JohnsonMowat
Planning & Development Consultants

Voyage Care

# Land off Brockley Terrace, Boldon Colliery

# Full Planning Application for redevelopment of site to provide a brain injury rehabilitation service comprising of a care home building (Use Class C2) with external amenity space, landscaping and other associated works

Planning Statement (incorporating Statement of Community Involvement)

JM240083

## Johnson Mowat References

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|---|---|
| **Client** | Voyage Care |
| **Site** | Land off Brockley Terrace, Boldon Colliery |
| **Development** | Full Planning Application for redevelopment of site to provide a brain injury rehabilitation service comprising of a care home building (Use Class C2) with external amenity space, landscaping and other associated works |
| **Local Planning Authority** | South Tyneside Council |
| **Document Type** | Planning Statement (incorporating Statement of Community Involvement) |
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## Limitations

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Limited during our investigations.

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a) the date on which this assessment was undertaken; and
b) the date on which the final report is delivered.

Johnson Mowat Planning Limited makes no representation whatsoever concerning the legal significance of its findings or to other legal matters referred to in the following report.

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Appendix 1. Screenshots of consultation website page

# 1. Introduction

1.1 This Planning Statement (incorporating Statement of Community Involvement) has been prepared on behalf of Voyage Care in relation to Land off Brockley Terrace, Boldon Colliery.

## The Applicant

1.2 Voyage Care is a leading specialist provider of care and support, operating for over 35 years across the UK. They are dedicated to empowering adults and children with learning disability, autism, brain injuries and other complex needs to lead fulfilling lives through a person-centred approach. Committed to delivering highoquality care, Voyage Care aims to make a lasting, positive impact on the lives of clients and their families. The organisation operates over 250 care homes throughout the UK, supporting more than 3400 individuals each day.

1.3 The purpose of the planning system is to positively promote the spatial organisation of land to achieve long-term sustainable development. In the Planning Acts, 'sustainable development' means managing the use, development and protection of land, the built environment, and natural resources in a way, or at a rate, which enables people and communities to provide their social, economic, and cultural wellbeing while sustaining the potential of future generations.

1.4 Planning is a vital means of securing the long-term wellbeing of our communities. It enables the efficient use of resources and infrastructure, with multiple benefits to society, the environment and the economy. England is a geographically small, densely populated nation, with multiple demands on land and built environment.

## The Proposal

1.5 This Planning Statement has been produced in support of a full planning application for the redevelopment of land off Brockley Terrace, Boldon Colliery to provide a brain injury rehabilitation service.

1.6 This Planning Statement should be read alongside the technical drawings and documents which comprise this planning submission. These are as follows:

- **Plans Pack (including Design and Access Statement)** – 31/44 Architects;
- **Drainage Strategy** – Dudleys Consulting Engineers;
- **Biodiversity Impact Assessment** - Futures Ecology;
- **Preliminary Ecological Appraisal** – Futures Ecology;
- **Energy & Environmental Standards Statement** – Novo Integration;
- **Topographical Survey** – Tri-Tech;
- **Transport Statement** – Andrew Moseley Associates;
- **Phase 1: Desk Top Study and Coal Mining Risk Assessment Report** – Arc Environmental; and
- **Utility Survey** – Tri-Tech.

1.7 This Planning Statement specifies the site location and offers a description of the area related to this planning application, outlines the relevant planning history, details the development proposals, presents the relevant planning policies and associated material considerations, and concludes by making the planning case in support of the proposed development.

# 2. Site Location and Description

## The site

2.1 The application site (the site) covers an area of 0.08 hectares and consists of vacant, brownfield land located in the northern area of Boldon Colliery, within the administrative boundaries of South Tyneside Council (the Council).

2.2 The site is situated on the western side of Brockley Terrace and was previously occupied by the Boldon Colliery Working Men's Social Club and its stewards' house, locally known as 'The Big Club'. The club ceased operations in 2013, and the building was demolished in 2018. Since demolition, the site has remained vacant and derelict.

2.3 The site is covered with demolition debris, including bricks, glass, and wood, with some remnants of foundations visible. It has become unsightly which consequently has a negative impact on the character and appearance of the surrounding area. While the site is currently fenced off, vacant land can create significant social, economic, and environmental issues, such as anti-social behaviour, vermin and fly-tipping.

2.4 To the east of the site, there is a BT manhole providing access to telecoms cabling systems within the BT Openreach network.

2.5 On-street parking is available along Brockley Terrace and Wilton Gardens South, which border the east and west of the site respectively.

2.6 The site gently slopes from south to north, with levels at the southeast corner measuring approximately 30.125m Above Ordnance Datum (AOD), descending to around 29.754m AOD at the northeast corner.

2.7 The northern boundary of the site is defined by a terraced property and its curtilage. The eastern and western boundaries are defined by Brockley Terrace and Wilton Gardens South respectively. The southern boundary of the site comprises an unnamed road.

## The Surrounding Area

2.8 As noted, the site is located in the northern area of Boldon Colliery, an area predominantly characterised by 2-storey terraced residential properties. There are however some 3-storey residential properties located close to the site. To the north of the site, there is a row of 2-storey terraced houses that front Coronation Terrace and directly adjoin the 2-storey terraced property which defines the northern boundary of the site. To the east and west, additional 2-storey residential terraced properties front onto Brockley Terrace and Wilton Gardens South, respectively, with further residential properties extending along each street. To the south, there is an area of soft landscaping, with additional residential and retail properties, as well as two public houses, situated further along Hedworth Lane.

2.9 The nearest bus stop to the site is located approximately 0.1 miles to the south of the site and is located on Hedworth Lane. The bus stop offers regular services to surrounding areas, including South Shields, Jarrow, Sunderland, and North Shields. Additionally, located approximately 0.6 miles to the northeast of the site is Brockley Whins metro station, which provides frequent metro services between Newcastle and Sunderland. As a result, the site is in a highly accessible and sustainable location, well-served by public transport and close to a variety of local services and facilities. Further details on the site's accessibility are provided in the submitted Transport Statement.

## Planning History

2.10 An online search of the planning history has not revealed any relevant or recent applications for the site. The most recent approved application was in October 2018, which involved the demolition of the

former Boldon Colliery Working Men's Social Club and the Stewards House to make way for a terrace of 7no. four-bedroom dwellings. This was a re-submission of an earlier approved application (ref. ST/02353/15/FUL) and included associated works such as the stopping up of the highway. While the demolition of the social club was completed, the construction of the 7no. dwellings has not been carried out. There are also various historic applications relating to the former social club, including proposals for extensions, internal alterations, refurbishments and the retention of the fire escape.

2.11 The planning history shows that the site has remained vacant for an extended period, with little interest in redeveloping it.

# 3. Proposed Development

3.1 The proposals seek to provide a specialist brain injury rehabilitation service by offering transitional residential accommodation. The development for which planning permission is being sought is described as follows:

> *"Redevelopment of site to provide a brain injury rehabilitation service comprising the erection of a care home building (Use Class C2) with external amenity space, landscaping and associated works."*

3.2 The building is situated to the west of Brockley Terrace and will front the unnamed track to the south of the site. The building is designed to be two storeys in height, reflecting the scale and mass of nearby structures. This is discussed in more detail in Chapter 6 of this Planning Statement.

## Rehabilitation Service

3.3 Brain injury rehabilitation services are designed to support individuals on their journey to independence, rather than providing permanent housing. Residents typically stay in these services for 2-3 years, depending on their recovery and care needs. The diagram below outlines the recovery pathway, with the proposal focusing on the second of five stages following medical discharge. As residents become more independent and their care needs decrease, they move towards independent supported living apartments, community-based rehabilitation, and eventually return to their homes.

*Figure 1: Recovery pathway*




## Design, height and Layout

3.4 The building's height and design are in keeping with the character of the area, aligning with adjacent buildings and preserving the continuity of the terraced properties. The materials used will be informed by those found within the surrounding area, utilised in a modern and contemporary way. Additional design details are provided in the accompanying Design and Access Statement by 31/44 Architects.

3.5 The western area of the site will feature a courtyard, offering an external communal space for residents.

## Transitional Residential Care Living

3.6 The proposal includes a care home building (Use Class C2) comprising five transitional flats on the ground floor and seven transitional flats on the first floor. Each flat will feature an open-plan kitchen, living, and dining area, a bedroom and a wet room. Access is provided via a lift and stairs, with all flats designed to accommodate wheelchair users.

3.7 This facility offers a transition to more independent living, allowing residents to experience independent living in a safe environment while receiving the care, support and therapy they need. Once ready, they can move on to supported living accommodation or reintegrate into the community.

3.8 On the ground floor, at the southern end of the building, staff facilities will be provided, including an office, cleaner's cupboard, medical room and toilet. These staff members will deliver the necessary care and support to residents during their recovery. A communal lounge will also be available for residents. Additional facilities on the ground floor include a refuse store, bike storage and a plant room. At the north-western end of the ground floor, there will be another plant room housing a water booster set, generator room and sprinkler tank.

## Parking and Servicing

3.9 There is adequate on-street parking capacity on Brockley Terrace and Wilton Gardens South to accommodate the parking demand generated by the proposals. Residents will not own or drive vehicles, so parking will only be required for visitors and staff. Given the site's high accessibility, it is expected that most employees will travel on foot or by bicycle, with further details provided in the Transport Statement. In addition, a secure, high-quality internal bicycle store, with space for six bicycles will be located in the western part of the building accessible via the courtyard entrance. Staff will also have access to changing and shower facilities to encourage the use of sustainable travel options.

3.10 A refuse store is situated in the western area of the ground floor of the building, accessible via the adjacent pedestrian footpath. Waste collection will take place from the kerbside, meaning refuse lorries will not need to enter the site. The transitional living apartments will use the local authority's collection service.

## Sustainability

3.11 Voyage Care aims to achieve net-zero carbon emissions by 2030, and this development will serve as a flagship for their future projects. It will focus on reducing embodied and operational carbon by incorporating various energy-saving measures. These include Air Source Heat Pumps, Mechanical ventilation with heat recovery, low energy lighting, low flow rate fixtures and fittings. Further details can be found in the submitted Energy & Environmental Standards Statement.

3.12 In addition to these measures, several key factors enhance the sustainability of the proposals, such as bringing back into use previously developed land and positioning the rehabilitation service in a highly accessible location.

## Landscaping and Trees

3.13 Landscaping between the proposed building and the low-level wall on Station Road features a mix of native scrub, extending to the southeastern corner onto Wilton Gardens South.

3.14 The courtyard includes both hard and soft landscaping elements. A pathway encircles the courtyard, with grouped seating to the north and benches situated within the landscaped areas. Raised planter beds for residents to grow fruit and vegetables are positioned next to the shared seating area. The soft landscaping features a combination of native scrub, low-level flower beds, and silver birch and rowan trees. A green wall is planned along the elevation of the plant room; bird and bat boxes will be installed on the western elevation.

## Ecological Enhancements

3.15 The recommendations of the project's ecologist will be implemented to improve the site's ecological value. This will be achieved through the inclusion of areas with mixed native scrub and individual native trees, bird boxes and bat boxes, as outlined within the Design and Access Statement.

## Boundary Conditions

3.16 The boundary conditions vary along each axis. A low-level brick wall begins next to the terraced housing and ends at the main entrance. A low-level planter wall is also located to the southeast of the site. The western boundary is enclosed by a timber fence, complemented by a low-level wall and timber fence section between the courtyard entrance and the one-storey part of the building.

## Drainage

3.17 A foul and surface water strategy has been developed for the proposed development and is submitted in support of the application. While infiltration drainage has been considered, it is unlikely to be feasible due to the site's geology. As a result, both foul and surface water will be discharged into the existing sewer network surrounding the site. The surface water will be discharged at a rate agreed upon with the utilities provider. Additional details can be found in the Drainage Strategy.

# 4. Statement of Community Involvement

4.1 In line with national and local policy and guidance, community and stakeholder engagement has been carried out during the preparation of the development proposals.

4.2 Pre-application engagement activities have included:

- Seeking engagement with Ward Councillors;
- Posting a leaflet to nearby residents; and
- A consultation website for the local community.

## Seeking Engagement with Ward Councillors

4.3 Ward Councillors were informed of the proposals and were invited to view the consultation website. At the time of writing no formal feedback has been received from Ward Councillors.

## Public Consultation

4.4 To provide the local community with an opportunity to view and provide feedback on the proposals before the scheme was finalised and application submitted, a consultation website page was developed and launched in October 2024 ( Land off Brockley Terrace, Boldon Colliery). Screenshots of the consultation website page can be found within Appendix 1.

4.5 More than 50 no. leaflets were hand delivered to properties surrounding the site. The letter included an overview of the proposals the website address, and our contact details for anyone experiencing difficulties accessing the website or wishing to discuss the proposals.

4.6 A form was available on the website, allowing visitors to submit feedback and comments.

4.7 A significant advantage of the website was that it allowed residents to view the proposals at their convenience, resulting in the completion of 7 no. forms.

4.8 Regarding support for the development:

- 3no. respondents were in favour of the proposals;
- 4no. respondents were uncertain; and
- ono. respondents were against the proposals.

4.9 In terms of support for the design:

- 2no. respondents supported the design; and
- 5no. respondents were unsure.

4.10 The form allowed for comments on any aspect of the proposed development. Four respondents provided additional comments, with common themes including: -

- Concerns regarding parking for staff and visitors were raised, with several respondents mentioning that street parking is quite crowded, particularly in the evenings. This issue was not addressed in the consultation leaflet - the Transport Statement supporting the proposals alleviates these concerns;
- Questions were raised about the impact of the building on the adjacent property. This topic is discussed in detail in the Design and Access Statement that supports this proposal, as well as in Chapter 6 of this Planning Statement; and
- Positive comments in relation to the site being redeveloped.

## Summary

4.11 The project team has made a concerted effort to engage with the local community and Ward Councillors throughout the development and finalisation of the proposed scheme. The website has likely reached a broader segment of the community compared to a traditional public exhibition.

4.12 The requirements outlined in the National Planning Policy Framework (the Framework) and the guidelines set out in the South Tyneside Council Statement of Community Involvement (2022) are considered to have been met.

# 5. Statutory Policy Context and Other Relevant Policies

5.1 The whole purpose and intention of the planning system is to enable the development of appropriate sites which are sustainable, as defined at paragraph 8 of the Framework.

5.2 The duty of Section 38(6) of the Planning and Compulsory Purchase Act 2004 (the Act) enshrines in statute the primacy of the Development Plan. Section 38(6) of the Act states:

> *"If regard is to be had to the development for the purposes of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

5.3 Paragraph 2 of the Framework recognises the provisions of Section 38(6) stating: -

> *"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must be taken into account when preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements."*

5.4 The correct approach to determining whether a proposal is in compliance with a development plan is uncontroversial: -

- All the relevant policies should be identified;
- An assessment should be made as to whether the proposal complies or not with each of those policies and the weight to be given to these;
- The development plan must be read as a whole;
- It must be recognised that separate policies within the same development plan
- can pull in different directions; and
- A development can conflict with on individual policy and still comply with the development plan as a whole.

5.5 Section 39 of the Act requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.

5.6 The reason for a decision must be intelligible and they must be adequate. They must enable the reader to understand why the matter was decided as it was and what conclusions were reached on the principle important controversial issues, disclosing how any issue of law of fact was resolved[1].

5.7 The current development plan consists of the Local Development Framework. which includes a portfolio of statutory Development Plan Documents (DPDs). The DPDs relevant to the development of this brain rehabilitation service are set out below:

- South Tyneside Core Strategy (STCS) (June 2007);
- Development Management Policies (DMP) (December 2011); and
- Site-Specific Allocations (SSA) (April 2012).

5.8 National Planning Policy Guidance is provided by "the Framework". National policy is a factor that is required, as a matter of law, to be taken into account. It is recognised that the STCS was adopted having required for the provisions of the first iteration of the Framework (2012). The Framework is a significant material consideration.

[1] [2017] EWHC 664 (Admin)

# Local Planning Policy

## South Tyneside Core Strategy (June 2007)

5.9 The STCS was adopted in June 2007. The STCS sets out the Council's long-term strategy for development across the district. The below policies relate to the proposed Development.

5.10 **Policy ST1 – Spatial Strategy** sets out how the spatial strategy for South Tyneside will:

- Promote the sustainability of settlements within the district by lowering emissions that contribute to climate change and adapting to its impacts; and
- Maximise the re-use of previously developed land, in the built-up areas.

5.11 Overall, the policy also sets out the principles of securing mixed-use development, promoting accessibility, and ensuring development maximises benefits of regeneration whilst avoiding or minimising environmental impacts.

5.12 **Policy ST2 – Sustainable Urban Living** identifies that *high quality in sustainable urban living will be promoted*, including through high standards of urban design, working towards low carbon and zero carbon standards, renewable energy, prioritisation of sustainable transport modes and the integration of biodiversity features at the design stage.

5.13 **Policy A1 – Improving Accessibility** emphasises that priority will be given to enhancing accessibility, with a focus on encouraging and promoting public transport improvements within the district.

5.14 **Policy SC1 – Creating Sustainable Urban Areas** outlines that to deliver sustainable communities, development proposals will be focused and promoted within the built-up areas, where they create a strong sense of place by strengthening the distinctive and cultural qualities and townscapes of our towns and village and promote high quality design.

5.15 **Policy SC3 – Sustainable Housing Provision** identifies that sustainable residential communities will be developed and supported through the remaining Regional Spatial Strategy allocation requirements for net additional housing completions within each of the district's designated Housing Market Areas, considering existing commitments. This will be accomplished through a combination of site allocations in Area Action Plans and the Site-Specific Allocations document, along with 'windfall' developments on previously developed land. The Council aims to achieve at least 80% of new housing development on suitable previously developed 'brownfield' sites.

5.16 **Policy SC4 – Housing Needs, Mix and Affordability** seeks to ensure that housing meets the needs of special needs groups where there is a demonstrated need and demand.

5.17 **Policy EA1 – Local Character and Distinctiveness** seeks to conserve the best qualities of South Tyneside's built and natural environment and preserve the special and separate characters of the urban fringe villages of Boldon Colliery, West Boldon, East Boldon, Cleadon and Whitburn.

5.18 **Policy EA3 – Biodiversity and Geodiversity** confirms that the Council will seek to *maintain, enhance, restore and add to biodiversity … interests,* including no net loss of biodiversity value of Priority Habitats.

## Development Management Policies (December 2011)

5.19 The DMP document sets out the policies required in South Tyneside to address locally distinctive issues that are not covered elsewhere in national or local policy.

5.20 The following policies from the DPD are therefore of relevance to the proposal:

5.21 **Policy DM1 – Management of Development** outlines that in determining all applications new buildings are designed with sensitive consideration of its surroundings and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

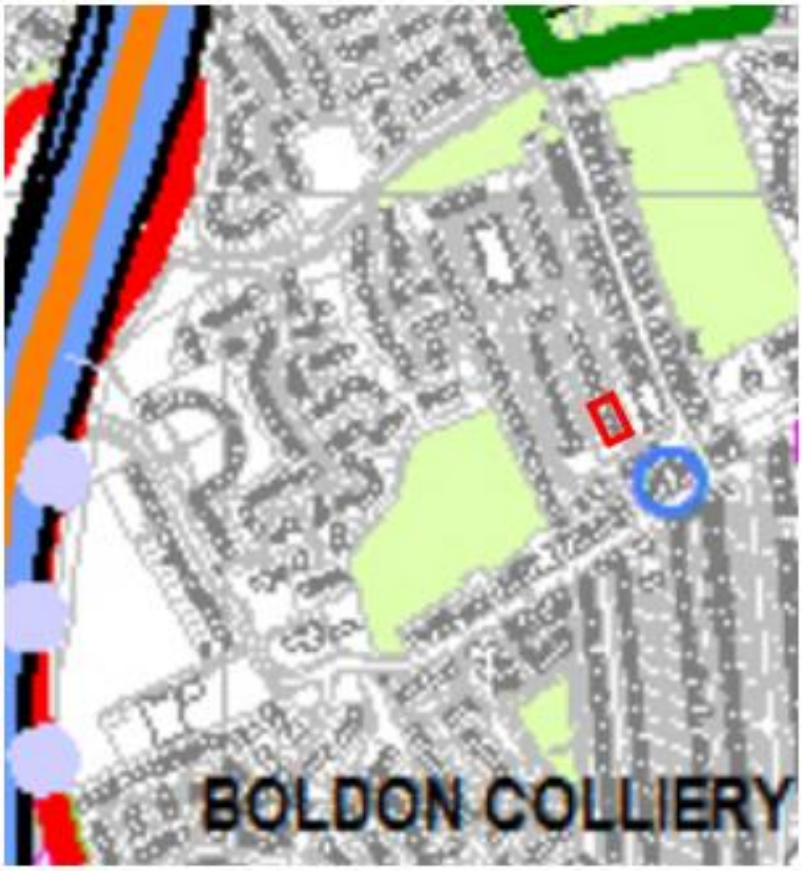
5.22 **Policy DM7 – Biodiversity and Geodiversity sites** states that the Council will protect and enhance the important environmental assets of the district, including part of the northerly outcrops and magnesian limestone in the country. The council promote and support high quality schemes that enhance nature conservation and management, preserve and restore historic and environmental character and maximise benefits for geological conservation and the enhancement of biodiversity in line with Durham Biodiversity Action Plan targets.

## Site-Specific Allocations (April 2012)

5.23 The SSA document sets out detailed site-specific allocations and designations of land in those parts of the district that are not covered by an adopted Area Action Plans.

5.24 The site is not allocated for any specific use in this document and therefore constitutes white and unallocated land within the Development Plan as indicated in the below extract of the SSA proposals map with the site outlined in red:

*Figure 1: SSA Proposals Map Extract*




## Brownfield Land Register

5.25 Within the Brownfield Land Register the site has been identified under reference SBC124 and is considered to have potential to provide seven dwellings.

## National Planning Policy

### National Planning Policy Framework

5.26 The latest version of the Framework was published on 19 December 2023 and forms the relevant policy guidance at the national level for the determination of all planning applications. The Framework is a material consideration which must be taken into account in all planning decisions.

5.27 Paragraph 2 of the Framework states: -

> *"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions."*

5.28 There are three objectives (Para 8) of sustainable development comprising the **economic, social** and **environmental** roles.

5.29 Paragraph 10 sets out that at the heart of the Framework is a presumption in favour of sustainable development.

5.30 So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 11 of the Framework identifies how this presumption is to be applied in making decision on individual application stating: -

> *"For decision-taking this means:*
>
> *c) approving development proposals that accord with an up-to-date development plan without delay; or*
>
> *d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
>
> *i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
>
> *ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

5.31 Beyond Chapter 4 of the Framework there are 13 topic areas (as well as Annex 1 and 2) which form the Framework document; those topic areas considered of relevance to this planning application are set out below:

- **Chapter 2**: Achieving sustainable development;
- **Chapter 4**: Decision-making;
- **Chapter 5**: Delivering a sufficient supply of homes;
- **Chapter 9**: Promoting sustainable transport;
- **Chapter 11**: Making effective of land;
- **Chapter 12**: Achieving well-designed and beautiful places;
- **Chapter 14**: Meeting the challenge of climate change, flooding and coastal change; and
- **Chapter 15**: Conserving and enhancing the natural environment.

5.32 The Government published a consultation to seek views on proposed reforms to the planning system and the Framework on 30th July 2024, which was live until 24 September 2024. As such, whilst the Ministerial statement is acknowledged, it is noted that the December iteration of the Framework remains "in draft" until such time as revised legislation is passed, and policy is published. The Ministerial statement constitutes a material consideration for the determination of this proposal, although it carries limited weight.

## Other Material Considerations

5.33 There are several documents that are relevant albeit not adopted policy. As such, they carry varying amounts of weight depending upon their status and to which development plan document they hang from.

### National Planning Practice Guidance (March 2014)

5.34 The National Planning Practice Guidance (NPPG) was published as a live 'working' document on 6 March 2014. The PPG forms the Government's guidance into specific categories relating to different aspects of the planning system.

5.35 Under the category 'Housing Supply and Delivery,' paragraph 035 Reference ID: 68-035-20190722 states the following regarding the inclusion of residential institutions in a local planning authority's housing land supply:

> *"Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market. Further guidance is set out in Housing for Older and Disabled People."*

5.36 Under the category 'Housing for older and disabled people', at paragraph 002 reference ID: 63-002-20190626 outlines the following into the provision of housing for disabled people:

> *"The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives."*

5.37 Under the category 'Housing for older and disabled people, at paragraph 003 reference ID: 63-003-20190626 goes onto state:

> *"Disabilities can include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs, which may generate a range of housing requirements which can change over time. Local planning authorities may also wish to consider groups outside of the scope of this definition in order to meet specific needs within their community."*

5.38 Under the category 'Housing for older and disabled people', at paragraph 016a reference ID: 63-016a-20190626 states the following in relation to counting residential institutions against their housing requirement:

> *"Plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data."*

5.39 The 2011 Census – Age of Household Reference Person (HRP) by number of adults in the household in South Tyneside reports a total of 67,164 adults within the district. In March 2023, South Tyneside Council published a report titled 'Our South Tyneside 2023,' which indicates there are 67,167 households in the district. Therefore, the average number of adults per household is approximately 0.99, which is rounded up to 1 adult per household as a whole number.

### Supplementary Planning Guidance

5.40 Supplementary Planning Guidance in South Tyneside relevant to this application includes:

- Sustainable Construction and Development; and
- Planning Obligations and Agreements.

## Publication Draft South Tyneside Local Plan

5.41 Although the Publication Draft South Tyneside Local Plan has reached a more advanced stage, having undergone two statutory consultation period, the Borough Council decided on 5 September 2024 not to approve its submission to the Secretary of State for Examination. As a result, the relevant polices of the Publication Draft South Tyneside Local Plan can only be given negligible weight at this time, which is less than what would have been attributed during the period between the completion of the Regulation 19 consultation in March 2024 and prior to the Council's decision. Consequently, this report does not aim to identify specific policies from the Publication Draft South Tyneside Local Plan.

## Housing Land Supply

5.42 The Council's latest Five-Year Housing Land Supply Position as of 31st March 2023 covers the period between 1st April 2023 to 31st March 2028. The Strategic Housing Land Availability Assessment (2023) sets out the Council's position of **3.2 years' worth of supply**.

5.43 The Framework published in December 2023 set out at paragraph 226 that, because of the progress of the emerging Local Plan, the Council is only now required to identify and update annually a four-year supply of housing against the housing requirement instead of five years. Having regard to Framework paragraphs 77 and 226, as a consequence of the Council not having a 4 year housing land supply with a 20% buffer and the Council's Housing Delivery Test results showing that the delivery of housing was substantially below that required over the previous three years the tilted balance in the Framework paragraph 11d) [with associated footnotes] is engaged, which states that relevant development plan policies in such circumstances are considered out-of-date and that planning permission should be granted unless:

i. The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

5.44 This means that significant weight should be given to the Framework as a material consideration in deciding this application.

# 6. Planning Assessment

6.1 This section of the report identifies the main planning considerations and provides an assessment of the planning merits of the case in support of the proposed development.

## Principle of Development

6.2 Local planning authorities are required to count housing provided for older people toward their housing land supply. According to the NPPG category 'Housing for Older and Disabled People,' the calculation for including residential institutions in their housing requirements should be based on the average number of adults living in households, using published census data.

6.3 The 2011 Census reported a total of 67,164 adults in South Tyneside. In March 2023, South Tyneside Council published a report titled 'Our South Tyneside 2023,' indicating there are 67,167 households in the district. Thus, the average number of adults per household is approximately 0.99, which rounds up to 1 adult per household as a whole number.

6.4 As of 31st March 2023, the Council's latest Five-Year Housing Land Supply Position covers the period from 1st April 2023 to 31st March 2028. The Strategic Housing Land Availability Assessment (2023) indicates the Council has **3.2 years' worth of supply**.

6.5 The Framework published in December 2023 states in paragraph 226 that, due to the progress of the emerging Local Plan, the Council is only required to identify and update annually a four-year supply of housing against the housing requirement instead of five years. Considering Framework paragraphs 77 and 226, the Council currently does not have a four-year housing land supply with a 20% buffer. Additionally, the Council's Housing Delivery Test results show that housing delivery has been significantly below the required levels over the past three years. Consequently, the tilted balance in Framework paragraph 11d) is engaged, which states that relevant development plan policies are considered out-of-date in such circumstances, and planning permission should be granted unless:

i. The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

6.6 This indicates that significant weight should be given to the Framework as a material consideration in the decision-making process for this application.

6.7 Policy SC1 of the STCS emphasises that, to create sustainable communities, development proposals should be focused within and promoted in the built-up areas of the district. Additionally, Policy ST2 of the STCS advocates prioritising sustainable transport modes over the use of private cars.

6.8 The site is located within the settlement boundaries of Boldon Colliery, which, along with nearby villages such as East Boldon and West Boldon, forms the area known as 'The Boldons.' Boldon Colliery is the fifth largest settlement in the South Tyneside district and provides a wide range of services and public transport options.

6.9 The nearest bus stop is located approximately 0.1 miles to the south of the site on Hedworth Lane, offering regular services to surrounding areas, including South Shields, Jarrow, Sunderland, and North Shields. In addition, Brockley Whins metro station, located around 0.6 miles to the northeast, provides frequent services between Newcastle and Sunderland. As a result, the site benefits from excellent accessibility and is well-served by public transport, with easy access to a variety of local services and amenities. Further details on the site's accessibility are provided in the submitted Transport Statement.

6.10 Policy ST1 of the STCS outlines that the spatial strategy for the district prioritises the reuse of previously developed land within built-up areas. Policy SC3 highlights that 'windfall' developments on

previously developed land will contribute to meeting the housing requirement in South Tyneside, with the Council aiming for at least 80% of new housing development to occur on suitable previously developed 'brownfield' sites. Paragraph 60 of the Framework seeks to significantly boost the supply of housing and address the needs of groups requiring specific housing types. Importantly, paragraph 124(c) of the Framework gives significant weight to the value of using suitable brownfield land within settlements for residential and other identified needs, supporting appropriate opportunities to remediate derelict, contaminated, and unstable land.

6.11 Since the demolition of the Boldon Colliery Working Men's Social Club, the site has remained vacant for several years, accumulating debris such as bricks, glass, and wood, with remnants of the foundations still visible. The area has become unsightly, detracting from the character and appearance of the surrounding environment. Redeveloping brownfield sites is a sustainable approach, as it reduces pressure on greenfield land and addresses issues caused by vacant, derelict sites, such as anti-social behaviour. Voyage Care's proposals offer a significant opportunity to revitalise this vacant site, filling the gap in the built form of the settlement and eliminating a potential source of nuisance and anti-social behaviour. The plans aim to make optimal use of the site while respecting the character, layout and surrounding uses, which are further explored in the following sections of the planning assessment chapter of this report.

6.12 The Applicant acknowledges that a Site-Specific Allocations document was adopted in April 2012, which is part of the Local Development Framework that constitutes the adopted Development Plan for the district. However, the site is not allocated for any specific use within this document and is therefore classified as 'white' unallocated land within the Development Plan. Consequently, this proposal qualifies as windfall development, which the Council identifies as a significant contributor to meeting the housing requirement in South Tyneside as outlined in Policy SC3 of the STCS. As stated above, it is reiterated that the Council aims for at least 80% of new housing development to occur on suitable previously developed 'brownfield' sites.

6.13 The site is included in the Council's Brownfield Land Register, identifying it as having potential for residential development, further highlighting the desire for its redevelopment.

6.14 The South Tyneside Strategic Housing Market Assessment (SHMA) 2021 estimates that an additional 556 residential care units (Use Class C2) will be required by 2039. The proposal will regenerate a derelict brownfield site by developing a care home (Use Class C2) containing 12 self-contained flats, contributing to meeting the district's need for additional residential care units (Use Class C2) by 2039.

6.15 Policy SC4 of the STCS aims to ensure that housing addresses the requirements of special needs groups where a clear need and demand exist.

6.16 As per paragraph 6.14 above, the South Tyneside SHMA 2021, there is an identified need to provide an additional 556 residential care units (Use Class C2) to be provided by 2039.

6.17 Paragraph 002 (reference ID: 63-002-20190626) in the NPPG chapter on 'Housing for Older and Disabled People' highlights the significance of providing suitable housing for individuals with disabilities, including specialist and transitional living options, to support safe and independent living. Voyage Care aims to provide a specialised rehabilitation service to support individuals in recovering and regaining their independence after a brain injury. As previously mentioned, this service will be offered in a single facility, which includes a care home with 12 transitional living apartments. Voyage Care has established strong relationships with commissioners in the Northeast of England, particularly with the Acquired Brain Injury Service in South Shields and the specialist brain injury service in Wallsend.

6.18 In recent years, Voyage Care has been asked about their capacity to expand bed availability to offer more specialised services in the Northeast, addressing the current shortage of placements in the area. Relevant information can be shared with the Case Officer once the planning application is validated.

6.19 Due to their connections with brain injury teams and facilities such as South Tyneside District Hospital, The Bridge in Middlesbrough, Walkergate Park in Newcastle, and the Community Acquired Brain Injury Service in Gateshead, Voyage Care receives a significant number of referrals. Currently, patients are often placed outside their local areas due to a lack of placements, which undermines the benefits of rehabilitation in a familiar environment close to their families. Therefore, there is a clear need for additional specialised accommodation in the local area, and these proposals will help address that need.

6.20 Due to the Council's inadequate housing supply and delivery situation, there is a significant demand for new residential units in the South Tyneside district. The proposals align with the overall Spatial Strategy and qualifies as windfall development, which the Council identifies as a significant contributor to meeting the housing requirement in South Tyneside. Additionally, the proposals address the needs of special needs groups where there is clear demand in the district, as indicated by the Strategic Housing Market Assessment (SHMA). This proposal supports the district's goal of providing an additional 556no. residential care units (Use Class C2) by 2039. The Council has already determined that the development site is sustainable, located within a settlement that offers various services, facilities, and employment opportunities. The Framework highlights the importance of reusing suitable brownfield land within settlements for housing and other identified needs, while also facilitating the remediation of derelict land. Therefore, the proposed development is in accordance with policies ST1, ST2, SC1, SC3, and SC4 of the STCS, as well as paragraphs 60 and 124(c) of the Framework and paragraph 002 of the NPPG chapter on 'Housing for Older and Disabled People'. Accordingly, the principle of development is considered acceptable.

## The Presumption in Favour of Sustainable Development

6.21 At the heart of the Framework is the presumption in favour of sustainable development, which should be at the heart of plan-making and decision-making[2]. This is the overarching consideration laid in Government policy.

6.22 The Framework confirms the presumption in favour of sustainable development applies when determining development proposals, including brain rehabilitation service applications.

6.23 There are three dimensions to sustainable development: economic, social and environmental[3]. Planning policies and decision should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

6.24 The consideration of whether a development proposal represents sustainable development is a question unaffected by whether it accords with policies in an up-to-date Development Plan. The determination of whether a proposal represents sustainable development is a planning judgement based upon criteria set out in the Framework.

6.25 In making the planning balance the Framework does not indicate that any one element should represent a trump card[4]. However equally that does not mean that a proposal has to pass all three of the sustainability tests to be acceptable and that any of the three roles can act as a trump card against the development. The Framework is clear, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

6.26 It is rare for any development to have no adverse impacts; on balance many fail one of the roles. For the Framework's sustainability test to have any meaning then, all of the competing considerations have to be assessed together, and an overall balanced conclusion reached.

[2] Framework – paragraph 10
[3] Framework – paragraph 8
[4] Appeal Ref: APP/N1350/A/14/2217552 – Land off Sadberge Road, Middleton St George, Darlington – paragraph 70

6.27 Whilst the starting point for decision making is the development plan, the presumption in favour of sustainable development applies and feeds into the planning balance. Consequently, it is necessary to consider the proposals against the three dimensions of sustainable development.

## Economic Role

6.28 The economic role of sustainable development contributes to building a strong, responsive and competitive economy ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and also by identifying and coordination development requirements including the provision of infrastructure.

6.29 It is useful to identify the economic contribution of construction in terms of both direct impacts (through developers themselves and their contractors) and indirect impacts (from other sectors and firms that rely on development and its supply chains and spending). The benefits are broadly categorised (all are relevant) as: -

- Capital Investment and Expenditure Benefits;
- Construction Benefits;
- Direct Employment Benefits;
- Indirect and Induced Employment Benefits;
- Customer Expenditure Benefits;
- Public Finances;
- Local Authority Revenue Benefits;
- Local Community Benefits; and
- Other "Softer" Benefits.

6.30 When the quantitative and qualitative benefits are considered in tandem, the wider economic benefits are as follows: -

### Development as a Driver of Economic Growth

6.31 Improving the long-term competitiveness of the UK economy, including through its significant network of supply chains and contracting relationships.

### Delivering "Real" Jobs and Economic Value

6.32 Construction is a major source of national employment, with construction supporting more jobs compared with investment in many other sectors of the economy. The construction industry provides a crucial labour entry point for young, lower skilled workers and those moving out of unemployment.

### Sector Skills and Employability

6.33 The construction industry offers a range of opportunities across different trades and skill sets from bricklaying and carpentry through to plumbing and maintenance. Apprenticeship opportunities are particularly prevalent and have been increasing over the least through years.

### Enhancing Place Competitiveness and Local Economic Development

6.34 The proposals will create competitiveness within the construction industry, and it will be the intention to use local suppliers. This is considered important for an area to remain competitive and attractive to business and economic activity, which in then will drive the economic growth the country needs.

## Social Role

6.35 The social role of sustainable development supports strong, vibrant and healthy communities by providing a brain rehabilitation service required to meet the needs of present and future generations. It also involves creating a high-quality built environment, with accessible local services that reflect the community's needs and support health, social and cultural well-being. The application proposal will result in a range of social benefits through the delivery of a brain rehabilitation service.

### Design

6.36 Policy SG1 of the STCS and Policy DM1 of the DMP aim to create a strong sense of place by enhancing the unique cultural characteristics and townscapes of the district's towns and villages, while also promoting high-quality design. Additionally, Policy EA1 of the STCS emphasises the importance of preserving the best features of South Tyneside's built and natural environment, as well as maintaining the distinct identities of the urban fringe villages, including Boldon Colliery, West Boldon, East Boldon, Cleadon and Whitburn.

6.37 In developing the proposed scheme, the design team has carefully considered the surrounding and broader context of the site. This includes assessing the scale, massing, and materials of the nearby high street, as well as the closeness of existing residential properties. A detailed analysis of the design evolution can be found in the Design and Access Statement.

6.38 The building is two storeys in height reflecting the scale and mass of other structures along the street. The massing features varying setbacks, with two gabled ends that further reduce the building's scale. The building line has been preserved to ensure a natural continuation of the streetscape. It aims to reflect the rhythm of the neighbouring dormer windows and will utilise red brick, a common feature in the area. Its distinctive design gives the building a contemporary look, adding visual interest and enhancing the overall character of the locality. The presence of staff and ground-floor commercial space will foster a lively atmosphere and provide natural surveillance, contributing to a sense of safety. This development will significantly improve the site, especially considering its current vacant and derelict state.

6.39 Currently, the site has no landscaping. The proposed plans include a high-quality landscape scheme with tree planting, which will offer broader arboricultural and ecological benefits, as discussed further within this report.

6.40 The proposed development is a specialised form of accommodation designed to aid residents' rehabilitation. In addition to care and support services, such as a medical room, internal amenities like communal lounges will promote social interaction among residents, further supporting their recovery.

6.41 Overall, this robust design approach has led to a high-quality development that respects its surroundings and enhances the character of the local area by:

- Revitalising a vacant, derelict site with a proposal inspired by its surroundings;
- Employs materials commonly found in the area in a modern manner to create a high-quality development;
- Features a scale, height, and layout that are in harmony with neighbouring buildings;
- Introduces landscaping and tree planting to the site; and
- Provides external amenity space for residents.

6.42 As such, the proposal is in accordance with Chapter 12 of the Framework, polices SG1 and EA1 of the STCS and Policy DM1 of the DMP.

## Amenity and Privacy

6.43 Policy DM1 of the DMP states that, in determining proposals, the Council will ensure that the development is acceptable regarding its impact on residential amenity. Chapter 12 of the Framework emphasises that decisions should lead to developments that create safe, inclusive, and accessible spaces that promote health and well-being, providing a high standard of amenity for both existing and future users. It also highlights the importance of preventing crime and disorder, as well as the fear of crime, from undermining quality of life or community cohesion.

6.44 Voyage Care will serve as both the developer and operator, becoming an integral part of the local community. Their relationship with neighbours is important, and this is reflected in the design of the development, which aims to protect amenity and privacy.

6.45 Due to the building's positioning and internal layout, it is not expected to raise any amenity or privacy concerns. The proposed massing and orientation minimise the potential for overshadowing neighbouring windows and amenity spaces.

6.46 As previously noted, the building is designed to be two storeys in height reflecting the scale and mass of nearby structures. The northern elevation directly adjoins the existing terraced properties along Coronation Terrace, and the building is orientated to ensure that no windows face these adjacent properties, preventing any harmful overlooking. The eastern elevation is approximately 12 metres from the front of the Brockley Terrace properties, while the southern elevation is circa 8 metres from the front of the 'Body Forge' fitness centre. The western elevation is circa 15 metres away from the front of the properties along Wilton Gardens South.

6.47 The presence of staff will create a vibrant atmosphere and provide natural surveillance, enhancing the sense of safety. This development will greatly improve the site, particularly considering its current vacant and derelict condition.

6.48 Shared external amenity space is located on the western side of the site, providing a defensible area of approximately 104 square metres. Part of this space will feature raised planters for allotments.

6.49 The proposal has been designed to meet Secured By Design standards, following the specifications outlined in the SBD 'Homes 2019' and 'Commercial Developments 2015' Design Guide. Potential risk factors identified in the Crime Impact Statement have been addressed to mitigate opportunities for crime and disorder. A perimeter fence is planned along the western boundary adjacent to the courtyard. The building will largely shield the private external amenity areas and will be surrounded by a communal lounge, which will provide additional natural surveillance. The main entrance canopy will be well-lit and designed to deter climbing, with placements that ensure high levels of natural surveillance.

6.50 Vacant sites like this one often become hotspots for nuisance and anti-social behaviour, negatively impacting the surrounding area. Redeveloping the site will help address these issues, resulting in a positive effect on those living nearby.

6.51 Voyage Care will ensure that any short-term, temporary impacts from construction activities are minimised through effective management of on-site operations. A Construction Management Plan will outline the construction schedule, including hours of operation and methods to reduce disruption. The proposed brain injury rehabilitation service is compatible with the surrounding residential uses, and care has been taken to respect the privacy and amenity of neighbouring properties. Redeveloping this vacant, derelict site is expected to positively impact nearby neighbours by eliminating a potential source of nuisance and anti-social behaviour.

6.52 A strategy will also be established with the Council to further minimise any temporary construction impacts. A condition requiring the submission of such a document would be welcomed.

6.53 Accordingly, the proposal is in conformity with Policy DM1 of the DMP and chapter 12 of the Framework.

## Environmental Role

6.54 The environmental dimension of sustainable development is concerned with protecting and enhancing our natural, built and historic environment. This aspect of sustainable development for this proposal is supported by the following technical drawings and documents.

- Transport Assessment;
- Biodiversity Impact Assessment (BIA) report;
- Preliminary Ecological Appraisal(PEA) Report;
- Drainage Strategy;
- Energy and Environmental Statement;
- Utility Survey;
- Topographical Survey; and
- Phase 1: Desk Top Study and Caol Mining Risk Assessment Report.

### Ecological Benefits

6.55 Policy DM7 of the DMP indicates that the Council will promote and support high quality schemes that enhance nature conservation and management, preserve and restore the character of historic and natural environments, and maximise benefits for biodiversity enhancements. Policy EA3 of the STCS aims to maintain, enhance, restore, and increase biodiversity interests, ensuring no net loss of Priority Habitats of Biodiversity Value. Paragraph 180 of the Framework states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

#### Preliminary Ecological Appraisal

6.56 Futures Ecology have prepared a PEA report in support of this proposal, examining the potential impacts on biodiversity resulting from the development. The PEA is based on a desk study and field surveys of the site and its surroundings. In summary, the report highlights the following key points:

**Statutory Designated Sites**

6.57 Sites such as Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). This legislation incorporates European Council Directive 92/43/EEC (EC Habitats Directive) and 2009/145/EC (Wild Birds Directive) into domestic law, aiming to safeguard natural habitats, wild flora and fauna of international significance.

6.58 Paragraphs 180, 181 and 182 of the Framework pertain to internationally designated sites. The Northumbria Coast SPA/RAMSAR is located 6.1km northeast and is designated for its intertidal rock platform, which supports species such as the Artic tern (Sterna paradisaea), little tern (Sternula albifrons), turnstone (Arenaria interpres), purple sandpiper (Calidris maritima), and ruddy turnstone (Arenaria interpres). The Durham Coast SAC is situated 6.5km east of the site boundary and is designated for its vegetated sea cliffs on magnesium limestone, as well as paramartime, mesotrophic, and calcicolous grasslands, tall-herb fen, seepage flushes, and wind-pruned scrub.

**Information for an Appropriate Assessment**

6.59 The site is located within 10km of the Northumbria Coast SPA/Ramsar and the Durham Coast SAC.

6.60 The proposed development is not expected to cause any likely significant effects (LSE) upon the SPA/Ramsar or SAC due to the following: -

- The development does not take place within any of the designated sites, so there will be no direct loss of habitats within the SAC/SPA/Ramsar.
- None of the habitats or species for which either site is designated (as mentioned above) are present within the proposed development site. Therefore, there will be no loss of supporting habitat. The habitats on the application site are not suitable for the qualifying bird species of the SPA or Ramsar (Arctic tern, little tern, purple sandpiper, and turnstones). Thus, there will be no loss or impact on functionally linked land.
- Given that the proposed development is several kilometres away, its small size, and its nature as a care home, any impacts from increased road traffic and recreational pressure are considered negligible.
- As the development is situated over approximately 6 km from either site, there are no anticipated impacts from urban edge effects.
- There are no direct hydrological connections between the site and the SPA/Ramsar or SAC.
- No construction-related impacts, such as dust, noise, or pollution, are expected due to the intervening distance (>6 km).

6.61 West Farm Meadow, Boldon, is located 1.3 km east of the site boundary. Consultation with the MAGIC site check confirms that the site lies within the 1-2 km Impact Risk Zone (IRZ) for this area. However, the proposed development does not fall within the categories requiring consultation with Natural England due to potential impacts.

6.62 Station Burn LNR is situated 315 m north of the site boundary. No construction-related impacts, such as direct damage leading to habitat loss or indirect effects like pollution events, are anticipated for the LNR, given the intervening distance of over 300 m between the site and the LNR. Considering the size and nature of the development, impacts from increased road traffic and recreational pressure are also deemed negligible.

**Non-Statutory Designated Sites**

6.63 Local sites are not legally protected but are considered in both national and local planning policies. These sites contribute to national biodiversity targets, and appropriate consideration should be given to designated sites when making planning decisions.

6.64 Within 1 km of the site boundary, there are five locally important sites with non-statutory designations, the closest being Station Burn LWS, located 280 m to the north. As previously mentioned, no construction or operational impacts are expected to affect these sites.

**Habitats of Principal Importance**

6.65 The nearest Habitat of Principal Importance (HPI) is classified as deciduous woodland, located 105 m east of the site boundary. In total, there are twenty-four HPIs within 1 km of the site, including lowland meadow and various additional habitats. Due to the distance and the size and nature of the proposed development, no direct or indirect impacts are anticipated on HPIs within 1 km during either the construction or operational phases.

**Habitats**

6.66 While all habitats will be lost to accommodate the development, the improved grassland and ephemeral short perennial vegetation currently on-site are limited in extent and low in species diversity. Therefore, their loss would not pose an ecological constraint to the development.

6.67 It is believed that the proposed on-site planting (which includes two native trees and native mixed scrub) and additional planting on off-site land (to be determined) will more than compensate for the habitats that will be lost.

6.68 Direct lighting of the newly planted habitats during the operational phase could cause crepuscular and nocturnal species to avoid these areas. The lighting should be designed to mitigate impacts from the

new development. The lighting scheme should adhere to guidelines from BCT (2023) and should be positioned to minimise spill, directing light downwards, using LED lamps of 1 lux or less, and ideally equipped with motion sensors on short timers.

**Fauna**

**Badger**

6.69 Badgers are relatively common and widespread in England. Although they are legally protected, the focus of The Protection of Badgers Act 1992 is primarily on safeguarding them from persecution rather than on their conservation. The grassland on-site may provide only minimal foraging habitat for badgers; however, the substrate is deemed unsuitable for sett construction, and given the site's location within Boldon Colliery, it is unlikely that badgers would be present.

6.70 Nonetheless, since there is some suitable foraging habitat on-site, an access ramp should be provided overnight to offer trapped animals an escape route during any excavations (or excavations should be covered). Chemicals must be stored in secure compounds, and open pipes should be temporarily capped at the end of each workday to prevent any animals from gaining access. These precautions will help protect badgers and other wildlife from harm during construction and should be included in a Construction and Environmental Management Plan (CEMP), which would be a condition of any planning permission granted.

**Bats**

6.71 All UK bat species and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended), making it illegal to deliberately disturb these animals or to damage or destroy their breeding sites or roosts. Bats also receive full legal protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This legislation prohibits the reckless or intentional killing, injuring, or taking of any bat species, as well as recklessly or intentionally damaging, obstructing access to, or destroying any place of shelter or protection, or disturbing any animal while it occupies such a shelter or protection. Seven bat species, including brown long-eared, noctule, and soprano pipistrelle bats, are recognized as Species of Principal Importance under the NERC Act 2006.

6.72 The desk study identified up to three bat species within 2 km of the site: common pipistrelle (Pipistrellus pipistrellus), pipistrelle bat species (Pipistrellus spp.), and unidentified bat species.

**Roosts – Buildings**

6.73 There were no buildings on-site; however, the proposed structure will be connected to the row of terraces immediately to the northwest of the site boundary. The off-site building was evaluated and found to have negligible potential for bat roosting.

**Foraging / Commuting habitat**

6.74 On-site habitats, such as improved grassland and ephemeral short perennial vegetation, offer very limited foraging opportunities for bats. There are no linear features connecting the site to the broader environment, making it a negligible resource for the local bat population.

6.75 Integrated bat boxes should be installed on the new building, away from areas that will be exposed to external lighting, to provide new roosting opportunities for local bats. It will be ensured that boundary habitats and ecological landscape planting are not illuminated. The lighting scheme will be designed following guidelines from BCT (2023), with light spill limited to 1 lux or less. Any external lighting, whether on buildings or in public areas adjacent to suitable bat habitats, should be downward facing with LED lamps, equipped with motion sensors set to the shortest possible timers (1 minute) to minimize lighting impacts.

6.76 Care should be taken to avoid inappropriate lighting of any new ecological landscape planting, retained boundary features, or new structural planting. Artificial light can deter more sensitive bat

species and disrupt foraging and commuting routes. To minimise impacts after development, a sensitive lighting scheme should be implemented.

**Great Crested Newts (GCN)**

6.77 Great crested newts (GCN) are legally protected under the Wildlife & Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This legislation prohibits the deliberate disturbance of a GCN, as well as the damage or destruction of their breeding sites or resting places. It is also illegal to recklessly or intentionally kill, injure, or capture a GCN, to recklessly or intentionally damage, obstruct access to, or destroy any shelter or protection, or to disturb a GCN while it occupies such a shelter. Additionally, GCN are classified as a Species of Principal Importance in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

6.78 The desk study indicated that there are no records of GCN within 1 km of the site boundary.

Aquatic habitat

6.79 No ponds were identified within or directly adjacent to the site boundary. A watercourse and two ditches are located within 500 m of the application site. However, the River Don is considered unsuitable for great crested newts (GCN) due to its flowing conditions. Ditch D1 is located 363 m to the east, within an area of woodland, while ditch D2 is 415 m to the southwest, situated in a residential area.

Terrestrial Habitat

6.80 Suitable terrestrial habitats are present on the site, including improved grassland, ephemeral short perennial vegetation, and bricks/rubble, which could offer potential foraging and shelter for great crested newts (GCN). However, these habitats are limited in extent.

Summary

6.81 It is believed that if great crested newts (GCN) were present in ditch D1 or ditch D2, they would be unlikely to commute onto the site for the following reasons:

- The distance to the site exceeds the maximum routine migratory distance of GCN from breeding ponds during their terrestrial phase, which is 250 m.
- Ditch D1 is located within woodland, providing more suitable foraging and feeding habitat.
- The suitable terrestrial habitats on-site are limited in extent, and the site is isolated within an urban environment, making it unlikely for newts to commute onto the site.

6.82 Therefore, GCN are likely absent from the site and are not considered a constraint to the development.

Reptiles

6.83 All common reptile species receive partial protection under Sections 9(1) and 9(5) of Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), which safeguards them from intentional killing, injury, possession, and transport. Additionally, common reptiles are classified as Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities Act 2006.

6.84 The desk study indicated that there are no records of reptiles within 1 km of the site.

6.85 While suitable habitats on-site—such as improved grassland, ephemeral short perennial vegetation, and bricks/rubble—could offer shelter and foraging opportunities for reptiles, these habitats are limited in extent. The site generally lacks ecotones that would otherwise provide optimal conditions for reptiles. Therefore, it is likely that reptiles are absent from the site and are not considered a constraint to development.

Birds

6.86 All wild bird species are protected during nesting by the Wildlife and Countryside Act (1981) (as amended). This legislation safeguards wild birds, their nests, and eggs from intentional harm, making it illegal to kill, injure, or capture any wild bird; damage or destroy a nest while it is in use or being built; or take or destroy a wild bird's eggs.

6.87 Several records of farmland and urban edge bird species have been identified within 1 km of the site boundary.

6.88 Most of these records are linked to Station Burn LWS/LNR, located to the north of the site. The habitats on-site, including improved grassland and ephemeral short perennial vegetation, offer limited nesting opportunities and minimal foraging potential. Given the small scale of the development and the loss of a small amount of low-quality habitat, the proposals are unlikely to significantly impact the local bird population.

6.89 It is anticipated that the proposed planting, which includes two native trees and areas of native mixed scrub, will benefit the local bird population.

6.90 The installation of various bird boxes on and integrated into the new building would enhance the availability of roosting and nesting habitats for these species.

6.91 In the unlikely event that nesting birds are discovered on-site, any removal of suitable nesting vegetation should be scheduled to avoid the nesting season whenever possible (March to August inclusive, though dates may vary by species and weather conditions). If avoidance is not feasible, an experienced ecologist should check the affected areas for nests in advance. Any active nests identified should be protected with a minimum 5 m buffer, marked by the ecologist, until all birds have fledged.

Hedgehog

6.92 The hedgehog population in Britain has significantly declined in recent years, with estimates suggesting a third have been lost since 2020. Hedgehogs are classified as a Species of Principal Importance under the NERC Act (2006), making their conservation a key consideration in the planning process.

6.93 There are thirty-five records of hedgehogs within 1 km of the site boundary. The habitats present on-site, including improved grassland and ephemeral short perennial vegetation, provide limited foraging opportunities for hedgehogs, but the site lacks adequate shelter.

6.94 During excavations, an access ramp should be installed overnight to allow trapped animals to escape, or the excavated areas must be covered. Chemicals should be securely stored, and open pipes should be capped at the end of each working day to prevent wildlife access. These measures will help protect hedgehogs and other wildlife during construction and should be included in a Construction and Environmental Management Plan (CEMP) that will be conditioned as part of any planning approval.

6.95 If fences or walls are necessary, provisions should be made to support hedgehogs during the operational phase of the development by incorporating hedgehog gaps (approximately 13 cm x 13 cm) in boundary treatments to facilitate access to on-site habitats suitable for foraging. Additionally, creating log piles throughout proposed green spaces will enhance foraging and shelter opportunities for this species.

**Biodiversity Enhancements**

6.96 The development should include features that promote biodiversity and preserve, as well as enhance, any existing nature conservation elements on the Site.

6.97 Proposals will aim to increase the diversity of habitats and introduce structural variety, including:

- New landscaping that features trees and mixed scrub, utilizing native species that produce fruit and nectar.

- Installation of various bat and bird boxes on and within the care home to enhance roosting and nesting opportunities for these species.

6.98 Where applicable, an ecological management plan should be developed and followed for all retained and newly created habitats. This plan will ensure that the habitats maintain their current value and/or enhance it, with appropriate long-term management practices in place.

### Biodiversity Impact Assessment

6.99 Futures Ecology have also produced a separate Biodiversity Impact Assessment (BIA) that supports this proposal and should be considered alongside the Preliminary Ecological Appraisal (PEA). The key points of the BIA can be summarised as follows:

6.100 According to the completed Statutory Biodiversity Metric, the current value of the Site's habitats is 0.16 Habitat Units.

**Biodiversity Impact Assessment**

6.101 Biodiversity Net Gain will become mandatory for major developments starting February 12, 2024, and for smaller sites beginning April 2, 2024, as outlined in Schedule 7A of the Town and Country Planning Act 1990 (amended by Schedule 14 of the Environment Act 2021).

6.102 The Biodiversity Gain Hierarchy (which does not apply to irreplaceable habitats) establishes a prioritized list of actions:

- Initially, efforts should focus on avoiding adverse effects on on-site habitats with medium, high, or very high distinctiveness (scoring four or more according to the statutory biodiversity metric). If avoidance is not possible, mitigation measures should follow.
- For any on-site habitats that are negatively impacted, compensation should prioritise: enhancing existing habitats, creating new habitats on-site, allocating registered off-site gains, and finally purchasing biodiversity credits. The BIA details the proposed habitats for the site.

6.103 The baseline habitats, consisting of ephemeral/short perennial vegetation and modified grassland, will be removed to accommodate the development. Proposed new habitats include:

- Developed land with a sealed surface;
- Ground-level planters;
- Modified grassland;
- Mixed scrub;
- A ground-based green wall; and
- Two small urban trees.

**Post-development Summary**

6.104 After the development, the creation of on-site habitats (as shown in Figure 2 of BIA) along with long-term management for at least 30 years is expected to result in 0.08 Biodiversity Habitat Units. This represents a net loss of 0.08 Biodiversity Habitat Units, resulting in a net percentage loss of -52.23%.

6.105 Additionally, the habitat trading rules are not met due to the overall net loss of Habitat Units.

**Additional Enhancements**

6.106 The calculation above does not include the additional enhancement measures that will be implemented within the development, as these cannot be quantified using the Statutory Biodiversity Metric. The installation of bat and bird boxes across the site is expected to contribute positively to biodiversity.

**Recommendations**

6.107 Since the development proposals cannot achieve a net gain in area habitat units on-site, an alternative mechanism is needed to secure a net gain. To achieve a 10% net gain, an additional 0.10 Area Habitat Units would be required. This can be accomplished through a combination of the following approaches:

- Utilising off-site land under the applicant's control to meet the off-site requirement, ideally in a strategically beneficial ecological location.
- A Biodiversity Credit will be calculated based on the Area Units needed for the local planning authority (LPA) or another approved third-party Habitat Bank to take on the responsibility of delivering the net gain for biodiversity.

6.108 All options will be explored in due course.

6.109 The proposals align with policy DM7 of the DMP, policy EA3 of the STCS, and addresses paragraph 180 of the Framework.

## Landscaping

6.110 Policy DM1 of the DMP aims to ensure that new developments feature well-designed external spaces that connect to the broader green infrastructure network, incorporating both hard and soft landscaping to create a high-quality environment for buildings.

6.111 The proposed landscaping details can be found in the submitted Proposed Landscaping Plan (drawing no. 44/2404/PL_1400).

6.112 The Landscaping Strategy aims to create a high-quality landscape environment and enhance the visual appeal of the development. This will be accomplished by:

- Landscaping between the proposed building and the low-level wall on Station Road features mixed native scrub, extending to the southeastern corner at Wilton Gardens South.
- The courtyard includes both hard and soft landscaping:
  - A pathway encircles the courtyard.
  - Grouped seating is located to the north, with benches in the landscaped areas.
  - Raised planter beds for residents to grow fruit and vegetables are adjacent to the shared seating area.
  - Soft landscaping elements include mixed native scrub, low-level flower beds, and silver birch and Rowan trees.
  - A green wall is proposed along the plant room elevation.
  - Bird and bat boxes are installed on the western elevation.
- Boundary conditions vary along each axis:
  - A low-level brick wall begins next to the terraced housing and ends at the main entrance.
  - A low-level planter wall is positioned southeast of the site.
  - A timber fence surrounds the western boundary, with a low-level wall and timber fence between the courtyard entrance and the one-storey section of the building

6.113 The submitted Proposed Landscaping Plan (drawing no. 44/2404/PL_1400) offers a detailed view of the landscaping for the scheme. The proposals aim to establish a high-quality environment in accordance with the requirements outlined in policy DM1 of the DMP and the Framework.

## Flood Risk and Drainage

6.114 Policy DM1 of the Development Management Policies and paragraph 173 of the Framework emphasise that development should be designed to minimise and mitigate flood risk, both on-site and in surrounding areas.

6.115 The scheme is supported by a Drainage Strategy (ref 24321-DCE-XX-XX-T-C-002-P02) prepared by Dudley Consulting Engineers, confirming that the site is entirely located within Flood Zone 1, which indicates a very low risk of flooding. As the site is under 1 hectare, a Flood Risk Assessment is not necessary. The report highlights that the risk of flooding from surface water sources is negligible. Ground levels should be designed to redirect any overland flows away from buildings whenever possible. Groundwater flooding is unlikely, and there is negligible risk from sewer sources. Furthermore, the site is not at risk from reservoir breaches or other flooding sources.

6.116 The report examines the potential for infiltration through soakaways. However, the ground conditions primarily consist of firm brown clays, which are unsuitable for soakaways due to their low permeability rates. Therefore, Dudley Consulting Engineers do not view it as practical to implement soakaways or other forms of infiltration drainage for the development. Nonetheless, some surface infiltration can be achieved to facilitate the drainage of paths and patios, thereby reducing the area of impermeable surfaces directed to a positive drainage network.

6.117 There are no watercourses in the vicinity of the site, so discharging surface water into a watercourse is not an option.

6.118 An existing surface water sewer is located within Wilton Garden South, adjacent to the site.

6.119 Two combined sewers are situated next to the site: one in Wilton Garden South to the west and another in Brockley Terrace to the east. The proposal aims to connect to the combined sewer network along Wilton Garden South.

6.120 There is an existing surface water drain near the site, connected to a gully that directs drainage toward it. The proposal includes a new surface water connection to this same sewer, which will be managed to ensure runoff is appropriately handled, as the eventual discharge point for this sewer is a combined sewer downstream. NWL has confirmed acceptance of a connection to this sewer at a rate of 2 l/s during all storm events, provided that infiltration testing demonstrates there are no alternative methods for discharging surface water from the site. Their consultation response is included at the end of the drainage strategy document.

6.121 It is proposed to discharge surface water into the existing surface water sewer network along Wilton Garden South, which then connects to the combined sewer network also along Wilton Garden South.

6.122 The current site is brownfield and drains toward an existing gully at the former access point, which connects to the surface water sewer. Assuming a rate of 140 l/s/ha and a 700 m² impermeable area, the flow to this existing gully is calculated at 9.8 l/s, which is well within the capacity of the existing pipework.

6.123 The existing QBAR for the site is 0.9 l/s; however, this is quite low, and the small site size limits the capacity for water storage at this discharge rate, which could adversely affect planting and landscaping areas essential for residential amenity and biodiversity.

6.124 It is proposed that a minimum discharge rate of 2 l/s be implemented, managed by a vortex flow control system with a blockage-resistant orifice size, in accordance with NWL's connection requirements. A large tank is proposed to occupy most of the available space within the courtyard, ensuring it is positioned away from planting areas. This tank is designed to store water for events up to and including the 1:100 + 45% climate change storm event.

6.125 Foul sewage will be discharged into the existing combined sewers located to the west of the site through a new lateral connection. This use of the existing combined sewers has been coordinated with United Utilities. The risk of flooding at the application site is very low, and the proposed drainage strategy (for both surface and foul water) is designed to prevent any increase in flooding in surrounding areas and to safeguard groundwater. The strategy takes into account the hierarchy for managing surface water at its source and is tailored to the site's specific conditions and limitations. As such, the proposed drainage strategy accords with policy DM1 of the DMP and paragraph 173 of the Framework.

## Highways

6.126 Part G of Policy DM1 in the DMP requires that developments assess their impact on highway capacity and safety or include measures to mitigate any negative effects. Policy A1 of the Core Strategy encourages initiatives that enhance the accessibility of new developments. Additionally, paragraph 114 of the Framework emphasises that developments must effectively mitigate any significant impacts on the transport network regarding capacity, congestion, and highway safety to an acceptable level.

6.127 AMA have prepared a Transport Statement which supports this proposal. The findings of the technical report are summarised below.

6.128 The site will operate on a shift basis, with a maximum of ten staff members scheduled during the day shift from 08:00 to 22:00.

6.129 Deliveries to the site will be infrequent, anticipated at one delivery every two weeks for office supplies and necessary PPE. These deliveries, along with refuse collections, will occur from either Wilton Gardens or Brockley Terrace.

6.130 The site benefits from excellent public transport access, with bus services available within 400 metres on Hedworth Lane, providing multiple hourly connections to South Shields, North Shields, and Sunderland.

6.131 Brockley Whins Metro Station is located less than 1 kilometre to the north of the site, within walking distance, and offers regular services to Sunderland, Gateshead, and Newcastle.

6.132 No parking spaces are proposed for the development. On-street parking surveys indicate sufficient capacity in the surrounding streets to accommodate staff parking, even under the assumption that all staff would drive. Additionally, the site benefits from strong public transport options, providing a viable alternative for staff.

6.133 Vehicle trips related to the development are projected to reach a maximum of 14 two-way trips per hour during peak times around staff changeovers. This level of traffic is considered negligible and is unlikely to affect the local highway network's performance.

6.134 Consequently, there are no significant traffic or transportation issues that would prevent the local highway authority from deeming the proposals acceptable, nor any reasons why planning permission should not be granted.

6.135 As such, the proposals are compliant with policy DM1 of the DMP and policy A1 of the STCS and paragraph 114 of the Framework.

## Sustainability

6.136 STCS Policy ST2 advocates for high-quality, sustainable urban living. DMP policy DM1 emphasises that new developments should be designed to reduce carbon emissions, enhance energy efficiency, and maximize the use of renewable and low-carbon energy sources. The Sustainable Construction and Development SPD encourages developments to safeguard the environment, whilst protecting and enriching it for future generations. Additionally, developments should be resilient to climate change impacts, such as rising summer temperatures and increased flooding. When applicable, projects should include green spaces to help mitigate urban heat and promote sustainable transport, drainage, and waste management solutions.

6.137 Novo Integration have prepared an Energy and Environmental Standards Statement to support this proposal. Below is a summary of the technical report.

6.138 The Energy Strategy for the proposed Bolden Colliery development employs a hierarchical approach that prioritises passive and low-energy design technologies to minimise baseline energy demand and

$CO_2$ emissions. Following this, the feasibility of implementing low and zero-carbon technologies is evaluated as appropriate.

6.139 This strategy is supported by Part L Thermal Modelling Calculations to ensure compliance with England's Building Regulations Part L2. BRUKL reports related to the development are included in Appendix A of the supporting technical report.

6.140 Analysis indicates that the integration of passive and low-energy design measures results in a 0.15% reduction in the development's annual $CO_2$ baseline emissions, thereby achieving compliance with Part L 2021. Key elements contributing to this reduction include:

- Enhanced thermal transmittance U-values;
- Mechanical Ventilation with Heat Recovery ventilation;
- All-electric Air Source Heat Pump for heating and hot water;
- PV array generating approximately 7,864.14 kWh across the site;
- Low building air leakage rate (3.0 $m^3/h/m^2$ at a pressure differential of 50 Pa);
- Low energy lighting achieving efficiencies of over 100 lm/w for each fitting type;
- Low flow aerated showerheads and basin tap inserts to decrease water consumption; and
- Water-efficient devices and equipment to minimize mains/potable water use.

6.141 The strategy adopts a 'Fabric First' approach, followed by assessments of Combined Heat and Power (CHP) and district heating options, as well as various low and zero-carbon technologies. The overall $CO_2$ emissions reduction of 0.15% has been achieved. Additionally, the RIBA 2030 Climate Challenge Targets regarding domestic operational energy, embodied carbon, and potable water usage have been considered. Although RIBA plans to refine these targets in collaboration with UK professional bodies to establish concrete benchmarks, Novo Integration have made significant efforts to meet the current prescribed baselines, reflecting their shared urgency and commitment to addressing the Environment and Climate Emergency.

6.142 In summary, the achieved 0.15% reduction in $CO_2$ emissions results from the use of high-performance materials to improve building fabric U-values, the incorporation of an Air Source Heat Pump for heating and hot water, and the implementation of MVHR for ventilation. Photovoltaic panels will provide renewable energy, complemented by efficient low-energy lighting and low-flow fixtures to reduce water consumption.

6.143 Thus, the proposal complies with STCS policy ST2, DMP policy DM1, paragraph 162 of the Framework and the Sustainable Construction and Development SPD.

## Ground Conditions

6.144 Policy DM1 of the DMP requires that new developments fully assess any contamination risks and, when necessary, incorporate remediation measures appropriate to the intended land use as part of the development proposals.

6.145 Paragraph 189 of the Framework emphasizes that planning decisions must ensure a site is suitable for its proposed use, considering ground conditions and any risks associated with land instability and contamination.

6.146 Arc Environmental have prepared a Phase 1: Desk Top Study and Coal Mining Risk Assessment Report to support this application. The conclusions of the technical report are outlined below.

6.147 The conclusions of the supporting technical report are based on a review of geological plans, historical documents, and available environmental data related to the site and surrounding areas, forming the

foundation of a preliminary risk assessment. The main benefits of conducting the supporting technical report include:

i. Identifying the geotechnical and/or geoenvironmental characteristics of the ground in detail to evaluate contamination risks at the site, aiding in the economic design of any future development, construction, or necessary remediation efforts.

ii. Reducing the risk of unforeseen ground conditions that could lead to increased costs or delays in the construction schedule.

6.148 In light of the current development proposals, it is recommended that a Phase 2 Ground Investigation (intrusive investigation) be carried out to assess the geo-environmental characteristics of the site. These investigations should be conducted before commencing future development works and may include the following or similar scope:

- Conducting a series of windowless sampling boreholes and mechanically excavated trial pits, including in-situ geotechnical testing (such as SPT testing and hand shear vanes) and sampling to assist with future foundation design and laboratory testing. Boreholes should also target the footprint of the former working men's club to check for a potential cellar; if results are inconclusive, additional trenches may be necessary;
- Installing combined ground gas and groundwater monitoring wells, with an appropriate number of monitoring visits (following CIRIA C665 & BS8485), to assess the ground gas and groundwater conditions beneath the site;
- Performing laboratory geotechnical testing (e.g., liquid and plastic limit tests, particle size distributions, pH, and soluble sulphate testing);
- Conducting laboratory contamination screening on selected samples of topsoil collected during the investigation for typical contaminants, as detailed in Section 5.2, to evaluate risks to human health. Soil samples should be sent to UKAS and MCERTS accredited laboratories for the required testing; and
- Preparing an Interpretive Phase 2 Ground Investigation Report, which will include a Ground Contamination Risk Assessment.

6.149 Before starting any site investigation works, all existing utilities and services should be identified and documented to prevent potential damage and ensure the safety of future site workers. If any buildings or structures are proposed, a reassessment of the investigation scope will be necessary.

6.150 Soil samples collected should be forwarded to a UKAS and MCERTS accredited laboratory for the recommended testing.

6.151 As such, the proposals are in accordance with policy DM1 of the DMP and paragraph 189 of the Framework.

## Planning Balance Summary

6.152 The Framework requires the local planning authority to undertaker a simple planning balance exercise to establish whether the adverse impacts of the development significantly and demonstrably outweigh the benefits.

6.153 The development providers arrange of social, environmental and economic benefits.

6.154 The consultant's reports submitted in conjunction are clear that the adverse impacts of the development are on the whole negligible and where there is an impact suitable mitigation measures can be conditioned in all cases.

6.155 There are a number of significant benefits that can be delivered through the development of this brain rehabilitation service proposal, most notably a range of economic and social benefits associated with

the erection of a care home consisting of 12 transitional living transitional apartments. It is clear that the benefits of the development significantly and demonstrably outweigh the adverse impacts of the development in this case.

# 7. Summary and Conclusion

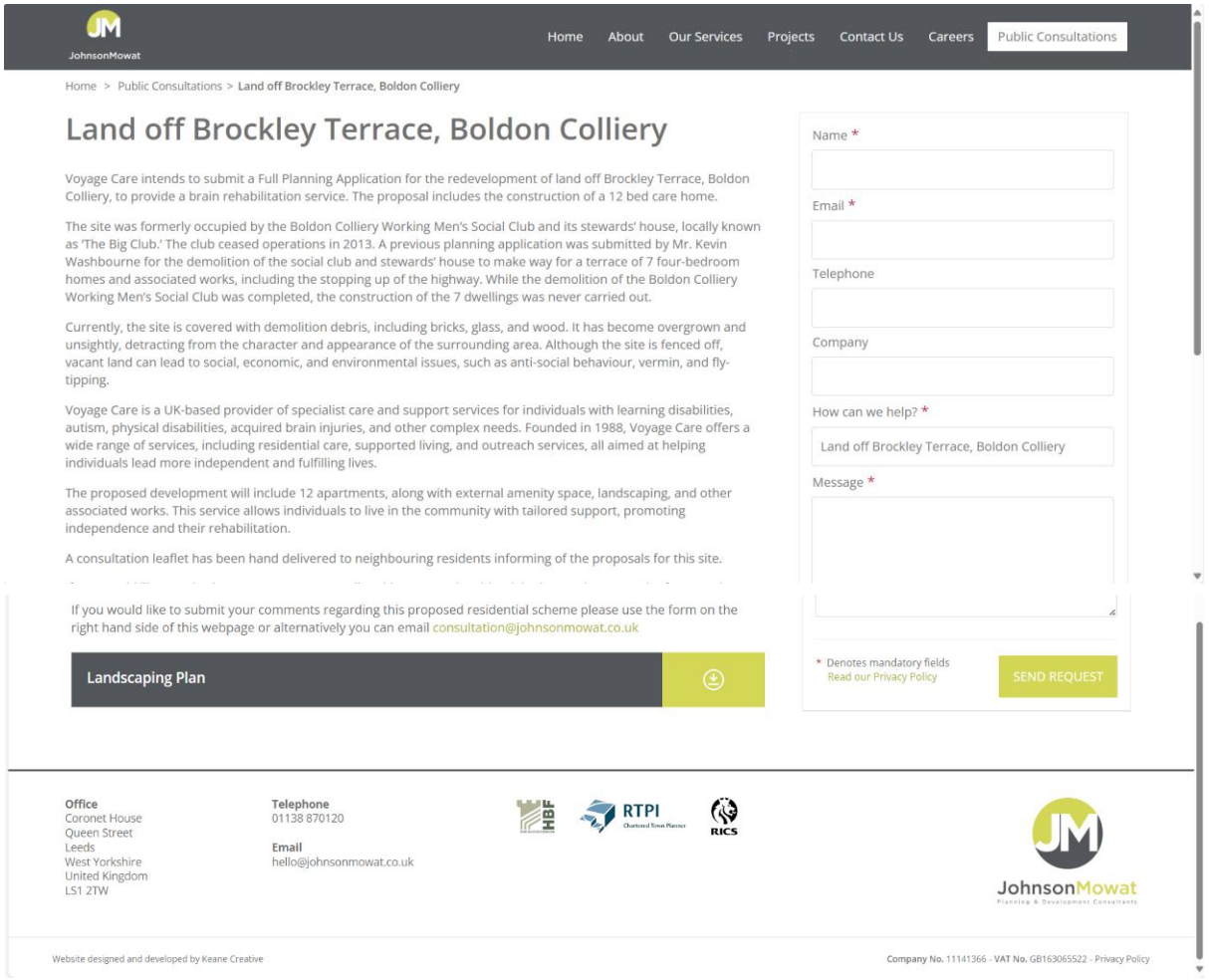
7.1 The Framework introduced a presumption in favour of sustainable development. The policies set out in the Framework taken as a whole constitute the Government's view of what sustainable development means in practice.

7.2 The site is brownfield in character and subject to no significant environmental constraints and the various technical reports produced to accompany the application submission demonstrate that there will be no significant adverse impacts which cannot be mitigated against.

7.3 In this case the benefits associated with developing this site significant and demonstrably outweigh any adverse impact and therefore this planning application should be approved without delay.

7.4 The proposed development has been assessed against relevant policies in the development plan and other material considerations. Subject to the implementation of and adherence to suitably worded planning conditions, it is considered that the proposed development would constitute sustainable development (with reference to Para. 11 of the Framework) and therefore should be approved without delay.

# Appendix 1. Screenshots of Consultation Website page


JohnsonMowat
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Land off Brockley Terrace, Boldon Colliery
Voyage Care intends to submit a Full Planning Application for the redevelopment of land off Brockley Terrace, Boldon Colliery, to provide a brain rehabilitation service. The proposal includes the construction of a 12 bed care home.
The site was formerly occupied by the Boldon Colliery Working Men's Social Club and its stewards' house, locally known as 'The Big Club.' The club ceased operations in 2013. A previous planning application was submitted by Mr. Kevin Washbourne for the demolition of the social club and stewards' house to make way for a terrace of 7 four-bedroom homes and associated works, including the stopping up of the highway. While the demolition of the Boldon Colliery Working Men's Social Club was completed, the construction of the 7 dwellings was never carried out.
Currently, the site is covered with demolition debris, including bricks, glass, and wood. It has become overgrown and unsightly, detracting from the character and appearance of the surrounding area. Although the site is fenced off, vacant land can lead to social, economic, and environmental issues, such as anti-social behaviour, vermin, and fly-tipping.
Voyage Care is a UK-based provider of specialist care and support services for individuals with learning disabilities, autism, physical disabilities, acquired brain injuries, and other complex needs. Founded in 1988, Voyage Care offers a wide range of services, including residential care, supported living, and outreach services, all aimed at helping individuals lead more independent and fulfilling lives.
The proposed development will include 12 apartments, along with external amenity space, landscaping, and other associated works. This service allows individuals to live in the community with tailored support, promoting independence and their rehabilitation.
A consultation leaflet has been hand delivered to neighbouring residents informing of the proposals for this site.
If you would like to submit your comments regarding this proposed residential scheme please use the form on the right hand side of this webpage or alternatively you can email consultation@johnsonmowat.co.uk
Landscaping Plan
Name *
Email *
Telephone
Company
How can we help? *
Land off Brockley Terrace, Boldon Colliery
Message *
* Denotes mandatory fields
Read our Privacy Policy
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