

## **SECTION 2**

### **Application and Supporting Statement for the Proposed East Boldon Neighbourhood Area (Regulation 5[1b] of Part 2 of the Neighbourhood Planning [General] Regulations 2012)**

Statement explaining why this area is appropriate to be designated as a neighbourhood area

#### **PROCESS TO DETERMINE THE PROPOSED BOUNDARY**

The area to be designated as East Boldon Neighbourhood Area is derived largely from the Cleadon and East Boldon ward boundary.

In late 2016, informal discussions had taken place between residents of East Boldon and Cleadon respectively as to whether the two villages should work together to develop a single Neighbourhood Plan. The general consensus was that each area (Cleadon and East Boldon) should pursue individual Neighbourhood plans.

At a subsequent meeting of the East Boldon residents in January 2017, the decision to proceed with a Neighbourhood Plan for East Boldon was reaffirmed. The principal issue discussed at that meeting was the scope of the Neighbourhood Area. It was acknowledged that whilst the two villages shared a number common issues they were however, independent villages with their own distinct character and population profile. It was agreed by simple majority vote that the concerns of the East Boldon community would be best served by taking forward a single Neighbourhood Plan for East Boldon and that that area would be established broadly by splitting the Cleadon and East Boldon ward.

The area identified has been used as a basis for subsequent outline discussions with the Planning Authority.

At a meeting with a Planning Officer on the 23rd March the suitability of the proposed boundary was discussed in detail, and at a subsequent meeting of the proposed Forum members on the 27th March 2017 the issue of the proposed boundary was revisited. Following a discussion of the points raised by the Planning Officer, a number of minor amendments were agreed and the boundary as indicated in Section 1(a) was formally adopted for the purpose of the application.

#### **JUSTIFICATION OF BOUNDARY IDENTIFIED**

The East Boldon Neighbourhood Area as proposed falls almost exclusively within the boundary of the Ward. It does however extend to Boker Lane in order to incorporate the full extent of the fields referred to as BC25 in the Strategic Land Review consultation document, and the Tile Sheds area. Please see Map Section 1(b).

Boldon golf course and the cemetery fall within the Ward boundary and have been included. The boundary does not extend into West Boldon, again because of differences relating to profile and identity. The logistics of extending the proposed area into West Boldon have also been considered and it is felt that this would present a major difficulty in delivering a Neighbourhood Plan with the resources available.

The proposed boundary also includes the area known as Boldon Flats, an area of outstanding significance and importance. This area is within the Ward boundary, however we do acknowledge that it immediately abuts the fringe of the residential area of Cleadon. Our logic in its inclusion relates to the current absence of a Neighbourhood Plan for Cleadon, the opportunity it provides for its enhancement and protection if it is included within a Neighbourhood Plan, and the need for future development in East Boldon to have due regard to the impact on this particular site.

Boldon Flats is of particular importance to the wider community and we believe that there is an overwhelming need to do everything we can to help protect it. It adds to the distinct character of East Boldon and Cleadon villages and does much to enhance the wellbeing of its residents.

#### **CONCLUSION**

In conclusion, we believe that in the absence of a Neighbourhood Plan for either Cleadon or West Boldon, the boundary as set out in Section 1(a) offers a viable proposition which will address the best interests of the community, and we feel sure that the Local Planning Authority will work with us, in the true spirit of Neighbourhood Planning Policy, to achieve a positive outcome.

For the purpose of community cohesion and good relationships between East Boldon, West Boldon and Cleadon residents, officers of the Proposed East Boldon Forum agreed the extension of the Forum boundary with the West Boldon Residents Association and with residents of Cleadon Village. All parties agree that sympathetic development in neighbouring villages brings benefits to all; the converse also applies.

If, in the future, Cleadon or West Boldon decide to create their own Neighbourhood Plan for their areas, we will be willing to negotiate the boundary for the adjoining areas if requested.

**Please accept this document as a formal application for the Proposed East Boldon Neighbourhood Area.**