

East Boldon Neighbourhood Plan

Housing Background Paper

October 2020

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1. Background

- 1.1 This document is one in a series of background papers prepared by the East Boldon Neighbourhood Forum ('the forum'). It sets out the relevant national and local policy and guidance that is informing the preparation of the East Boldon Neighbourhood Plan. The background paper also identifies and explains the relevant evidence base, feedback from early engagement and explains how the preferred policy approach has been identified.
- 1.2 The vision and objectives for the neighbourhood plan define what the plan aims to achieve. The vision for the neighbourhood plan is:

A vision for East Boldon

East Boldon remains a thriving village full of character.

It has a strong sense of community where local schools and voluntary groups, including sport and leisure organisations, play an important part in bringing people together.

It is home to a wide range of successful businesses. These make an important contribution to village life and are actively supported by local people.

It is blessed with wonderful green spaces on all sides, much of which is safeguarded by Green Belt status. This has done much to protect the village from urban sprawl and help maintain its identity and separation from other settlements as well as providing important habitat for wildlife.

Infrastructure has been delivered to support the needs of the local community and businesses.

New development is sensitive to the character of the village, it provides opportunities for the enhanced wellbeing of its residents, and ensures an environment which is rich in landscape for wildlife. In short, new development should be sustainable in every sense.

The needs of local residents, both young and old, should be a major consideration in the type and location of any new development.

The need to keep the local community together by providing the right mix of housing is seen as a priority.

Any new development should be seen as an opportunity to address the issue of parking and not add to it.

- 1.3 Neighbourhood plan objective five is relevant to housing matters:
“Create and maintain a balanced and sustainable community by providing a positive framework that recognises the different types of homes that all current and future residents of the neighbourhood plan area need.”
- 1.4 The main areas covered by this background paper are:
- The national and local policy context for housing;
 - An overview of other relevant documents and evidence;
 - Consideration of feedback received as part of the early engagement on the plan; and
 - Explanation of the preferred policy approach

- 1.2 As part of the consultation on the pre-submission draft plan we are inviting comments on the issues identified within this background paper. Comments can be made in the following ways:
- By email to: info.eastboldonforum@gmail.com; or
 - By letter to: East Boldon Forum, c/o Boldon & Cleadon Community Library, Boker Lane, East Boldon, NE36 0RY.
- 1.3 Comments must be submitted by **Monday 7 December 2020**.

2. Strategic Planning Context

Background

- 2.1 As they are part of the development plan, neighbourhood plans have to be prepared in line with legal requirements. The way in which neighbourhood plans are prepared and the policies they contain will be tested by an Independent Examiner. In order to pass an examination and proceed to referendum, neighbourhood plans must meet a number of 'basic conditions', to ensure they are legally compliant they must:
- Have regard to national planning policy and guidance;
 - Be in general conformity with the strategic policies of the local plan;
 - Contribute to sustainable development; and
 - Be compatible with European obligations.

National planning policy and guidance

- 2.2 National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) respectively. The NPPF is clear that the purpose of the planning system is to contribute to the achievement of the three dimensions of sustainable development: economic, social and environmental. These roles should not be undertaken in isolation, because they are mutually dependent.
- 2.3 At the heart of the NPPF is a presumption in favour of sustainable development. The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it means that neighbourhood plans should:
- Support the strategic development needs set out in local plans, including policies for housing and economic development (paragraph 13);
 - Address non-strategic matters (paragraph 18); and
 - Shape, direct and help to deliver sustainable development and not promote less development than set out in the strategic policies for the area or undermine those strategic policies (paragraph 29).
- 2.4 Where there is a need for affordable housing, paragraph 62 requires policies to specify the types of affordable housing required. There is an expectation that the need is met onsite unless: offsite provision or an appropriate financial contribution in lieu can be robustly justified; and the agreed approach contributes to the objectives of creating mixed and balanced communities. Paragraph 63 identifies that affordable housing should not be sought for residential developments that are not major, other than in rural areas where policies may set out a lower threshold of five units or fewer. The definition of affordable housing is set out in the glossary:

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

*a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which*

case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

*b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.*

*c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*

*d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.*

- 2.5 Paragraph 65 of the NPPF requires strategic policies to set out the housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once strategic policies have been adopted, the figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement. Paragraph 66 highlights that where it is not possible to provide a requirement figure for a neighbourhood area the local planning authority should provide an indicative figure if requested to do so by the neighbourhood planning body.
- 2.6 Paragraph 69 highlights that neighbourhood planning groups should consider opportunities for allocating small and medium sized sites suitable for housing in their area.
- 2.7 The NPPG provides additional advice regarding how to assess the housing and economic development needs of an area. It explains that the assessment of land availability identifies a future supply of land which is suitable, available and achievable over the plan period. The assessment is an important source of evidence to inform plan-making and decision taking as well as the identification of a five-year supply of housing land. It does not however determine whether a site should be allocated for development.
- 2.8 It is explained within NPPG that neighbourhood planning bodies can use the assessment method to assess sites but that this should be proportionate to the nature of the plan. Also, that as a starting point neighbourhood planning bodies can make use of existing site

assessments prepared by local planning authorities when considering sites for allocation within a neighbourhood plan.

- 2.9 With regard to understanding the need for housing, NPPG explains that housing need is an unconstrained assessment of the number of homes needed in an area and provides further guidance on the national standard assessment method.

Local Plan

Current Local Plan

- 2.10 Currently the local plan policies which cover the East Boldon Neighbourhood Plan Area are contained in the South Tyneside: Core Strategy (2007); Development Policies (2011); Site Specific Allocations (2012). The South Tyneside Development Policies document contains a set of generic policies against which planning applications for new development are assessed. As the neighbourhood plan is required to be in general conformity with the strategic policies of the local plan, the policies contained within the South Tyneside Development Policies document are not considered to be strategic policies and therefore are not applicable.

- 2.11 Table 1 provides a summary of the relevant South Tyneside Core Strategy policies:

Table 1: Relevant South Tyneside Core Strategy Policies

Policy	Description
ST1 – Spatial Strategy for South Tyneside	<p>Seeks to focus new development in order to:</p> <ul style="list-style-type: none"> • regenerate the River Tyne and coastal corridors; • support the role and function of the South Shields, Jarrow and Hebburn; • promote opportunities along the A19 economic growth corridor; • ensure the sustainability of settlements; and • maximise the re-use of land. <p>In addition, the policy seeks to avoid or minimise environmental impacts.</p>
ST2 – Sustainable urban living	<p>Requires:</p> <ul style="list-style-type: none"> • high standards of urban design; • energy efficiency and sustainable construction; • on-site renewable energy generation; • use of sustainable urban drainage and water conservation features; • priority to be given to modes of transport other than the private car; • designing out crime; • accessibility; and • incorporation of biodiversity and geological features.
SC1 – Creating sustainable urban areas	<p>Seeks to focus new development within built up areas.</p>
SC3 – Sustainable housing provision	<p>Identifies:</p> <ul style="list-style-type: none"> • A focus on renovating and improving the existing housing

Policy	Description
	<p>stock and enhancing the residential environment;</p> <ul style="list-style-type: none"> • That options will be considered for the demolition and redevelopment in areas of low demand; • That land will be released in a phased way; • Housing requirements to 2021; • Density requirements.
<p>SC4 – Housing needs, mix and affordability</p>	<p>Requires a range and choice of good quality, energy efficient and affordable homes to be provided. Identifies that proposals will be assessed according to how well they meet identified needs and aspirations by:</p> <ul style="list-style-type: none"> • Creating a more balanced mix of tenure and housing types. Within the urban fringe area, 2 bed starter and 3 and 4 bed family/ executive homes for owner occupation are identified; • Requiring a minimum of 25% of new homes to be affordable on developments of five or more in the urban fringe villages; • Meeting the needs of specialist needs groups where there is a genuine and proven need and demand. <p>The policy also promotes opportunities for self-build development.</p>

2.12 The allocations which cover the plan area are included in figure 1 below:

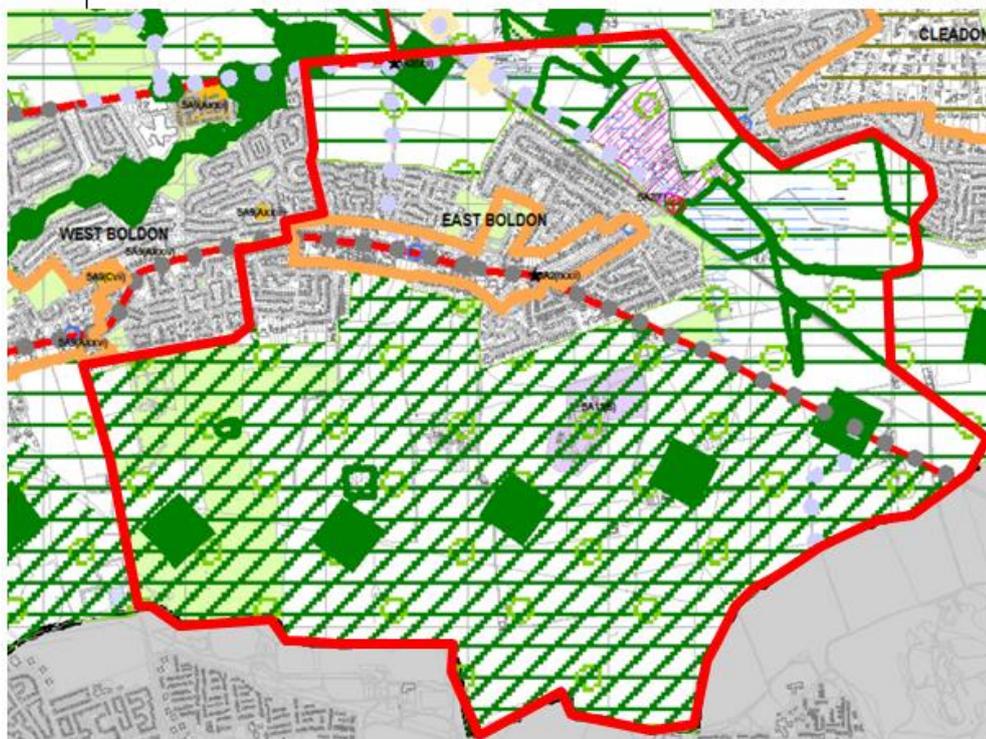


Figure 1: Extract from South Tyneside Site Specific Allocations Document

Emerging South Tyneside Local Plan

- 2.13 South Tyneside Council (STC) is currently preparing a new South Tyneside Local Plan which will replace the planning policies. STC has undertaken four rounds of engagement: Local Plan Key Issues & Options (April 2013); Issues Review of Policies and Guidance (2014); Local Plan Growth Options (July 2015); and Local Plan Pre-Publication Draft (August 2019).
- 2.14 The draft local plan (2019) proposes:
- Policy S1 (spatial strategy) – seeks to focus the majority of new development in the main urban area of South Shields, Hebburn and Jarrow whilst securing the sustainability of the villages of Cleadon, West Boldon, East Boldon and Whitburn by supporting growth which respects the distinctive character of each village. In addition, the policy encourages the re-use of brownfield land and encourages higher development densities;
 - Policy H1 (number of homes) – defines the housing requirement for the borough between 2016 to 2036 to be at least 7,000. A specific requirement for the East Boldon Neighbourhood Area of 950 is also identified;
 - Policy H2 (supply of housing land) – identifies the measures to ensure that the council will maintain a sufficient supply of housing land over the plan period;
 - Policy H3 (housing allocations) – proposes a number of sites for allocation, including three that lie within the plan area: H3.56 (land at North Farm), H3.61 (land south of St John’s Terrace and Natley Avenue) and H3.65 (land west of Boldon Cemetery). Key considerations are proposed for each site;
 - Policy H4 (windfall housing) – identifies a number of criteria against which housing proposals for development on unallocated sites will be assessed;
 - Policy H5 (efficient use of land) – seeks to ensure that new development makes efficient use of land and is developed at the optimum density;
 - Policy H6 (existing housing stock) – seeks to make best use of the existing housing stock within the borough;
 - Policy H7 (homes in multiple occupation) – provides guidance on when it would be appropriate to convert a property to HMO;
 - Policy H8 (specialist housing) – provides support for proposals for specialist housing, including extra care and supported housing where it can be integrated into the local community and it is within an accessible location;
 - Policy H9 (affordable housing) – identifies a requirement for the provision of 18% of new homes, on sites of 11 or more dwellings to be affordable, with at least 10% of these homes for affordable home ownership;
 - Policy H10 (housing mix) – seeks to ensure that a choice of homes is available to address needs;
 - Policy H11 (design standards for new homes) – identifies requirements for the delivery of accessible homes;
 - Policy RG5 (Cleadon Lane mixed use regeneration site) – proposes the site for mixed use development, comprising approximately 245 homes and 2.1ha of employment land (B1 and B8).
- 2.15 Figure 2 provides an extract from the emerging local plan policies map. This illustrates the proposed housing allocations.

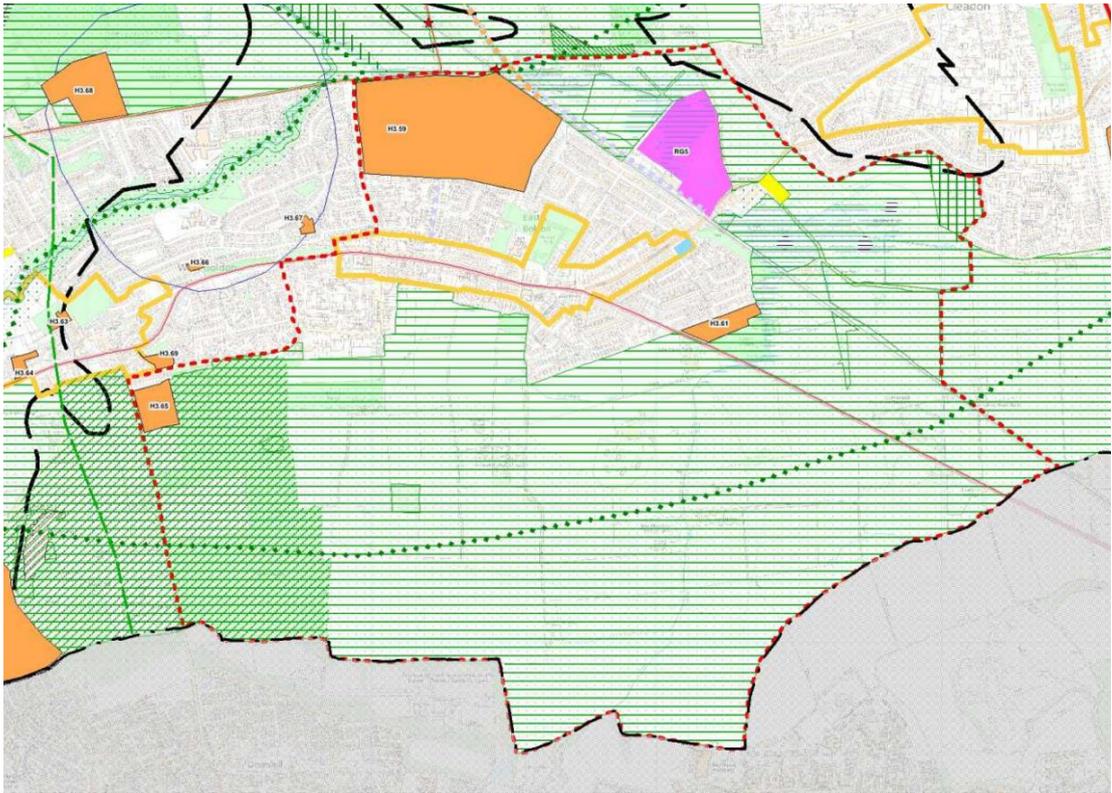


Figure 2: Extract from the emerging local plan policies map

Summary

- 2.16 Both the NPPF and NPPG emphasises that planning system should support the Government's objective of significantly boosting the supply of homes. Neighbourhood plans have an important role in considering opportunities for the allocation of small and medium-sized housing sites and are not able to promote less development that set out within the adopted strategic policies for the area.

3. Other strategies and plans

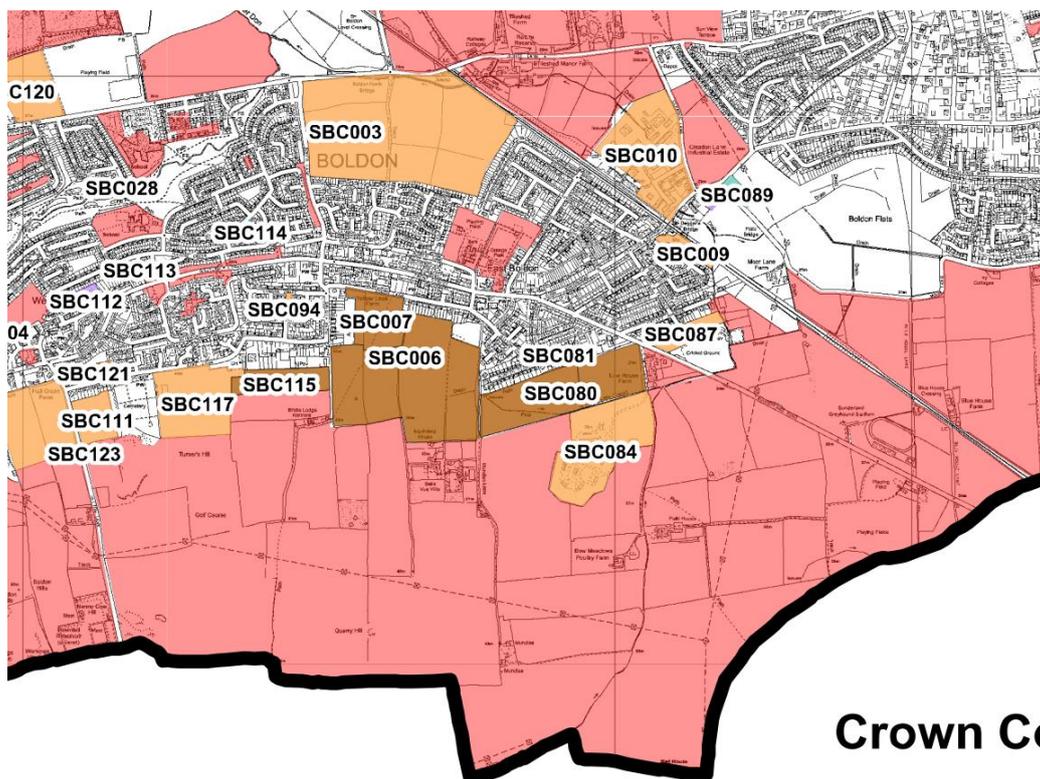
3.1 In addition to the strategic planning framework, there are a number of other documents and evidence available to inform the preparation of the housing elements of the neighbourhood plan.

South Tyneside level

South Tyneside Strategic Housing Land Availability Assessment (2019)

3.2 There are nine sites contained within the South Tyneside SHLAA that are relevant to the consideration of the identification of settlement boundaries for East Boldon:

- SBC003 (BC25a): Land at North Farm (west);
- SBC006 (BC27): Land to south of South Lane and west of Belle View Lane;
- SBC007 (BC27a): Land to south of South Lane;
- SBC010 (BC37): Land at Cleadon Lane Industrial Estate;
- SBC080 (BC28c): Land at Green Lane;
- SBC081 (BC28d): Land at Green Lane east of Mundles Lane;
- SBC087 (BC33a): Land south of St John’s Terrace and Natley Avenue;
- SBC111 (BC20): Land West of Boldon Cemetery;
- SBC115 (BC28a): Land south of the Boldons;
- SBC117 (BC31a): Land at Boldon Golf Course.



South Tyneside Strategic Land Review Study (2018)

3.3 The Strategic Land Review (SLR) was prepared by South Tyneside Council to inform the preparation of the South Tyneside Local Plan. It provides an assessment of the capacity of the borough to accommodate additional housing and employment development. The document

clearly explains that the SLR does not allocate sites for development and that no decisions have been made on which sites will be included within the local plan.

- 3.4 The neighbourhood plan area lies within the Boldons and Cleadon Character Area. The SLR concludes that the majority of the Green Belt surrounding the character area is considered to be not suitable for development to ensure separation between those areas and the wider South Tyneside and Sunderland urban areas.

South Tyneside Density Study (2018)

- 3.5 The density study was prepared by South Tyneside Council to inform the strategic housing land availability assessment and evidence policies on appropriate and achievable densities in the emerging local plan. It explains that the borough as a whole is largely urbanized and compact, however the Boldons and Cleadon areas have the lowest densities, at around 24 dwellings per hectare. It also identifies that Boldon, Cleadon and Whitburn have the highest proportion of bungalows, roughly 15% of properties in each area are bungalows. The study recommends the following density levels:
- Average of 55 dwellings per hectare on sites within 400m of town or other main shopping centres or metro stations;
 - Average of 45 dwellings per hectare on sites between 400-800m of town or other main shopping centres or metro stations;
 - Average of 35 dwellings per hectare on sites beyond 800m of town or other main shopping centres or metro stations.

Population, Demographics and Housing Topic Paper (2016)

- 3.6 The topic paper was prepared by South Tyneside Council to describe how the population of the borough has changed and is projected to change in the future. A range of scenarios are also discussed. Key issues identified are:
- The population of the borough is projected to increase by 5.5% (8,213 people) over the following 25 years;
 - Population growth will only be delivered by encouraging younger people to stay and move to live in the borough;
 - Any projected growth in the borough's population is very much reliant on continuing net international inflows of people migrating into the borough from abroad;
 - Increase in the elderly population, with the proportion of over 65s increasing from about 18% to between 28%;
 - The borough's working age population is likely to decrease slightly from 64% at the time of the Census 2011 down to around 58-60% by 2036;
 - The average household size in the borough is about 2.18 persons per household in 2011 and are projected to continue to fall.

South Tyneside Strategic Housing Market Assessment Update (2015)

- 3.7 This document was prepared by South Tyneside Council to update work undertaken by consultants Arc4 in 2013. The report provides some limited information on: the profile of the borough; housing market characteristics; affordability issues; homelessness; migration; housing for older people and specialist housing; and housing need and demand. The conclusions of the report were:
- Overall reduction in the levels of housing need across the borough;

- Despite mortgage repossessions significantly reducing there has been an increase in landlord repossessions, going against the sub-regional trend;
- Greatest levels of housing need can be found within Jarrow, younger single households, and South Shields West, larger families and older households;
- Concentrations of housing need for larger families and lone parents who have young adults living with them;
- Highest level of households within unsuitable accommodation currently living within privately rented accommodation that is furnished;
- Wide variance in income levels throughout the borough, with evidence of this increasing;
- Average private rent levels have increased but median rent levels have decreased, indicating the increase in lower cost private rented accommodation;
- Households with dual incomes are unlikely to have difficulty in meeting their housing need in the open market;
- Need for intermediate housing, particularly for single income households;
- New development should provide approximately 15% - 20% affordable units;
- Evidence of the need for affordable single older persons accommodation within Hebburn;
- Evidence of the need for affordable housing for younger single households within Jarrow;
- Demand for medium sized family accommodation on the open market throughout the borough but in particular within Hebburn and South Shields Central;
- Requirement for additional institutional accommodation for older people, mainly rented extra care accommodation and nursing and residential care units.

Local level

East Boldon Housing Needs Assessment (2019)

- 3.8 AECOM were commissioned by the East Boldon Neighbourhood Forum to conduct a housing needs assessment (HNA) for the plan area to inform the emerging neighbourhood plan. The assessment provides guidance on the quantity of housing needed over the plan period, tenure and affordability, type and size, as well as the need for specialist housing.
- 3.9 With regard to the quantity of housing, the HNA recommends an indicative figure of 12 dwellings per annum or 146 dwellings over the plan period (2019-2031). This acknowledges that this could change as more up to date information is published by the government, such as household projections.
- 3.10 The report highlights that home ownership is higher in the plan area (86.8%) compared to South Tyneside as a whole (57.1%), private and social rented only accounts to 5.8% and 6.8% respectively compared to 10.1% and 31.6% in the borough as a whole. There are no shared ownership properties within the plan area. The private rented sector has grown significantly within the neighbourhood area from 25 in 2001 to 126 in 2011. The HNA also identified that it may be worth placing a stronger emphasis on the delivery of homes for private rent and shared ownership and highlighted that the Strategic Housing Market Assessment suggested there is need for affordable single person and family homes within East Boldon.
- 3.11 In terms of housing types and sizes, the HNA identifies that the majority of homes within the plan area are semi-detached (43%), which is comparable with the level in South Tyneside as a

whole (41.2%). There are significantly more detached homes in the plan area (23%) than in the wider South Tyneside area (8%) and a lot less flats in the plan area (7.7%) compared to South Tyneside as a whole (16.4%). Household sizes are slightly higher in the plan area (2.3) compared to South Tyneside (2.2). The vast majority of homes within the plan area are family dwellings with four rooms or more, with 60.9% of these large properties with six rooms or more, the numbers of which are increasing.

- 3.12 The most common household size in East Boldon is that of two persons (36%) compared to one person households being the most common in South Tyneside as a whole (35%). As the plan area is fairly similar to South Tyneside in terms of household size distribution, the HNA suggests that district wide policies regarding type and size are likely to be relevant.
- 3.13 The HNA suggests that given the current stock, to avoid any misalignment, about 26% of new homes should be one bedroom, 42% should be two bedrooms and a further 32% 3 bedrooms. No further four bedroom plus homes appear to be required. Also that whilst the demand for three-bedroom homes will remain significant, it is important to acknowledge that building a slightly increased level of one or two bedroom dwellings (in particular, two bedroom dwellings) will cater for the growing older population and allow older households to downsize (which will make existing larger family housing available for those in need). Moreover, it will also allow younger households to form, stay in the area, or relocate.
- 3.14 With regard to housing for older people, the HNA identified that in both the plan area and South Tyneside that the proportion of people aged 75+ is expected to increase by 2031. It is forecast to form 15.37% of the total population in East Boldon and 12.49% in South Tyneside. In East Boldon, this results in an increase of 254 people aged 75+ between 2011 and 2031. There is an estimated provision of 141 bed spaces for the elderly within the plan area. The HNA concluded that the current provision, whilst high, is not sufficient to meet the needs of the projected elderly population. The plan should therefore seek to deliver an additional 64 bed spaces over the plan period.

East Boldon Housing Needs Survey (2019)

- 3.15 The forum undertook its own housing needs survey which asked the community to respond to 30 questions. Residents were able to respond online or using a hard copy of the questionnaire, 89 completed questionnaires were submitted.
- 3.16 The initial questions sought feedback on current accommodation, which illustrated the majority of residents owned their own home either with a mortgage (39%) or without a mortgage (56%). Most properties were built prior to 1919 (39%). Only 16% of properties had two or less bedrooms.
- 3.17 Residents were asked if they considered there was a need for new housing in East Boldon, 54% considered there was a need, whilst 46% considered there was not a need. When asked if respondents knew of any households with local connections that intend to move into the area, 19% of respondents identified that they did.
- 3.18 In response to questions concerning people who intended to move in the next five years, 73% (19 people) wanted to remain within East Boldon and the most popular accommodation type was a semi detached house (28%). With regard to the tenure of property, most people were looking to buy (84%). Interestingly, the majority of those looking to move (44%) required two

bedrooms, followed by three bedrooms (32%). Of the households looking to move, 41% would require housing where health, social care or other support was available. The main issue preventing the household from moving was an inability to afford accommodation within East Boldon.

4. Feedback

Early engagement – local community

- 4.1 As a means of starting the process of collecting information and opinions that would influence the content of the neighbourhood plan, the forum held a number of community engagement drop-in sessions in: July 2017; June 2018, March 2019 and June 2019. The purpose of the events was to raise awareness of the opportunities presented by neighbourhood planning and to engage as broad a range of people from the local community as possible from the start of the plan making process.
- 4.2 At the second early engagement exercise in June 2018, feedback was sought on eight draft objectives for the neighbourhood plan. In addition, it asked for views on what East Boldon means to the local community and what their vision was for East Boldon.
- 4.3 Draft objective 5 on housing was supported by 51 of the 54 respondents (three respondents left the response blank).

Housing issues identified through early engagement

What does East Boldon mean to you?

Issue identified	Potential planning response	Potential community action
Retention of village feel and community	Policy to ensure new housing development protects/enhances the special character of the area.	
Safe environment to raise family	Policy to ensure new housing development takes account of designing out crime measures.	
Rich rural environment should be protected	Identification of a settlement boundary to ensure new housing development is focused on the urban area.	
New development should be limited and sensitive to existing character	Policy to ensure new housing development protects/enhances the special character of the area.	

What is your vision for East Boldon for the future?

Issue identified	Potential planning response	Potential community action
Maintain current character of village/any new development should be sensitive to this	Policy to ensure new housing development protects/enhances the special character of the area.	
Any new housing should provide for the needs of a diverse community (young	Policy to ensure that new housing development provides the required mix of	

Issue identified	Potential planning response	Potential community action
and old)	tenure, type and size, including the provision of affordable housing.	
Maintain/improve/increase green and open spaces	Policy to ensure new development provides the required amount of open space provision.	
Improved parking, particularly near metro/concerns over volume of traffic.	Policy to ensure that an appropriate level of parking is provided in association with new housing development. Policy to ensure that the new housing development is supported by the required infrastructure provision.	

General comments on housing objective

Issue identified	Potential planning response	Potential community action
More affordable/ social homes for young families	Policy to ensure that new housing development provides the required mix of tenure, type and size, including the provision of affordable housing.	
Range of different housing for current/ future residents including affordable for younger people and homes for the elderly.	Policy to ensure that new housing development provides the required mix of tenure, type and size, including the provision of affordable housing.	

4.4 Two further engagement events were held in March and June 2019, feedback could be provided at the events or online. The March engagement asked for feedback on issues concerning: parking, the Green Belt, the natural environment, local green space, housing and the vision for the plan. In June 2019, the forum asked for community input to a range of issues, including: the built and historic environment, community well-being, flooding, the economy and transport.

4.5 Specific questions relating to the housing topic were:

- Should any new housing in the plan area reflect the specific needs identified by East Boldon residents?
- If new housing is to be built in East Boldon, should it be sited on brownfield or greenfield sites?
- Should any contributions from new development in East Boldon be spent within the village? If yes, what should it be spent on?

- 4.6 All but one of the 87 people who completed the questionnaire considered that any housing in the area should reflect the specific needs of the local community. A number of residents expressed concern that any new development should not be at the expense of the natural, built or historic environment of the area. Also, that a mixture of new housing was required, including for people who want to downsize and starter homes.
- 4.7 With regard to where new housing should be built, all but two of the responses identified brownfield land. The two responses identified the need for a mix of brownfield and greenfield. A large number of responses stated that there should be no loss of Green Belt land and that brownfield land should be developed first.
- 4.8 Potential planning responses to the issues identified are:
- Prioritise the use of brownfield land;
 - Policies to protect the Green Belt/ focus development in the existing built up area;
 - Planning for a mix of housing types, particularly affordable and smaller housing.
- 4.9 All respondents considered that any contributions from new development should be spent within the village. Projects that could be considered for community actions included:
- Improving parks and green spaces;
 - Provision of a shuttlebus service;
 - Parking improvements;
 - Maintenance of older buildings – property grants;
 - More retail facilities;
 - Road repair;
 - Funding local schools;
 - Traffic management;
 - Village enhancement;
 - Provision of affordable housing;
 - Youth club; and
 - Infrastructure improvements.

5. Planning Policy Options and preferred approach

Background

- 5.1 The strategic policy and evidence review, as well as feedback from early engagement has identified a number of potential planning issues for the neighbourhood plan to seek to address:
- Settlement boundary to focus new development within the urban area;
 - Supporting appropriate housing development across the plan area, that does not damage what is special about the area but builds on the character of the area;
 - Ensuring new development delivers the type and mix of housing that is required – including the provision of housing for both the younger and older population;
 - Supporting the provision of affordable housing where there is an identified need;
 - Ensuring that new housing development is supported by the required infrastructure provision (see transport and movement background paper and community well-being background paper).
- 5.2 This section sets out the potential planning policy options to address the issues identified above and explains the preferred policy approach which is set out within the pre-submission draft neighbourhood plan.

Issue 1: Settlement boundary

- 5.3 Possible options:
- 1a: Do not define a settlement boundary and rely on the current Green Belt boundary to ensure new development is focused within the urban area; or
 - 1b: Define a settlement boundary to provide more policy support by setting out what development would be supported in the open countryside.
- 5.4 The expansion of East Boldon is currently managed through Green Belt designation. The purpose of a settlement boundary is to manage the location of new development and protect the countryside from unsuitable development. The preferred policy approach is therefore to identify a settlement boundary to promote sustainable development.

Issue 2: Supporting housing development

- 5.5 Possible options:
- 2a: High level policy statement which supports future housing development which balances this against the need to protect and enhance the distinctive and valued environment, relying on other policies within the plan to cover detailed points such as design, open space and parking provision;
 - 2b: 2a plus criteria to address specific issues to manage new housing development including: designing out crime, provision of open space and parking;
 - 2c: 2b plus a separate detailed housing design policy.
- 5.6 The preferred approach is to support the delivery of new housing where it is located within the proposed settlement boundary on sites that are not allocated for other uses. Given the importance of the natural, built and historic environment of the area it is essential that any major housing proposals of ten or more dwellings, should be informed by a comprehensive

masterplan. This should address matters such as phasing, housing mix, making efficient use of land, design considerations, parking and access, flooding, landscape impact and biodiversity.

Issue 3: Housing mix

- 5.7 Possible options:
- 4a. High level policy approach which requires the delivery of new housing to meet needs identified within the East Boldon HNA and South Tyneside SHMA;
 - 4b. Option 4a plus identification of targets for different types/ tenures/ mixes of housing, including housing for younger and older people.
- 5.8 Both the housing needs assessment (HNA) and housing needs survey (HNS) identified key issues that should be addressed through the planning process, particularly regarding access to home ownership and the type of properties that are available in the plan area. As this need could change over the lifetime of the plan, it is appropriate that any decisions should be informed by the latest evidence.

Issue 4: Affordable housing

- 5.9 Possible options:
- 5a. High level policy approach which requires the provision of affordable housing on sites of 10 or more homes to contribute to the provision of affordable housing, with the level and type to meet the needs identified in the East Boldon HNA and South Tyneside SHMA;
 - 5b. Option 5a plus identification of specific targets for different types/ mixes of affordable housing.
- 5.10 The HNA and HNS identified affordability issues across the plan area. Therefore, it is vital that the preferred policy approach should allow young people and young families to get on the housing ladder and stay within the local community. The preferred approach is to support the delivery of affordable housing where there is an identified need. This need should be informed by the latest evidence.