

**Meeting:** Monday 30 September 2019

**Present:**

Kirstin Richardson  
Dave Hutchinson  
Joe Thompson  
Grahame Tobin  
Cllr Joan Atkinson  
Susan Lawrence  
Howard Lawrence  
Viv Davies  
Merv Butler  
Roy Wilburn  
Jane Arthurs  
Peter Arthurs  
Brian Navi  
Lesley Younger  
Alan Younger  
Peter Dunn  
Keith Blenkinsop  
Karen Blenkinsop  
Barbara Collins  
Jean Youll  
Peter Youll  
Gillian Johnston  
Sonia Ali  
Gillan Gibson  
Liz Gibson  
Peter Gibson  
Martyn Nichols  
Lynn Nichols  
Maureen Skevington  
Sue Balmer

**Apologies:**

George McCoy  
Michael Jarvis  
Delia McNally  
Phil Payne

**Welcome from the Chair:**

Kirstin welcomed members to the meeting and thanked new members for attending.

**East Boldon Forum formal response to Draft Local Plan**

A draft response (version 6) has been circulated to forum members. The purpose of this meeting is to discuss the content and main points of the document and to ask for comment from attendees. The main areas of discussion are as follows:

Strategy S1 Spatial strategy:

- This strategy covers the whole borough. The issue is to decide how the strategy applies to the EBNF area.

- Proposed policies H1 and H3 do not respect the village and a 50% increase in the number of homes is unacceptable.
- The Green Belt boundary should be retained unamended to retain the separate character of the villages.

#### Strategy S2 Strategic development principles:

- EBNF supports principles in Policy S2 but the housing policy contradicts them.
- Design in the Draft Local Plan is aspirational, but it is imperative for the LA to have a clear design code.
- EBNF is developing a design code in association with Locality to inform good design in the Forum area.
- EBNF believes that the scale of proposed development warrants a master plan in addition to design code.
- The housing needs assessment produced for EBNF by Aecom shows 240 homes are needed in the forum area over the proposed development period, as opposed to the Local Plan figure of 950.
- Housing numbers will date from January 2016. Approx. 30 homes are built or planned already.
- Our preference, in accordance with community views, is that capacity can be met through regeneration within Cleadon Lane Industrial Estate. It may be that this land is highly contaminated, but developers would be responsible for making it safe for habitation.
- Impact on drainage and sewerage is unclear in Local Plan documents and needs clarification.

#### S3 Health and Wellbeing:

- EBNF supports the policy but there are inconsistencies in its application.
- Open spaces, linkages into footpaths and green spaces are important tools for wellbeing.
- EBNF has identified 27 sites suggested for green spaces to be proposed for inclusion in the Neighbourhood Plan. There is not enough emphasis on such sites in the Draft Local Plan. Example: the bridle path which divides the Home Farm site where 588 homes are proposed.

### **Support for residents in drafting individual responses**

#### **Continued discussion and action points**

##### West Boldon:

- Similar opinions about policies but there are contradictions in implementation. Residents in West Boldon should find the forum draft response and examples helpful.

##### Social media and websites:

- EBNF Facebook site is open access for forum members and others. Go to East Boldon Forum FB page for advice on how to respond to the Draft Local Plan.

##### Keep Boldon Green:

- KBG has draft response, including some listed policies, on their FB site.

##### CPRE:

- CPRE offer information and support with a table of listed policies on their site at [www.cpre.org.uk](http://www.cpre.org.uk) List of all Councils with Brownfield Register data.
- Newsletter: <http://www.cpredurham.org.uk/CPRE%20NE%20Newsletter%20-%20Autumn%202018.pdf?LMCL=qU7SMq>

##### South Tyneside Brownfield Register:

- As there are only 24 sites on the Brownfield Register and is not up to date, Jane has requested information as to whether all such sites have been considered.

##### Empty houses:

- There are 500 long-term empty homes in the Borough. There is a LA policy on them.

##### Green Belt review – exceptional circumstances:

- EBNF is clear that, on current advice, housing development in the green belt can only be allowed in exceptional circumstances.

- 27 hectares of green belt land proposed for housing is disproportionate, when considering the allocation for IAMP is 63 hectares.
- EBNF draft response on green belt has been sent to the consultant for comment.

Housing density:

- Housing density proposed in the Local Plan is not consistent and detail is lacking for rationale.
- We would support higher density of housing if green belt sites could be spared.

11 days to deadline for responses to the Council:

- Draft letters for responses do not include cross-referencing but it is more important to respond by letter or email in any way appropriate for residents.
- Hard copies of Local Plan documents and example letters are in the Library

**Action**

- *Grahame to add EBNF draft response and letters to website.*
- *Delia to add same to Facebook page.*
- *Members to spread the word about the deadline and how essential it is to make a response however they can. Printouts for neighbours who do not use the Internet.*
- *Exec to complete formal response from EBNF.*

NB How to send responses:

By post to: SPATIAL PLANNING, Development Service, Economic Regeneration, South Tyneside Council, Town Hall and Civic Offices, West Road, South Shields, Tyne and Wear. NE33 2RL

By email to: [local.plan@southtyneside.gov.uk](mailto:local.plan@southtyneside.gov.uk)

Deadline: Friday 11 October 4.30 pm

Date of next meeting: Monday 21 October 2019 at 7.30 pm in Scout Hut

Agenda: Design Code for the Neighbourhood Plan (Building for Life is a good basis. This can be found at:

[https://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012\\_0.pdf](https://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_0.pdf)

Meeting closed 9.00 pm