



GOVERNMENT OFFICE  
FOR THE NORTH EAST

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Your Ref:

Our Ref: G:\01-place\450-sunderland\402-LOCAL-  
DEVELOPMENT-FRAMEWORK\800-Saved Policies

Date: 16 July 2010

Dear Keith,

**SUNDERLAND UNITARY DEVELOPMENT PLAN  
ALTERATION NO.2 - CENTRAL SUNDERLAND (ADOPTED 2007)**

I am writing with reference to Gary Clasper's email application of 2 July 2010 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Sunderland Unitary Development Plan Alteration No.2 Central Sunderland (2007).

The Secretary of State's Direction is attached.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would necessarily endorse these policies if presented to him as new policy. The intention is merely to maintain an extension of existing adopted policy in the sole interests of providing continuity in the development plans system and a stable planning framework locally and, in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. Authorities should adopt a positive non-regulatory approach to DPD preparation and should not seek to reintroduce the numerous policies of many local plans.

Local planning authorities should make good progress with local development frameworks according to timetables in local development schemes. The exercise of extending saved policies is not an opportunity to delay DPD preparation. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national policy.



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Extended policies should be read in context. Where policies were originally adopted some time ago, it is likely that material considerations, in particular the emergence of new national policy and also new evidence, will be afforded considerable weight in decisions on planning applications.

Yours sincerely

**GARETH HUNTER**  
Planning Team  
Environment Group

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**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND  
COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN SUNDERLAND UNITARY DEVELOPMENT PLAN  
ALTERATION NO.2 CENTRAL SUNDERLAND (2007)**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the  
Secretary of State

Caroline Burden  
Head of Planning Team  
Government Office for the North East  
16 July 2010



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**SCHEDULE**

**POLICIES CONTAINED IN SUNDERLAND UNITARY DEVELOPMENT PLAN  
ALTERATION NO.2 CENTRAL SUNDERLAND (ADOPTED 2007)**

<b>Policy</b>	<b>Title</b>
<b>EC5A</b>	Comprehensive development sites
<b>EC5B</b>	Strategic Locations for Change
<b>EC6A</b>	Major Regional Developments
<b>EC10A</b>	Regeneration of Central Sunderland
<b>H5A</b>	Housing Allocation
<b>S2A</b>	Retail Development
<b>B2A</b>	Sustainable Urban Design
<b>B2B</b>	Tall Buildings
<b>T1A</b>	New Transport Investment
<b>T2A</b>	Modal Split
<b>T7A</b>	River Wear
<b>T23A</b>	Parking Standards
<b>SA6A.1</b>	Former Groves site
<b>SA6A.2</b>	The Port
<b>SA6B.1</b>	Lisburn Terrace triangle
<b>SA6B.2</b>	Pallion Yard



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- SA6B.3** Pallion Retail Park
- SA52A** New Routes (SSTC)
- SA55A.1** Holmeside Triangle
- SA55A.2** Vaux/ Farrington Row
- SA55B.1** Sunnyside
- SA55B.2** City Centre West
- SA55B.3** University – Chester Road Campus
- SA67A** Residential development
- SA74A** Evening Economy
- SA97A** Public Parking
- NA3A.1** Stadium Park
- NA3A.2** Sheepfolds
- NA3B.1** Bonnersfield/ St. Peter's Campus
- NA28A** World Heritage Site

