

EAST BOLDON FORUM

FULL FORUM MEETING
16 August 2021



PROTOCOL FOR ONLINE FORUM MEETINGS



To help with the smooth running of our online meetings and to give all members a chance to voice their opinions, without distracting background noise, we ask that:

- all attendees are muted at the start of the meeting
- attendees only speak when invited by the Chair
- attendees raise their hand to attract the Chair's attention, if they wish to speak on any topic.

EAST BOLDON FORUM

Forum Meeting – Monday 16th August 2021, 7.00pm – By Zoom

Agenda

1. Chair's welcome and apologies
2. Matters arising from minutes of 19th July 2021 meeting (attached)
3. Neighbourhood Plan – Examiner's final report and next steps
4. Cleadon Lane – proposal from Avant Homes for 230 houses
5. United Reformed Church – Asset of Community Value
6. Moor Lane Cycling & Walking scheme
7. Local Heritage Project
8. Any other business
9. Date of next meeting

MATTERS ARISING

NEIGHBOURHOOD PLAN

Examiner's final report and next steps

<https://www.southtyneside.gov.uk/article/72037/Examination-of-the-East-Boldon-Neighbourhood-Plan>

Examination of the East Boldon Neighbourhood Plan

☰ Contents

1 [Overview](#)

2 [Neighbourhood Plan examination correspondence](#)

3 [Comments submitted](#)

4 [Details of the proposal](#)

5 [Next steps](#)

EXAMINER'S FINAL REPORT ON THE NEIGHBOURHOOD PLAN 21.07.21

EAST BOLDON NEIGHBOURHOOD DEVELOPMENT PLAN

Submission Draft Version

A report to South Tyneside Council
into the examination of the
East Boldon Neighbourhood Development Plan
by Independent Examiner, Rosemary Kidd

Rosemary Kidd, Dip TP, MRTPI
NPIERS Independent Examiner
21 July 2021

1.0 Summary

- 1.1 The East Boldon Neighbourhood Development Plan has been prepared to set out the wishes of the community of East Boldon. The boundary of the neighbourhood plan area encompasses the East Boldon area of the Cleadon and East Boldon Ward, with a small section of the Boldon Colliery Ward of South Tyneside.
- 1.2 I have made a number of recommendations in this report in order to make the wording of the policies and their application clearer, including improvements to the clarity of the mapping of sites referred to in policies, to ensure that the Plan meets the Basic Conditions. Section 6 of the report sets out a schedule of the recommended modifications.
- 1.3 The main recommendations concern:
 - The deletion of Policies EB8 and EB19;
 - Clarification of the wording of policies and the supporting text; and
 - the improvement of the mapping of policies.
- 1.4 Subject to the recommended modifications being made to the Neighbourhood Plan, I am able to confirm that I am satisfied that the East Boldon Neighbourhood Plan satisfies the Basic Conditions and that the Plan should proceed to referendum.

NEXT STEPS: towards the referendum

Recommended modifications required by the independent Examiner have been made i.e.

- policies have been deleted or clarified
- mapping of policies has been improved

According to the independent Examiner, if these modifications have been made, the East Boldon Neighbourhood Plan satisfies the Basic Conditions and should proceed to referendum.

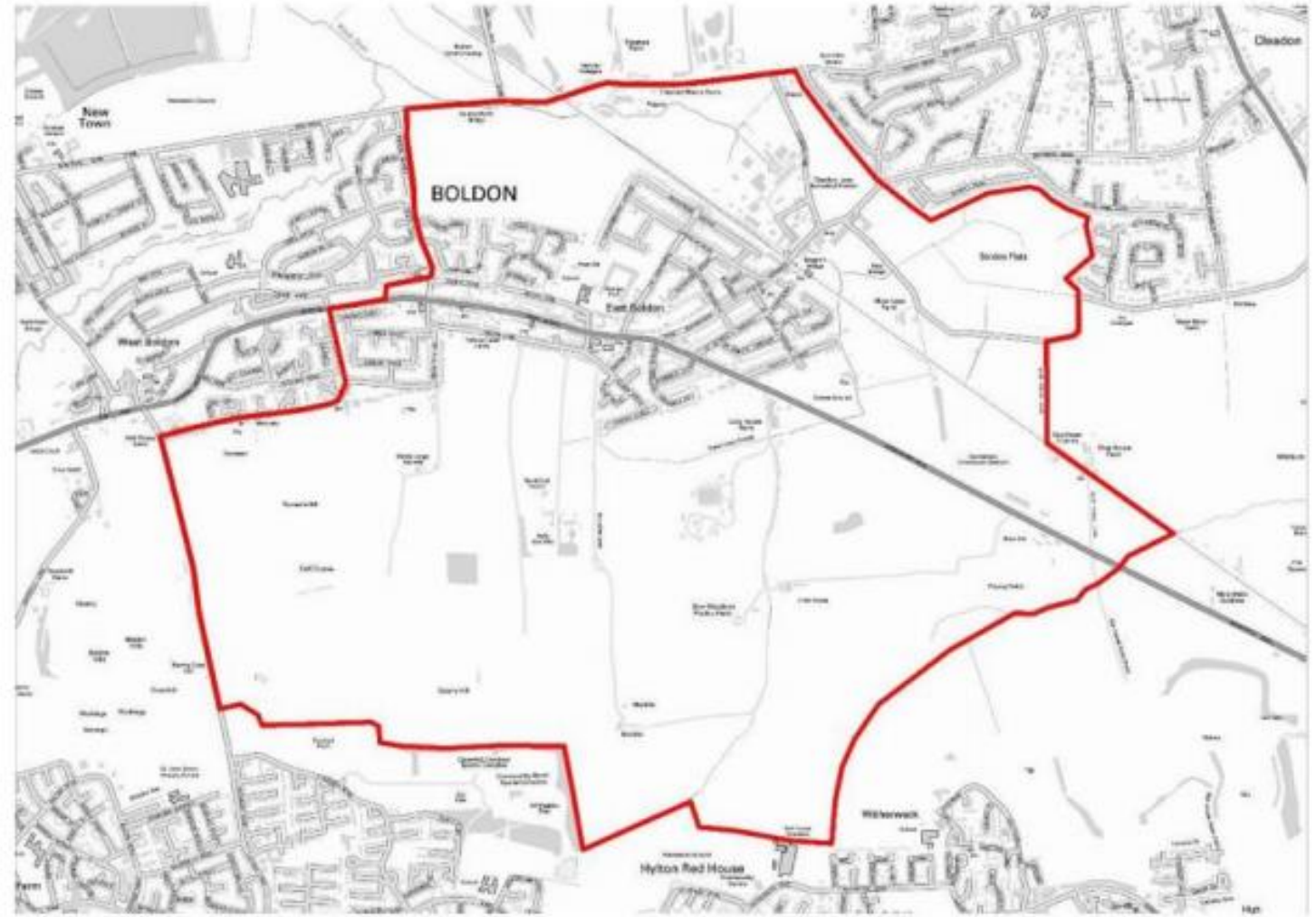


Figure 3: East Boldon Neighbourhood Plan Area

NEXT STEPS: towards the referendum

- Subject to the approval of Members, the plan will progress to a referendum.
- We have been asked by Officers of the Council to waive the statutory five-week timescale for the Council to progress the approval of the draft Plan.
- In the spirit of co-operation, we have agreed to this.
- We understand that a report on the Plan will be presented to Cabinet at its meeting on 8th September,
- with a referendum likely towards the end of October.
- We trust that, subject to the report being agreed by Members in September, the Plan will progress to a referendum as quickly as possible thereafter.

NEIGHBOURHOOD PLAN REFERENDUM

Referendum and bringing the neighbourhood plan into force

- Council publishes information statement
- Council publishes notice of referendum
- polling takes place
- results declared
- should more than half of those voting vote in favour of the neighbourhood plan, the plan comes into force as part of the statutory development plan for the area
- only those who reside in the plan area may vote

NEIGHBOURHOOD PLAN REFERENDUM

Question which will be printed on the voting paper:

“Do you want South Tyneside Council to use the neighbourhood plan for East Boldon to help it decide planning applications in the neighbourhood area?”

CLEADON LANE

PROPOSAL FROM AVANT HOMES FOR 230 HOUSES

PUBLIC CONSULTATION

Cleadon Lane Industrial Estate, East Boldon

You are invited to share your views on our exciting plans for a new development of approximately 230 homes at land at Cleadon Lane Industrial Estate. The proposed housing mix is likely to include 2, 3, 4 and 5 bed homes including the delivery of affordable housing on site.

A website has been created to present further details of the proposed development and to provide you with the opportunity to give feedback on the proposals. Alternatively, you can respond using the attached questionnaire.

Visit www.cleadonlane.com or scan the QR code. Responses to the consultation are invited from now until **Sunday 8 August 2021**.



SCAN ME



Site Location Plan

AVANT
homes



Proposed Housing Development

Avant Homes are proposing to deliver a range of quality homes at Cleadon Lane Industrial Estate. The development will consist of a range of 2, 3, 4 and 5-bedroom homes, including provision for affordable housing.

The new homes have been designed to reflect the character of the local area and are well-located in a sustainable and accessible location.

Have Your Say

In order to hear your views on the proposals and to provide further information on the development, we have created a digital engagement platform at www.cleadonlane.com. As part of the online consultation, we are asking members of the local community and any other interested parties to take part in an online questionnaire.

Alternatively, if you would prefer to submit your comments via post, please complete the questionnaire below, cut along the dotted line and return by **Sunday 8 August 2021** using the freepost overleaf.

- Q1.** Do you generally agree that East Boldon provides a sustainable location for new homes, with good transport links and access to local services?
- ☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree
- Q2.** Do you generally agree that the site provides an appropriate location for new homes?
- ☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree
- Q3.** Do you generally agree that the proposed layout is well designed and will provide an attractive development?
- ☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree

- Q4.** Any other comments

**CLEADON
LANE**

**PROPOSAL
FROM AVANT
HOMES FOR
230 HOUSES**

EAST BOLDON FORUM

Cleadon Lane Industrial Estate -Public Consultation on behalf of Avant Homes

Response from East Boldon Neighbourhood Forum

Introduction

East Boldon Neighbourhood Forum is extremely disappointed not be consulted directly about this proposal. The site lies within the East Boldon Neighbourhood Plan area and has been subject to extensive community consultation by the Forum in preparation of the Plan.

It is extremely surprising that there is no reference to the Neighbourhood Plan on the public consultation website. This is because, Lichfields, on behalf of the site's principal landowner, made submissions about the site at both the Pre- Submission and Submission Plan stage of the Neighbourhood Plan

**UNITED
REFORMED
CHURCH**

**ASSET OF
COMMUNITY
VALUE**





MOOR LANE CYCLING AND WALKING SCHEME

Progress has been delayed because of the local election on September 9th.

Key issues:

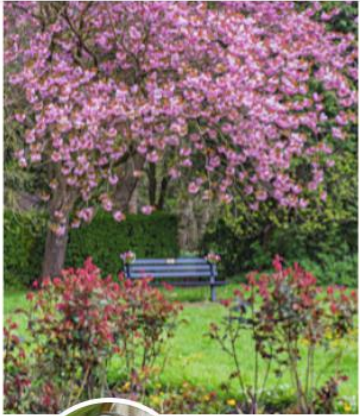
- release of consultation information
- future programme
- funding availability



LOCAL HERITAGE PROJECT



**Any Other
Business?**



East Boldon Forum

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[Send Message](#)



**Next
meeting?**