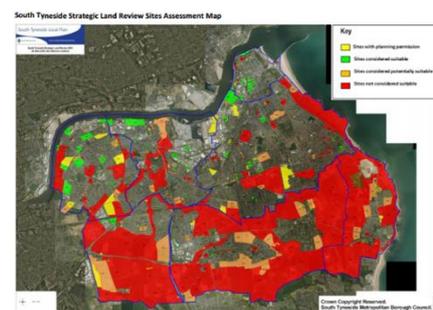


FORMAL OBJECTIONS TO THE DEVELOPMENT ON GREENBELT - BOLDON



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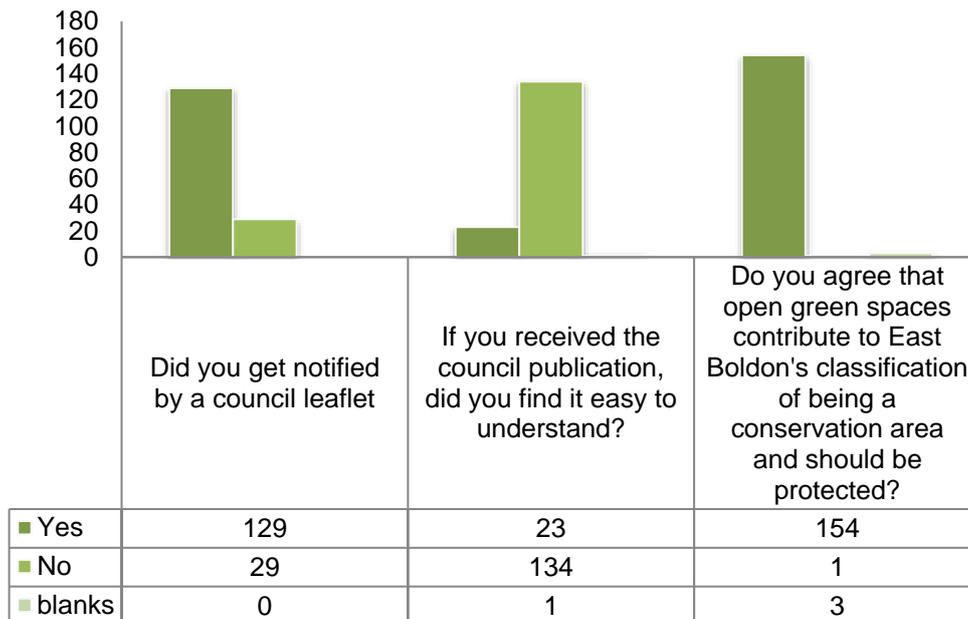
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Discussion of local residents findings

1 Unsuitability of Initial Consultation Process.

- I. **WEBSITE:** The council's consultation survey does not allow an “outright no” for the greenbelt development across Boldon. The method is divisive in that it forces the user to choose certain answers all in “favour” of development.
- II. **LIMITING ACCESS TO INFORMATION:** There is nowhere in the council's published documentation that provides a clear list of greenbelt sites which are nominated for development. They are hidden in isolation amongst a wide array of other sites, making them inaccessible to the public. The council have failed to give this information in a written format, for those residents who do not have access to the digital format. – please see finding obtained from “Keep Boldon Green’s” online survey:

Survey Results



- III.
- IV. **LACK OF PUBLIC AWARENESS:** A high percentage of residents were not aware of the Strategic Land Review. The awareness was raised by a small group of residents within a very short timeframe. As of today's date there is still a lot of people who are unaware of the impact the review will have on their local area.
- V. **SHORT TIMESCALES FOR EVIDENCE COLLATION:** There has been insufficient time given for residents to read, digest and raise any concerns or objections to the proposals. As you are aware we have highlighted the requirement and need for additional time. We reserve the right to submit further information should we feel it is necessary to do so.

- VI. **MISSING DOCUMENTATION/ FULL DISCLOSURE:** It is unclear what assessments have been carried out, when they were carried out, what reports have been collated and their resulting outcomes and findings. We will require site by site disclosure of all evidence used to satisfy ourselves that a thorough and robust assessment has been carried out in line with local and national planning framework.
- VII. **SLR METHODOLOGY IS FUNDAMENTALLY FLAWED:** Some criteria have three ticks and are amber, alternative sites under the same criteria have the same three ticks and are red. Another site BC29 has amber and predominantly green contributing categories and yet comes out as red. This is totally random and completely nonsensical, with ever changing goal posts. It is impossible to decipher this methodology.
- VIII. **MISAPPLICATION OF PLANNING CRITERIA:** Certain Areas are downplayed in favour of development, when it is our strong view that the overall planning criteria has in fact been applied incorrectly. I.e. In our opinion population figures and housing need have been overstated, whilst important factors such as historical significance have been downplayed in a way that is impossible to mitigate. This contributes to an overall bias in favour of development.
- IX. **DISREGARD TO ALTERNATIVE SITES:** Throughout this process the Brownfield Sites documentation has been unavailable for access. We require a substantive response to confirm what Brownfield sites are available and specific reasoning why they are not suitable.
- X. **STATUTORY OBLIGATIONS:** We require a full and detailed response with regards to the Localism Act 2011. What discussions have taken place with neighbouring boroughs? What assessments have been made of shared housing need with neighbouring boroughs?

2: Key Findings

Consideration has been given to the key purpose of greenbelt land. According to the Government's National

Planning Policy Framework (NPPF), the green belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Please find the following documents to be used as part of our objection:

- **Landscape and Townscape**
- **Biodiversity**
- **Green Infrastructure**
- **Historic Environment and Culture**
- **Infrastructure and Services**
- **Flooding**
- **Population challenge**

3: General Site Challenges of the Draft Plan

Site Ref	Challenges & Question to the Planners
<p>BC25 Land at North Farm, Boker Lane</p>	<p>The site assessment and sustainability appraisal fail to recognise that development of the site would result in a loss of informal recreation / play space for existing residents. Retaining places for informal recreation / play spaces is an important part of creating good quality living environments, keeping fit and healthy and improving wellbeing.</p> <p>PLEASE GIVE EVIDENCE THAT THIS HAS BEEN CONSIDERED</p>
<p>BC27 Land South of South Lane, East Boldon</p>	<ul style="list-style-type: none"> -Why did the South Tyneside Landscape Character Study recommend the 'Area of High Landscape Significance' designation to be amended? -The loss of agricultural land is stated to be a minimal amount of the borough's agricultural land supply. What would be the cumulative loss of agricultural land in the borough if all agricultural sites identified as suitable / potentially suitable were to come forward for development? -The green belt assessment within the site appraisal states development on the site would impact on 4 out of the 5 purposes of the green belt but is overall rated to have a medium impact? The overall rating should be a high impact? -The site assessment and sustainability appraisal fail to recognise that development of the site would result in a loss of informal recreation space for existing residents and a public right of way.
<p>BC28 Land south of Boldon, East/West Boldon</p>	<ul style="list-style-type: none"> -The site appraisal conclusion commentary states that the site is not presently suitable for development but the tick box identifies the site as potentially suitable for development why? The site appraisal states the site doesn't have any recorded biodiversity constrains. Has sufficient survey work been undertaken to assess the biodiversity on the site? Please give full details of any works which have been carried out. -The sustainability appraisal states that development of the site for housing would have a very positive effect on providing better housing and neighbourhoods. The sustainability appraisal fails to recognise that the development of the site for housing would result in the loss of informal recreation open space to the detriment of existing neighbourhoods. - The sustainability appraisal states that the development of the site may increase living standards and reduce health inequalities. The development of the site would result in the loss of informal recreation space and a public right of way thereby reducing opportunities for walking and playing.

<p>BC30 Former MoD bunkers and Medical Stores, Green Lane, East Boldon</p>	<ul style="list-style-type: none"> - The site is currently occupied by low rise derelict buildings that are surrounded by fields and separated from the main built up area of East Boldon. The development of this site in isolation would create a standalone housing development in the Greenbelt. -Why did the South Tyneside Landscape Character Study recommend the 'Area of High Landscape Significance' designation to be amended? -The green belt assessment within the site appraisal states development on the site would impact on 4 out of the 5 purposes of the green belt but is overall rated to have a medium impact? The overall rating should be a high impact? - The site appraisal considers development of the site to have a low impact on green infrastructure. Is this correct as it would result in the loss, in part, of the green infrastructure corridor?
<p>BC33 Land at Low House Farm, Sunderland Road / St. John's Terrace, East Boldon</p>	<ul style="list-style-type: none"> -The site appraisal states that the development of the site would result in better neighbourhoods. The development of the site would result in the loss of recreation space which would not result in better neighbourhoods for existing residents. - The sustainability appraisal states that the development of the site may increase living standards and reduce health inequalities. The development of the site would result in the loss of informal recreation space thereby reducing opportunities for walking and playing. -The green belt assessment within the site appraisal states development on the site would impact on 4 out of the 5 purposes of the green belt but is overall rated to have a medium impact? The overall rating should be a high impact?
<p>BC34 Land adjacent to metro line, Glencourse/Nately Avenue, East Boldon</p>	<p>The development of the site would result in the loss of open space where residents currently walk their dogs and children play. The nearest park is Grange Park which is over 400 metres away and across a busy road. The sustainability appraisal fails to recognise this.</p>
<p>BC36 Land at Station Approach, East Boldon & BC37 Land at Cleadon Lane Industrial Estate, East Boldon</p>	<p>These sites are brownfield and not in the green belt which is a positive but the redevelopment of these sites would result in the loss of local services and facilities i.e. local garage, swimming pool etc.</p>

Please see references on page 89 of this document

4: General Challenges of the Draft Plan

1. Given the data used it seems highly plausible that a completely different set of conclusions could be made. It is not clear to the layman how the council has arrived at the long list of sites. Furthermore, it is unclear if this is in line with the vision of the borough.
2. How responsive is your plan to market changes? After considering the Strategic Housing Market Assessment 2012, can you please detail how you are reflecting the new projections in the current climate? Were you to perform the assessment today couldn't different conclusions be made, SHMA 2012 is surely now out of date? Given this as an example how up to date is all of the evidence being used to reach the proposals findings?
3. Within the South Tyneside vision 2011 – 31 document the primary focus is on the key centers of South Shields, Jarrow and Hebburn. However, within the proposal the focus of new housing is in Boldon, Cleadon and Whitburn. Why is the proposal at odds with the council's vision? Equally, the Vision does not focus on environment, but this is contrary to the principles of sustainable development. Why has this been overlooked? What is South Tyneside Councils housing and employments need requirements? How will this be distributed in South Tyneside? It appears to involve extending existing settlements why are alternative options such as a new housing settlement next to the proposed International Advanced Manufacturing Park being overlooked?
4. We are aware that each council has a Duty to Co-operate with its neighbours on strategic planning issues. Sunderland and Gateshead are projecting continued population decline. What evidence is being used for South Tynesides growth figures? Equally, where is the evidence of co-operation with neighbouring boroughs who could potentially absorb population growth?
5. We feel that the consultations carried out fail to meet the Government's soundness tests in that they run contrary to the National Planning Policy Framework provisions on 'empowering of local people to shape their surroundings'. Our objection is that the Council has constructed elaborate and costly consultation exercises with little evidence of willingness to respond positively to contrary views or intention to simplify the process to encourage genuine public engagement."
6. Many of the site appraisals states development on the site would impact on 4 out of the 5 purposes of the green belt but is overall rated to have a medium impact? The overall rating should be a high impact? This is inconsistent through the site appraisals.
7. National Planning Policy Framework states that greenbelt is to be protected and requires exceptional circumstances to be built on. There is no evidence put forward in the proposal to support "exceptional circumstances". The framework also states that brown field sites are to be prioritised over the development of green field and greenbelt sites, yet the proposal appears to offer up greenbelt in advance of brown field sites.
8. National Planning Policy Framework states that infrastructure must come first, yet the outline ideas to provide infrastructure are either not in place, or are not time-lined in advance of the proposed developments. NPPF also states that the target level of housing development within the plans should be capped in line with the capacity of brown field sites to protect greenbelt – yet these plans significantly exceed it. Why is the council ignoring national planning policy in its proposal?

Biodiversity Focus Group Findings

SLR Assessment Theme	Biodiversity
Author	D McNally, P Dunn, K Ayre, A Edmindson K Ramm
Version	Version (A)
Date	July 11 2016

Executive Summary

The Biodiversity Focus Group has met formally twice and conducted entymological, botanical and rare species data trawls. These trawls are by no means complete but this was always going to be the case, given the time constraints for this work.

The National Biodiversity Network data for Boldon Flats and Overlapping Pastures 2012 -2016, Durham Biodiversity Action Plan and Campaign for Rural England have all helped us to form conclusions in order to assist with the Local Plan. In addition we have used historical documents from the South Tyneside Council archive in order to gain a sense of perspective and to highlight the guardianship of the Cleadon, East and West Boldon sites provided by our Council over the years.

It is clear to us that we live in an ecologically unique place. It is a special place which has been valued for its biodiversity certainly since records began in the 1840's when four Nationally rare Coleoptera species were found on the Flats. The site regularly appears in National bird watching magazines, because of the rare and wonderful species it attracts. The birdwatchers who visit the site every day –some of whom travel considerable distances, predict a gloomy outcome for the biodiversity of this site if building developments at Sites 27,28 and 44 were to go ahead. “The birds will all go” was a comment made by a birdwatcher from South Sunderland.

When it comes to biodiversity it really is not possible to consider individual plots of land, for very good reasons, which will be presented in the next section. The guardianship shown by Council, Planners and residents in former years is an example of caution that we would do well to heed if we are to avoid the ecological denuding of the areas shown in amber on the consultation documents.

A thorough review has been conducted of the sites in East Boldon against SLR theme [Sites 27,28 and 44]. The full detail of the assessment is provided in the site reviews in this document. The following key issues have been identified that challenge the councils site assessments:

Key challenge 1: Wildlife Corridors

One of the greatest threats to wildlife populations is habitat fragmentation. Increasing human populations and the need for both agricultural and urban development is quickly destroying essential wildlife habitat. Wildlife corridors provide a balance between increasing human populations and the need to preserve and improve existing wildlife habitat while creating new habitat where it will most benefit wildlife populations. Corridors help increase survival for many species by; increasing food sources, providing valuable cover, decreasing the chance of predation, and by reconnecting fragmented and isolated populations.

CPRE are trying to increase wildlife corridors. Corridors can be developed in a variety of ways including; natural re-vegetation, establishment of tree, shrub, and/or herbaceous cover, fence row establishment through a plowed field, or establishing a buffer along streams or roadsides. The main purpose in establishing a corridor is to connect two areas of habitat while also providing a variety of food and shelter. The habitat types being connected may include grasslands, wetlands, woods or old fields.

The greenbelt in Boldon is a natural wildlife corridor

Key challenge 2: Importance of Greenbelt in Maintaining and Increasing Biodiversity

Our extraordinarily rich and diverse habitat at Boldon Flats brings uncommon and amazing avian visitors to our villages. We believe that everything should be done to keep the environment stable in order to attract these visitors.

However, it is not just the rare species that must be protected. Many once-common species are now in decline across the British Isles and including Co Durham. Environmental pressures including increased building on greenbelt contribute to the decline. This is why County Durham BAP 2016 prioritises the underlined species on the National Biodiversity Network database (The Biodiversity Group has a Power Point which delves into the priority species on the Co Durham BAP which occur on the Boldon Pastures)). In Boldon our wildlife corridors allow the bird species on the list to be seen regularly in our fields. These fields are vital to the birds for rest, feeding, escape from predators, breeding. The case for the lapwing is made in our PowerPoint presentation.

Key challenge 3: CPRE (Campaign for Protection of Rural England) Planning Policy 2026

Good land-use planning is the unsung hero of environmental protection. It can encourage urban regeneration, curb urban sprawl, help slow the growth in road traffic, protect the beauty and tranquility of the countryside and safeguard wildlife habitats.

Effective planning is more important now than ever before with economic pressures and a growing population leading to more development intruding into the countryside. Precious Green Belt land is being eaten away despite a Government commitment to protect it.

Proposed new legislation concerning the planning for major infrastructure projects presents a serious challenge to the integrity of the planning system.

Key challenge 4: Council's Own Appreciation of the Sites

SITE NOTIFIED TO THE SECRETARY OF STATE ON THE 1ST APRIL 1987

COUNTY: TYNE AND WEAR

SITE NAME: BOLDON PASTURES

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981 as amended.

Local Planning Authority: South Tyneside Borough Council.
National Grid Reference: NZ 381616

Area: 3.5 (ha.) 8.6 (ac.)

Ordnance Survey Sheets 1:50,000: 88 1:10,000: NZ 36 SE

First Notified: 1987

Description:

Boldon Pastures comprises unimproved neutral grassland formerly subject to ridge and furrow cultivation, with associated hedgebanks and drainage channels. Such sites are now rare, few in this district having survived the agricultural intensification and urban development of recent decades.

[Durham University Archaeology Department come here to examine the ancient ridge and furrow sites. East Boldon originated as a Medieval Planned Village with attendant farming and land management practices. –Author information]South Tyneside Green Belt and Landscape Background Paper
September 2012 (Quoted below)

The South Tyneside Green Belt presently covers about 2,408 hectares (5,950 acres), representing just over a third of the borough's total land area. The essential purposes and functions of the Green Belt around South Tyneside remain consistent with those set out in the new National Planning Policy Framework (NPPF):

- to check the unrestricted sprawl of the built-up area of South Tyneside (or that of Sunderland or Gateshead);
- to safeguard the borough's countryside from further encroachment;
- to prevent the merging of South Tyneside with Sunderland, Washington or Gateshead;
- to preserve the special and separate characters of Boldon Colliery, West Boldon, East Boldon, Cleadon and Whitburn villages;
- to assist in the regeneration of the urban area, by encouraging the recycling of previously-developed 'brownfield' land, particularly along the riverside

Key challenge 5: Supporting Durham Biodiversity Action Plan (BAP)

For ecological and biodiversity purposes, land in South Tyneside still falls inside Co. Durham. The Durham BAP highlights rare species, which are at risk due to increasing urban sprawl, climate change and botanical monoculture (arable land).

Birds in red are priority species on the Durham BAP. They are at risk and disappearing across the British Isles. Some of these birds used to be commonplace in fields across the county and country.



It is important to note that they are not the most rare species but they are becoming increasingly rare in the UK. Unless we keep our greenbelt these birds are increasingly seriously at risk.

Key challenge 6: Symbiotic relationship between Boldon Flats and Boldon Pastures. Boldon Species According to National Biodiversity Network for Boldon Flats and Overlapping Pastures (2012-2016 Data Search)

The National Biodiversity Network lists give the following species numbers. Crucially it does not separate the Flats from the overlapping pastures. There has always been an understanding that the pastures and the flats are symbiotic; if one is affected, both are affected.

Coleoptera	42 species
Amphibians including Great Crested Newt	6 species
Bird species	91 species + Visitors
Crustaceans	4 species
Flowering plants	144 species
Butterfly	20 species
Dragonfly	
Earwig	
Hymenoptera	44 species
Diptera	90 species

Water vole at the River Don and unconfirmed sitings at MoD site near Mundles Lane (only sites for this species in South Tyneside, very rare)

Relevant History of the Area

Boldon is geographically elevated in comparison to much of the surrounding low-lying land. When the monasteries of St Peter's Monkwearmouth and St Paul's, Jarrow were in their heyday around the 7th century, the path through Boldon was a dry and safe route taken by the monks as they travelled between the two monastic houses.

Bede commissioned the current church of St Nicholas on the top of Boldon Bank although a more modest building stood on the site at the time of Bede. Boldon Bank and the church of St Nicholas was also a monastery and the uneven pattern of building on the top of Boldon Bank is a clue to the fact that other, monastic outbuildings surrounded the church prior to the Dissolution of the monasteries in the 1530's. West Boldon was the original Boldon and East Boldon was a Medieval Planned Village with the name of Newton.

The whole area along the coast is built on the remains of an ancient coral reef hence large deposits of Magnesian limestone leading to a specialised flora and fauna. The limestone bedrock gives rise to alkaline-loving plants such as wild primrose and orchids. These are found at sites 27 and 28. The quarry site at Nanny Cow Hill is famously the site of the battle between Roundheads and Cavaliers which became the precursor to local football rivalries between Sunderland and Newcastle fans.

Boldon Flats was historically a grazing marsh and extensively drained although flooded for short periods. It is the flooding and management of the land that has fostered the unusual and productive ecosystem which flourishes on the flats. *Agabus uliginosus*, *Pterostichus vernalis*, *Agonum obscurum* are 3 Nationally rare water beetle species found on the site.

The area is prone to flooding –unsurprising since the area is ancient marshland. Again it is this characteristic which leads to the unusually rich flora and fauna.

Rare bird sightings at the Flats appear in the National press every year. The twitchers who inhabit the Flats –some of them visit every day- are emphatic that any building on site 44 will result in the virtual eradication of species diversity on the Flats. They say it is without doubt the best site in the area bar none for bird sightings. They are very worried indeed that the plan may go ahead

Potential Future Impacts

Members of the biodiversity focus group have grave concerns over the potential impact of building on sites 27,28 and 44. As already stated here we believe that the inter-connected, symbiotic nature of wildlife corridors is such that disturbance or harm to one part of the corridor disrupts species in other parts. Furthermore the Council's own historic assessments of the sites very much mirror our own observations.

Ecologists have long had to lobby in order to protect the environment. Just as we understand intrinsically how a sore finger can make the whole body feel unwell, so we can understand how disrupting wildlife corridors can reduce species diversity in nearby areas.

References

National Biodiversity Network

<https://data.nbn.org.uk/Reports/Sites/GA0003391003262/Groups>

Durham Biodiversity Action Plan

<http://www.durhambiodiversity.org.uk>

Campaign for the Protection of Rural England

<http://www.cpre.org.uk>

Durham University Archaeology Department Ridge and Furrow Study

<http://www.twsitelines.info/smr/11686>

Boldon Flats Birdwatch

<http://www.southtyneside.gov.uk/article/4463>

http://birdersmarket.com/acatalog/Boldon_Flats.html

http://birdersmarket.com/acatalog/Birding_Walks_around_Boldon_Flats.html

<http://www.southtyneside.gov.uk/CHttpHandler.ashx?id=7208&p=0>

South Tyneside Local Plan Green Belt

http://www.rtpi.org.uk/media/956752/a_king_rtpi_ne_local_planning_conference_presentation_x_red_uced_apr.pdf

<http://www.southtyneside.gov.uk/CHttpHandler.ashx?id=14119&p=0>

<http://www.southtyneside.gov.uk/CHttpHandler.ashx?id=29000&p=0>

Historical Aspects

CSD Report No_665_Part II_Invertebrate Site Register - Page 54 to Page 68-3.pdf

Site Notification to Secretary of State

http://www.sssi.naturalengland.org.uk/citation/citation_photo/1002859.pdf

[1] South Tyneside Strategic Land Review Draft Site Assessment Report, South Tyneside Council, March 2015 (revised March 2016)

[2] South Tyneside Strategic Land Review – Boldons and Cleadon Draft Character Area Site Assessments, March 2016 (final Part 1 revised)

[3] South Tyneside Strategic Land Review – Boldons and Cleadon Draft Character Area Site Assessments, March 2016 (final Part 2)

[4] South Tyneside Strategic Land Review – Boldons and Cleadon Draft Character Area Site Assessments, March 2016 (final Part 3)

Individual Site Assessment

Site No	SLR Assessment [2],[3],[4]				SLR Assessment [2],[3],[4]			
BC 25	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact - significant mitigation required	Please Refer to: South Tyneside Strategic Land Review Draft Site Assessment Report, South Tyneside Council, March 2015 (revised March 2016)"	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> This site consists of 2 fields separated by a bridleway bordered by hedgerows that are over 50 years old. The field to the north west is farmland and has boker lane and north road at its perimeter. This field is divided by a hedgerow which is mainly hawthorn and ash. The field to the north east has been left to nature. The hedgerow either side of the bridleway consists of hawthorn,blackthorn,elder,and wild rose. If this site is developed it will reduce the green belt and bring east boldon closer to whiteleas and cleadon. There is a small stream (river don) that flows at the bottom of the north east field, it has vegetation on both sides, is narrow in width and has a shallow depth. All good conditions to support a water vole population. This is part of the boldon wild life corridor.south tyneside is one of the last habitats of the water vole in durham. Across from here you have the tile shed nature reserve. South tyneside council won an award in 2009 for creating a safe haven for water voles. The bridleway is used daily by walkers,horses,cyclists,dog walkers,and runners. The field to the north east has a large hawthorn plantation,numerous bramble thickets and scrub.this habitat is used by many of the birds mentioned below to breed and feed. Reed bunting,grasshopper warbler,grey partridge,pheasant,meadow pipit,skylark,blackbird,song thrush,chaffinch,greenfinch,goldfinch,bullfinch,dunnock, great tit,blue tit,and wren. This hawthorn plantation is not mentioned in the strategic land reveiw document. I have also sighted the following birds of prey there, kestrel,little owl,barn owl and sparrow hawk. The skylark,reed bunting,grasshopper warbler, grey

								<p>partridge, kestrel and barn owl are all on the durham bap priority list.</p> <ul style="list-style-type: none"> • The bridleway hedgerow is visited in winter by waxwings,redwings and fieldfares who come from scandinavia to feed on the wild rose hips. • Mammals sighted include fox and weasel. • The site is popular with many species of butterfly,including peacock,tortoiseshell,meadow brown,red admiral,small blue,and speckled wood. • The north east field has a variety of wild flowers present they include, • Cow parsley,garlic mustard,speedwell,white dead nettle,stinging nettle, meadow buttercup,dock,whit clover,red clover,bush vetch,common vetch,plaintain,hawkweed,sandwort,dandelion,meadow cranesbill,rose bay willow herb and purple orchid. • These flowers play an important part in the life cycle of the butterflies, especially nettles where red admiral,peacock and tortioseshell lay their eggs on the underside of the leaves.
BC 28	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	Please Refer to: South Tyneside Strategic Land Review Draft Site Assessment Report, South Tyneside Council, March 2015 (revised March 2016)”	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Lapwings nest in the verges of fields and these birds are disappearing nationally. They are ground dwelling birds and thus are susceptible to new building since new buildings bring in new predators. A member of our team actually got pictures of Lapwing chicks from the sites 27 and 28 this year. • There are unconfirmed sitings of water voles on this site . A tributary of the River on surfaces near the old MoD site and since the River Don at Boldon is the only site of water voles in South Tyneside it would not be surprising if these siting were confirmed. Water voles are protected species. • Orchids and wild primrose on limestone soils. • Many priority species on the Durham BAP are found in the wildlife corridor. By destroying the corridor we could well be contributing to extinction of once common species. • Make the area less distinctive/ lovely. <p>Contribute to urban sprawl/ pollution/ high carbon footprint.</p>

BC 27	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	Please Refer to: South Tyneside Strategic Land Review Draft Site Assessment Report, South Tyneside Council, March 2015 (revised March 2016)”	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • The site is an important shelterbelt and part of the wildlife corridor, which stretches from the flats and westwards towards Nanny Cow Hill. There are unconfirmed sightings of very rare water voles a few hundred yards away at a tributary of the River Don at Mundles Lane. Boldon is the only site in South Tyneside where these rare creatures make their home. • Lapwings nest in the verges of fields and these birds are disappearing nationally. They are ground dwelling birds and thus are susceptible to new building since new buildings bring in new predators. A member of our team actually got pictures of Lapwing chicks from the sites 27 and 28 this year. • Many Durham (BAP) priority species are found in this wildlife corridor. By destroying the corridor we could well be contributing to extinction of once common species. • Make the area less distinctive/ lovely. <p>Contribute to urban sprawl/ pollution/ high carbon footprint.</p>
BC 44	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	Please Refer to: South Tyneside Strategic Land Review Draft Site Assessment Report, South Tyneside Council, March 2015 (revised March 2016)”	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Nationally renowned site with abundant flora and fauna plus rare and unusual visitors. (NBN search 2012 -2016) Also focus group surveys. • High species diversity • Building a matter of yards away will introduce new predators and put the gloriously species diverse nature of the habitat at risk. • Potentially contribute to species decline nationally. • Make the area less distinctive/ lovely. <p>Contribute to urban sprawl/ pollution/ high carbon footprint.</p>

Individual Site Assessment

Whole Area Assessment

Site No	SLR Assessment [2],[3],[4]			SLR Assessment [2],[3],[4]				
<p>This assessment covers all Sites due to the Migration of the wildlife from one settlement to another</p>	<p>Zero/Low Impact - no or minimal mitigation required</p>	<p>Medium Impact - mitigation required</p> <p><input checked="" type="checkbox"/></p>	<p>High Impact – significant mitigation required</p>		<p>Zero/Low Impact - no or minimal mitigation required</p>	<p>Medium Impact - mitigation required</p>	<p>High Impact – significant mitigation required</p> <p><input checked="" type="checkbox"/></p>	<p>Species lists for the corridor of land from the Greyhound Stadium to the golf course.</p> <p>Red List:</p> <ul style="list-style-type: none"> • Curlew • Lapwing – 3 breeding pairs in 2016 • Linnet • Grey Partridge – 12+ birds are found and breed in the area • Skylark – many breeding pairs, increasing numbers over last 5 years. • House Sparrow • Tree Sparrow • Mistlethrush • Song Thrush • Grey Wagtail • Grasshopper Warbler • Woodcock - overwinter • Yellowhammer – several breeding pairs • Fieldfare • Redwing • Starling • Herring Gull • Barn Owl

	As Above	As Above	As Above		As Above	As Above	As Above	Amber List: <ul style="list-style-type: none"> • Black-headed Gull • Common Gull • Lesser Black-backed Gull • Greater Black-backed Gull • Mallard • Redshank • Snipe • Tawny Owl • Little Owl • Swift • Kestrel • House Martin • Willow Warbler • Bullfinch • Reed Bunting
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	As Above	As Above	As Above		As Above	As Above	As Above	<p>Many others regularly use the area: Golden plover, Greenshank, Buzzard, Red Kite, Ring Ouzel, Wheatear, Whitethroat , Lesser Whitethroat, Red-legged Partridge, Goldcrest etc.</p> <p>Butterflies Small Skipper Large Skipper Dingy Skipper Large White Small White Green-veined White Orange Tip Small Copper Common Blue Holly Blue Peacock Small Tortoiseshell Comma Painted Lady Red Admiral Meadow Brown Speckled Wood Wall Ringlet Small Heath</p> <p>Notes: Two butterflies of high conservation status are: 1. The dingy skipper butterfly which is a priority species in the UK Biodiversity Action Plan and is a high priority species of Butterfly Conservation. 2. The wall butterfly has declined by 87per cent in number and</p>
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								<p>As Above 77 per cent in occurrence since 1976. Its decline is severe and worrying especially in inland areas. The remaining populations are near the coast, as in East Boldon. It is a priority species in the UK Biodiversity Action Plan (research) and a high priority butterfly with Butterfly Conservation.</p> <p>Both of these butterflies are S41 species of principal importance under the NERC Act in England (widespread but rapidly declining). They are similarly categorised as priority species in Wales and Northern Ireland, as well as being priority species in the UK Biodiversity Action Plan.</p> <p><u>Mammals:</u></p> <ul style="list-style-type: none"> • Water vole – possibly present in stream running next to MoD land. Too late in year to assess presence. Given the priority the Council, has placed upon preserving this species and water way that feeds into the Flats should be preserved as a corridor for water voles. • Hare – seen several times in last 5 years • Stoat, weasel • Bats – many species but a survey is required. <p><u>Amphibians:</u></p> <ul style="list-style-type: none"> • Healthy populations of Common frog and toad • Newts – present in area but status unknown as survey season is Spring and late Summer. <p><u>Invertebrates</u></p> <ul style="list-style-type: none"> • The main groups of insects found during the survey were:- Coleoptera, Dipetra, Hemiptera, Hymenoptera and Mecoptera. There were also Mollusca present. • The Diptera (true flies) included several families, including the Dolichopodidae, Syrphidae, Scathophagidae, Empididae, Sepsidae and Tipulidae. Several species of insects were found in most of these families. • The Coleoptera (beetles) also included several families, including the Carabidae, Cantharidae, Curculionoides, Coccinellidae and Staphylinidae. Many species of Carabidae were collected including <i>Nebria brevicollis</i>, <i>Pterostichus madidus</i>, <i>Agonum mulleri</i> and <i>Bembidion</i> species.
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							<ul style="list-style-type: none">• The Hymenoptera included the families Symphyta and Ichneumonidae. Several species were collected from each family.• The Hemiptera included species from the Miridae and Berytidae families.• The Mecoptera was represented by a single family, the Panorpidae (the scorpion flies) of which only four species are found in the UK.• Several species of Mollusca were recorded including <i>Arion ater</i>, <i>Deroceras reticulatum</i>, and <i>Deroceras caruanae</i>. <p>This site has a very diverse invertebrate fauna.</p>
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Landscape and Townscape Group Findings

SLR Assessment Theme	Landscape and Townscape
Author	Jayne Mackie, Rosalind Hughes
Version	A
Date	July 2016

Executive Summary

A thorough review has been conducted of the sites in East Boldon against SLR theme Landscape and Townscape. The full detail of the assessment is provided in the site reviews in this document. The following key issues have been identified that challenge the council's site assessments:

Relevant history of the area related to the subject

East and West Boldon are traditional semirural, agricultural villages. The Boldons have a historic, conservation area core. As the land is of historic value there are many examples of Tree Preservation Orders, ancient hedgerow and open space corridors that contribute to its high impact status, requiring significant mitigation. There is an Area of High Landscape Value, we believe has been wrongly reassessed in 2012, coinciding with the onset of the SLR that was made without public consultation. This area provides views considered extremely significant to the whole villages setting. We reiterate and share the Council's view to strongly resist proposals to develop this open space South of South Lane as set out in East Boldon Conservation Area Management Plan (SPD). The sites in close proximity to the Conservation Area (BC25, BC27, BC28) contribute to the significant overall value of the historic nature of Boldon, development of these areas in their totality would cause irreparable damage to an area of Significant Historic Landscape.

Potential future impacts associated with development

Destruction of historic landscape.

The loss of Grade 2/3a Agricultural Land.

Negative impact upon Tree Preservation Orders.

Removal of ancient hedgerow.

Loss of village boundaries.

Failure to preserve a Conservation Area and its associated beauty and integrity.

Key research or documentation that has been reviewed

All online Council assessments and the South Tyneside landscape character assessment. Awaiting full disclosure of all assessment reports and methodology (as previously requested)

References

- [1] South Tyneside Strategic Land Review Draft Site Assessment Report, South Tyneside Council, March 2015 (revised March 2016)
- [2] South Tyneside Strategic Land Review – Boldons and Cleadon Draft Character Area Site Assessments, March 2016 (final Part 1 revised)
- [3] South Tyneside Strategic Land Review – Boldons and Cleadon Draft Character Area Site Assessments, March 2016 (final Part 2)
- [4] South Tyneside Strategic Land Review – Boldons and Cleadon Draft Character Area Site Assessments, March 2016 (final Part 3)

Site No	SLR Assessment [2],[3],[4]				SLR Assessment [2],[3],[4]			
BC20	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	The Landscape Character Study (2012) identifies the area as being open farmland and within the proposed extension of the Boldon Downhill Area of High Landscape Value. The site is situated in a prominent open space corridor which offers continuous views of surrounding green belt area landscape. It rises up and contributes to the key landscape area of Boldon Downhill. It is considered that it would have a high impact.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • High Landscape Value • Open Space Corridor • Continuous Views
BC25	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	The Landscape Character Study (2012) identifies the area as unsettled urban fringe comprising medium-small scale fields. It is of medium scale and broadly contained by residential development. The majority of views are limited and constrained by settlement boundaries, and transport infrastructure. The north west of the site is classed as Grade 3a (Good Quality) Agricultural Land, however in conformity with the National Planning Policy Framework, it is considered the benefits of development would outweigh its retention for agricultural uses as the scale of land that would be lost is not considered significant and comprises a minimal amount of the borough's total agricultural land supply. Overall it is considered that this site would have a medium impact and mitigation would be required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Grade 3a Agricultural Land • Provides natural delineation of the village boundary • Significant Historical Landscape in terms of maintaining the Conservation Area
BC26	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	The Landscape Character Study (2012) identifies the area as predominantly residential and sets out that the East Boldon historic core is a key characteristic of the local landscape. It also mentions that sensitivity within the area is the lack of clear breaks between the historic villages and a lack of open space. The site is situated in the centre of a residential area and contributes open space and mature trees to the surrounding townscape. It is considered that developing this	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	We agree high impact upon East Boldon Conservation Area, surrounding townscape and loss of Green Infrastructure.

				site would have a medium impact. Mitigation would be required.				
BC27	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	The site is situated in an open space corridor which offers continuous long range views of countryside to the south. It is also within an Area of High Landscape Significance; however the recent South Tyneside Landscape Character Study (2012) recommends that this designation should be amended. The study identifies the area as farmland and recommends not allowing further loss of hedges and trees from the landscape. There are a few Tree Preservation Orders on the site's eastern boundary and the majority of the site is classed as Grade 3a (Good Quality) Agricultural Lane – however, the loss of agricultural land of this scale is not considered significant and comprises a minimal amount of the borough's total agricultural land supply. Overall it is considered that this site would have a medium impact	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Coppice of trees located between the sites which form a significant feature of the natural landscape. • Tree Preservation Order • Grade 3a Agricultural Land • Area of significant historic landscape • Area of High Landscape Significance. We strenuously oppose the recommendation to downgrade this status in the STLC 2012. • Ancient Hedgerow • Last remaining vista from the village of the landscape. We agree with the recommendation to preserve in the South Tyneside Conservation Area document. • Close proximity to Historic core that give the villages a sense of place.
BC28	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	The site is situated in an open space corridor which offers continuous views of surrounding green belt area landscape. It is also within an Area of High Landscape Significance; however the recent South Tyneside Landscape Character Assessment recommends that this designation be amended. It is also within the setting of the Boldon Downhill Area of High Landscape Value. There are also a few Tree Preservation Orders on its north and western boundaries and a parcel of the site is classed as Grade 2 (Very Good Quality) Agricultural Lane. In regards to its agricultural land value, it is	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Area of High Landscape Value or Significance. • Tree Preservation Orders. • Open Space Corridor • Grade 2 Agricultural Land • Development would be a new encroachment into the Greenbelt. Reducing the wildlife corridor, the boundary between South Tyneside and Sunderland, • Close proximity to Historic core that give the villages a sense of place.

				considered that in conformity with the National Planning Policy Framework, the benefits of development would outweigh its retention for agricultural uses as the scale of land that would be lost is not considered significant and comprises a minimal amount of the borough's total agricultural land supply. Overall it is considered that this site would have a high impact and significant mitigation would be required.				
BC29	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	The site is situated in a prominent open space corridor. It is also within the Boldon Downhill Area of Landscape Significance, but it is noted that the recent South Tyneside Landscape Character Study (2012) recommends that this designation be amended. Due to the site's small scale and location adjacent to existing development, it is considered that its impacts are reduced to a medium level. Mitigation would be required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	Area of Landscape Value and Significance
BC30	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	The site is situated in an open space corridor and is visible from a number of locations. It is also within an Area of High Landscape Significance; however the South Tyneside Landscape Character Study (2012) recommends that this designation be amended. The study recommends that opportunities for reclamation and/or appropriate sustainable redevelopment of this site which is compatible with the purposes and functions of the Green Belt should be explored. Whilst the site contains existing buildings, it is noted that the site is within a sensitive landscape corridor. Developing the site is considered to have a medium impact on the landscape and mitigation would be required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Area of Landscape Value and Significance • Within a sensitive landscape corridor • Area of High Landscape Significance. We strenuously oppose the recommendation to downgrade this status in the STLC 2012.

BC31	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	The site is situated in an open space corridor which offers continuous views of surrounding green belt area landscape. The Landscape Character Study (2012) identifies that the site is within an Area of High Landscape Significance, and an Area of High Landscape Value. The former is recommended for deletion but the latter is recommended for extension. The site particularly contributes to the setting of Boldon Downhill, one of the most significant landscapes in the borough. There are also a few Tree Preservation Orders on the north and western boundaries. Overall it is considered that this site would have a high impact due to its scale and location and significant mitigation would be required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	Agree with your assessment-significant mitigation required.
BC32	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	The site is situated in an open space corridor which offers continuous views of surrounding green belt area landscape including wide ranging countryside. It is also adjacent to an Area of High Landscape Significance; however the recent South Tyneside Landscape Character Study (2012) recommends that this designation is no longer justified in this area. Overall it is considered that this site would have a high impact on surrounding landscape due to its protrusion into the Green Belt. Significant mitigation would be required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	Agree with your assessment, significant mitigation required
BC33	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	The site is situated in an open space corridor which offers some views of surrounding green belt area landscape to the south. It is also adjacent to an Area of High Landscape Significance; however the recent South Tyneside Landscape Character Study (2012) recommends that this designation is no longer justified in this area. The site is considered somewhat contained by development surrounding. Overall it is considered that this site would have a medium impact on surrounding landscape and mitigation would be required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	Close proximity to Area of Landscape value and significance.

BC34	Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required	The Landscape Character Study (2012) identifies that the historic cores of East and West Boldon give these villages their sense of place. This site is situated away from the historic cores and is located between existing residential development and a Metro line. It has an urban character in the north and semi-rural landscape in the south. It is reasonably contained and dominated by the metro line. Overall it is considered that this site would have a low impact on surrounding landscape/townscape and mitigation would be required.	Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required	Agree with comments
BC35	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	The Landscape Character Study (2012) identifies that the area is a mix of urban fringe and agriculture. It is of medium to large scale. Busy roads and the railway line have a strong audible and visual influence. A key sensitivity within the area is the Cleadon Lane Industrial Estate to the north, and it is recommended that this should not be extended. The site is within two green belt corridors and on a prominent location on Moor Lane and adjacent to the Metro line. The main body of the site consists of rough scrub land with vegetation and hedgerow/trees along the boundary. It is considered that the site is quite contained, and if developed would have a medium impact upon the landscape. Mitigation would be required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	Agree with comments

Green Infrastructure Group Findings

SLR Assessment Theme	Green Infrastructure
Author	Kathy Pickering, Chris Simpson & Andy
Version	A
Date	July 2016

Executive Summary

The definition and principles of Green Infrastructure are outlined in order to provide a context for considering the proposed sites for development along with a typology that illustrates the features of interest. The current strategic context for the implementation of Green Infrastructure is considered.

This contextual information provides the basis for considering the impact of proposed development on the amber sites surrounding Boldon. In considering this, reference is made to current land usage and observations regarding recent developments locally, and proposed developments elsewhere in the North East.

Development of the amber sites would lead to a loss of character and amenity for East Boldon.

Recent local developments appear to have been planned without consideration of Green Infrastructure principles. In the event of any future development it is vitally important that these are placed at the centre of the planning process.

What is green infrastructure?

The definition of green infrastructure in Planning Policy Statement 12 (PPS12) states that:

“Green Infrastructure is a network of multifunctional green space both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities”.

Green infrastructure strategies from local authorities are a core element for the delivery of sustainable development. Natural England should be consulted in drawing up such strategies. These should include reference to Planning Policy Statements:

- **PPS7:** Sustainable Development in Rural Areas,
- **PPS9:** Biodiversity and Geological Conservation,
- **PPS25:** Planning and Flood Risk



Figure 1: Horses in the field behind Victoria Allotments in BC28

Green Infrastructure is especially relevant to the housing and economic growth agenda, particularly in Growth Areas and Growth Points. Here, Green

Infrastructure is about development proceeding hand in hand with the protection and enhancement of existing environmental assets and the creation of new ones. Green infrastructure puts the environment at the centre of the planning process by producing a strategic and linked multifunctional network of spaces with benefits for wildlife and people, which can also underpin the sustainability of a town or village, including its resilience to the effects of climate change, and enabling local authorities to meet their duty to conserve biodiversity under the Natural Environment and Rural Communities Act (NERC) 2006

Green infrastructure typology

Parks and gardens: urban parks, country and regional parks, formal gardens

Amenity greenspace: informal recreational spaces, housing greenspaces, domestic gardens, village greens, urban commons, other incidental space, green roofs

Natural and semi-natural greenspaces: woodland and scrub, grassland (e.g. downland and meadow), heath or moor, wetlands and open running water, wastelands and disturbed ground, bare rock habitat (e.g. cliffs and quarries).

Green corridors: rivers and canals including their banks, road and rail corridors, cycling routes, pedestrian paths and rights of way including bridal way.

Other: allotments, community gardens, city farms, cemeteries and church yards.

Who should implement and oversee green infrastructure?

To help future development of green infrastructure there is a **Sustainable Community Strategy (SCS)** which is the overarching strategy for promoting and improving the wellbeing of a local area and provides the vision to inform the spatial planning process. The evidence gathering stage of the plan making process must take place early enough to inform development of SCS.

Local Area Agreements (LAAs), local authorities can link green infrastructure delivery to a variety of national indicators (e.g. health, climate change, flood risk management and improved local biodiversity).

Many of the opportunities to deliver improved or extended green infrastructure will not lie with local authority planning but with other partners. For example: providing cycle routes within green corridors could help meet objectives within a **Local Transport Strategy** for more sustainable travel and increased **Health Strategy**. This further highlights the importance of ensuring that green infrastructure objectives are embedded in SCS as well as in **Local Development Framework (LDF)** and that they are reflected in LAA targets.

Green infrastructure observations from Keep Boldon Green

There are a total of 18 separate sites around Boldon that have been identified as potential development sites for future housing and job creation in the Strategic Land Review. East Boldon is a semi-rural village with many of the fields surrounding the village being used for horse grazing. Indeed, many residents also stable their horses in the area. If all of these amber sites surrounding East Boldon were to be developed in the future, East Boldon would increase in size by 30-40%. The loss of grazing land and the open aspect of the village would be difficult to preserve, even if Green Infrastructure principles were applied. Should these amber sites be developed it would result in the new outer border of any developments being pushed further into green belt land, which to the south of the village is predominantly arable land. It is clear that there is a disproportionate area around East Boldon identified as Amber (sites considered potentially suitable) compared to the wider view of South Tyneside's Strategic Land Review map. Almost all of the sites, north, south and east, are in the green belt. There is one site to the west, Downhill Land Interchange which if developed would appear to be an extension of Town End Farm, Sunderland.

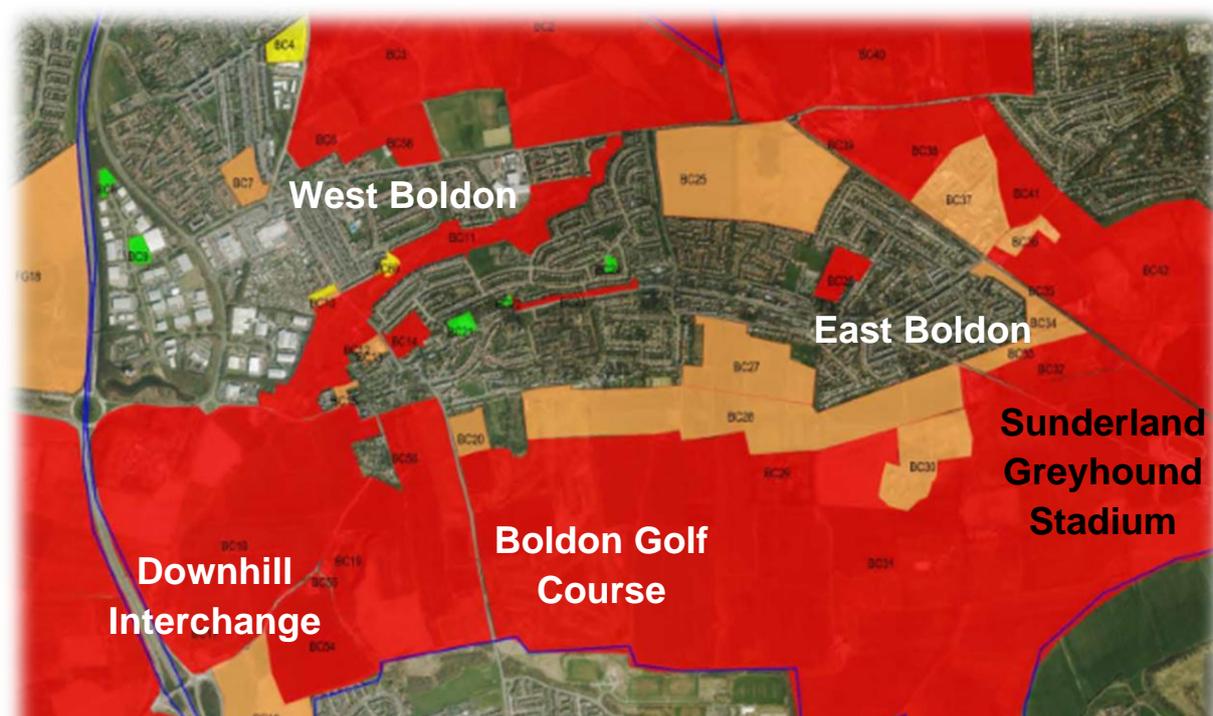


Figure 2: cropped Strategic Land Review map showing the Boldons

This is currently green belt land and is remote from any urban areas in South Tyneside. It is not without note that Downhill Lane will, if developed, probably end up being absorbed by Sunderland and the boundary between South Tyneside and Sunderland then altered, resulting in a loss of green belt.

For East Boldon, the impact of building on all of the identified sites could be overwhelming with the loss of what was once green belt around the village altering the character of the village making it more like a small town. The amber areas to the north and east of East Boldon have in the past been identified as essential green corridors and green belt separation from Whiteleas and Cleadon, while development on the large area to the south of East Boldon would blight the southerly aspect of the village, augmenting it from a linear development with open aspects to the green belt, to an urban sprawl with huge areas of land potentially given over to housing and its infrastructure, e.g. access roads with footpaths. There will be a significant increase in traffic through the village with the associated pollution, noise, air quality etc.



Figure 3: BC38 Mayflower Glass Factory

Some of the sites proposed are either brownfield or in developed areas, shown in figure 3, and are not deemed to have much impact on the current situation, however there will be a need to ensure that green infrastructure is taken into consideration if development proceeds.

The application of green infrastructure principles is not evident on the recent housing development on the site of the old school buildings and playground of Boldon comprehensive school which borders New Road. As such, this development does not integrate into the landscape. The housing of the north elevation of this development is built to within 2 to 4 metres from the back of the footpath on New Road shown in the picture to the right. If Green Infrastructure principles had been implemented there would have been a wider margin of land with some natural planting e.g. trees, shrubs and grasses to soften the elevation onto New Road. It would therefore appear that developers were allowed to fill the site with the maximum numbers of dwellings without



Figure 4: View of new housing looking East on New Road, note: bay window within 1 metre of back of pavement

consideration of Green Infrastructure principles. The southerly aspect of the same development borders onto the river Don flood plain zone and sits far better in the landscape, however there are no green projections of this flood plain zone carried through the new housing. The only footpaths are either adjacent to access roads or along the boundary where housing borders the new school site.

As a very recent local example of the approach to the development of brownfield/playing field sites it is clear that development on any of the 18 numbered sites in and around Boldon would need to be closely monitored at planning stage to ensure that green infrastructure principles are being applied and that potential developers fulfil their responsibilities.

One site on Boldon B.C.7 The Disco field is a good example of existing Green Infrastructure. This is a well-used and liked open space used as a recreational and play area of adults and children. Areas such as this should not be lost to development which would result in there being no alternative recreational spaces available for the community.

Government Proposals for 12 Garden Villages

“Earlier this year the government published a report seeking expressions of interest from local authorities to create garden villages. The report said proposals must be between 1500 and 10000 homes and help to tackle housing shortages”.

It was reported in the Journal newspaper on Tuesday 12th July that developer Lugano Property Group want to build a garden village on land at the Dissington Estate, north of Darras Hall on land which Lugano own but which is green belt. Their proposal is for 1800 homes. If all sites in the amber area around Boldon were developed the number of house proposed in the South Tyneside Strategic Land

Review totals 3,159. This is almost double the number of homes which Lugano have proposed as a garden village development. The number of homes proposed on sites around East Boldon are as follows:

Site	Number of homes	Location
BC20	177	Boldon Cemetery
BC25	518	North Farm
BC27	220	South Lane
BC28	646	South of West Boldon/Golf Club
BC30	171	MOD Bunkers
BC33	61	Low House Farm
BC34	5	Glencourse
BC36	72	Station Approach
BC37	325	Cleadon Lane
	Total: 2,222	

This table above clearly shows that East Boldon would be increased by the equivalent of a small garden village. As well as green infrastructure, large numbers of new houses would also require additional schools, GP surgeries, shops etc. It would be advantageous to apply green infrastructure to a single new garden village than to try and extend existing green infrastructure through the new amber sites.

Keeping Green Infrastructure at the heart of new development is key to integrating new buildings into the existing landscape. Keep Boldon Green has a well-resourced and well informed biodiversity team made up of local people with extensive historical knowledge of all the amber sites. These sites contain a wide variety of birds, mammals, flora and trees. It is imperative that the biodiversity team are consulted at an early planning stage if development proposals are brought forward.

The existing footpaths, rights of way, and bridleways have been researched and are shown in figure 3. By way of example, here are the findings from green infrastructure focus group about just one amber area, BC27 South Lane:

Victoria Allotments do not appear as a green area, despite the allotments having access rights. The 1959 tenancy agreement for Victoria allotments specifies vehicular access to the allotment site for manure from both the north and south gate on the field on which the allotments are situated. It also specifies pedestrian access from the small gate on the north side. This access is not on the definitive map but appears under section 31 of the Highways Act 1980. To establish that a way has become a right of way by means of presumed dedication it is necessary to show firstly that there has been uninterrupted use as a right of way by the public over a period of 20 years. (Access shown in red and yellow on figure 5). Victoria Allotments should be designated as a Public Open Space, and should be marked as a constraint. The Definitive Right of Way and Allotment presumed right of way support this point.



Figure 5: map showing rights of way footpaths and brideways, produced by AnDy

Conclusion.

The character of East Boldon would be negatively impacted by development on any of the proposed amber sites with this impact being even more significant depending on the scale of any development. Recent local developments have shown little regard for Green Infrastructure so it is not possible to have confidence that any other local developments would approach planning in a conscientious and sensitive manner. Should any of the proposed sites be chosen for development, the Keep Boldon Green group will closely monitor adherence to Green Infrastructure principles and challenge proposals where required.

REF	Place	Type of land	FP/BW/CW/GC/PP/SP	Mitigation	No of Houses	Effect on Green Infrastructure
BC 7	Disco Fields	Green Belt	Has a public right of way and is a park.	Yes	50 Houses	Loss of Public Right of Way and informal recreation. Overall High Impact
BC 8	Brooklands Way Boldon Business Park	Non green belt	Brownfield Site		43 Jobs	No objection to this site
BC 9	Brooklands Way Boldon Business Park	Non green belt	Brownfield Site		Business Use	No objection to this site
BC 10	School Kitchens	recreational open space			16 Houses	Loss of recreational open space
BC 13	Former School, Don Gardens	recreational open space	Contains a playing pitch	Yes	19 Houses	Loss of sports pitches
BC15	Glebe Farm, West Boldon	Non green belt	Brownfield Site		2 Houses	No objection to this site
BC18	Boston Crescent, Town End Farm	Green Belt	FP to Quarry used by Horse Riders and dog walkers.		852 Houses	Loss of arable land/informal recreation. Will have a negative effect on the green belt
BC20	Boldon Cemetery	Green Belt			177 Houses	loss of arable land/informal recreation. Overall high impact.
BC22	Hardie Drive West Boldon	Non Green Belt	Brownfield Site		Very small Site	No objection to this site
BC24	Hindmarsh Drive West Boldon	Non green belt	Brownfield Site		Small Site	No objection to this site
BC 25	North Farm, Boker Lane		PRW		518 Houses	Loss of BW/FP/CW./Wildlife corridor/ informal recreation. Overall high impact.

BC 27	South Lane East Boldon		PRW/PP/Allotments	Yes	220 Houses	Loss of grazing/arable land/informal recreation/allotments/Public Right of Way/green infrastructure. Overall High Impact
BC28	South of West Boldon	Green Belt	PRW, Golf Course	Yes	646 Houses	loss of informal recreation and Public Right of Way/green infrastructure. Overall High Impact
BC 30	MOD Bunkers	Green Belt	PRW	Yes	171 Houses	loss of green infrastructure corridor. Overall High Impact
BC33	Low House Farm	Green Belt	Green Infrastructure Corridor		61 Houses	loss of informal recreation/green infrastructure corridor. Overall High Impact
BC 34	Glencourse		Recreational open space		5 Houses	Loss of grazing for stables and informal recreation Overall High Impact
BC 36	Station Approach	Non green belt	Brownfield Site		72 Houses	Loss of employment and local services
BC37	Cleadon Lane Ind. Site	Non green belt	Brownfield Site		352 Houses	Loss of employment and local services

Infrastructure and Services Focus Group Findings

SLR Assessment Theme	Infrastructure and Services
Author	Keep Boldon Green
Version	A
Date	12/07/2016

Executive Summary

A thorough review has been conducted of the sites in East Boldon against SLR theme Infrastructure.

The full detail of the assessment is provided in the site reviews in this document.

The following key issues have been identified that challenge the council's site assessments:

1. Emergency Service Access
2. Pollution / Carbon Emissions
3. Increased Traffic / Congestion
4. Child / Elderly Safety
5. Rail Crossing
6. Metro Parking
7. Increased pressure on local services (health, education)
8. Construction vehicles/vehicular access

Points highlighting the weakness of infrastructure

East Boldon is traditionally a rural, agricultural village accessed by rail and road to local towns and cities. Currently the infrastructure of the village contains small road access (B roads) and lanes (South Lane, Boker Lane, Mundles Lane). The lanes are small with narrow access and are not designed for current modern traffic and heavy vehicular access, let alone the inevitable increase due to the proposed development. The road capacity is not adequate for future development. During peak hour periods the small roads and lanes are currently heavily congested resulting in queueing traffic for significant periods of time. This is further exacerbated by the metro/rail line which contributes to the bottleneck effect. The lanes represent the historical infrastructure of the village landscape. Children access their local infant and junior school which are situated in close proximity and intersected by the main arterial route between Newcastle and Sunderland and via South Lane and this is already under traffic calming measures. The future safety of our children is at increased risk because of the additional traffic. It has often been suggested that a bypass would remedy these issues. We are strenuously opposing the bypass option as a solution as this would have a significant and irreversible effect on the village identity and integrity.

Potential future impacts associated with development

Significantly increased development would impact upon congestion in and around the village setting resulting in higher levels of air pollution and carbon emissions. A higher proportion of homes within the East Boldon conservation area would place increased pressure on essential local services including dental, medical facilities and schooling. East Boldon Infants and Junior Schools are currently over subscribed. A detrimental impact upon green infrastructure would be apparent. The congestion would have a serious and detrimental effect on emergency services. There are already many delays at the railway crossing. Site vehicular access is inconceivable due the ancient nature of the village and existing parking constraints would prevent heavy goods access and traffic would come to a standstill. There is potential for serious harm to our small children in the areas near to the schools.

Key research or documentation that has been reviewed

Careful exploration of the South Tyneside Strategic Land Review 2016 – draft.

Notes taken at Keep Boldon Green public and focus group meetings based upon experienced local knowledge from existing residents.

Site No	SLR Assessment [2],[3],[4]				Focus Group Assessment			
BC19	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ☑	High Impact – significant mitigation required ✓	The site is not reasonably close to shopping services.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓ ☑	<ul style="list-style-type: none"> We agree the SLR assessment as high impact/unsustainable
BC20	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	The site is not reasonably close to shopping services but has good access to green infrastructure such as the green belt.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required x	High Impact – significant mitigation required	<ul style="list-style-type: none"> New infrastructure and services would be required.
BC21	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	The site is close to district shopping services at Boldon Colliery and local services in West Boldon.	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	<ul style="list-style-type: none"> Infrastructure and services are established.
BC22	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is close to district shopping services at Boldon Colliery and local services in West Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	<ul style="list-style-type: none"> Infrastructure and services are established.

BC23	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	The site is close to district shopping services at Boldon Colliery and local services in West Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required x	High Impact – significant mitigation required	<ul style="list-style-type: none"> Infrastructure and services are established.
BC24	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is close to district shopping services at Boldon Colliery and local services in West Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	<ul style="list-style-type: none"> Infrastructure and services are established.
BC25	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	The site is close to shopping services in Boldon Colliery and East Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	<ul style="list-style-type: none"> Road services are already regularly heavily congested resulting in queuing traffic and limited access to residential homes off Boker Lane and the surrounding areas. Adds pressure to local congestion. Insufficient road capacity for site traffic. Insufficient water and sewage capacity for the suggested allocation of development. Exacerbated by rail line traffic waiting times
BC26	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	The site is close to shopping services in Boldon Colliery and East Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	<ul style="list-style-type: none"> Parkland used for recreational purposes located within a residential area. Insufficient road capacity for site traffic. Insufficient water and sewage capacity for the suggested allocation of development.
BC27	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	The site is close to shopping services in Boldon Colliery and East Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	<ul style="list-style-type: none"> Allotment access for pedestrians / manure delivery and public rights of way is required for Victoria Allotments. There is an existing footpath/ public right of way Insufficient road capacity for site traffic. South Lane unable to accommodate further traffic congestion.

								<ul style="list-style-type: none"> • Parking issues along the length of the site creating difficulties for emergency services access and site traffic • Popular route to school by foot and potential increase in danger to children • Increased pressure to local congestion. • Insufficient water and sewage capacity for the suggested allocation of development. Flooding regularly occurs in this site area. High flood risk assessment. Unpredictability of flood risk and regular road closures • Adverse impact upon green infrastructure.
BC28	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	The site is close to shopping services in Boldon Colliery and East Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	<ul style="list-style-type: none"> • Insufficient road capacity for site traffic. South Lane unable to accommodate further traffic congestion. • Insufficient water and sewage capacity for the suggested allocation of development. Flooding regularly occurs in this site area. • Adverse impact upon green infrastructure. • See previous comments in response to bypass • Please see above 27 as same issues replicated here
BC29	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is not reasonably close to shopping services.	Zero/Low Impact - no or minimal mitigation required x	Medium Impact - mitigation required	High Impact – significant mitigation required	<ul style="list-style-type: none"> • Insufficient road capacity for site traffic.
BC30	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	The site is reasonably isolated from services and road and water infrastructure would need to be improved.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required x	<ul style="list-style-type: none"> • Insufficient road capacity for site traffic. Water and road services would need to be improved / amended. • Road capacity compromised • Impact upon school places • Stress impact on main arterial route as mentioned previously • Poor site access

BC31	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	The site is isolated from shopping services but has good access green infrastructure such as the green belt.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	<ul style="list-style-type: none"> Significant infrastructure improvements required.
BC32	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	The site is close to shopping services in East Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	<ul style="list-style-type: none"> Significant infrastructure improvements required. Adverse impact upon green infrastructure.
BC33	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is close to shopping services in East Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	<ul style="list-style-type: none"> Impacts significantly upon local congestion. Exacerbation due to metro parking and level crossing waiting times High density period housing with no modern provision for parking Similar school issues Similar emergency vehicle access Similar prohibitive site access Existing complaints about inability to leave this site due to pre-existing traffic density
BC34	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	The site is close to shopping services in East Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	<ul style="list-style-type: none"> Impact significantly on local congestion. Same as BC33 above, please re- read again
BC35	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	The site is close to shopping services in Boldon Colliery and East Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	<ul style="list-style-type: none"> Impact significantly on local congestion.

BC36	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required x	High Impact – significant mitigation required	The site is close to shopping services in East Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required x	High Impact – significant mitigation required	<ul style="list-style-type: none"> ● Impact significantly on local congestion. ● Adverse impact upon green infrastructure. ● Loss of limited open space within a residential area.
BC37	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	The site is close to shopping services in Boldon Colliery and East Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	<ul style="list-style-type: none"> ● Pressure on local capacity.
BC38	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	The site is close to shopping services in Boldon Colliery and East Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	<ul style="list-style-type: none"> ● Pressure on local capacity.
BC39	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	The site is close to shopping services in Boldon Colliery, Whiteleas and East Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	<ul style="list-style-type: none"> ● Infrastructure improvements required. ● Adverse impact upon green infrastructure.
BC40	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	The site is close to shopping services in Boldon Colliery, Whiteleas and East Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	<ul style="list-style-type: none"> ● Infrastructure improvements required. ● Adverse impact upon green infrastructure. ●
BC41	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	The site is close to shopping services in Boldon Colliery, Whiteleas and East Boldon.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	<ul style="list-style-type: none"> ● Pressure on local capacity.

Flooding Focus Group Findings

SLR Assessment Theme	Flooding
Author	Paul Bradbury
Version	A
Date	12/07/2016

Findings for All Sites

SLR Reference: BC25

Site Location: Land at North Farm, Boker Lane, East Boldon. (Greenbelt)

Environment Agency: Risk of flooding from surface water (Link below)

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfsw&scale=11&ep=map&layerGroups=default&lang=e&y=561279&x=436383#x=436383&y=561279&scale=11>

- Overlaid against site reference BC25, the latest Environment Agency mapping confirms the site to have a high risk of this type of flooding across its northern extent with a medium risk extending well into the overall site.
- The current commentary in the draft Strategic Land Review consideration document would suggest that the flooding element has been understated particularly given recent flooding events and EA / Met Office concerns regarding a general increase in extreme weather events.

Planning Practice Guidance: Flood Zones and Flood Risk Tables (Flood risk vulnerability and flood zone ‘compatibility’)

- The Environment Agency flood map for planning shows a significant area of this site within ‘Flood Zone 3’. This would indicate any planning for development within the ‘More Vulnerable’ category (which includes ‘buildings used for dwelling houses’) should not be considered suitable.

National Planning Policy Framework guidance:

- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (flood zones 2 and 3)

- Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change by safeguarding land from development that is required for current and future flood management.
- Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seek opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

Conclusion

- Given the clear current evidence from the Environment Agency alongside the Planning guidance this site is not considered suitable for development.

SLR Reference: BC27

Site Location: Land south of South Lane, South Lane, East Boldon. (Greenbelt)

Environment Agency: Risk of flooding from surface water (Link below)

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfsw&scale=11&ep=map&layerGroups=default&lang=e&y=561279&x=436383#x=436383&y=561279&scale=11>

- Overlaid against site reference BC27, the latest Environment Agency mapping confirms the site to have a high risk of this type of flooding across a large part of its central and eastern area, including South Lane itself, with medium risk areas extending out from these well into the overall site. Major flooding is a regular occurrence (including in 2016) extending onto South Lane creating huge issues for local residents and access difficulties for all users including East Boldon Infant School. (See photo in appendix 1)
- The current commentary in the draft Strategic Land Review consideration document would suggest that the flooding element has been understated particularly given recent flooding events and EA / Met Office concerns regarding a general increase in extreme weather events.

Planning Practice Guidance: Flood Zones and Flood Risk Tables (Flood risk vulnerability and flood zone ‘compatibility’)

- The Environment Agency flood map for planning doesn’t categorise this particular site as there is no river however, given the above, evidence would conclude that the high risk of surface flooding would suggest a similar approach to ‘Flood Zone 3’. This would indicate any planning for development within the ‘More Vulnerable’ category (which includes ‘buildings used for dwelling houses’) should not be considered suitable.

National Planning Policy Framework guidance:

- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (flood zones 2 and 3)

- Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change by safeguarding land from development that is required for current and future flood management.
- Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seek opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

Conclusion

- Given the clear current evidence from the Environment Agency alongside the Planning guidance this site is not considered suitable for development.

SLR Reference: BC28

Site Location: Land south Boldon, East/West Boldon. (Greenbelt)

Environment Agency: Risk of flooding from surface water (Link below)

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfsw&scale=11&ep=map&layerGroups=default&lang=e&y=561279&x=436383#x=436383&y=561279&scale=11>

- Overlaid against site reference BC28, the latest Environment Agency mapping confirms the site to have a high risk of this type of flooding across a parts of its central and eastern area, with medium risk areas extending out from these into the overall site. Major flooding is a regular occurrence in this and the neighbouring site BC27 (including in 2016) extending onto South Lane creating huge issues for local residents and access difficulties for all users including East Boldon Infant School. This will in part be caused by water run off from this site.
- The current commentary in the draft Strategic Land Review consideration document would suggest that the flooding element has been understated particularly given recent flooding events and EA / Met Office concerns regarding a general increase in extreme weather events.

Planning Practice Guidance: Flood Zones and Flood Risk Tables (Flood risk vulnerability and flood zone 'compatibility')

- The Environment Agency flood map for planning doesn't categorise this particular site as there is no river however, given the above, evidence would conclude that the high risk of surface flooding and its impact on neighbouring sites, would suggest a similar approach to 'Flood Zone 3'. This would indicate any planning for development within the 'More Vulnerable' category (which includes 'buildings used for dwelling houses') should not be considered suitable.

National Planning Policy Framework guidance:

- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (flood zones 2 and 3)

- Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change by safeguarding land from development that is required for current and future flood management.
- Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seek opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

Conclusion

- Given the clear current evidence from the Environment Agency alongside the Planning guidance this site is not considered suitable for development.

SLR Reference: BC30

Site Location: Former MoD bunkers and medical stores, Green Lane, East Boldon. (Greenbelt)

Environment Agency: Risk of flooding from surface water (Link below)

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfsw&scale=11&ep=map&layerGroups=default&lang=e&y=561279&x=436383#x=436383&y=561279&scale=11>

- Overlaid against site reference BC30, the latest Environment Agency mapping confirms the site to have a medium risk of this type of flooding across parts of its central and southern area. Major flooding is a regular occurrence in the nearby site BC27 (including in 2016) extending onto South Lane creating huge issues for local residents and access difficulties for all users including East Boldon Infant School. This may in part be exacerbated by water run off from this site.
- The current commentary in the draft Strategic Land Review consideration document would suggest that the flooding element has been understated particularly given recent flooding events and EA / Met Office concerns regarding a general increase in extreme weather events.

Planning Practice Guidance: Flood Zones and Flood Risk Tables (Flood risk vulnerability and flood zone ‘compatibility’)

- The Environment Agency flood map for planning doesn’t categorise this particular site as there is no river however, given the above, evidence would conclude that the medium risk of surface flooding and its impact on neighbouring sites, would suggest a similar approach to ‘Flood Zone 3’. This would indicate any planning for development within the ‘More Vulnerable’ category (which includes ‘buildings used for dwelling houses’) should not be considered suitable.

National Planning Policy Framework guidance:

- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (flood zones 2 and 3)

- Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change by safeguarding land from development that is required for current and future flood management.
- Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seek opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

Conclusion

- Given the clear current evidence from the Environment Agency alongside the Planning guidance this site is not considered suitable for development.

SLR Reference: BC33

**Site Location: Land at Low House Farm, Sunderland Road / St. Johns Terrace,
East
Boldon. (Greenbelt)**

Environment Agency: Risk of flooding from surface water (Link below)

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?>

[topic=ufmfsw&scale=11&ep=map&layerGroups=default&lang=en&y=561279&x=436383#x=436383&y=561279&scale=11](http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfsw&scale=11&ep=map&layerGroups=default&lang=en&y=561279&x=436383#x=436383&y=561279&scale=11)

- Overlaid against site reference BC33, the latest Environment Agency mapping confirms the site to have a high risk of this type of flooding across parts, worsening at its eastern area, with medium risk areas extending out from these into the overall site and close to existing housing.
- The current commentary in the draft Strategic Land Review consideration document would suggest that the flooding element has been understated particularly given recent flooding events and EA / Met Office concerns regarding a general increase in extreme weather events.

Planning Practice Guidance: Flood Zones and Flood Risk Tables (Flood risk vulnerability and flood zone ‘compatibility’)

- The Environment Agency flood map for planning shows a significant area running across this site in ‘Flood Zone 3’. This would indicate any planning for development within the ‘More Vulnerable’ category (which includes ‘buildings used for dwelling houses’) should not be considered suitable.

National Planning Policy Framework guidance:

- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (flood zones 2 and 3)
- Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change by safeguarding land from development that is required for current and future flood management.
- Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seek opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

Conclusion

- Given the clear current evidence from the Environment Agency alongside the Planning guidance this site is not considered suitable for development.

SLR Reference: BC34

**Site Location: Land adjacent to Metro line. Glencourse / Natley Avenue, East Boldon.
(Greenbelt)**

Environment Agency: Risk of flooding from surface water (Link below)

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?>

[topic=ufmfsw&scale=11&ep=map&layerGroups=default&lang=en&y=561279&x=436383#x=436383&y=561279&scale=11](http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfsw&scale=11&ep=map&layerGroups=default&lang=en&y=561279&x=436383#x=436383&y=561279&scale=11)

- Overlaid against site reference BC34, the latest Environment Agency mapping confirms the site to have a high risk of this type of flooding across large parts, with medium risk areas extending out from these into the overall site and close to existing housing. The roads alongside this site are also deemed to have a high risk of flooding from surface water.
- The current commentary in the draft Strategic Land Review consideration document would suggest that the flooding element has been understated particularly given recent flooding events and EA / Met Office concerns regarding a general increase in extreme weather events.

Planning Practice Guidance: Flood Zones and Flood Risk Tables (Flood risk vulnerability and flood zone 'compatibility')

- The Environment Agency flood map for planning shows a significant area running across this site in 'Flood Zone 3'. This would indicate any planning for development within the 'More Vulnerable' category (which includes 'buildings used for dwelling houses') should not be considered suitable.

National Planning Policy Framework guidance:

- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (flood zones 2 and 3)

- Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change by safeguarding land from development that is required for current and future flood management.
- Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seek opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

Conclusion

- Given the clear current evidence from the Environment Agency alongside the Planning guidance this site is not considered suitable for development.

SLR Reference: BC36

Site Location: Land at Station Approach, East Boldon.

Environment Agency: Risk of flooding from surface water (Link below)

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfsw&scale=11&ep=map&layerGroups=default&lang=e&y=561279&x=436383#x=436383&y=561279&scale=11>

- Overlaid against site reference BC36, the latest Environment Agency mapping confirms the site to have a high risk of this type of flooding across large parts, with medium risk areas extending out from these into the overall site.
- The current commentary in the draft Strategic Land Review consideration document would suggest that the flooding element has been understated particularly given recent flooding events and EA / Met Office concerns regarding a general increase in extreme weather events.

Planning Practice Guidance: Flood Zones and Flood Risk Tables (Flood risk vulnerability and flood zone ‘compatibility’)

- The Environment Agency flood map for planning shows an area running across the edge of this site in ‘Flood Zone 3’. This would indicate any planning for development within the ‘More Vulnerable’ category (which includes ‘buildings used for dwelling houses’) should not be considered suitable.

National Planning Policy Framework guidance:

- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (flood zones 2 and 3)
- Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change by safeguarding land from development that is required for current and future flood management.

- Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seek opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

Conclusion

- Given the clear current evidence from the Environment Agency alongside the Planning guidance this site is not considered suitable for development.

SLR Reference: BC37

Site Location: Land at Cleadon Lane Industrial Estate, East Boldon.

Environment Agency: Risk of flooding from surface water (Link below)

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfsw&scale=11&ep=map&layerGroups=default&lang=e&y=561279&x=436383#x=436383&y=561279&scale=11>

- Overlaid against site reference BC36, the latest Environment Agency mapping confirms the site to have a high risk of this type of flooding across parts, with medium risk areas extending out from these into the overall site.
- The current commentary in the draft Strategic Land Review consideration document would suggest that the flooding element has been understated particularly given recent flooding events and EA / Met Office concerns regarding a general increase in extreme weather events.

Planning Practice Guidance: Flood Zones and Flood Risk Tables (Flood risk vulnerability and flood zone ‘compatibility’)

- The Environment Agency flood map for planning shows an area running across large parts of this site in ‘Flood Zone 3’. This would indicate any planning for development within the ‘More Vulnerable’ category (which includes ‘buildings used for dwelling houses’) should not be considered suitable.

National Planning Policy Framework guidance:

- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (flood zones 2 and 3)
- Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change by safeguarding land from development that is required for current and future flood management.
- Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seek opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

Conclusion

- Given the clear current evidence from the Environment Agency alongside the Planning guidance this site is not considered suitable for development.

Appendix 1 2016 floods at South Lane, East Boldon



Historic Environment and Culture Group Findings

SLR Assessment Theme	Historic Environment and Culture
Author	Sue Balmer
Version	A
Date	13 July 2016

Executive Summary

A thorough review has been conducted of the sites in East Boldon against SLR theme Historic Environment and Culture. The full detail of the assessment is provided in the site reviews in this document. The following key issues have been identified that challenge the council's site assessments:

Key challenges:

1. The centres of East and West Boldon are designated conservation areas and surrounding green belt land contributes in large measure to the preservation of the unique character of the historic villages.
2. East Boldon has high archaeological value due to its ancient origins.
3. The village of East Boldon has retained its medieval charm and character in the composition of its linear village. Expansion would cause irreversible damage to its intrinsic character.
4. Boldon is a small area, sandwiched within an increasingly urban landscape. Thus, the retention of the green belt in its present form is imperative.
5. Views out of the conservation area from distinctive lanes are vital for the preservation of the historical relationship with the countryside around.
6. East Boldon has areas of special architectural and historic interest, which deserve careful management to protect their character.
7. East Boldon is home to many listed buildings, whose worth could easily be diminished by insensitive developments.
8. Planning policy depends on an understanding of the special historic interest of the conservation area and a sympathetic approach to development of surrounding spaces so that the conservation area itself is enhanced and not damaged.

Commentary:

East and West Boldon form part of a group of 3 small villages, which border the north of Sunderland, East of Newcastle and south of South Shields and Jarrow. They are surrounded by green belt land, which helps to preserve the unique character of the historic villages. The centres of both villages are designated conservation areas, within which are a large number of buildings noted as being of architectural interest. These include the Grade 1 listed building of St Nicholas Church in West Boldon, several substantial country houses and smaller stone farm buildings from the 17th, 18th and 19th centuries.

Boldon, as an entity, has a long, well-documented history. The manor of Boldon, first mentioned in the Boldon Buke of 1183, has belonged to the See of Durham from time immemorial. Influential families, like the Fawcetts, came and went as the rural life of the villagers continued peacefully on each side of the great road from Wearmouth to Gateshead. East Boldon developed sleepily as a small farming community, adjacent to the larger West Boldon.

Artefacts dating from prehistory, relating to the social history of the Boldons have been found in various sites in East Boldon which are proposed for future development. Verified finds, such as a 7th century buckle and a cannon ball from the Battle of Boldon Hill in 1644 predict the likelihood of further undiscovered heritage assets. In the Urban Development Plan, East Boldon's designation is one of an area of potential archaeological importance. As the site of a medieval village, the core could reveal much about early settlements and contribute to the understanding of its history and that of the county.

The history of the Boldons is of great local interest and inhabitants of the villages have an appetite for research through their attendance at monthly meetings of the History Society. They are justly proud of their heritage, through which they join together to maintain a lively community spirit and a desire to preserve the integrity and beauty of the villages.

The population of the Boldons grew very slowly, barely reaching 1000 by the 19th century. Attractive terraces of substantial family homes blended seamlessly into the villages, standing side by side with stone farmhouses and workers' cottages. The village of East Boldon has retained its medieval charm and character in the composition of its linear village. The dimensions of the linear village have already been damaged by the building of housing developments to the north of the village. Here, 300 new homes were built between 1991 and 1996. These have diluted the settlement's linear nature and rural setting. Boundaries are important and although they have caused little visual impact from within the historic core, the views across fields from beyond the historic boundary walls have gone forever. It would be a tragedy if more than twice that number of houses were to be built to the south of the village, where the rural landscape remains for all to enjoy. Further growth, particularly of high-density housing of inappropriate modern architecture with a rural landscape, would have a seriously detrimental effect on its intrinsic character.

In the village an early, historically significant, layout of lanes on the edge of the conservation area has been noted as being integral to the character of the village. Narrow passageways lead through to North Lane and South Lane from the main highway. They are representative of the area's early history. Many are lined with magnesian limestone walls and retain a rural feel, even though they are in close proximity to urban sprawl. Not only the lanes themselves are of importance, but also the views to the south of the village. South Lane forms an attractive boundary to the conservation area, with views along the lane enhanced by mature trees. The homes in Victoria Terrace, on the boundary of the conservation area, are greatly enhanced by the rural landscape to the south.

"Views out of the conservation area are few due to tree cover and the introspective nature of the linear hill-top development. Those south from South Lane are the widest and most representative of its historical relationship with the countryside around." (East Boldon Conservation Area Character Appraisal: 2006). If the fields in question were to be covered with new housing development, this historic relationship would be irrevocably destroyed. Conservation area designation is not generally an appropriate way of protecting the wider landscape but it can protect open areas, particularly where the character and appearance concerns historic fabric, as it does in East Boldon.

The website of Durham Records Online describes Boldon as "an ancient parish of Durham that was sandwiched into a fairly small area". The fact that Boldon is a small area, sandwiched within an increasingly urban landscape, makes the retention of the green belt in its present form an imperative. Conservation Areas were first introduced by the Civic Amenities Act 1967 and are defined as being: "areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance". The excellent character appraisals of the conservation areas for East and West Boldon make a compelling case for historic views and traditional green spaces to be preserved. South Tyneside local planning authority has identified sections of the villages of East and West Boldon as areas of special architectural and historic interest, which deserve careful management to protect that character. Designation of such areas is the starting point for the council's role in managing heritage assets.

Local authorities have a clearly defined duty in exercising planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. These areas depend on much more than the quality of individual buildings and take into account features such as building layout, open spaces, boundaries, thoroughfares, the mix of uses, materials and street furniture. Planning policy depends on an understanding of the special historic interest of the conservation area and a sympathetic approach to development of surrounding spaces so that the conservation area itself is not damaged.

The green spaces which form part of the green belt in East Boldon and are an essential component of the wider historic area, retaining a rural identity. They have been places of enjoyment for centuries for residents and wildlife abounds in a peaceful environment. Such places, lying in close proximity to roads heavy with traffic are to be treasured, not destroyed.

References

- [1] South Tyneside Strategic Land Review Draft Site Assessment Report, South Tyneside Council, March 2015 (revised March 2016)
- [2] South Tyneside Strategic Land Review – Boldons and Cleadon Draft Character Area Site Assessments, March 2016 (final Part 1 revised)
- [3] South Tyneside Strategic Land Review – Boldons and Cleadon Draft Character Area Site Assessments, March 2016 (final Part 2)
- [4] South Tyneside Strategic Land Review – Boldons and Cleadon Draft Character Area Site Assessments, March 2016 (final Part 3)
- [5] Appraisal of East Boldon Conservation Area for South Tyneside Council by the North of England Civic Trust (February 2006)
- [6] National Planning Policy Framework (March 2012)
- [7] Historic England <https://pastscape.org.uk>
- [8] Tyne and Wear's Historic Environment Record www.twsitelines.info
- [9] Planning and the Historic Environment – Department of the Environment (1994)
- [10] Conservation Area Designation, Appraisal and Management – Historic England (2016)
- [11] East Boldon Conservation Area Management Plan – South Tyneside Council (2009)
- [12] Knowing your place – Historic England (2015)
- [13] Durham records online – search census records www.durhamrecordsonline.com

Alternative Sites Group Findings

SLR Assessment Theme	Alternative Sites
Author	Kathryn Tutill
Version	A
Date	July 2016

Introduction and Overview

Alternative sites Brown Field

The below table shows a list of alternative sites for development that the council have identified as Green and Amber in their Strategic Land Review. The top 5 sites (JA38, JA39, JA40, and H4 & H37) are Brown Field Sites & would provide 1,484 new homes. OSS48 is designated as red according to the SLR. This site could provide an additional 559 homes and, according to the SLR, has no bio diversity designations; notwithstanding this the site has been marked as red, but would appear to be otherwise suitable for development. The foregoing 6 sites all provide viable alternatives to the green belt development proposals contained within the SLR.

The following 5 sites (FG18, WH11, WH13, WH17 and BC18) are Green Belt & have been identified as Amber on the Strategic Land Review. Together these sites would provide a total of 3,618 new homes. The sites (JA38, JA39, JA40, H4, H37, OSS48, FG18, WH11, WH13, WH17 & BC18) would benefit from development, with the majority of them within economically disadvantaged areas. New housing has the potential to energise the local economy, appealing to young families and existing residents alike.

Planners are directed to encourage development within Brown Field sites, prior to allowing Green Belt to be utilised. We feel that these Brown Field areas, along with (OSS48), have not been given sufficient consideration within the SLR frame work' in favour of potential developments with a greater return on capital for future developers. It is recognized that the cost of Brown Field environmental rectification increases development costs; however the return of brownfield sites to an uncontaminated condition should be a key consideration of any strategic development proposal.

The 2 bottom sites within the table (WH19 & WH20) should be reclassified as RED; both are utilised as children's playing fields & contradicts the assertion that the building of new housing developments will "contribute to improve living standards and reducing health inequalities in the borough', as per the councils documentation SLR Sustainability Appraisal.

Site Ref.	Address	Homes Capacity	SLR Result	Viable Access	Separation	Green Belt	Brown Field	Flooding	Our Result
JA38	Land at Rhom and Haas, Ellison Street, Jarrow	408	Green	via Ellison Street	River Tyne	No	Yes	Minimal	Green
JA39	Land at Shell UK, Priory Road, Jarrow	341	Amber	via Priory Road	Yes n/a	No	Yes	None	Green
JA40	Land at Cemex, Priory Road, Jarrow	285	Green	via Priory Road	River Tyne	No	Yes	Minimal	Green
H4	Former L/A housing, Argyle Street	150	Green	via Argyle Street	Yes n/a	No	Yes	None	Green
H37	Former testing Stn, Victoria Road	300	Green	via Victoria Road	Yes n/a	No	Yes	None	Green
OSS48	Temple Park Leisure Centre John Reid Road	559	Red	via John Reid Road	Yes n/a	No	mixed	None	Green
FG18	Land to the west of Boldon Business Park	756	Amber	via Burn View or A19	Yes via A19	Yes	No	Minimal	Amber
WH11	Land to West of Mill Lane, Whitburn	252	Amber	via A183	Yes adjoining Gbelt	Yes	No	Minimal	Amber
WH13	Land at Marsden Avenue, Whitburn	155	Amber	via Marsden Avenue	n/a onto cliff tops	Yes	No	None	Amber
WH17	Land at Wellands Farm, Whitburn	191	Amber	via Lizard Lane	Yes adjoining Gbelt	Yes	No	Minimal	Amber
BC18	Land to North of Town End Farm, Boston Crescent	221	Amber	via A19	Yes adjoining Gbelt	Yes	No	Minimal	Green
WH19	Former Charlie Hurley Centre, Cleadon Lane	113	Amber	via Cleadon Lane	Yes adjoining Gbelt	Yes	No	Minimal	Red
WH20	Whitburn CA playing fields, Cleadon Lane	88	Amber	via Cleadon Lane	Yes adjoining Gbelt	Yes	No	None	Red

After careful review of the SLR proposals, it is clear that, if developed, they will have a significant impact upon the Boldon community, particularly in respect of the following considerations:-

- Insufficient medical and welfare care within the local area. All the available medical/dental facilities are over-subscribed.
- Insufficient educational facilities; class sizes are already high, albeit maintaining an excellent standard of education despite the significant challenge.
- Entirely inadequate road infrastructure. Traffic calming is already prevalent and road congestion at peak times high. High traffic volumes are currently deteriorating road infrastructure, with minimal repair activities to rectify.

The publication of the Strategic Land Review has led to concern within the Boldon community (we are and feel like a community) and various groups have been established and tasked to research the supporting information provided by the council planners. As a consequence of this review we suggest that a significant proportion of the evidence, and its associated reasoning, is flawed and appears to be predicated towards development:-

- There is verifiable evidence of protected flora and fauna within the majority of the proposed Boldon sites.
- There would be a significant impact upon a registered Wildlife corridor.
- The flooding information is incorrect within the documents. Roads have been closed on numerous occasions with residents having to resort to sand bags to try to prevent their homes being flooded. It is common to see increased water run-off and flooding as a consequence of large scale development, despite the reassurances provided by developers.
- The majority of the proposed sites are High risk (category 3A or 3B) on the latest Environment Agency maps which makes them untenable in terms of development.
- Some of the sites are contaminated from foot & mouth disease many years ago where the diseased cattle carcasses were buried.

Our own research suggests that many of the assumptions contained within SLR are flawed and outdated and this does not provide a high level of confidence in the future progression of the planning process in an informed and balanced manner

The Boldon residents are not NIMBYs. We understand the need to provide housing within the area of the SLR and acknowledge that some of this should occur within the Boldon area, however we believe that the current proposals, if fully developed, will catastrophically affect the nature of the local community. The current residents of Boldon and the Planning Authorities are not only the current occupiers/authorities of the this community, but the custodians for future generations, ensuring that, although change is inevitable, it is allowed to retain some of its historic character. We respectfully request that sites BC20, BC25, BC27, BC28, BC30, and BC33 & BC34 are fully reassessed by the council planners and reclassified as RED on their SLR plan.

Site Ref.	Address	Homes Capacity	SLR Result	Access	Viable Access	Separation	Green Belt	Brown Field	Flooding	Wildlife corridor	Our Result
BC20	Land at West Boldon Cemetery, Hylton Lane, West Boldon	51	Amber	Yes	via Hylton Lane	Yes	Yes	No	None	Yes	Red
BC25	Land at North Farm, Boker Lane, West Boldon	518	Amber	Yes	via Boker Lane	Yes	Yes	No	High 3A or 3B	Yes	Red
BC27	Land to south of South Lane, East Boldon	645	Amber	Yes	via South Lane	Yes	Yes	No	High 3A or 3B	Yes	Red
BC28	Land to south of Boldon, East/West Boldon	220	Amber	No	N/A	Yes	Yes	No	High 3A or 3B	Yes	Red
BC30	Former MOD bunker, Green Lane East Boldon	171	Amber	Yes	via Sunderland Road	Yes	Yes	No	High 3A or 3B	Yes	Red
BC33	Land at Low House farm, Sunderland Road East Boldon	61	Amber	Yes	via Sunderland Road	Yes	Yes	No	High 3A or 3B	Yes	Red
BC34	Land adjacent to metro line, Boldon flats	5	Amber	No	N/A	Yes	Yes	No	High 3A or 3B	Yes	Red
BC36	Land at Station Approach, East Boldon	72	Amber	Yes	via Station Approach	Yes	No	Yes	High 3A or 3B	No	Amber
BC37	Land at Cleadon Lane Industrial Estate	352	Amber	Yes	via Cleadon Lane	Yes	No	Yes	High 3A or 3B	No	Amber
BC38	Land to North & West of Cleadon Lane industrial Estate	212	Amber	Yes	via Cleadon Lane	Yes	No	Yes	High 3A or 3B	No	Amber

THE POPULATION CHALLENGE

Response to South Tyneside Council's Strategic Land Review based on population effects

Basic premise:

Population is the foundation for housing need

...population evidence is therefore central to establishing future housing need.

Methodology:

- 1:** To understand how population numbers map onto housing numbers (to establish a people/homes ratio, from which housing need can be extrapolated via population forecast)
- 2:** To identify South Tyneside's predicted 2036 population (the expiry year of the Local Plan), based on 'organic growth' forecasts
- 3:** To use the preceding two factors to calculate likely 'organic growth' housing need by 2036
- 4:** Analyse extra housing need created by the IAMP plan and a rising 65+ population
- 5:** Draw overarching conclusions, based on the above.

Methodology 1: *How population maps onto local & UK housing provision*

2011 Census showed **household composition** for South Tyneside as:

One-person – **35%** | Two-person – **37.6%** | Three or more-person – **27.4%**

Source: Office for National Statistics

Online:

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275250&c=south+tyneside&d=13&e=62&g=6359597&i=1001x1003x1032x1004&m=0&r=1&s=1467043199352&enc=1&dsFamilyId=2489>

2015 workforce survey showed **household composition** for the UK as:

One-person – 29% | Two-person – 36% | Three or more-person – 34%

Source: Office for National Statistics, Labour Force Survey November 2015

Online: <https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/families/datasets/familiesandhouseholds>

Note: *values extrapolated from ONS data tables*

KEY CONCLUSION: Housing need cannot be estimated on one-person-per-home, since roughly 1/3rd of all homes accommodate two people and 1/3rd accommodate at least three people.

Methodology 2: *South Tyneside's predicted population growth up to 2031 (Local Plan lifespan)*

Since the 2011 Census, South Tyneside's population has risen by 0.7%

South Tyneside's total **2016** population is **149,168**

Its predicted total **2036** population is **154,857**

(For comparison, this is +3.8%, while England's population forecast is +10.2%)

Source: Office for National Statistics

Online (interactive projected age structure tool):
<http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections#projected-agestructure-population-aged-65-and-over-growing-fastest>

KEY CONCLUSION: South Tyneside's population is expected to increase 'organically' by 5,689 by 2036

Methodology 3: *Using preceding two factors to calculate likely extra 'organic growth' housing need by 2036*

We now know that maximum future housing need = half the population growth.

Therefore if the forecast population growth for South Tyneside between now and 2036 is 5,689, we can see that future housing need should be a maximum of 2,845 new homes.

KEY CONCLUSION: South Tyneside's housing need by 2036, based on predicted 'organic growth', should be no more than 2,845 new homes for the borough.

Methodology 4: *Extra housing need forecast for the proposed International Advanced Manufacturing Park* The maximum number of jobs predicted for the IAMP (which as yet has no private sector commitment) is **5,228**.

The IAMP Impact Study housing topic paper provides two estimates for staff likely to migrate to the North East:

- 1. Theoretical maximum = 2,614** (50% of IAMP workforce)
- 2. Likeliest maximum = 523** (10% of IAMP workforce, based on actual worker-migration elsewhere)

Despite even its own evidence to the contrary, the IAMP project ***obliges*** its partner-authorities to plan new housing for the ***theoretical*** maximum number of migrating workers - and for ***one home per employee***.

For South Tyneside (which is expected to have to accommodate just under 10% of incoming workers), this produces a **theoretical** maximum of **251** new homes (the **likeliest** maximum being **50**).

Applying the previous evidence on household occupancy would produce a figure of 126 (and 25).

Source: Topic Paper on Housing, part of Impact Study on proposed International Advanced Manufacturing Park, published jointly by Sunderland Council and South Tyneside Council

Online: <http://www.southtyneside.gov.uk/CHttpHandler.ashx?id=27952&p=0>

KEY CONCLUSION: The IAMP plan deliberately artificially inflates local housing planning.

Methodology 4: *Extra housing need created by a rising 65+ population*

- South Tyneside's 65-90+ population is currently **29,586**: a rate of **19.8%**. By 2036 it is forecast to be **42,191**: a rate of **27%**
- Given the corresponding rise of only **3.8%** in the total borough population (see slide 5), it seems clear that 'ageing population' infers simply a higher percentage of people in the 65+ bracket, rather than a directly correlatable increase in overall population.
- 2011 Census data showed 50-60% of over-65s living in two-person households, either as married or co-habiting couples, with just over 30% living alone – occupancy rates not dissimilar to those in the overall

household profiles. The data also showed a 4% shift towards cohabitation and a 3% shift away from solo-living in the over-65s, making the elderly in fact more 'housing stock-efficient' over the preceding decade.

- Data also suggests that most older people own their homes outright and remain in them until death – thus creating no demand for new homes purely as a function of ageing. This may be because over-65s value living space not found in many 'purpose-built' accommodations.

All the above suggests that the impact of an ageing population on the number of new homes needed is likely no more significant than that created by any other population demographic (eg: the need for affordable homes for single-parent families).

There is a clear view – and good evidence – that the UK's elderly population needs homes more appropriate to their needs, but that is a significantly different debate.

Source: **Office for National Statistics**

Online (downloadable table):
<https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/families/adhocs/005813averagehouseholdsizebyageofhouseholdreferencepersonengland2015>

Online (interactive projected age structure tool):
<http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections#projected-agestructure-population-aged-65-and-over-growing-fastest> Source: **Age UK report** (Page 15)

Online: http://www.ageuk.org.uk/Documents/EN-GB/Factsheets/Later_Life_UK_factsheet.pdf?dtrk=true

Source: **ONS report on 2011 Census** (Page 7)

Online: http://webarchive.nationalarchives.gov.uk/20160105160709/http://www.ons.gov.uk/ons/dcp171776_325486.pdf

KEY CONCLUSION: Direct numerical correlation between an ageing population and a case for new homes seems hard to establish.

Methodology 5: *Overall Conclusions*

Based on all the preceding research, it seems we are entitled to draw the following conclusions.

1: A total of **2,845** new homes across the whole of South Tyneside are justified by population growth to 2036.

2: A further **50** new homes are ‘realistically justified’ to accommodate workers **if** the IAMP project succeeds.

3: An increasingly ageing population does not appear, of itself, to justify a case for significantly more homes.

4: Given all of the above – and admissions that the council’s review is “not informed by population forecasts” and that existing sites across the borough can cater for up to 4,000 homes – planning to build homes in the Green Belt and specifically around Boldon & Cleadon on the scale currently envisaged is **a gross and non-evidence-based over-estimation of housing need.**

Conclusion

In conclusion, the community stand firmly against these plans that stand to pave the way to destroy the historic heart of Boldon.

- *We challenge the process and the unclear methodology used.*
- *We challenge the lack of non digital access to sections of our community.*
- *We challenge the illogical non weighting of factors and arbitrary way of assessing this process.*
- *We say the presumption here is not in favour of sustainable development*
- *We challenge the overstated need for housing*
- *We challenge the way you downplay the historical significance of our villages.*
- *We consider the following sites have been wrongly assessed and should be red.
BC20, BC 25, BC 27, BC28, BC30, BC33, BC34.*
- *We agree that the “red sites” as per the South Tyneside Strategic Land Review Draft Site Assessment Report, South Tyneside Council, March 2015 (revised March 2016), should remain red*

Due to the strict time constraints in pulling this document together, please note any errors or omissions will be submitted within one month of July 31st 2016. This will be by way of an addendum.

References for : - 3: General Site Challenges of the Draft Plan

Key documents that have been used to inform the South Tyneside SLR assessment that the topic leads may want to look at / refer to:

Landscape and Townscape

- Landscape Character Study 2012

<http://www.southtyneside.gov.uk/CHttpHandler.ashx?id=14683&p=0>

<http://www.southtyneside.gov.uk/CHttpHandler.ashx?id=15898&p=0>

<http://www.southtyneside.gov.uk/CHttpHandler.ashx?id=15899&p=0>

Biodiversity

- Durham Biodiversity Action Plan

<http://www.durhambiodiversity.org.uk/biodiversity-action-plan/>

Flooding

- The Strategic Flood Risk Assessment (2010)
- The Surface Water Management Plans (2014)

<http://www.southtyneside.gov.uk/article/14059/Flood-risk-management>

Green Infrastructure

- The Green Infrastructure Strategy SPD (2013)

<http://www.southtyneside.gov.uk/CHttpHandler.ashx?id=16659&p=0>

<http://www.southtyneside.gov.uk/CHttpHandler.ashx?id=16661&p=0>

- Open Space Study (2009)

<http://www.southtyneside.gov.uk/CHttpHandler.ashx?id=7955&p=0>

- Playing Pitch Strategy (2009)

<http://www.southtyneside.gov.uk/CHttpHandler.ashx?id=7956&p=0>

<http://www.southtyneside.gov.uk/CHttpHandler.ashx?id=7954&p=0>

These have been updated and superseded in 2015

- <http://www.southtyneside.gov.uk/CHttpHandler.ashx?id=28415&p=0>
- <http://www.southtyneside.gov.uk/CHttpHandler.ashx?id=28415&p=0>

Employment and Demographic Projections

Gateshead Council and Newcastle Council used the Policy Research Group (PRG) at Durham Business School/St Chad's College to advise on long term and employment and demographic projections. Two reports were prepared:

<http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/Core-Strategy-Documents/EL26.-Long-Term-Employment-and-Demographic-Projections-August-2013.pdf>

<http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/Core-Strategy-Documents/EL29.-Long-Term-Employment-and-Demographic-Projections-February-2012.pdf>

