

From: **EastBoldonForum** <info.eastboldonforum@gmail.com>

Date: Tue, Jan 25, 2022 at 5:20 PM

Subject: East Boldon Forum - Comments on planning application ST/1109/21/FUL, Demolition of Existing buildings and erection of 245 residential units at Cleadon Lane Industrial Estate, Cleadon Lane, East Boldon.

To: Planning applications <planningapplications@southtyneside.gov.uk>

Cc: Geoff Horsman <geoff.horsman@southtyneside.gov.uk>

FAO Geoff Horsman

Please find attached responses on behalf of East Boldon Neighbourhood Forum to the above planning application.

The response is in two parts:

1. Response to the Planning Statement
2. Response to Design Quality with Appendix A, B and C

In addition, we have made detailed assessments of all of the supporting reports submitted by Lichfields. These are available if you would like to see them.

East Boldon Neighbourhood Forum contends that the application does not comply with the Neighbourhood Plan both in terms of Policy EB10 with its key tests and other relevant policies. The reasons for this are set out in these documents.

The Forum also contends that with regard to engagement, the application falls short of the requirements set out in current guidance, does not demonstrate compliance with best practice guidance. It also fails to achieve an acceptable level of high quality design and there are a number of design issues inherent in the proposal that affect the scheme detrimentally to such an extent that the proposal is unacceptable in its current form.

At our recent meeting, you requested that we let you know what further information we require from the applicants. I set these out below.

- Additional evidence on the need and demand for the existing employment related uses.
- Further information on visual amenity and landscaping impact within their Design and Impact Statement.
- Further information on vibration from within the site
- Further information on how biodiversity net gain will be achieved
- Confirmation of the estimated number of vehicles that the development will generate and access to all appendices to the Transport Assessment.
- Further consideration of the impact of the proposed layout on existing mature trees on site and the impact of the large group of trees outside the site in the south west corner.

- Clarification is required as to the suitability of the alternative remediation strategy now being proposed.
- Further detailed Flood Risk and Drainage investigation is required to meet the requirements of EBNP policies.
- Further consultation on the additional note on Affordable Housing and in particular the applicants' request for a vacant buildings credit.
- Confirmation from the applicants that they will make the appropriate contribution to provide additional infrastructure needed as a result of this development.

At the same meeting, you said that you would provide us with feedback from the various statutory consultees, when available. We would be particularly interested to see the following responses:

- NWL and EA – re discharges to sewer & watercourse, impact on Whitburn pumping station, flooding issues.
- Network Rail and Nexus - level crossing implications, including proposed double barriers at Tiledsheds.
- Environmental Health - remediation / contamination issues, gas monitoring, air quality (transport implications).
- Highways Engineers - traffic issues & projections, level crossing implications, highways infrastructure, sustainable travel.
- Countryside Officer – impact on existing trees & hedges, natural habitat & wildlife.

I look forward to receiving this information in due course and to having further discussions with you as you assess this application.

Finally, I wish to reserve the right for a Forum representative to speak at the Planning Committee when this application is presented.

Best wishes

Dave Hutchinson

Forum Secretary