

## Planning application ST/1109/21/FUL - EBNF concerns

1. The East Boldon Neighbourhood Plan was approved by the Council 15 months ago and contains community led policies in relation to this site, including the requirement for the site to be first marketed for employment use. Should it then be developed for other purposes, the local community should be involved through a process of Master Planning as envisaged in NPPF guidance. **Neither of these steps have been followed.**

2. The Neighbourhood Plan also includes a Design Guide which reflects the expectations contained in paragraph 127 of the National Planning Policy Framework (NPPF) concerning the role of Neighbourhood Forums in relation to new development.

**In spite of four major amendments, the proposed development still fails to meet many of the design standards set out in the Design Guide and envisaged in the NPPF.**

For example, paragraph 131 states that Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. **Planning policies and decisions should ensure that new streets are tree-lined.** However, this development fails to respond to this concept. Instead, the developer has merely offered to provide some gardens with a single sapling.

3. It's worth noting at this point that the Government's current Levelling Up and Regeneration consultation identifies the need for Planning Authorities to improve design standards. The Government's proposals will also see Neighbourhood Plans given greater protection and the wishes of local communities safeguarded.
4. East Boldon Neighbourhood Forum has submitted a long list of issues in response to each of the four proposals for this site. Most of our concerns or questions have not been fully addressed. In particular:
5. The scheme fails to reflect a housing mix that reflects local need. For example, there is no provision of accommodation for the elderly, despite this site being ideally located for this purpose.
6. Affordable housing is inappropriately located as it is concentrated in less attractive areas of the site. Also, the proposed three storey flats are unsuitable for families with young children or the elderly.
7. There is insufficient useable public space. Other than a very small play area, most of the space is taken up by the Suds Basin, which is inaccessible to pedestrians.
8. We also have concerns over sewage, flooding and the Suds basin itself:

- No risk assessment has been published in relation to the open water.
  - No sectional drawings showing the extent and relationship of the Suds basin to the footpaths and adjacent houses have been provided. This would clarify some of the H&S issues.
  - No drawings have been provided to show the pumping station and how this will impact the adjoining houses and small play area that is located next to it.
  - We do not think there has been a noise assessment in relation to the pumping station and how this might affect the houses and the play area.
  - Insufficient information has been given about the process of disposing of Surface Water drainage, particularly during storm conditions
9. The local community have many concerns over this proposal and how it will impact Cleadon and East Boldon. In particular,
- The impact that additional traffic generated will have on nearby roads that have houses, shops and schools built close to the carriageway. The additional traffic will also cause significant delays at junctions and railway crossings leading to further air pollution. **Since road infrastructure in East Boldon is already overcapacity and mitigation not possible at junctions, what is the proposed solution?**
  - Schools are already over-subscribed. How will the extra school places needed be dealt with?
  - How will the development impact on the two local wildlife sites located close by?
  - Residents are also concerned about the impact of a further 202 houses on the sewage system, which is already causing well catalogued problems at the coast.

**In conclusion, we feel that until there is clarity on these issues, especially in relation to missing information and Health and Safety concerns, the Council should defer a decision on this application.**