

Hearing Statement – Matter 7 (Urban Core)

Sunderland Core Strategy and Development Plan

On behalf of Barratt David Wilson Homes (North
East)(East of Washington: Washington Meadows)

April 2019



I. Introduction

- I.1. This is a Hearing Statement prepared by Spawforths on behalf of Barratt David Wilson Homes (North East)(BDW) in respect of:
- Matter 7: The Strategy and Strategic Policies for the Urban Core
- I.2. BDW has significant land interests in the area and has made representations to earlier stages of the Local Plan process.
- I.3. The Inspector's Issues and Questions are included in **bold** for ease of reference. The following responses should be read in conjunction with BDW's comments upon the submission version of the Sunderland Core Strategy and Development Plan, dated July 2018.
- I.4. BDW has also expressed a desire to attend and participate in Matter 7 of the Examination in Public.

2. Matter 7 – The Strategy and Strategic Policies for the Urban Core

Issue – This matter considers the Strategic Policy (SP2), the Strategic Site Policy (SSI) and Policy ST1 (Urban core accessibility and movement).

Housing

1.1) Do the policies for the Urban Core maximise the opportunities for residential development in a highly accessible location?

2.1. BDW has no specific comment in relation to this issue.

The Vaux (Policy SSI)

2.1) Are the provisions of Policy SSI reflective of a positively prepared policy which will encourage a sustainable mixed-use development in a highly accessible location?

2.2. BDW has no specific comment in relation to this issue.

Infrastructure

3.1) Will the infrastructure be provided in the right place and at the right time to support regeneration of the city centre, including that related to sustainable travel links and the highway network?

2.3. BDW has no specific comment in relation to this issue.

Delivery

4.1) Are the assumptions about the rate of delivery of houses from sites in the urban core realistic (anticipated delivery is shown in Appendices A, F and M of the SHLAA?)

2.4. BDW supports the concept and principle of an element of housing on the site as part of a sustainable mixed-use scheme. However, BDW is concerned that the Council anticipates delivery of the housing on The Vaux from 2023 onwards. The site has been around for circa 20 years and is heavily constrained and contaminated, particularly for a sensitive end-use such as residential. With the level of remediation required to make the site suitable for residential BDW do not anticipate the housing element of this proposed scheme to be coming forward in the short term and certainly not within 3-4 years. Furthermore, the location of new housing in this area is untested and is not attractive to the market at present.

Proposed Change

2.5. To overcome the objection and address soundness matters, the following changes are proposed:

- Incorporate flexibility into the plan to cater for the likely delay in delivery of housing on this scheme.