

Document Element: Appendix E

Respondent: Cllr Sam Harper-Wallis

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Summary:

Allocation E30 faces issues, from feasibility to policy compliance. unused WMI employment land questions the need for this allocation.

NB1 ,NB2: Significant infrastructure is required, old hedgerows must be removed, and achieving a 10% net biodiversity gain would reduce the site's feasibility for warehousing.

NB4: The site's size rivals a nearby village, and the required screening to comply is unachievable.

NB8: The site, near a graded building and historic Dunston, would struggle to mitigate heritage impacts, affecting viability.

Unused employment land at WMI questions the basis for this allocation. This site should be reconsidered until WMI allocations are fully utilised.

Full text:

Regarding allocation E30, there are a number of issues ranging from feasibility to actually deliver the site inline with the policies of the plan. There is also an argument that the land does not need to be allocated as there is un claimed employment land not being utilised by the council.

Feasibility and Policy compliance

NB1 and NB1

The land would require significant infrastructure that would make it difficult for the site to deliver inline with these policies. Old hedgerows must be removed to provide access and to achieve net gain of 10% the site would have to be so small it wont be feasible to deliver the warehousing. Additionally in current planning applications the prospective developer has had to consign a whole field adjacent to the site try to comply with net bio diversity gain. This is excluded from the allocation and should be taken into account.

NB4

The size of this site would not comply with this policy, the development is as large as the small village adjacent to it. The level of screening that would be required to comply with this policy would be unachievable.

NB8

The site sites across from a graded building. The site would again have serious difficulties mitigating the impact of this heritage asset. Additionally the historic village of Dunston would also be impacted an the mitigation required would make the viability of this site unachievable.

Un used employment land

There is currently large amounts of un-utilised employment land at the WMI warehousing development. The argument for this allocation is that there is a duty to cooperate with the wider local authority's however if these authorities desperately needed employment land then they would have claimed the un used land at the WMI as soon as it was available. The fact that there is still land un used at the WMI calls into question the study which is being used as a basis for this allocation.

This site should not be considered until the allocations at WMI have been full claimed by the local authorities, especially given the harm this site brings.

Change suggested by respondent:

This site E30 must be removed from the plan. Given it poses the most harm and its feasibility and viability are in question it should be removed.

Legally compliant: No

Sound: No

Comply with duty: No

Attachments: None