South Tyneside.</p> <p>On our website we have a page dedicated to case studies which we consider to be good practice. This may be found here <a href="https://historicengland.org.uk/advice/planning/improve-yourneighbourhood/neighbourhood-plan-case-studies/">https://historicengland.org.uk/advice/planning/improve-yourneighbourhood/neighbourhood-plan-case-studies/</a> In the context of East Boldon we would particularly recommend the Odiham &amp; North Warnborough case example which provides specific policies for the conservation area.</p>	<p>could impact on the significance of the conservation area.</p>
Bellway Homes Limited	Policy EB4: Heritage assets	The NPPF outlines that matters relating to heritage can be contained in both strategic and non-strategic policies (see paragraphs 20 and 28). The form of Policy EB4 however appears to be more strategic in nature in that it seeks to add to the list of non-designated heritage assets in	<b>Comments noted, amend</b> policy to include more specific local detail and add details of non-designated heritage assets to supporting text. It is appropriate for neighbourhood



East Boldon Neighbourhood Plan: Consultation Statement (February 2021)

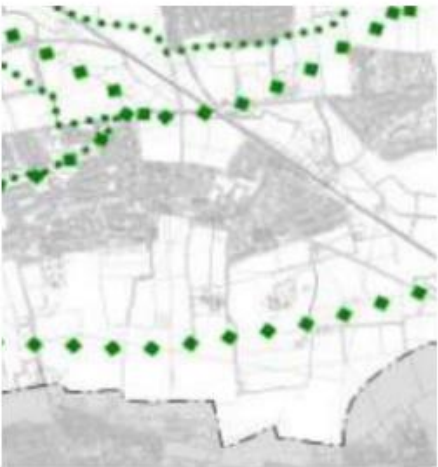
Consultee	Policy/ Para	Comment	Response/ proposed change
		the area (contained in the East Boldon Community Character Statement August 2019 referred to in the policy). This is matter which is beyond the remit of the EBNP and in doing so, also seeks to give development plan weight to a document which sits outside the plan (which is inconsistent with the NPPF). As a result of this, Policy EB4 needs to be substantially modified so that it simply refers to assessing the impact on heritage assets in accordance with national planning policy and guidance rather than referring to the East Boldon Community Character Statement (August 2019).	plans to include this level of detail, it should be noted that this approach is supported by Historic England.
Dave Thompson (resident)	Policy EB4: Heritage assets	Preserve heritage.	<b>Noted, no amendments required.</b>
Jane Arthurs (resident)	Policy EB4: Heritage assets	This has to be done or the character of East Boldon will be lost.	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB4: Heritage assets	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB4: Heritage assets	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB4: Heritage assets	Approve	<b>Support welcomed; no amendments required.</b>
Judith Dennington (resident)	Policy EB4: Heritage assets	In my opinion there is no consultation to protect the heritage of the area the impact will be detrimental to the whole of East Boldon	<b>Noted, no amendments required.</b> The neighbourhood plan and its evidence base provide a significant level of information to

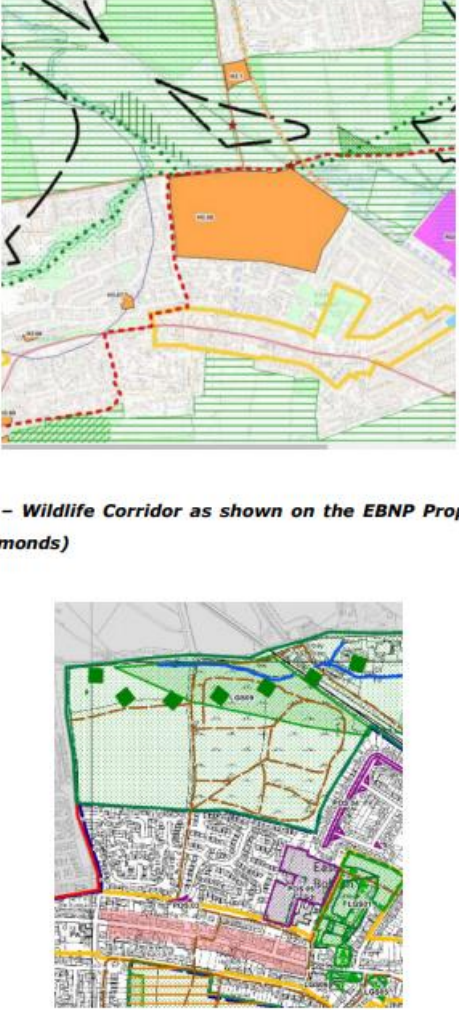
Consultee	Policy/ Para	Comment	Response/ proposed change
		effectively cutting the area in half and removing the village feel as a protected village space	ensure development proposals protect and enhance heritage assets within East Boldon. It is understood that these comments relate to the Tiledsheds bridge scheme, which is outside the forum area.
Susan Balmer (resident)	Policy EB4: Heritage assets	Heritage assets are well-documented in the Community Character Statement. I agree with the list of additions in 5.17 but would like to suggest one further group of semi-detached villas on Bridle Path, even though they are outside of the Conservation Area. Building of the villas began in 1901 and are worthy of note because of their unusual design and the fact that the architect, Oliver Hall Mark, was only 23 when he designed the houses. He went on to become the official architect for educational buildings in Sunderland until the end of WWII.	<b>Support welcomed and comments noted, amend</b> to include 2-13 Bridle Path.
Kathryn Tutill (resident)	Policy EB4: Heritage assets	Agree.	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB5: Green and blue infrastructure	<p>The policy references ‘new development’ therefore implying applicable to all development. It would not be appropriate or achievable for all development to meet the criteria.</p> <p>EB5(f) Consideration needs to be given as to how an applicant will be expected to pay in in perpetuity and how this will be secured.</p> <p>The policy references ‘where an impact on the water environment is a possibility’. Consideration should be given as to how will this be quantified / qualified?</p> <p>EB5(j) How is this related to the development?</p> <p>EB5(k) This is within the remit of NWL</p>	<b>Comments noted.</b> The policy clearly states that consideration will be given to how development proposals accord with the identified criteria. If the development proposal has no implications regarding green and blue infrastructure, the case officer will identify this as part of the normal assessment of the planning application. Similarly, it is not considered necessary to qualify what is meant by ‘impact on the water environment’ – a case officer should be able to assess, particularly as a result of responses from consultees whether

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>The policy references that ‘Proposals that would include the loss of part of the green infrastructure network as defined on the policies map, should demonstrate that the green infrastructure proposed to be lost in terms of quantity and quality, can be provided in equally accessible locations that maintain or create new green infrastructure connections’. Will land be allocated for such purposes within Neighbourhood Area?</p>	<p>a proposal is likely to have an impact on the water environment.</p> <p><b>Amend</b> criterion ‘f’ to refer to appropriate planning conditions or legal agreements.</p> <p>With regard to agricultural and urban pollution, criterion ‘j’ clearly states where this is relevant to a development.</p> <p>The policies map identifies the green infrastructure network.</p>
Natural England	Policy EB5: Green and blue infrastructure	<p>We support the inclusion of this policy to protect and improve green and blue infrastructure.</p>	<p><b>Support welcomed; no amendments required.</b></p>
Church Commissioners	Policy EB5: Green and blue infrastructure	<p>Policy EB5 seeks to designate green and blue infrastructure, which includes wildlife corridors, open spaces and watercourses, and states that new development should seek to protect, and where possible improve and extend, the green and blue infrastructure network.</p> <p>Our Client is supportive of the principles of the policy and recognises the importance of green and blue infrastructure in new development and the contribution it can make for example in terms of biodiversity, climate change and health.</p> <p>However, our Client objects to the policy and the policies map. Paragraph 6.5 states that the EBNP has been informed by both the adopted and emerging STLP as well as the South Tyneside Green Infrastructure Strategy (STGIS). However, this is not reflected on the policies map.</p>	<p><b>Support welcomed and comments noted; no amendments required.</b> The proposed green and blue infrastructure has been informed by STC documents. The proposed green infrastructure corridors identified by STC are strategic in nature. It is appropriate for neighbourhood plans to identify locally important green infrastructure, informed by local evidence. The wildlife corridor shown on the draft policies map reflects that shown on the adopted South Tyneside Site Specific Allocations Development Plan Document. An extract of this is shown as figure 1, page 8 of the Natural Environment Background Paper.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>For the land east of Boker Lane, the EBNP policies map, shows a wildlife corridor running through the north of the site. However, the STGIS is clear that the wildlife corridor runs north along the boundary of the site on New Road/ Tile Shed Lane rather than into our Client’s land. This is also reflected in the emerging local plan proposals map. This is reiterated in the STGIS, figure 10.1, which shows that the site is of low biodiversity value.</p> <p>Both of our Client’s land interests in East Boldon are also designated as ‘Green Infrastructure Corridors’. Again, figure 2.3 of the STGIS is clear that the site at south east Boldon is not within the corridors and that only the north-eastern corner of the site at Boker Lane forms part of the green infrastructure network.</p> <p>Based on the evidence, our Client believes that the wildlife and green infrastructure corridor designations its land are not justified and not supported by the evidence.</p> <p>Furthermore, the EBNP is not in conformity with either the adopted or the emerging plan. Our Client considers that the EBNP is inconsistent with, and therefore is not in conformity with, the emerging plan, as the emerging plan proposes housing on both sites whilst Policy EB5a, seeks to “protect and enhance green and blue infrastructure assets”.</p> <p>Our Client considers that to meet the basic conditions of contributing to sustainable development and being in conformity with the local policy, the proposals map should be updated to reflect the evidence base and the points highlighted above.</p>	<p>The neighbourhood plan proposes to include the whole of the land at North Farm rather than just the northern parcel shown on the Strategic Corridor. This is as a result of presence of Tilesheds Burn, mature hedgerows and trees and rewilding of the eastern field over the last 25 years creating a mature hawthorn copse. In addition, the plan proposes to include all of the land directly to the south of the village, which is not included in the strategic corridor. This is because of mature trees and hedgerows and streams within and at the boundaries of these field systems.</p>
Bellway Homes Limited	Policy EB5: Green and blue infrastructure	Bellway Homes Limited strongly objects to this policy. Paragraph 20 of the NPPF is clear that matters relating to Green Infrastructure are covered by strategic policies and so are beyond the remit of neighbourhood plans (which cover non-strategic policies). Instead they	<b>Noted, no amendments required.</b> The proposed green infrastructure designation has been informed by STC documents. The proposed green infrastructure corridors

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>should be covered by local plans. This is also made clear in the PPG which states:                      "Strategic policies can identify the location of existing and proposed green infrastructure networks and set out appropriate policies for their protection and enhancement. To inform these, and support their implementation, green infrastructure frameworks or strategies prepared at a district-wide scale (or wider) can be a useful tool." (Reference ID: 8-007-20190721).</p> <p>As such, this policy and its associated designations need to be deleted from the EBNP. This approach is evident when examining the emerging South Tyneside Local Plan which has its own section on Green Infrastructure and identifies its own Green Infrastructure Corridors on its proposals map. This approach is completely at odds with the EBNP and the EBNP completely conflicts with the approach to Green Infrastructure in the emerging South Tyneside Local Plan. This further underlines the fact that this matter is strategic in nature and should not be covered by the EBNP.</p> <p>The EBNP identifies Bellway Homes Limited's land interest as a whole as forming Green Infrastructure. It should be emphasised that this is privately owned land and has never been formally identified as Green Infrastructure previously. The EBNP makes it clear that it has used both the emerging development plan and the adopted Green Infrastructure Strategy Supplementary Planning Document (SPD) (February 2013) to inform its approach to Green Infrastructure, however neither show Bellway Homes Limited's land as Green Infrastructure and so there does not appear to be any justification or evidence for its inclusion. Indeed even examining the EBNP's own evidence base, it is unclear as to why Bellway Homes Limited's land interest is included and there is no information provided which would ordinarily be present to set out the rationale for providing additional Green Infrastructure (such as the</p>	<p>identified by STC are strategic in nature. It is appropriate for neighbourhood plans to identify locally important green infrastructure, informed by local evidence. The wildlife corridor shown on the draft policies map reflects that shown on the adopted South Tyneside Site Specific Allocations Development Plan Document. An extract of this is shown as figure 1, page 8 of the Natural Environment Background Paper.</p> <p>The green infrastructure illustrated on the land interest of Bellway Homes has been proposed because the whole site has been rewilded over the last 25 years. A large mature hawthorn copse has grown on the former pastureland. Tiledsheds Burn flows across the north of the site and mature hedgerows and trees line all of the boundaries.</p> <p>The Natural Environment Statement highlights that a wide range of birds and animals found on the land.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>aforementioned Green Infrastructure Frameworks or Strategies, which in any event should be district wide in scale). This further underlines the fact that the policy fails the Basic Conditions and needs to be deleted.</p> <p>It is also noted that a Wildlife Corridor is included to the north of Bellway Homes Limited's land interest. We again object to this as shown on the EBNP's proposals map as its alignment is not consistent with that shown within the development plan and other planning policy documents. For comparison the alignment of the Wildlife Corridors are shown below in Figures 4.1 and 4.2:</p> <p><b><i>Figure 4.1 – Wildlife Corridor as shown in the Green Infrastructure SPD (February 2013) and emerging South Tyneside Local Plan (Green Diamonds)</i></b></p> 	

Consultee	Policy/ Para	Comment	Response/ proposed change
		 <p><i>Figure 4.2 – Wildlife Corridor as shown on the EBNP Proposals Map (Green Diamonds)</i></p>	

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>The Wildlife Corridor on the EBNP proposals map therefore needs amending in line with this (given that again there is no evidence to support a change in its alignment, which in any event would need to be covered by strategic policies). We note that Policy EB5 in Part M seeks to ensure that new development does not fragment Wildlife Corridors. On the basis that the Wildlife Corridor is outlined correctly, then it is possible to accommodate development on Bellway Homes Limited's land without undermining the Wildlife Corridor.</p> <p>We note that a portion of Bellway Homes Limited's land interest is also proposed to be designated as Local Green Space. We address this matter in Policy EB17 below.</p>	
Phil Clow (resident)	Policy EB5: Green and blue infrastructure	Can more be made of the valuable green wildlife areas in the north of East Boldon, in particular the area of the 'duck pond' which is of high value to the community as a place to visit and enjoy and interact with nature.	<b>Noted, no amendments required.</b> The pond at Tiledsheds Nature Reserve is outside the plan area.
Joe Thompson (resident)	Policy EB5: Green and blue infrastructure	I think every effort should be made to create new water habitat.	<b>Noted, no amendments required.</b> The policy supports the protection, improvement and extension of the green and blue infrastructure network. This would include the creation of new water habitat.
Dave Thompson (resident)	Policy EB5: Green and blue infrastructure	Most important.	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB5: Green and blue infrastructure	Yes	<b>Support welcomed; no amendments required.</b>



Consultee	Policy/ Para	Comment	Response/ proposed change
Devyn Emmerson-Ducasse (resident)	Policy EB5: Green and blue infrastructure	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB5: Green and blue infrastructure	Approve	<b>Support welcomed; no amendments required.</b>
Steve Lavelle (resident)	Policy EB5: Green and blue infrastructure	<p>"Your plan states the following:                      Policy EB5: Green and blue infrastructure.                      Any development where an impact on the water environment is possible, will bring about an improvement to that environment, improvements include:                      EB 5 k. Ensuring that all drainage of new development is connected correctly and within the capacity of existing water and sewerage systems, ensuring early engagement with Northumbrian Water.                      Northumbrian Water claims that capacity currently exists to deal with waste water from your neighbourhood area. This is not the case.                      The wastewater from your neighbourhood area flows to Whitburn where there are sewerage capacity issues that are known by Northumbrian Water Limited.                      In 2019, 760,000 tonnes of wastewater were discharged via the Long Sea Outfall into the North Sea at Whitburn, causing environmental damage to the coastal waters. This wastewater is from Combined Sewer Overflows and is a mixture of domestic waste, surface water and excrement.                      These discharges have been happening since the Long Sea Outfall was constructed. In 2017 £10 million was spent to build storage tanks to accommodate the flows of sewage from East Boldon. This remedial work did not improve the volumes of discharge of wastewater from the</p>	<p><b>Noted, no amendments required.</b> The proposed amendments to the policy would not accord with the requirements of national planning policy and therefore would not meet the basic conditions. Northumbrian Water as the sewerage undertaker and has a statutory role in the planning process. However, the forum acknowledges that there are genuine concerns over the issue of raw sewerage discharge and the pollution created. It commits to work with others (by way of a community action) to encourage greater transparency and understanding of these issues.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>Long Sea Outfall (as decided by the European Commission in October 2020).</p> <p>Northumbrian Water and the Environment Agency are aware that these regular discharges of wastewater during moderate rainfall conditions continue to breach the Urban Waste Water Treatment Directive. The Urban Waste Water Treatment Directive (UWWTD) (91/271/EEC) was encompassed in UK law almost word for word under the Urban Waste Water Treatment (England and Wales) Regulations 1994.</p> <p>I suggest that your policy at EB 5 k relies on Northumbrian Water admitting that there are wastewater treatment capacity issues, and this is something they will not do.</p> <p>Your draft plan relating to impacts on water environment will not bring about an improvement to that environment. More housing built in your area will add to the volumes of wastewater that is discharged at Whitburn causing greater harm to the water environment of the coastal waters at Whitburn.</p> <p>I suggest that you revisit this policy and give due consideration to the following:</p> <p>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 local watercourses or the coastal waters or foreshore of the South Tyneside coastline by way of sewage and other pollution, or problems for existing residents or residents subsequently occupying the development.</p> <p>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</p>	

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>legal agreement and will be implemented prior to the commencement of development.</p> <p>Proposals which allow surface water drainage into the sewer system will not be permitted. Any proposal must demonstrate how the proposal will make proper provision for surface water drainage to ground, water courses or surface water sewer."</p>	
Judith Dennington (resident)	Policy EB5: Green and blue infrastructure	<p>There is the removal of established trees removal of culverts soakaways and hedgerows. There is established animal runs this will be interrupted the bird population which descends from all over the world to Tiledshed nature reserve and beyond will be met with the issues of a road which will start about 10 metres from the entrance to the pond. Families will be met with a road which takes away established rights of way and the safety of the paths surrounding the nature reserve and cycle path joining the Bedes way.</p>	<b>Noted, no amendments required.</b> The draft plan is not proposing the development described. It is understood that these comments relate to the Tiledsheds bridge scheme, which is outside the forum area.
Kathryn Tutill (resident)	Policy EB5: Green and blue infrastructure	Definitely	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB6: Landscape	<p>The Policy states 'Development proposals should maintain and where appropriate enhance positive elements of the landscape character of East Boldon, as defined in the East Boldon Design Code, South Tyneside Landscape Character Study or other relevant documents'. How will applicants be required to demonstrate? – Through a Design and Access Statement or other document? Not all applications require a D&amp;A to be submitted.</p> <p>EB6(f) This is not always appropriate. Consideration needs to be given to the width of streets to accommodate tree lined verges. Need to consider issues of visibility (highways), secured by design principles, service routes and issues of adoptions.</p>	<b>Comments noted, amend to</b> require that an assessment will be made of the criteria as part of the consideration of the development proposal and also that each of the criteria will be considered where appropriate.

Consultee	Policy/ Para	Comment	Response/ proposed change
Natural England	Policy EB6: Landscape	We support the inclusion of this policy to maintain and enhance the landscape character of East Boldon	<b>Support welcomed; no amendments required.</b>
Church Commissioners	Policy EB6: Landscape	<p>Policy EB6 states that development proposals should maintain and, where appropriate, enhance positive elements of the landscape character in East Boldon.</p> <p>Policy EB6 seeks to designate our Client’s land west of Sunderland Road and South/ South of Hunter Close as an Area of High Landscape Value and Areas of Landscape Significance. Our Client objects to this designation.</p> <p>The South Tyneside Landscape Character Study, the main evidence base for the EBNP and the emerging STLP, does not highlight the land west of Sunderland Road and South/ South of Hunter as of particular importance, or value, in terms of landscape. This is reflected in the emerging STLP which does not designate the site as an Area of High Landscape Value and this should be reflected in the EBNP. The landscape designation of the site therefore is not in conformity with the emerging plan (policy NE5) and is not justified based on the evidence.</p> <p>To ensure conformity, the site should not be designated as Area of High Landscape Value and Areas of Landscape Significance. Furthermore, the site should be considered as a housing allocation (see our representation to Policy EB13 below).</p>	<b>Noted, no amendments required.</b> The neighbourhood plan is required to be in general conformity with the strategic policies of the adopted development plan. The adopted development plan includes the allocation of an area of high landscape value and area of landscape significance south of the village from Hylton Lane to Sunderland Road. There are significant unresolved objections to the proposed removal of the allocation in the emerging local plan. The local plan is not at an advanced stage of preparation. It is not for the neighbourhood plan to seek to determine the outcome of the local plan process with regard to this designation. The forum believes there is sufficient evidence to retain the designation within the neighbourhood plan.
Bellway Homes Limited	Policy EB6: Landscape	<p>Paragraph 20 of the NPPF is specific about matters of landscape being covered by strategic policies. As the EBNP is to cover non-strategic policies it should not cover matters relating to landscape. On this basis alone, this policy should be deleted.</p> <p>The policy wording also makes explicit reference to the EBDC and South</p>	<b>Noted, no amendments required.</b> It is appropriate for neighbourhood plans to include detailed policies regarding landscape matters. Such policies are included in numerous made plans. It is also appropriate for neighbourhood plan policies to refer to

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>Tyneside Landscape Character Study, both of which are not development plan documents and so should not be referenced within the policy as this effectively gives them development plan weight and is contrary to the NPPF. We raise specific matters relating to the EBDC in response to Policy EB3 above.</p> <p>The text of the policy also references mature hedgerows and established trees. We note that in relation to Bellway Homes Limited's land interest, a 'Mature Hawthorn Copse' has been identified on the site. It is unclear as to how this has been defined, how the EBNF has accessed the land (as this would constitute trespassing) and whether the relevant surveys have been undertaken to support this identification. We cannot see any evidence for its inclusion and so references to this need to be removed.</p>	<p>evidence documents to inform decisions on planning applications.</p> <p>The extensive self-seeded hawthorn copse is a haven for wildlife and is a pleasant rural feature of this re-wilded site. The copse, together with other individual specimens and groups across the site, are now maturing after more than 25 years of growth. One of the well-established informal tracks on this site crosses through the copse.</p> <p>The hawthorn copse is clearly visible from the bridleway, without the need for "trespass" and is clearly evident from aerial photographs along with the paths and tracks. The site has been open for public access at several positions, with no signage otherwise, for well over 25 years. Indeed, most of the paths and tracks, as well as the outline of the hawthorn copse are indicated on the map submitted alongside the comments.</p>
Dave Thompson (resident)	Policy EB6: Landscape	Agreed.	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB6: Landscape	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB6: Landscape	Support.	<b>Support welcomed; no amendments required.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Jimmy Goudie (resident)	Policy EB6: Landscape	Approve	<b>Support welcomed; no amendments required.</b>
Judith Dennington (resident)	Policy EB6: Landscape	There is no evidence of this project enhancing the character and landscape of east Boldon. It actually detracts from the openness, access to green space and family orientated environment. This project will not maintain the area the evidence is not established, when viewing the artist impression, YouTube mock-up of the area which does not include the housing development and increase of traffic this will promote	<b>Noted, no amendments required.</b> The draft plan is not proposing the development described. It is understood that these comments relate to the Tiledsheds bridge scheme, which is outside the forum area.
Susan Balmer (resident)	Policy EB6: Landscape	The sense of awe is present when emerging from the central core of the village, through the iconic magnesian limestone passageways which open onto a spacious landscape. New buildings of inappropriate height constructed on the edge of Boldon Flats show how areas of high landscape value could be diminished by similar insensitive design on other boundaries of the Forum area.	<b>Support welcomed and comments noted; no amendments required.</b>
Kathryn Tutill (resident)	Policy EB6: Landscape	Agree.	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB7: Biodiversity	Suggest that the supporting text needs to be absolutely clear as to what 'sites of biodiversity value' are for the purposes of the policy.	<b>Noted, no amendments required.</b> The designated sites are described in paragraph 6.10 and identified on the policies map.
Natural England	Policy EB7: Biodiversity	We welcome the specific reference to biodiversity being protected and enhanced through development, but given that biodiversity net gain will become mandatory when the Environment Bill completes its passage through parliament, we advise that this policy is made stronger to reflect this position. We would suggest rewording the policy to state that developers will be required to show how 'a minimum of 10% biodiversity net gain will be achieved'	<b>Support welcomed and comments noted; amend as suggested.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Environment Agency	Policy EB7: Biodiversity	<p>We welcome the inclusion of Policy EB7: Biodiversity (page 31). We would like the plan to include information about the protection of species in the areas of development. In particular, water dependent protected and priority species have been recorded in the neighbourhood area. These include water vole and the plant tubular water-dropwort. These species should be protected from development. Developments on or near watercourses, drains, ponds or wetlands will need to appropriately consider these species. Opportunity should be taken through development to conserve and enhance the habitat for these species and create and restore important habitats.</p>	<p><b>Support welcomed and comments noted; amend as suggested.</b></p>
Bellway Homes Limited	Policy EB7: Biodiversity	<p>In a similar manner to our comments on Policy EB6 above, the overall approach to Policy EB7 is broad and strategic in nature. It is therefore a strategic policy which should be contained within the emerging South Tyneside Local Plan and not within the EBNP. Indeed, the emerging South Tyneside Local Plan proposes such a policy (Policy NE2). On this basis, this policy should be deleted.</p> <p>We have already commented on the incorrect identification of the Wildlife Corridor in the north of Bellway Homes Limited's land interest (see our response to Policy EB6 above). It is imperative that this is rectified. We also note that within the EBNP's evidence base, namely the Natural Environment Background Paper (October 2020) and Natural Environment Statement (October 2020) the EBNF seems to infer that Bellway Homes Limited's land interest has a higher ecological value. This appears solely based on an email from the RSPB which does not back up the claims that the site is of a higher ecological value, rather the response seems to infer that development on the site would need to address the policies of the NPPF and does not constitute a detailed ecological survey which would be needed to ascertain the site's ecological value. We therefore object to the EBNF's claims regarding</p>	<p><b>Noted, no amendments required.</b> It is accepted that policy reflects the provisions of the NPPF, which it is required to do to meet the basic conditions. However, the supporting text clearly highlights the wide range of species and habitats that are important within the plan area.</p> <p>The wildlife corridor shown on the draft policies map reflects that shown on the adopted South Tyneside Site Specific Allocations Development Plan Document. An extract of this is shown as figure 1, page 8 of the Natural Environment Background Paper.</p> <p>The local community have valued the biodiversity value of the site following its re-wilding over the last 25 years. The Natural Environment Statement (pages 36 and 37) explains that residents have recorded 27</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		the ecological value of the site and this needs to be removed from the evidence base as they are unjustified. This again further underlines that the policy should be deleted.	species of birds and animals present on the site. The Green Infrastructure Strategy (SPD3) assessed the biodiversity value of the site as medium in its Biodiversity Value Assessment. This is described by the Council as having substantive wildlife value and medium level of representation of Durham Biodiversity Action Plan habitats /species. In addition, it is noted that the Environment Agency, in their comments request specific protection of water dependent protected and priority species which have been recorded in the neighbourhood area.
Dave Thompson (resident)	Policy EB7: Biodiversity	Agreed	<b>Support welcomed; no amendments required.</b>
Jane Arthurs (resident)	Policy EB7: Biodiversity	We are now learning how important biodiversity is for the future of mankind and the plant and animal kingdoms.	<b>Support welcomed and comments noted; no amendments required.</b>
Anil Wipat (resident)	Policy EB7: Biodiversity	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB7: Biodiversity	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB7: Biodiversity	Approve	<b>Support welcomed; no amendments required.</b>
Susan Balmer (resident)	Policy EB7: Biodiversity	Residents in the Forum area have noticed a rapid fall in the numbers of species of flora and fauna. It is time to change course and find ways of	<b>Support welcomed and comments noted; no amendments required.</b>



Consultee	Policy/ Para	Comment	Response/ proposed change
		enhancing gardens and open spaces to encourage a growth rather than a decline.	
Kathryn Tutill (resident)	Policy EB7: Biodiversity	Totally agree	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB8: Protecting trees and woodland	Not all soft landscape features can be automatically protected from development. Suggest you look at Policy DM1 in the South Tyneside Development Management Policies Development Plan Document for an example of a more balanced form of wording 'The development protects existing soft landscaping, including trees and hedges, where possible or provides replacement planting where necessary'. Also as currently worded it is not consistent with Policy EB6(c).	<b>Noted, no amendments required.</b> The policy does not state that all soft landscape features can be automatically protected from development it states that trees of good arboricultural and amenity value will be protected unless they are preplaced with trees which will achieve equal value.  It is considered that this accords with the provisions of criterion 'c' of policy EB6 which states that mature and established trees should be protected and incorporated into the development wherever possible.
Bellway Homes Limited	Policy EB8: Protecting trees and woodland	In a similar manner to our comments on Policy EB7 above, this policy is strategic in nature (see paragraph 20 of the NPPF) and so should be included within the emerging South Tyneside Local Plan (indeed this is covered by Policy D2). As the EBNP is to cover non-strategic policies, this policy needs to be deleted.  As outlined in our response to Policy EB6, we note that in relation to Bellway Homes Limited's land interest, a 'Mature Hawthorn Copse' has been identified on the site. It is unclear as to how this has been defined (without trespassing on private land) and whether the relevant surveys have been undertaken to support this identification. We cannot see any evidence for its inclusion and so references to this need to be removed.	<b>Noted, no amendments required.</b> It is accepted that policy reflects the provisions of the NPPF, which it is required to do to meet the basic conditions. However, the supporting text clearly highlights significant mature trees within the plan area therefore provides important local context.

Consultee	Policy/ Para	Comment	Response/ proposed change
Dave Thompson (resident)	Policy EB8: Protecting trees and woodland	Agreed	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB8: Protecting trees and woodland	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB8: Protecting trees and woodland	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB8: Protecting trees and woodland	Approve	<b>Support welcomed; no amendments required.</b>
Judith Dennington (resident)	Policy EB8: Protecting trees and woodland	There is no protection of trees the copse on tiledshed lane will be removed also established trees on to Benton road, and hedges removed to incorporate the entrance to the start of the road on Tiledshed lane and for the elevation to pass over the rail line on Benton road. New tree planting will not replace the ecological damage caused by the removal of the tree line and carbon absorption	<b>Noted, no amendments required.</b> The draft plan is not proposing the development described. It is understood that these comments relate to the Tiledsheds bridge scheme, which is outside the forum area.
Susan Balmer (resident)	Policy EB8: Protecting trees and woodland	I support any initiatives to protect trees and additional tree planting. Some of our woodland features e.g. Black Plantation seem to be in need of enhancement.	<b>Support welcomed and comments noted; no amendments required.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Kathryn Tutill (resident)	Policy EB8: Protecting trees and woodland	Yes, very important.	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB9: Employment	The policy states 'Is located within the East Boldon settlement boundary, as defined on the policy map'. What about farm/rural diversification?  The policy states 'Provides opportunities to be accessed by sustainable development ...' This assumes that it is major development.	<b>Noted, no amendments required.</b> Proposals outside the settlement boundary would be considered against the requirements set out in policy EB2, this is particularly important as all land outside the settlement boundary is within the Green Belt. Criterion 'd' states that the proposal would provide opportunities to be accessed by sustainable transport <u>where appropriate</u> .
Dave Thompson (resident)	Policy EB9: Employment	Agreed	<b>Support welcomed; no amendments required.</b>
Jane Arthurs (resident)	Policy EB9: Employment	Covid 19 has shown us how significant this has become	<b>Noted, no amendments required.</b>
Anil Wipat (resident)	Policy EB9: Employment	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB9: Employment	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB9: Employment	Approve	<b>Support welcomed; no amendments required.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Judith Dennington (resident)	Policy EB9: Employment	There is no evidence that this area needs to amount of housing or a major road development this does not promote jobs as there is not a shortage of housing in this area for people who are working and will need to be to afford housing built on green belt. A large housing development needs other infrastructure which have not been included in the plan or released to the public. IAMPS related to the Testo development is really the main reason to over develop this area and not the use of brown field land which is more expensive to clear and make safe for housing. Employment is created by encouraging viable businesses to the whole of the area and at the present there is no evidence of this. South Shields is demised to a point of no return which has an impact to the people who would want to relocate to this area and establish their businesses also the people and families who have the finances to afford the properties proposed.	<b>Noted, no amendments required.</b> The draft plan is not proposing the development described. It is understood that these comments relate to the Tiledsheds bridge scheme, which is outside the forum area.
Kathryn Tutill (resident)	Policy EB9: Employment	Yes	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB10: Homeworking	Not all proposals for homeworking would require planning permission, either change of use or for minor conversions / alterations or extensions to provide working space. Policy should probably refer to this and include 'where permission required...'	<b>Noted, no amendments required.</b> The supporting text explains that some elements of home working may not require planning permission. It is not necessary to repeat this within the policy as the policy would only be used to assess proposals which required permission.
Highways England	Policy EB10: Homeworking	Policy EB10: Homeworking encourages development proposals that facilitate homeworking of which Highways England is supportive.	<b>Support welcomed and comments noted; no amendments required.</b>
Dave Thompson (resident)	Policy EB10: Homeworking	Agreed	<b>Support welcomed; no amendments required.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Jane Arthurs (resident)	Policy EB10: Homeworking	This has now to be given strong consideration	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB10: Homeworking	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB10: Homeworking	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB10: Homeworking	Approve	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB11: Cleadon Lane Industrial Estate	<p>The policy Conflicts with the Pre-Publication Draft Local Plan which allocates the site for mixed-use development comprising approximately 245 homes and 2.1 ha of employment land.</p> <p>The changes to the Use Classes Order (UCO) have implications for the allocation of employment land for the former B1 use class. The policy needs to reflect this.</p> <p>The policy states ‘proposals must be informed by a comprehensive masterplan’. Who would produce this and how would this be managed?</p> <p>EB11(c) refers to ‘identified local needs’. Identified from what?</p> <p>Policy EB11(e) This is covered by Policy EB22 and Policy EB23</p> <p>The policy doesn’t mention land contamination or remediation prior to redevelopment. This would be addressed through the planning process but it may be worth including within this section as was referenced a number of times during the local plan consultation and seems to be of</p>	<p><b>Comments noted.</b> The preparation of the emerging local plan is not at an advanced stage and there remains objection to the detail of the proposals for the Cleadon Lane Industrial Estate. It is considered that the proposed policy is flexible in that it would support a mixed-use development proposal where identified criteria are met.</p> <p><b>Amend</b> the policy to take account of changes to the use classes order.</p> <p>The forum has no strong views as to who prepares the masterplan for the site, it is assumed that it would be the developer. They key issue is that it would be comprehensive and prepared in consultation with the forum and the local community. <b>Amend</b> to include specific section on master planning.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		concern to residents. Any remediation on this site given the size and sensitivity of the end use may be a big part of the redevelopment.	The understanding of local housing needs is clearly linked to policy EB14.  Highways/ access matters are key considerations for the masterplan and therefore identified within the policy.  <b>Amend</b> to include reference to contamination.
Natural England	Policy EB11: Cleadon Lane Industrial Estate	In general, we support the principle of allocating non-greenfield sites for future mixed development. This policy could be strengthened by outlining specific designated sites that developers should consider when formulating proposals. For example, any future housing development of more than 10 units may be required to contribute to coastal mitigation in order to protect the Northumbria Coast Special Protection Area and Ramsar (European designated sites) from recreational disturbance. Boldon Pastures Site of Special Scientific Interest is within the Neighbourhood Plan area and West Farm Meadow, Boldon Site of Special Scientific Interest is less than a kilometre from the Cleadon Lane Industrial Estate. Both of these sites are also vulnerable to additional recreational pressure.	<b>Support welcomed and comments noted; no amendments required.</b>
Highways England	Policy EB11: Cleadon Lane Industrial Estate	With regards to the Local Economy, we would request that Highways England is consulted on any plans to alter the land use characteristics of the Cleadon Lane Industrial Estate site due to its proximity to the SRN (Policy EB11).	<b>Support welcomed and comments noted; amend</b> to include reference to the need to engage with other key stakeholders.
Environment Agency	Policy EB11: Cleadon Lane Industrial Estate	Areas of this allocation site lie within Flood Zone 2 & 3. Additional detailing of the requirements for development from a flood risk perspective could be provided to form a more robust policy.	<b>Comments noted, amend as suggested.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
<p>Landowner – Cleadon Lane Industrial Estate</p>	<p>Policy EB11: Cleadon Lane Industrial Estate</p>	<p>The Neighbourhood Plan includes a policy – Policy EB11 – dedicated to the Cleadon Lane Industrial Estate. Policy EB11 allocates the site for continued use as an employment site “for B1, B2 and B8 and other employment related, including ancillary uses...”. The policy then goes on to identify a series of requirements should proposals for redevelopment including housing come forward.</p> <p>These requirements include a comprehensive masterplan to be prepared in consultation with the Neighbourhood Plan Forum and local community, a need to demonstrate no need or demand for existing employment uses and eleven criterion for the masterplan to incorporate details of (ranging from phasing, housing mix to drainage and other technical considerations).</p> <p><i>Acceptable Uses</i> If the Neighbourhood Plan were to progress in its current form, there would be a clear conflict with Local Plan. The proposed allocation (Policy RG5) in the Local Plan indicates that residential development is an acceptable use on the site. Therefore the principle of new homes on the site would be acceptable without the need to justify the redevelopment of employment land.</p> <p>It is important to note that this allocation has been informed by the Council’s evidence base which covers the full local authority area and, in particular, evidence which indicates that part of the site has no long-term future for industrial/employment uses. The approach taken in the Local Plan is consistent with NPPF paragraph 120 (extract below) which recognises that the site has a limited future as an exclusively employment site and subsequently seeks to reallocate the land for a more deliverable use in response to an identified need. “120. Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both</p>	<p><b>Noted, no amendments required.</b> The preparation of the emerging local plan is not at an advanced stage and there remains objection to the detail of the proposals for the Cleadon Lane Industrial Estate. It is considered that the proposed policy is flexible in that it would support a mixed-use development proposal where identified criteria are met.</p> <p>As a result of the significance of the site within the plan area, it is considered essential to highlight the need for engagement with the forum and the local community. This engagement should be meaningful.</p> <p>A masterplan is not merely a drawing, it is a long-term document that provides a framework for the future development of the site. It is considered that all of the matters identified should be addressed within the masterplan.</p> <p>The issues identified within criteria a-k are not considered to be ‘anti-development’ they are included to highlight the key issues.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:</p> <p>a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and</p> <p>b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.”</p> <p>Conversely, Policy EB11 in the Neighbourhood Plan only identifies existing employment uses on the site as being acceptable. Whilst residential development is included in the policy, it is unclear whether the principle of this use is acceptable due to the various requirements.</p> <p>As such there is a direct conflict with NPPF paragraph 16(d) which requires plans to “contain policies that are clearly written and unambiguous”.</p> <p>Therefore, Policy EB11, should be amended to include residential development as an acceptable use, consistent with the emerging Local Plan.</p> <p><i>Comprehensive Masterplan</i></p> <p>Policy EB11 also includes a requirement for proposals to be informed by a comprehensive masterplan to be prepared in consultation with the Neighbourhood Forum and the local community.</p> <p>It is a little unclear on what is envisaged in terms of the format of consultation on a masterplan. As you may already be aware, it is normal practice for applicants to host community consultation events in advance of the submission of a planning application. This has</p>	



Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>obviously been more challenging over recent months due to the Coronavirus pandemic and such consultations and sharing of information has been undertaken online.</p> <p>Our client can assure you that both the Neighbourhood Plan Forum and the local community will have an opportunity to view and comment on any proposals in advance of the submission of a planning application. Furthermore, we would also be more than happy to meet the Neighbourhood Forum (either virtually or in person once allowed) at an early stage to discuss the initial thinking for the site. This would allow us to share what we know about the site in terms of its constraints and opportunities and we could also explain the benefits of delivering other uses such as new homes.</p> <p>As this is a standard part of the planning process, and encouraged by the NPPF, we do not think it is necessary to include this as a specific requirement in Policy EB11.</p> <p><i>Masterplan Requirements</i></p> <p>Policy EB11 also goes on to list eleven requirements which the masterplan ‘must include details of’. The language used does feel negative with a sense of anti-development. In addition, the points also include requirements which are not possible to demonstrate on a drawing.</p> <p>As an example, point 4 requires the masterplan to show parking provision, but then also to ensure it “does not exacerbate current parking issues in the wider area”. This reads negatively and is also requiring information which cannot be incorporated on a plan. Instead, this is more likely to be considered in a supporting statement to a planning application. Whilst point 4 is raised as an example, the same can be said for most of the masterplan requirements. Indeed, the</p>	

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>requirements includes subjects which would be considered by the Council as part of any planning application.</p> <p>Point 7 also requires the masterplan to comply with the East Boldon Design Code. We do not agree with the inclusion of this in Policy EB11 as it is referenced elsewhere within the Neighbourhood Plan. Furthermore, it is unclear if the Council has had any input into this but there are a number of requirements such as road widths which may potentially conflict with the Council's guidance. It needs to be recognised that as the site is previously developed it will have constraints which will significantly influence the design of any future proposals. As such there needs to be some flexibility for the design to respond to such constraints. We request that point 7 is removed to ensure the redevelopment of the site is not subject to unnecessarily onerous requirements.</p> <p>As such, we request that further consideration is given to the requirements to ensure that the Neighbourhood Plan is justified and positively prepared.</p>	
Phil Clow (resident)	Policy EB11: Cleadon Lane Industrial Estate	Cleadon Lane Industrial Estate - Are we able to control the use of Cleadon Lane Industrial Estate? Whilst light industry may be acceptable to the community, heavier industry may not be an acceptable addition in this area.	<b>Noted, no amendments required.</b> It is appropriate for a planning policy to set criteria to manage the future use and development of land.
Joe Thompson (resident)	Policy EB11: Cleadon Lane Industrial Estate	I fully support this policy. New housing should be built on brown field sites in preference to the green belt and this site is next to shops and good transport links....win, win.	<b>Support welcomed and comments noted; no amendments required.</b>
Dave Thompson (resident)	Policy EB11: Cleadon Lane	Both important	<b>Support welcomed; no amendments required.</b>

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Consultee	Policy/ Para	Comment	Response/ proposed change
	Industrial Estate		
Anil Wipat (resident)	Policy EB11: Cleadon Lane Industrial Estate	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB11: Cleadon Lane Industrial Estate	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB11: Cleadon Lane Industrial Estate	Approve	<b>Support welcomed; no amendments required.</b>
Judith Dennington (resident)	Policy EB11: Cleadon Lane Industrial Estate	Who would want to live on an industrial estate. or is the plan to remove the business which do not fit into the greater plan/	<b>Noted, no amendments required.</b> The masterplan would set out how the different land uses would relate. In reality, the employment and residential elements would be located in separate but connected parts of the site.
Kathryn Tutill (resident)	Policy EB11: Cleadon Lane Industrial Estate	Agree	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB12: Local retail centres	The policy refers to 'essential local services'. Perhaps you should clarify what you consider these to be.	<b>Comments noted, amend</b> to expand the final sentence to refer to no other provision being available within the plan area.

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>The policy refers to the loss of convenience retail. Would this mean all applications for loss of retail would be resisted if no other provision?</p> <p>'Will be resisted' is not positively worded.</p> <p>Need to be aware of changes to the General Permitted Development Order.</p>	<p>Paragraph 7.16 explains the important services and facilities, no change required.</p> <p>The policy does not include reference to will be resisted, it states 'protected from loss'.</p> <p>No reference is made to the GPDO, it is considered that the policy would still be relevant to assess proposals that do require planning permission.</p>
Historic England	Policy EB12: Local retail centres	<p>Given the wealth of historic shopfronts within East Boldon we consider this may be an opportunity to provide a local policy on the management of shopfronts within East Boldon.</p> <p>Historic shopfronts should be retained and where possible restored.</p>	<b>Comments noted, amend</b> to include reference to the need to retain and restore historic shopfronts, facias and signage where possible.
Dave Thompson (resident)	Policy EB12: Local retail centres	Agreed	<b>Support welcomed; no amendments required.</b>
Jane Arthurs (resident)	Policy EB12: Local retail centres	Local shopping has become more important but it has to enhance the operation of the village	<b>Support welcomed and comments noted; no amendments required.</b>
Anil Wipat (resident)	Policy EB12: Local retail centres	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson- Ducasse (resident)	Policy EB12: Local retail centres	Support	<b>Support welcomed; no amendments required.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Jimmy Goudie (resident)	Policy EB12: Local retail centres	Approve	<b>Support welcomed; no amendments required.</b>
Judith Dennington (resident)	Policy EB12: Local retail centres	The plan does not show other developments and retail centres which will have to be large enough to service a greater number of residents, parking will be an issue unless more green belt land is to be taken to accommodate car parking.	<b>Noted, no amendments required.</b> The plan is not proposing the creation of new retail centres.
Kathryn Tutill (resident)	Policy EB12: Local retail centres	Brownfield sites only	<b>Noted, no amendments required.</b> The local retail centres defined on the policies map do not include greenfield land.
South Tyneside Council	Policy EB13: The delivery of new housing	The policy states 'All new development proposals for the delivery of ten or more residential dwellings on sites of 0.5 hectares or more must be informed by a comprehensive masterplan ..' The threshold is too low to be practicable for a masterplan. Also who would produce/how would this be managed?  EB13(b) This duplicates Policy EB14  Policy EB13 (g) duplicates Policy E22.	<b>Comments noted, amend</b> to include a specific section within the plan on master planning. The forum consider it would be appropriate for the development of such sites to be informed by a masterplan. Clearly the level of detail included within the masterplan will be proportionate to the size and scale of the proposed development. It is envisaged that the developer would prepare the masterplan.  The criteria identified are considered to be important matters for consideration and therefore it is appropriate to repeat some elements that are included within other policies.
Highways England	Policy EB13: The delivery of new housing	In terms of the objective for housing, we would encourage early engagement with Highways England depending on the scale of development being considered.	<b>Support welcomed and comments noted; amend</b> to include reference to the need to engage with other key stakeholders.

Consultee	Policy/ Para	Comment	Response/ proposed change
Environment Agency	Policy EB13: The delivery of new housing	Policy EB13 could provide detailing on flood risk resilience measures identified within NPPF (National Planning Policy Framework) (2018) and relevant PPG (Planning Practice Guidance). Key considerations could include: Provision of flood resilience measures; Reduction of flood risk where possible; Ensuring no increase to flood risk elsewhere; Consider climate change allowances within any development (FZ2&3).	<b>Comments noted, amend as suggested.</b>
Landowner – Cleadon Lane Industrial Estate	Policy EB13: The delivery of new housing	<p>The Neighbourhood Plan identifies a requirement of 146 net additional dwellings to be delivered over the plan period which equates to just 12 dwellings per annum. There is an obvious conflict with the emerging Local Plan which identifies (at Policy H1) 950 dwellings to be delivered in the East Boldon Neighbourhood Forum Area.</p> <p>For the Neighbourhood Plan to be sound it is necessary to support the strategic aims of the Local Plan as required by NPPF paragraph 13. We have also identified conflicts with NPPF paragraph 14 which paragraph 29 which states:</p> <p>“Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”</p> <p>Therefore, in order for the Neighbourhood Plan to be sound, it needs to align with the relevant policy requirements in the emerging Local Plan.</p>	<b>Noted, no amendments required.</b> The neighbourhood plan does not identify a housing requirement. This figure was included within the housing needs assessment prepared by AECOM and is referred to in the supporting text. There is no obligation for the neighbourhood plan to identify a housing requirement.
Church Commissioners	Policy EB13: The delivery of new housing	Policy EB13 states that new housing will be supported within the settlement boundary on sites that are not allocated for other uses and should be built to Nationally Described Space Standards. It goes on to state that proposals for ten or more dwellings, or over 0.5 hectares, should be informed by a masterplan prepared in consultation with the Forum and the local community.	<b>Noted, no amendments required.</b> One of the basic conditions that neighbourhood plans are required to meet is that the policies are in general conformity with the strategic policies of the <u>adopted</u> development plan. Paragraph 1.8 of the draft plan explains that it has been informed by both the adopted and emerging

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>Policy S1 of the emerging STLP states that land for new homes will be “located on sites which allow the plan-led development of...East Boldon”.</p> <p>Policy H1 of the emerging STLP clearly sets out that “to ensure that the Borough’s overall housing requirement is met, provision is made for delivery on allocated sites of at least... 950 new homes within the designated East Boldon Neighbourhood Forum Area”.</p> <p>The emerging STLP sets out three allocations in the EBNP area comprising:</p> <ul style="list-style-type: none"> <li>• Policy H3.59- Land at North Farm- 588 homes;</li> <li>• Policy H3.61- Land South of St John’s Terrace and Natley Avenue- 63 homes; and</li> <li>• Policy H3.65- Land West of Boldon Cemetery- 54 homes.</li> </ul> <p>Our Client objects to this policy and believes that the allocation of the three sites above should be reflected in the EBNP. This will ensure that the plan has regard to national policy and the governments objective of “significantly boosting the supply of homes”, will promote the sustainable development of East Boldon and will also ensure that the EBNP is in conformity with the emerging STLP.</p> <p>However, even if all three sites are allocated in the EBNP, cumulatively, this totals only 705 homes and is still 245 dwellings less than the requirement set out in Policy H1 of 950 new homes in East Boldon.</p> <p>In light of this, our Client has put forward other sites for consideration to South Tyneside Council as part of the consultation process of the STLP. This includes land west of Sunderland Road and South/ South of Hunter Close (see South East Boldon Vision Document at appendix 1). This site is located west of the land at St Johns Terrace and could deliver an additional 215 homes and increase the EBNP housing allocation to</p>	<p>planning policies and their associated evidence base, as is advised by NPPG.</p> <p>It is material that the preparation of the emerging local plan is still at an early stage and there remains significant unresolved objections to the strategic approach to both the level and location of new development. It would not be appropriate as part of the preparation of the neighbourhood plan to assume that the draft local plan will proceed to examination in its current form or, if it does, that it would be successful at examination. The forum does not consider there is robust evidence to support the three allocations contained within the draft local plan or the additional allocations proposed as part of this representation. Crucially, the forum does not believe that exceptional circumstances have been demonstrated to support the removal of land from the Green Belt.</p> <p>It is disappointing to note that the respondent makes no reference to the potential for housing on the Cleadon Lane Industrial Estate that is supported both within the emerging local plan and draft neighbourhood plan.</p> <p>It should also be highlighted that until this consultation, the forum had not been made aware of these detailed proposals for land</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>920 homes. To ensure a genuinely plan-led approach the Forum should consider the allocation of our Client’s land. This will ensure that that 920 homes are allocated in East Boldon and that the plan is in general conformity with policy H1. By not allocating further sites, the Forum runs the risk of potential sites being imposed by the Council with little local input.</p> <p>Our Client has undertaken significant work on masterplanning the land west of Sunderland Road already. A Vision Document (appendix 1) examines the flood risk, landscape, potential access and the existing features of the site before proposing a Concept Masterplan capable of delivering a mix of houses as well as affordable homes. A Preliminary Ecological Appraisal of the site has also been undertaken which has identified opportunities for biodiversity net gain. Our Client considers that their land at Sunderland Road would have the least impact in terms of Green Belt compared to other potential housing sites, landscape and the East Boldon Conservation Area and would lead to the redevelopment of a brownfield site (Low House Farm directly adjacent to Sunderland Road). The former Ministry of Defence bunker and stores to the south also ensure that no housing can be developed beyond our Client’s land and therefore there is a strong defensible Green Belt boundary where no development will take place.</p> <p>To summarise, the EBNP and its policies map, needs to be updated in light of the above allocations in the emerging STLP (H3.59 and H3.61). The land East of Sunderland Road (South of St John’s Terrace) should be allocated for housing and its landscape and Green Belt designation removed which will also ensure conformity with the STLP.</p> <p>The Forum should also consider the allocation of new sites to ensure the plan is in general conformity with Policy H1. In light of this, land to the west of Sunderland Road/ South of Hunter Close should also be</p>	<p>west of Sunderland Road and land South of Hunter Close.</p>



Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>allocated to ensure that the future housing requirements of both East Boldon and South Tyneside are met. This site should also have its landscape designation removed in conformity with the STLP.</p>	
<p>Buckley Burnett Ltd</p>	<p>Policy EB13: The delivery of new housing</p>	<p>We have reviewed the Pre-Submission Draft Neighbourhood Plan alongside our Local Plan representations, and the ‘basic conditions’ relevant to Neighbourhood Plans. Our principle objection relates to the inadequate supply of identified housing land, leading to an inability of the Neighbourhood Plan to achieve its objectives. In this respect, it is noted that the Council’s Local Plan is at an advanced stage of preparation and there is significant risk to the emerging Neighbourhood Plan being considered out-of-date very quickly, if it is progressed in its current form.</p> <p>In its current form, the emerging Neighbourhood Plan seeks to constrain housing growth in the absence of a detailed understanding of the housing needs for the Neighbourhood Plan area, or the implications for the wider South Tyneside Borough Local Plan. There are a number of fundamental conflicts with national policy contained within the National Planning Policy Framework (NPPF) – the key elements of the NPPF in this representation are identified below.</p> <p>NPPF, paragraph 13: “The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.”</p> <p>NPPF, paragraph 14: “In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of</p>	<p><b>Noted, no amendments required.</b> The forum does not agree that the local plan is at an advanced stage of preparation. It has not been subject to examination. The East Boldon Housing Needs Assessment provided the forum with a detailed understanding of housing needs for the plan area. The housing needs assessment was prepared by a national planning consultancy following an established approach.</p> <p>There is no requirement for the neighbourhood plan to undertake an assessment of the implications of not supporting the delivery of the draft housing proposals contained within emerging local plan.</p> <p>There remain significant unresolved objections to the strategic approach to both the level and location of new development. It would not be appropriate as part of the preparation of the neighbourhood plan to assume that the draft local plan will proceed to examination in its current form or, if it does, that it would be successful at examination. The forum does not consider there is robust evidence to support the three allocations</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:                      b) <u>the neighbourhood plan contains policies and allocations to meet its identified housing requirement</u>" (Lichfields' emphasis)</p> <p>NPPF, paragraph 29:                      "Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."</p> <p>NPPF, paragraph 66:                      "Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. <u>This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.</u>" (Lichfields' emphasis)</p> <p>It is clear from the draft plan, and its various supporting background papers, that whilst the Neighbourhood Forum has sought to define its own housing needs, it has done so in isolation of any strategy being pursued by South Tyneside Council and it has not followed the steps set out in the NPPF. The figure it has arrived at is substantially below the figure attributed to the Neighbourhood Area in the August 2019 Pre-publication consultation on the South Tyneside Local Plan of 950 net additions over the plan period.</p> <p>The Aecom Housing Needs Study commissioned by the Neighbourhood Forum to inform the Neighbourhood Plan makes no reference of the South Tyneside Council figure of 950 dwellings and does not take account of the Council's proposed strategy. Whilst the Housing</p>	<p>contained within the draft local plan. Crucially, the forum does not believe that exceptional circumstances have been demonstrated to support the removal of land from the Green Belt.</p> <p>There is no obligation for the neighbourhood plan to identify a housing requirement.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>Background Paper does reference the 950 figure, it includes no assessment of the implications of not delivering on this requirement and does not consider the figure any further than acknowledging its existence.</p> <p>Of equal concern is the lack of any allocations in the emerging plan. The Plan identifies its own requirement of 146 net additional dwellings to be delivered over the plan period (12 dwellings per annum), which is significantly below the South Tyneside Council figure of 950. However, it is made clear at paragraph 8.6 that the Plan will not allocate any sites for development and, other than assuming development will occur within the proposed settlement limits, no attempt is made to identify where there is deliverable land that can accommodate the proposed growth, even for the suppressed growth proposed in the Neighbourhood Plan. As such, the Plan will fail part 'b' of paragraph 14 of the NPPF.</p> <p>Until such time as the Neighbourhood Plan takes full account of the emerging strategy of South Tyneside Council, proposes a housing requirement which is aligned with that strategy and proposes allocations for housing development, the Plan cannot be considered sound and does not comply with the 'basic conditions' for neighbourhood planning.</p> <p>The identification of a robust housing requirement and allocations must form the foundation of a revised Neighbourhood Plan. In the absence of such a provision, Policy EB2 (General Location of New Development) cannot be considered sound as it is informed by a flawed approach to housing needs over the plan period.</p> <p>These fundamental failings of the Neighbourhood Plan must be addressed before the plan progresses to referendum. In the unlikely scenario that the Plan is considered sound in its current form, it is likely</p>	

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>that it will be out-of-date immediately following adoption of the South Tyneside Council's Local Plan.</p> <p>The Hylton Lane site provides an excellent opportunity to meet the market and affordable housing needs for East Boldon during the Plan period, as well as the range of house types and sizes required which cannot be achieved in the absence of any allocations. BBL is keen to engage with the Neighbourhood Forum to discuss its proposals in order to inform the details of the scheme.</p>	
Bellway Homes Limited	Policy EB13: The delivery of new housing	<p>Bellway Homes Limited fundamentally objects to this policy, the principle upon which it is based and its inclusion in the EBNP. The supporting text to the policy highlights that the approach to Policy EB13 has been informed by the East Boldon Housing Needs Assessment (EBHNA, May 2019) undertaken by AECOM. This arrives at a housing need figure over the plan period of 146 dwellings (12 dwellings per annum).</p> <p>Paragraph 20 of the NPPF is clear that matters relating to the quantum of housing in an area and overall scale and pattern of development should be covered by strategic policies set out in a local plan and not within non-strategic policies such as those within a neighbourhood plan. To do so is wholly irrational and does not meet the Basic Conditions. This is explained further within the PPG which states:</p> <p>"Strategic policies should set out a housing requirement figure for designated neighbourhood areas from their overall housing requirement. Where this is not possible the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body, which will need to be tested at the neighbourhood plan examination. Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is</p>	<p><b>Noted, no amendments required.</b> One of the basic conditions that neighbourhood plans are required to meet is that the policies are in general conformity with the strategic policies of the <u>adopted</u> development plan. Paragraph 1.8 of the draft plan explains that it has been informed by both the adopted and emerging planning policies and their associated evidence base, as is advised by NPPG.</p> <p>It is material that the preparation of the emerging local plan is still at an early stage and there remains significant unresolved objections to the strategic approach to both the level and location of new development. It would not be appropriate as part of the preparation of the neighbourhood plan to assume that the draft local plan will proceed to examination in its current form or, if it does, that it would be successful at examination. The forum does not consider there is robust evidence to support the three allocations</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new local plan." (Reference ID: 41-009-20190509).</p> <p>This is also outlined in paragraph 65 of the NPPF. The PPG is also specific in instances where a neighbourhood plans are being prepared ahead of local plans by stating:                      "A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development." (Reference ID: 41-009-20190509).</p> <p>Whilst the PPG does mention that in exceptional instances where a local planning authority cannot apportion a figure to a neighbourhood area, a neighbourhood area can determine its own figure (also referenced in paragraph 66 of the NPPF). However, there is no evidence provided that the Council in this instance could not provide a figure for the EBNA or that the EBNF requested this and was turned down by the Council. Given that there is a housing needs figure provided through the emerging South Tyneside Local Plan, we would be surprised if the Council would not have been able to apportion a figure.</p> <p>Even if this were the case, in setting a figure the EBNF would have to have regard to the emerging spatial strategy, which it manifestly does not (see Reference ID: 41-105-20190509 in the PPG).</p>	<p>contained within the draft local plan. Crucially, the forum does not believe that exceptional circumstances have been demonstrated to support the removal of land from the Green Belt.</p> <p>The neighbourhood plan does not identify a housing requirement. This figure was included within the housing needs assessment prepared by AECOM and is referred to in the supporting text. The assessment has provided the forum with a detailed understanding of housing needs for the plan area, following an established approach.</p> <p>There is no obligation for the neighbourhood plan to identify a housing requirement or to allocate specific housing sites, it is for neighbourhood planning bodies to agree the scope of their plans, in consultation with the local community.</p> <p>It is considered appropriate for the policy to require new housing development to be built in accordance with the nationally described space standards.</p> <p>The forum consider it would be appropriate for the development of such sites to be informed by a masterplan. Clearly the level of detail included within the masterplan will be proportionate to the size and scale of the</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>In the case of the EBNP, this process has clearly not been followed and so the housing strategy put forward in the plan (and the accompanying approach to settlement boundaries in Policy EB2) is deeply flawed, does not meet the basic conditions and should thus be removed and redrafted so that it is consistent with the NPPF and PPG.</p> <p>Notwithstanding this, the EBHNA itself addresses the matter of housing need inadequately in that intends to adapt the standard method outlined in the PPG to the EBNA, when it is specifically designed to determine housing at a local authority level. This is evident by the fact that AECOM have had to calculate the Borough-wide figure for South Tyneside and then seek to apportion it to the population of the EBNA (which can only be done approximately). The inherent flaw in this is that all the inputs which feed into the figure are borough based and not locally based (eg. the affordability ratio) which means getting to an accurate housing needs figure is simply not possible and the figure arrived at is deeply flawed. The approach is further undermined by ignoring the emerging spatial strategy within the South Tyneside Local Plan when examining the housing need figure and (even though it is meant to cover the same plan period) and through a lack of commentary on whether a further uplift is required given that the PPG is clear that the standard method figure is a minimum 'starting point' (Reference ID: 2a-010-20190220). The EBHNA itself appears to doubt the veracity of its work and it notes in the text box after paragraph 28 that the EBNF should verify the figure with the Council. This does not appear to have been done.</p> <p>Given the defects in the EBHNA of identifying the quantum of housing within the EBNA, it should be disregarded entirely as a robust piece of evidence.</p>	<p>proposed development. There is no suggestion within the policy that the forum will have the responsibility to approve the masterplan, however, it is appropriate and reasonable to include a requirement for effective engagement with the forum and the local community.</p> <p>It is accepted that for all sites, all of the criteria may not be applicable, the policy will be <b>amended</b> to ensure clarity.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change				
		<p>The EBNP itself provides no housing allocations instead relying on windfall sites to come forward within the area's tightly drawn settlement boundary. No testing has been undertaken to establish if there is capacity within the settlement boundary to accommodate the required growth and it is not explained within the EBNP or its evidence base how this constitutes a positively prepared plan (according to paragraph 16 of the NPPF and Neighbourhood Planning section of the PPG) and the potential effects on neighbouring areas. We would again maintain that this demonstrates that the entire housing strategy and accompanying policies in the plan (namely Policy EB2 and EB13) do not meet the Basic Conditions and therefore need to be deleted.</p> <p>We also object to the policy text itself and provide specific commentary on this in the Table 4.1 below:</p> <table border="1" data-bbox="647 778 1435 906"> <thead> <tr> <th data-bbox="647 778 1043 807">Policy Text</th> <th data-bbox="1043 778 1435 807">Commentary</th> </tr> </thead> <tbody> <tr> <td data-bbox="647 807 1043 906">The delivery of new market and affordable housing will be supported where it is located within the settlement boundary on</td> <td data-bbox="1043 807 1435 906">As outlined in our response to Policy EB2 and our response elsewhere to Policy EB13, this approach, which relies on a low</td> </tr> </tbody> </table>	Policy Text	Commentary	The delivery of new market and affordable housing will be supported where it is located within the settlement boundary on	As outlined in our response to Policy EB2 and our response elsewhere to Policy EB13, this approach, which relies on a low	
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Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>sites that are not allocated for other uses and where it complies with the relevant policies within the development plan.</p> <p>housing growth figure (which is not robustly prepared) and a tightly drawn settlement boundary, is fundamentally flawed and we strongly object to this element of the policy. It is not positively prepared (as required by national planning policy and guidance) and will not assist in meeting the needs of the area over the plan period. Instead the approach should seek to tie in with the emerging South Tyneside Local Plan which is more positively prepared and acknowledges the growth requirements of the area over the plan period and thus allocates land accordingly.</p> <p>The element of the policy which also seeks to effectively block other uses coming forward on an allocated site conflicts with national planning policy and planning legislation. This is clear that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The approach in this element of the policy ignores the point about material considerations which is a crucial part of the English planning system. Given this conflict, this part of the policy should be removed.</p> <p>New dwellings must be built in accordance with the Nationally Described Space Standards or equivalent successor standards.</p> <p>We object to this element of the policy. This is clearly a matter which should be addressed as part of the strategic policies contained within the emerging South Tyneside Local Plan and not the EBNP (see paragraph 20 of the NPPF and the PPG</p>	



		<p>All new development proposals for the delivery of ten or more residential dwellings or on sites of 0.5 hectares or more must be informed by a comprehensive masterplan to be prepared in consultation with the East Boldon Neighbourhood Forum and the local community.</p>	<p>Reference ID: 56-020-20150327). This requirement should therefore be removed. It is noted that the current draft of the Local Plan does not include this standard.</p> <p>Furthermore, there is no evidence to support the imposition of Nationally Described Space Standards in terms of the requirements set out in the PPG in relation to need, viability and timing (Reference ID: 56-020-20150327). As such, this policy requirement is not justified and further reinforces its case for deletion.</p> <p>The requirement for a masterplan approach to development would need to be determined on a site by site basis as some development land may simply not require such detail if a full planning application is to be submitted and there is no phasing involved. We therefore object to this requirement.</p> <p>The policy is also unclear on the role of the EBNF in the masterplan process. As the local planning authority, it will be the Council to who should be responsible for assessing and approving the masterplan. This should be in conjunction with the developer who will ultimately be delivering the proposals.</p> <p>We would therefore request that the requirement for a masterplan is more flexible and it is made clear that it would be for the Council to assess and approve in consultation with the developer bringing forward the site.</p>	
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Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>Requirements of the masterplan (this based on a number of criteria).</p> <p>As a general comment many of the criteria may not be applicable to all sites and so this part of the policy should be caveated accordingly.</p> <p>Some of the policy criteria which relate to housing mix (Part B), Parking Provision (Part G), Highway Impact (Part H), Flooding (Part K) and Biodiversity (Part L) would require specific details to be provided which would be more appropriately provided at the detailed planning application stage rather than the masterplan stage. As such these criteria need to be removed from the policy.</p> <p>We also object to other criteria such as the requirement to be in accordance with the EBDC. We object to this document anyway (see our response to Policy EB3) and it should not be referred to in the policy text of EB13 as it is not a development plan document and should not be given such weight through this policy. This reference needs to be removed.</p> <p>We would also seek removal of the need to comply with 'Building for a Healthy Life' for the same reasons. We do not regard this as a nationally recognised document and so this criterion should be removed.</p> <p>In summary, we have fundamental objections to Policy EB13 and believe it is based on a flawed housing strategy and so should be</p>	

Consultee	Policy/ Para	Comment	Response/ proposed change
		removed entirely. Even putting these fundamental issues aside, the policy text contains a number of requirements and criteria which are either inflexible, lack evidence or contradict national planning policy and guidance. As such, these elements of the policy need to be removed.	
Joe Thompson (resident)	Policy EB13: The delivery of new housing	Affordable housing associated with new development must be built in the Forum Area and not elsewhere!	<b>Noted, no amendments required.</b> Policy EB15 relates to the delivery of affordable housing. This policy includes a presumption that affordable housing provision will be delivered on the application site. If it can't be provided on site, this should be delivered within the neighbourhood area.
Dave Thompson (resident)	Policy EB13: The delivery of new housing	Agreed.	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB13: The delivery of new housing	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson- Ducasse (resident)	Policy EB13: The delivery of new housing	Support only for brownfield	<b>Support welcomed and comments noted; no amendments required.</b> The neighbourhood plan promotes the use of brownfield land in advance of the development of greenfield sites. However, it would be contrary to national planning policy to only allow new housing development on brownfield sites.

Consultee	Policy/ Para	Comment	Response/ proposed change
Jimmy Goudie (resident)	Policy EB13: The delivery of new housing	Approve	<b>Support welcomed; no amendments required.</b>
Judith Dennington (resident)	Policy EB13: The delivery of new housing	Is the new housing to be part council or association and private dwellings if so what is the proportion this is not established on any plan	<b>Noted, no amendments required.</b> Policy EB14 requires the mix of housing types and tenures to be informed by evidence of housing need. Housing provided in pursuit of this policy could therefore be housing association and/ or market housing, depending on the need.
Kathryn Tutill (resident)	Policy EB13: The delivery of new housing	Agree	<b>Support welcomed; no amendments required.</b>
Kirstin Richardson (resident)	Policy EB13: The delivery of new housing	The Housing Needs Assessment in this draft plan demonstrates that the emerging Local Plan for the borough must take into account what is actually required if the character of the Village of East Boldon is to be preserved.	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB14: Housing mix	The Strategic Housing Market Assessment is being updated.	<b>Noted, no amendments required.</b>
Bellway Homes Limited	Policy EB14: Housing mix	Whilst the EBNP provides its own evidence of housing mix to inform new developments in the area, the PPG is clear in these cases that this needs to be informed by the evidence prepared to support relevant strategic policies (Reference ID: 41-103-20190509). Given that we understand that the Council is currently in the process of updating its Strategic Housing Market Assessment (SHMA), then this policy will need to be amended to take into account this more up to date evidence and be led by this rather than the EBHNA.	<b>Noted, no amendments required.</b> The policy refers to subsequent updates of both the housing needs assessment <u>and</u> the strategic housing market assessment.  The housing needs assessment was prepared by a national planning consultancy with significant experience, following an established methodology. This highlights the need for smaller properties. There is no

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>The EBHNA itself draws a number of conclusions in relation to housing mix. Firstly, it seeks predominantly to provide 2 bedroom properties (42%) with a lower proportion of 3 bedroom properties (32%). 1 bedroom properties are to be 26% of the mix, whilst 4 bedroom properties are 0%. We strongly object to this mix as this will also need to be informed by market factors and elements such as viability and the effect such a mix will have on deliverability of sites (including the house types such as bungalows). There is no mention of this at all within the EBHNA and so its conclusions do not tell the whole story (for instance they do not appear to have engaged with house builders in the area to seek their views). Therefore to rely on this to set a housing mix is not robust and we would seek that additional evidence is provided which would paint a fuller picture and is based on evidence which can be tested and scrutinised at a local plan examination (hence this should be led by the updated SHMA not the EBHNA). As such we object to the policy as it is based on insufficient evidence.</p> <p>Any policy that is formulated will need to also be flexibly applied as it will need to be adaptable to all types of housing sites which may be aimed at different markets. As such, references to the EBHNA or the Council's evidence in the policy text itself should be deleted and such flexibility applied.</p>	<p>requirement for the housing needs assessment to be subject to viability testing.</p>
Joe Thompson (resident)	Policy EB14: Housing mix	Agree....especially in order to allow existing residents to downsize without having to move outside the area.	<b>Support welcomed and comments noted; no amendments required.</b>
Caroline Thompson (resident)	Policy EB14: Housing mix	Fully support the forums plan to promote the involvement of local residents in determining the mix of future housing development.	<b>Support welcomed; no amendments required.</b>

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Consultee	Policy/ Para	Comment	Response/ proposed change
Eileen Thompson (resident)	Policy EB14: Housing mix	I would prefer that Housing Development does not happen in the huge numbers proposed in the Local Plan but if development does proceed it is imperative to try and retain the character of the Village. A good housing mix, of different designs and types of housing, including affordable homes, should be a priority spelt out to any Developer. I would hate to see a whole estate of executive houses built to maximise profit for the Developer.	<b>Noted, no amendments required.</b> A number of policies within the neighbourhood plan seek to ensure that new development would protect the character of the plan area. Policies EB14 and EB15 seek to ensure the correct type and mix of properties are provided as part of new development.
Dave Thompson (resident)	Policy EB14: Housing mix	Agreed	<b>Support welcomed; no amendments required.</b>
Jane Arthurs (resident)	Policy EB14: Housing mix	Absolutely	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB14: Housing mix	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB14: Housing mix	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB14: Housing mix	Approve	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB15: Affordable housing	The policy refers to 'will be required to contribute to the provision of affordable housing'. It does not specify the %.  EB15(a) Reference to off-site provision. This would require linking this to another development site / planning consent where there would be capacity to accommodate affordable housing – how would this work?  EB15(b) There appears to be overlap as to where the financial contribution can be spent – suggest that the wording is streamlined.	<b>Noted, no amendments required.</b> The percentage of affordable housing provision will be informed by the current evidenced level of need.  Off site provision would be controlled through a legal agreement, as explained within criterion 'a'.

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>EB15(b) states ‘The contribution will be paid to the local planning authority on commencement of development and will be spent on the provision of affordable housing within the neighbourhood plan area’. This could be unduly restrictive. There is potential that off-site contributions might not be deliverable.</p> <p>The policy refers to ‘under the terms of the policy’. Under what terms of the policy does this refer to? It does not specify a % of affordable housing.</p> <p>EB15(e) This reads like supporting text to policy rather than actual policy.</p>	<p>It is not considered that there is an overlap within criterion ‘b’ over where the financial contribution can be spent. The policy also allows provision for an applicant to submit an independent viability assessment, therefore it is not considered to be unduly restrictive.</p> <p>As explained, the percentage of affordable housing provision will be informed by current housing need. It is considered that the reference to ‘under the terms of the policy’ is appropriate.</p> <p>Disagree that criterion ‘e’ reads like supporting text. It would be appropriate for a planning condition or obligation to identify the mechanism for the management of new homes to ensure occupancy is restricted to people in housing need.</p>
Bellway Homes Limited	Policy EB15: Affordable housing	<p>The NPPF in paragraph 20 is clear that affordable housing is to be set by strategic policies rather than non-strategic policies. As such, this matter should not be covered by the EBNP and so this policy needs to be deleted.</p> <p>Notwithstanding this, any policy which is put forward would need to ensure that it complies with the emerging strategic policies (in terms of housing mix, tenure and quantum of affordable housing) and have regard to the NPPF’s definition of affordable housing (contained in the Annex 2) and its requirements for affordable housing ownership (a minimum of 10%, paragraph 62). This is not referenced at all within the</p>	<p><b>Noted, no amendments required.</b> It is appropriate for a neighbourhood plan to consider matters of affordable housing provision and for evidence to be presented on affordable housing need. The housing needs assessment was prepared by a national planning consultancy following an established and tested approach.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		policy. This needs to replace references to the EBHNA and the Council's evidence base. This provides a more robust footing to the policy	
Dave Thompson (resident)	Policy EB15: Affordable housing	Agreed	<b>Support welcomed; no amendments required.</b>
Jane Arthurs (resident)	Policy EB15: Affordable housing	Very much so	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB15: Affordable housing	Yes, excellent	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB15: Affordable housing	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB15: Affordable housing	Approve	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB16: Community services and facilities	EB16(d) 'The facility is no longer needed in its current form'. Does this imply it could be needed in an alternative form? EB16(e) 'A replacement facility of sufficient size, layout and quality is to be provided on an alternative suitable location' Where? Could this be out with the NP area?	<b>Noted, no amendments required.</b> It is considered that it is clear what would be meant by a facility no longer being needed. With regard to the location of a replacement facility, it is not for neighbourhood plan to try to manage the location of development outside the plan area.
Dave Thompson (resident)	Policy EB16: Community	Agreed	<b>Support welcomed; no amendments required.</b>



Consultee	Policy/ Para	Comment	Response/ proposed change
	services and facilities		
Jane Arthurs (resident)	Policy EB16: Community services and facilities	Fully support	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB16: Community services and facilities	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB16: Community services and facilities	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB16: Community services and facilities	Approve	<b>Support welcomed; no amendments required.</b>
Judith Dennington (resident)	Policy EB16: Community services and facilities	If this plan is established there will be no village feel and the same will be for Cleadon as the developments will also envelop the village feel of this village also	<b>Noted, no amendments required.</b> The vision, objectives and planning policies all seek to retain the special character of the plan area. It is understood that these comments relate to the Tilesheds bridge scheme, which is outside the forum area.
Susan Balmer (resident)	Policy EB16: Community	Existing community and sporting facilities are an important part of life in the Forum area and provide a range of activities to support a healthy, caring community. The schools remain at the heart of the village. Any	<b>Support welcomed and comments noted; no amendments required.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
	services and facilities	proposed housing developments must ensure that they are not so large as to overwhelm the existing educational provision.	
South Tyneside Council	Policy EB17: Local green space	<p>The policy allocates Green Belt as Local Green Space. It is noted that the Planning practice Guidance states ‘If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space’ (Paragraph: 010 Reference ID: 37-010-20140306).</p> <p>LGS09 Land to the south of New Road and Tiled Lane conflicts with an emerging Local Plan allocation for housing.</p>	<p><b>Noted, no amendments required.</b> Consideration was given to existing designations. Those sites that lie within the established Green Belt and have been proposed for allocation as local green space were identified as such because of their importance to the local community. It is possible for a local green space also to have another planning designation which protects it from development.</p>
Church Commissioners	Policy EB17: Local green space	<p>Policy EB17 designates a number of local green spaces on the proposals map which are to be protected from development, and states that proposed development will only be permitted in line with national Green Belt policy.</p> <p>Our Client supports the aims of the policy and recognises the numerous benefits that green space has. An area in the north east corner of the land at Boker Lane is designated as Local Green Space. The site is arable land with a watercourse running through the far north eastern corner of the site. A Public Right of Way separates the land to the east.</p> <p>However, our Client objects to this policy and considers that the designation of the site as Local Green Space is not in conformity with the emerging STLP which allocates the site for housing. Furthermore, after reviewing the Local Green Space and Protected Open Space Background Paper (October 2020), our Client considers that the evidence suggests that only the immediate area surrounding Tiled Lane Burn is of particular value especially to wildlife which is confirmed by</p>	<p><b>Noted, no amendments required.</b> Planning practice guidance does not prevent sites being identified as local green space where there is conflict with an emerging allocation. There remains significant objection to the proposed housing allocations within the emerging local plan and there is no guarantee that the proposed strategy will be pursued by the council, or if it is, whether it will be successful at examination.</p> <p>It is noted that within the representation (paragraph 3.44) it is stated that there are no established tracks running through the site, this is contradicted (paragraph 3.57) which refers to public rights of way crossing the site. In addition, there seems to be confusion that</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>an Ecological Appraisal of the site. The site is used for agriculture and there are no established tracks running through it as set out on page 41 of the Background Paper. It is unclear what evidence this policy is based upon.</p> <p>However, a Concept Masterplan has been prepared for the site (appendix 3) and submitted to South Tyneside Council as part of the consultation on the emerging STLP. This sets out that the majority of the proposed green space will be retained as open space and would not impact upon habitats near the Burn.</p> <p>Policy EB17 of the EBNP also goes on to state that “Inappropriate development on land designated as local green space will only be permitted where very special circumstances can be demonstrated in accordance with national Green Belt policy.” To reiterate the site at Boker Lane is proposed to be removed from the Green Belt and therefore this policy would not apply.</p>	<p>that the old Boker Lane Bridleway is an existing road (figures 8-11).</p> <p>The proposed area designated as LGS09 includes only a very small area of land currently in agricultural use. The remainder is associated with the Tilsheds Burn and the existing Wildlife Corridor which is identified within the Site Specific Allocations Development Plan Document and SPD3 – Green Infrastructure Strategy. An additional footpath is proposed to link New Road with the existing Public Right of Way on the site and the Boker Lane Bridleway and Footpath.</p>
Bellway Homes Limited	Policy EB17: Local green space	<p>The EBNP proposes to allocate a number of Local Greenspaces with Bellway Homes Limited's land interest being covered in part by proposed Local Greenspace LGS09. We strongly object to this proposed designation and the EBNP's aim to apply this to land which is privately owned and where the owner of the land has not been notified previously of this intention. On this basis alone, the designation is not justified and should be removed given that the PPG is clear that when it comes to private land, contact should be made with the landowners at an early stage in the plan making process when intending to designate Local Greenspace (Reference ID: 37-019-20140306). This has not happened in this case and so the designation fails on this basis</p>	<p><b>Noted, no amendments required.</b> The forum did notify landowners/ agents, including for this specific site. No response was received. The landowner is now clearly aware of the proposed allocation and had the opportunity to input to the plan preparation process.</p> <p>The proposed allocation of local green space is not intended to undermine the plan making process. There remains significant objection to the proposed housing allocations within the emerging local plan and there is no guarantee that the proposed strategy will be</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>The ability for neighbourhood plans to designate Local Greenspace is covered by paragraph 100 of the NPPF. This outlines that these should only be designated in the following instances:</p> <ul style="list-style-type: none"> <li>• In reasonably close proximity to the community it serves;</li> <li>• Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>• Local in character and is not an extensive tract of land.</li> </ul> <p>The PPG provides further guidance on the designation of Local Greenspace in that it will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making (Reference ID: 37-007-20140306).</p> <p>The EBNF has undertaken a Local Greenspace and Protected Open Space Background Paper (October 2020) which seeks to justify the designation of Local Greenspace on the site. We dispute many of the findings within this document.</p> <p>It is clear that Local Greenspace designations are not meant to undermine plan-making. In this instance Bellway Homes Limited's site is proposed to be removed from the Green Belt and allocated for housing in the emerging South Tyneside Local plan, yet this matter is conveniently overlooked by the Background Paper which simply believes the allocation is subject to "unresolved objections" (which it believes provides the evidence to allow a proposed Local Greenspace designation). This is untrue given that the evidence base to support the</p>	<p>pursued by the council, or if it is, whether it will be successful at examination.</p> <p>The site has been open for public access at several positions (with no signage otherwise) for well over 25 years, hence the well-worn paths and tracks. The hawthorn copse is clearly visible from the bridleway, without the need for trespass and is clearly evident from aerial photographs, alongside the paths and tracks. Indeed, most of the paths and tracks, alongside the outline of the hawthorn copse are indicated on the submitted site map.</p> <p>LGS09 forms the northern part of the site and is an area through which the Tiledsheds Burn flows. It has been rewilded over the last 25 years after being abandoned as pasture. The site has several distinct habitats including wetland, the mature hawthorn copse as well as grassland. The site follows an existing green infrastructure corridor which is identified within the Site Specific Allocations Development Plan Document and SPD3 – Green Infrastructure Strategy. The local green space and protected open space background paper (pages 43 and 44) detail the species of birds and animals recorded on the site.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>allocation does not raise any fundamental objections (hence its proposed allocation). The Background Paper also references the accessibility of the land to the local community and its use for dog walking. It should be emphasised that this is private land and people who are currently using it are illegally trespassing on private land. As such, these points can be discounted.</p> <p>The Background Paper also mentions the ecological value of the land but this is only evidenced by anecdotal points and not a full ecological survey. It should be noted that the Wildlife Corridor runs adjacent to the road in the far north of the site (not as shown on the EBNP proposals map) and so only forms a small part of the Local Greenspace designation and itself cannot provide the justification for the designation. Other comments such as the site's 'beauty' are subjective in nature and have not be verified by any assessment and so can also be discounted.</p> <p>The area subject to the proposed designation is also vast in size and it is worth noting that both the NPPF and PPG seek to resist the setting of vast tracts of Local Greenspace. In fact, the PPG goes further in stating:                      "...Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name." (Reference ID: 37-015-20140306)</p> <p>Our view is that given the proposed housing allocation on the land put forward in the emerging South Tyneside Local Plan (which we know that the EBNF object to) that the proposed Local Greenspace is a blanket designation as described by the PPG and on this basis needs to</p>	<p><b>Amend</b> the plan to include a community action to ensure the future management of sites identified as local green space.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>be removed from the EBNP. This includes reference to a 'Mature Hawthorn Copse' on the site. Again, this has been added without any evidence to substantiate its value and condition and should therefore be removed.</p> <p>For the reasons set out above the proposed designation does not meet the tests in paragraph 100 of the NPPF and if brought forward would undermine plan-making in terms of the emerging South Tyneside Local Plan and the proposed housing allocation on the land. As such, there is no justification for Local Greenspace LGS09 and it needs to be removed from the EBNP.</p> <p>It should also be highlighted that Local Greenspace designations should also include plans for their management. The PPG highlights that "Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources." (Reference ID: 37-021-20140306).</p> <p>Given that the Local Greenspace in this instance is being brought forward against the wishes of the landowner, even in the event that it were designated, it would not be able to be managed effectively and so again its proposed designation fails on this basis and this further reinforces the point that the LGS09 designation is not robust and cannot progress.</p>	

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Joe Thompson (resident)	Policy EB17: Local green space	I fully support this idea and would love to see the land in front of the church and war memorial used to create a village green. I also think that Mundles Lane should be afforded with maximum protection as a green space.	<b>Support welcomed and comments noted; no amendments required.</b> The creation of a village green would lie outside the planning process. Mundles Lane Play Area is proposed to be allocated as local green space.
Caroline Thompson (resident)	Policy EB17: Local green space	Having seen local green space diminishing in the past 20 years we need to protect this valuable resource for future generations. Especially given the need for safe outdoor space for residents to exercise, in the likely hood of further pandemics.	<b>Support welcomed and comments noted; no amendments required.</b>
Dave Thompson (resident)	Policy EB17: Local green space	Very important	<b>Support welcomed; no amendments required.</b>
Jane Arthurs (resident)	Policy EB17: Local green space	Yes	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB17: Local green space	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB17: Local green space	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB17: Local green space	Approve	<b>Support welcomed; no amendments required.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Susan Balmer (resident)	Policy EB17: Local green space	LGSO6 Land adjacent to St George's Church. The area has great local significance but at present, little community value. The broken, unsightly fence is inappropriate to the Conservation Area and only serves to force pedestrians nearer to the relentless traffic on a narrow pavement. The area does not need to be "manicured" but sensitively enhanced to allow a view of the Church.	<b>Support welcomed and comments noted; no amendments required.</b> The draft plan includes a community action to improve the area around St George's Church.
Cllr Joan Atkinson (resident)	Policy EB17: Local green space	Strongly agree.	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB18: Protected open space	The policy refers to 'most up to date and relevant guidance' Suggest replace with 'Developer Contributions SPD'	<b>Noted, no amendments required.</b> There is no developer contributions SPD identified in the council's website. The planning obligations and agreements SPD was adopted in 2008. It is considered more appropriate to refer to up to date and relevant guidance.
Dave Thompson (resident)	Policy EB18: Protected open space	Agreed	<b>Support welcomed; no amendments required.</b>
Jane Arthurs (resident)	Policy EB18: Protected open space	Yes	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB18: Protected open space	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-	Policy EB18: Protected open space	Support	<b>Support welcomed; no amendments required.</b>



Consultee	Policy/ Para	Comment	Response/ proposed change
Ducasse (resident)			
Jimmy Goudie (resident)	Policy EB18: Protected open space	Approve	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB19: Infrastructure	The policy would be strengthened if it included reference to viability. The policy conflicts with Policy EB1(i)	<b>Comments noted, amend</b> to ensure consistency with policy EB1. No reference to viability is proposed to be included because the policy relates to the provision of infrastructure that is necessary.
Highways England	Policy EB19: Infrastructure	Policy EB19: Infrastructure recommends that new development will be 'required to provide or contribute the infrastructure requirements that are related to them'. We would advise that this could extend as far as the SRN depending on the scale and nature of development. Further consultation on any planned infrastructure likely to have an impact on the operation of the SRN is welcomed.	<b>Support welcomed and comments noted; no amendments required.</b>
Bellway Homes Limited	Policy EB19: Infrastructure	Paragraph 20 of the NPPF is clear that infrastructure as described in Policy EB19 is a matter for strategic policies to be covered in local plans. This allows the relevant evidence to be provided to support the approach including a detailed Infrastructure Delivery Plan (IDP) and the necessary plan-viability work to demonstrate that infrastructure will not undermine the viability of development (taking into account other policy requirements). These can then be fully scrutinised at a subsequent local plan examination.  For these reasons, this policy should therefore not be included in the EBNP (which is to cover non-strategic policies) and should subsequently be deleted.	<b>Noted, no amendments required.</b> Whilst it is accepted that the provision of strategic infrastructure is a matter for the local plan, the definition of infrastructure is far wider. It includes: social and community infrastructure such as schools, health facilities, community centres, places of worship, leisure facilities and historic environment assets; physical infrastructure such as transport networks, energy supplies, water, drainage and ICT networks; and green infrastructure such as open spaces, routes, waterways, parks,

Consultee	Policy/ Para	Comment	Response/ proposed change
			gardens, playing fields, woodland, recreational routes and verges. Therefore, it is completely appropriate for the plan to include a policy to ensure the delivery of appropriate infrastructure alongside new developments.
Dave Thompson (resident)	Policy EB19: Infrastructure	Agreed	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB19: Infrastructure	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB19: Infrastructure	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB19: Infrastructure	Approve	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB20: Sustainable transport and new development	No comments.	<b>Noted, no amendments required.</b>
Highways England	Policy EB20: Sustainable transport and new development	Policy EB20 (Sustainable Transport and New Development) focusses on applicants demonstrating that development proposals have been designed to 'ensure new public transport services can accommodate development proposals, and where necessary, new accessible public transport routes and/ or improvements to the existing services and facilities can be secured', and ensuring that 'the cumulative impact on	<b>Support welcomed and comments noted; no amendments required.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>traffic flows on the highway network will not be severe or that appropriate mitigation measures can be secured and are undertaken.’ The plan also identifies the need to consider the impact on the wider highway network which is of particular relevance given the proximity of Testo’s and White Mare Pool junctions on the SRN.</p>	
<p>Bellway Homes Limited</p>	<p>Policy EB20: Sustainable transport and new development</p>	<p>Whilst Bellway Homes Limited agrees with the notion of promoting sustainable transport, matters relating to transport should form part of a development plan’s strategic policies (as they apply on a Borough-wide basis). This is outlined in paragraph 20 of the NPPF. As such, these issues are for the emerging South Tyneside Local Plan and should not be included in the EBNP.</p> <p>Those parts of the policy which are non-strategic in nature, lack sufficient flexibility in order to be consistent with paragraph 11 of the NPPF. For instance, providing the required pedestrian and cycle routes (Part C) may not be feasible for all sites and likewise it may be beyond the control of the developer to ensure that existing or new public transport services can accommodate development proposals given that public transport is operated by private companies who would need to agree this (Part D). The policy also references the EBDC (Part B), which consistent with points raised previously, is not a development plan document and so should not be referenced in the policy, as to do so would give the document development plan weight. This is inconsistent with the NPPF. References to car parking standards are also superfluous as there are other policies which cover these (Part F).</p> <p>This policy also needs to have cognisance of the ongoing highways proposals in relation to the proposed Boldon and Tilsheds Level Crossings (BTLC). Bellway Homes Limited is responding to this Council consultation separately.</p>	<p><b>Noted.</b> It is not accepted that neighbourhood plans cannot provide local detail with regard to supporting the delivery of sustainable transport. However, it is accepted that all of the matters identified in the policy may not be required for all development proposals. <b>Amend</b> policy to ensure it is clear that such matters will be required to be delivered, where appropriate.</p> <p>The Tilsheds Level Crossing is at the boundary of the plan area and the Boldon Crossing is outside. The proposal to replace the Boldon and Tilsheds Crossings formed part of Policy IN7 in the emerging Local Plan. The forum asked for details of the scheme and full public consultation. In late 2020 the proposal was subject to a communication exercise by the Council. This has attracted a large number of objections in particular to the environmental impact of the proposed bridge and link roads. It is not considered that this is an issue for the plan to address.</p>

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Dave Thompson (resident)	Policy EB20: Sustainable transport and new development	Agreed.	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB20: Sustainable transport and new development	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB20: Sustainable transport and new development	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB20: Sustainable transport and new development	Approve	<b>Support welcomed; no amendments required.</b>
Susan Balmer (resident)	Policy EB20: Sustainable transport and new development	The recent pandemic has made residents aware of routes suitable for options other than car travel. Attention to detail for clearly planned and linked sustainable travel options are vital to reduce pollution and improve highway safety.	<b>Support welcomed and comments noted; no amendments required.</b>
South Tyneside Council	Policy EB21: Metro parking	No comments	<b>Noted, no amendments required.</b>

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Dave Thompson (resident)	Policy EB21: Metro parking	Already necessary	<b>Noted, no amendments required.</b>
Anil Wipat (resident)	Policy EB21: Metro parking	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB21: Metro parking	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB21: Metro parking	Approve	<b>Support welcomed; no amendments required.</b>
Cllr Joan Atkinson (resident)	Policy EB21: Metro parking	Agree that additional parking to encourage use of the Metro is much needed. This would remove parked cars from residential streets and the resultant congestion caused as well as enable more sustainable travel.	<b>Support welcomed and comments noted; no amendments required.</b>
South Tyneside Council	EB22: Cycle storage and parking	<p>The policy refers to 'is 1.5 metres by 2.2 metres, accessible via a doorway of at least 1 metre wide. In order for a garage to satisfy the requirement for cycle storage it must be at least 7.6 metres x 3 metres ...' This is very prescriptive for policy.</p> <p>The policy states 'In the case of flatted developments such as apartment blocks or retirement homes, shared storage within the main building will be considered acceptable if there is secure locking of individual bikes on the basis of:' Also consider separate storage (for secure resident cycle parking). Just gives a developer more flexibility in overall site/premises design.</p>	<p><b>Noted, no amendments required.</b> It is considered that the policy provides an appropriate level of detail to ensure that appropriate cycle storage and parking is provided as part of new development.</p> <p><b>Amend</b> to explain that the preference is for cycle storage to be located within the main building but acknowledge that storage may need to be provided within a free-standing structure. However, this must be of an appropriate design and construction.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
Church Commissioners	EB22: Cycle storage and parking	<p>Policy EB22 relates specifically to cycle parking in new residential development and sets out standards that new dwellings should accord to.</p> <p>Our Client is supportive of the proposals to ensure that all new homes have cycle parking and recognise the importance that cycling can have in terms of the environment and the health of residents.</p> <p>However, our client objects to the wording of the policy. Standard garages usually measure approximately 6m x 3m. By proposing a garage of 7.6m x 3m, the policy will lead to larger than average garages, smaller front gardens and ensure cars, and parking infrastructure, has a dominant effect on the street scene and therefore a detrimental impact upon design, particularly of new development. The standard garage size can already fit an average length car and a bike.</p> <p>Any policy within the EBNP will also have to comply with the parking standards within the STLP when adopted to ensure conformity. The policy should make it clear that development should have regard to the South Tyneside Parking Standards Supplementary Parking Document (SPD) or its successor document.</p>	<p><b>Noted, no amendments required.</b> Family housing will necessitate the provision of storage for more than one bike. In many instances a young family of four could have at least four bikes. In these circumstances the dimension as set out is considered appropriate. It is worthy to note that if the garage is filled with bikes etc, then the car parking space would be lost.</p>
Bellway Homes Limited	EB22: Cycle storage and parking	<p>Making provision for cycle storage and parking should be informed by evidence of the need to accommodate such spaces as outlined in the PPG (Reference ID: 54-006-20141010). Whilst there is a Transport Background Paper (October 2020) provided to support the EBNP, this does not provide detailed evidence in relation to the need to incorporate cycle parking and storage as outlined in this policy. This should also take into account viability implications of these requirements (and the impact of other policy requirements). We would argue in any instance that such a policy is strategic nature and so is best</p>	<p><b>Noted, no amendments required.</b> The encouragement and move toward sustainable transport in general and cycling in particular is widely acknowledged as being important both on health and environmental grounds. The provision of secure and adequate storage is seen as important to that end.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		covered by the emerging South Tyneside Local Plan rather than in the EBNP.	
Joe Thompson (resident)	EB22: Cycle storage and parking	Secure and accessible cycle storage is necessary to encourage all age groups to use bicycles, therefore I support this policy.	<b>Support welcomed and comments noted; no amendments required.</b>
Dave Thompson (resident)	EB22: Cycle storage and parking	Agreed	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	EB22: Cycle storage and parking	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	EB22: Cycle storage and parking	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	EB22: Cycle storage and parking	Approve	<b>Support welcomed; no amendments required.</b>
Cllr Joan Atkinson (resident)	EB22: Cycle storage and parking	Agree strongly that sufficient and adequate storage for cycles and cars is important. Efficient travel options can be optimised in this provision.	<b>Support welcomed and comments noted; no amendments required.</b>
South Tyneside Council	Policy EB23: Residential parking standards	EB23(d)[i]) and EB23(d)[ii] Very prescriptive for policy. EB23(g) 'As a minimum, one visitor parking space must be provided per two dwellings'. This will cause issues, we're currently 1/3. For 100 hypothetical units that will mean 50 visitor parking spaces versus our 33. Will mean space will be reallocated from something else, an	<b>Noted, no amendments required.</b> It is considered that the policy provides an appropriate level of detail to ensure that suitable parking is provided as part of new development, including for visitors.

Consultee	Policy/ Para	Comment	Response/ proposed change
		expensive multi storey (unlikely) or the site gets bigger.	
Church Commissioners	Policy EB23: Residential parking standards	<p>Policy EB23 relates to car parking for new residential development and sets out standards that new dwellings should accord to.</p> <p>Our Client agrees with the principle of the policy but considers that the by providing parking in line with the requirements set out would lead to car centric development which in turn would have a significant detrimental impact on the street scene of new development as described in paragraph 3.39. The policy proposes up to three spaces for larger dwellings plus 1 visitor space for every two dwellings.</p> <p>The South Tyneside Parking Standards SPD proposes a maximum of two car parking spaces per dwelling and 1 visitor space for every three dwellings. Policy EN23 is therefore not in conformity with the proposed standards and therefore our client objects to the policy.</p> <p>The policy should make it clear that development should have regard to the South Tyneside Parking Standards SPD or its successor document. Or the policy should be amended to state that “where possible four or more bedroom dwellings should aim to provide three off street parking spaces”.</p> <p>In terms of visitor parking, our Client considers that the number should be reduced in line with the SPD. One visitor space per two dwellings is also the ratio that most highways authorities across the North East (including Sunderland and Gateshead) and wider afield use.</p>	<p><b>Noted, no amendments required.</b> The housing mix most needed by the village does not require an extensive number of (large) 4 bedrooed houses. The policy, EB23 requires two spaces for two and three bedrooed houses and one space for one bedrooed houses. This is therefore considered proportionate.</p>
Bellway Homes Limited	Policy EB23: Residential parking standards	<p>The policy seeks to provide minimum car parking standards and whilst these appear logical in nature, flexibility needs to be allowed in instances where there are better public transport links or other effective measures to promote sustainable transport.</p>	<p><b>Noted, no amendments required.</b> The feedback from the local community is that sustainable transport alone does not result in the removal of cars from the streets. The metro system and local bus stops are located</p>



Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>Likewise, whilst the approach to minimum garage sizes appears logical (6m x 3m for a single garage and 6m x 5.7m for a double garage), smaller garage sizes should be permitted providing they are not be relied upon as parking spaces.</p> <p>For both of these matters, the implications on viability need to be well understood. Currently there does not appear to be viability information to justify the approach in Policy EB23 and our Client objects to the policy on this basis. Indeed in accordance with paragraph 20 of the NPPF, this is a strategic policy and as such, should be included within the emerging South Tyneside Local Plan rather than the EBNP.</p>	<p>within 5 minutes' walk of the houses most affected by blight of parking issues</p> <p>The proposed dimensions accord with the design code.</p>
Joe Thompson (resident)	Policy EB23: Residential parking standards	We must prevent streets being clogged up with cars because there is insufficient parking allocated for new housing.	<b>Support welcomed and comments noted; no amendments required.</b>
Dave Thompson (resident)	Policy EB23: Residential parking standards	Agreed	<b>Support welcomed; no amendments required.</b>
Jane Arthurs (resident)	Policy EB23: Residential parking standards	This needs enforcing	<b>Support welcomed and comments noted; no amendments required.</b>
Anil Wipat (resident)	Policy EB23: Residential parking standards	Yes	<b>Support welcomed; no amendments required.</b>

<b>Consultee</b>	<b>Policy/ Para</b>	<b>Comment</b>	<b>Response/ proposed change</b>
Devyn Emmerson-Ducasse (resident)	Policy EB23: Residential parking standards	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB23: Residential parking standards	Approve	<b>Support welcomed; no amendments required.</b>
Cllr Joan Atkinson (resident)	Policy EB23: Residential parking standards	Strongly agree.	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB24: Non-residential parking standards	No comments	<b>Support welcomed; no amendments required.</b>
Dave Thompson (resident)	Policy EB24: Non-residential parking standards	Agreed	<b>Support welcomed; no amendments required.</b>
Anil Wipat (resident)	Policy EB24: Non-residential parking standards	Yes	<b>Support welcomed; no amendments required.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Devyn Emmerson-Ducasse (resident)	Policy EB24: Non-residential parking standards	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB24: Non-residential parking standards	Approve	<b>Support welcomed; no amendments required.</b>
Cllr Joan Atkinson (resident)	Policy EB24: Non-residential parking standards	Strongly agree.	<b>Support welcomed; no amendments required.</b>
South Tyneside Council	Policy EB25: Active travel routes	Some of the proposed routes are in close proximity to Local Wildlife Sites which means that there is a potential for disturbance.  The identification on the Policy Map of active travel routes through land that is designated as H3.59 Land at North Farm, East Boldon in the emerging Local Plan conflicts with the emerging Local Plan.	<b>Noted, no amendments required.</b> The routes identified on the policies map are existing routes, it is therefore considered that there is no potential for disturbance to wildlife.
Church Commissioners	Policy EB25: Active travel routes	Active travel routes are defined as those routes that are used by pedestrians, cyclists and horse-riders. Policy EB25 seeks to protect existing routes whilst supporting proposals to improve and extend the walking and cycling network within the plan area.  Our Client fully supports this policy. There is an active travel route (a Public Right of Way) running along the eastern boundary of the site at	<b>Support welcomed and comments noted; no amendments required.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
		Boker Lane as well as through the site (east to west). Our Client will aim to retain these during any redevelopment of the site as shown in the concept masterplan.	
Bellway Homes Limited	Policy EB25: Active travel routes	<p>This policy seeks to define 'Active travel routes' in the EBNA. This includes the provision of footpaths across Bellway Homes Limited's land interest (North Farm). We strongly object to these footpaths as these do not appear to be based on any robust evidence and does not effective link to any nearby area and so its benefit on this basis is negligible.</p> <p>The designation is also incompatible with the land's emerging allocation as a residential site in the South Tyneside Local Plan and such routes are not featured on the site within the local plan.</p> <p>It should also be pointed out that this is private land and so the use of the land as 'active travel routes' represents trespassing that is illegal and does not have permission from the landowner for this right of way. The policy itself is also entirely inflexible in seeking to protect routes which have no formal status. This has no basis in planning law and is unjustified in its approach.</p> <p>On this basis these paths must be deleted and not form part of the EBNP.</p>	<b>Noted, no amendments required.</b> The footpaths on the land at North Farm have been established by local residents over the last 25 years. They are used on a daily basis by dog walkers and other recreational walkers and runners on a regular basis. They link to the Boker Lane Bridleway and footpath and the public right of way to the west. They are clearly indicated on both mapping and aerial photography.
Joe Thompson (resident)	Policy EB25: Active travel routes	People need safe footpaths and cycleways and this policy will help encourage all age groups to become more healthy so.I fully support this policy.	<b>Support welcomed and comments noted; no amendments required.</b>
Dave Thompson (resident)	Policy EB25: Active travel routes	Agreed	<b>Support welcomed; no amendments required.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Anil Wipat (resident)	Policy EB25: Active travel routes	Yes	<b>Support welcomed; no amendments required.</b>
Devyn Emmerson-Ducasse (resident)	Policy EB25: Active travel routes	Support	<b>Support welcomed; no amendments required.</b>
Jimmy Goudie (resident)	Policy EB25: Active travel routes	Approve	<b>Support welcomed; no amendments required.</b>
Susan Balmer (resident)	Policy EB25: Active travel routes	A very important policy, which encourages a planned network of routes for walkers, cyclists and horse riders. There are many routes in the Forum area, but to get from one to another necessitates travelling on narrow pavements close to speeding traffic. A considered plan for improvement and extension is overdue.	<b>Support welcomed and comments noted; no amendments required.</b>
Cllr Joan Atkinson (resident)	Policy EB25: Active travel routes	Strongly agree - I have championed the recent lane closure trial at Boldon Flats Nature Reserve to enable walkers, cyclists and horse riders to use this stretch of Moor Lane so that they have access to the bird viewing areas. This has proved very popular with many and, in particular, families which could mean this becomes a permanent feature. People will use active travel routes where it is safe for them to do so.	<b>Support welcomed and comments noted; no amendments required.</b>
Historic England	Community actions	We largely support the actions set out here which will help provide a positive strategy for the historic environment.	<b>Support welcomed and comments noted; no amendments required.</b>
Historic England	Design code (general)	Whilst we do not have specific objections to the general principles of the design code, the code itself is relatively generic and does not	<b>Comments noted; AECOM to update design code in response to comments raised.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>provide a high degree of reference to East Boldon or seek to enhance what makes it special.</p> <p>Consider how design principles could be aligned more closely with the context and vernacular of East Boldon.</p>	
<p>Keith and Jane Graham (residents)</p>	<p>Design code – 4.1.2</p>	<p>We have one major comment to make. On Page 59 of the document, there is a map showing the green and blue infrastructure. This map is very alarming as it gives no status to the fields (BC27, BC27a, BC28b and BC28f - or SBC006, SBC007 and SBC115 in ST Council terms) to the south of South Lane and Dipe Lane.</p> <p>It was a hard fight to have these fields designated red when the council drew up the Local Plan.</p> <p>It is clear from the supporting document “Settlement Boundary Background Paper” that this “no housing” designation is still expected. The maps at Para 4.2 (note a typo in the para “This designation has been in place...”), 4.3 and 4.10 all indicate this.</p> <p>It is also explicitly stated at para 4.14 (“The forum agrees with South Tyneside Council’s (STC) published assessment of sites SBC006, SBC007 and SBC115 that the sites are not suitable for housing and therefore should not form part of the East Boldon settlement boundary.”).</p> <p>Fundamentally, our concern is that the definitive Neighbourhood Plan position for these fields is buried in a supporting document, whilst in the main document the position is ambiguous due to the map at Page 59.</p> <p>This map needs to be amended to ensure there is no ambiguity and these areas are unequivocally off-limits. Leaving it as it is only invites councillors / planners / developers - who are likely only to scan the main document - to believe that BC27, BC27a, BC28b and BC28f are still</p>	<p><b>Noted, no amendments required.</b> Figure 10 represents the Strategic Infrastructure Corridors defined within the Green Infrastructure Strategy 2013. The current development plan defines the sites within the Area of High Landscape Value and Area of Landscape Significance. The emerging local plan seeks to withdraw this designation; however, the neighbourhood plan proposes to retain it. The sites are within the Green Belt in current development plan and this is retained in the emerging local plan.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		possibly up for grabs, and use our own Neighbourhood Plan document as a lever against us. We must not give them even a hint that there has been a softening of position as regards these fields.	
Bellway Homes Limited	Omission – Green Belt	<p>As outlined in Section 1 of this document, Bellway's Homes Limited's land interest (see Appendix 1) is proposed to be released from the Green Belt and allocated for residential development (alongside the parcel to the west of Boker Lane) in the emerging South Tyneside Local Plan (allocation H3.59). The justification for the site's release from the Green Belt is contained within the evidence base that supports the emerging Local Plan. This includes a detailed Green Belt Review (Stages 1, 2 and 3, July – August 2019) and a wider Strategic Land Review (January 2018) which considers the designation within a wider planning context.</p> <p>This is not acknowledged to any degree within the EBNP which instead seeks to maintain the site's Green Belt designation (see the accompanying EBNP proposals map). It seeks to justify this based on evidence predominantly provided in its Natural Environment Statement (October 2020) and Natural Environment Background Paper (October 2020). However this does not provide any detail or rationale to refute the conclusions of the Council's Green Belt Review rather it chooses to ignore its conclusions and the proposed residential allocation on the basis of "unresolved objections" even though in the absence of a development plan with an up to date strategy, the EBNP needs to have regards to the Council's emerging strategy and strategic policies. This is outlined in the PPG (Reference ID: 41-009-20190509).</p> <p>When the evidence base does discuss the Green Belt this is done in an unstructured way with little reference to the purposes of Green Belt and instead inferring that the Green Belt is an environmental designation (conflating it with greenspace and biodiversity) rather than</p>	<p><b>Noted, no amendments required.</b> A number of the background papers produced alongside the draft neighbourhood plan consider the sites that have been put forward for development as part of the emerging local plan. It is for the neighbourhood planning body to determine the scope of the neighbourhood plan, there is no requirement to identify land for release from the Green Belt as part of the plan preparation process.</p> <p>However, the neighbourhood plan does acknowledge the important role of the Green Belt.</p> <p>The neighbourhood plan does not include a requirement to develop brownfield land in advance of any greenfield sites. However, it does reflect that this is a strong view of the local community.</p> <p>One of the basic conditions that neighbourhood plans are required to meet is that the policies are in general conformity with the strategic policies of the adopted development plan. Paragraph 1.8 of the draft plan explains that it has been informed by both the adopted and emerging planning</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>its purpose as a planning designation. This is evident in the EBNF's attempt to persuade the Council to add a sixth purpose of the Green Belt as a 'Carbon Sink' (which would be contrary to the NPPF, paragraph 134) and underlines their fundamental misunderstanding of the function of Green Belt land and the fact that not all Green Belt land is of environmental value. This is certainly the case with Bellway's Homes Limited's land interest, hence its suitability to come forward for residential development.</p> <p>The EBNP's evidence base in its Natural Environment Statement (October 2020) also references a requirement to use brownfield land prior to any greenfield sites. This again is a misinterpretation of the NPPF which encourages the use of brownfield land rather than requires it to be used ahead of greenfield land (paragraph 117).</p> <p>As matters relating to Green Belt are for strategic policies as they influence the form and pattern of development in an area (see paragraph 20 of the NPPF), the EBNP should not be addressing these matters at all, rather should seek to align their approach to the emerging strategy in the South Tyneside Local Plan. This will ensure their plan can cover the needs of the area over the plan period.</p>	<p>policies and their associated evidence base, as is advised by NPPG.</p> <p>It is material that the preparation of the emerging local plan is still at an early stage and there remains significant unresolved objections to the strategic approach to both the level and location of new development. It would not be appropriate as part of the preparation of the neighbourhood plan to assume that the draft local plan will proceed to examination in its current form or, if it does, that it would be successful at examination. The forum does not consider there is robust evidence to support the three allocations contained within the draft local plan. Crucially, the forum does not believe that exceptional circumstances have been demonstrated to support the removal of land from the Green Belt.</p>
Phil Clow (resident)	Omission – impact of development outside the area	<p>"Aesthetics and noise pollution – something in the vision that gives a nod to maintaining the former and controlling the latter</p> <p>Whilst the East Boldon Local Plan area has fixed boundaries, there is the potential for development outside our boundary that may impact on the East Boldon community. Can we add a section that acknowledges this and asserts the importance of consultation with the East Boldon community in relation to any developments outside of our area that has the potential to impact East Boldon e.g. noise, air pollution, aesthetic impacts."</p>	<p><b>Noted, no amendments required.</b> The neighbourhood plan can only include policies which relate to the management of development within the neighbourhood plan area.</p>