

GEORGE F. WHITE

HEARING STATEMENT – SUNDERLAND CORE STRATEGY AND
DEVELOPMENT PLAN

MATTERS, ISSUES AND QUESTIONS

MATTER 2 TUESDAY 21 MAY

On behalf of Avant Homes

May 2019

CLIENT NAME	Avant Homes
CLIENT REFERENCE	NCL400157
DATE	May 2019
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CONTENTS

INTRODUCTION	1
MIQs – Matter 2 Spatial Strategy and Related Policies, Issue 5, Question 5.1	2
MIQs – Matter 2 Spatial Strategy and Related Policies, Issue 5, Question 5.2	7

Appendices

Appendix A – Site Location Plan; and

Appendix B – Landscape and Visual Analysis, Southern Green

INTRODUCTION

- 1.1 George F. White (Planning, Architecture and Development) have been instructed by Avant Homes (the 'Client') to submit Hearing Statements on their behalf to the Matters, Issues and Questions for the Examination and Hearing Sessions of the Sunderland Core Strategy and Development Plan Examination, hereafter referred to as 'the Plan'.
- 1.2 These comments have considered the Plan and supporting evidence and assessed compliance against the National Planning Policy Framework (February 2019) ('NPPF') specifically paragraph 35. The comments have regard to whether the Plan meets the 'basic conditions' and other matters as set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990, applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.
- 1.3 Comments are provided in response to the questions of the MIQs in relation to the content of the Plan where these are relevant to the Client's interests.

MIQs – Matter 2 Spatial Strategy and Related Policies, Issue 5,

Question 5.1

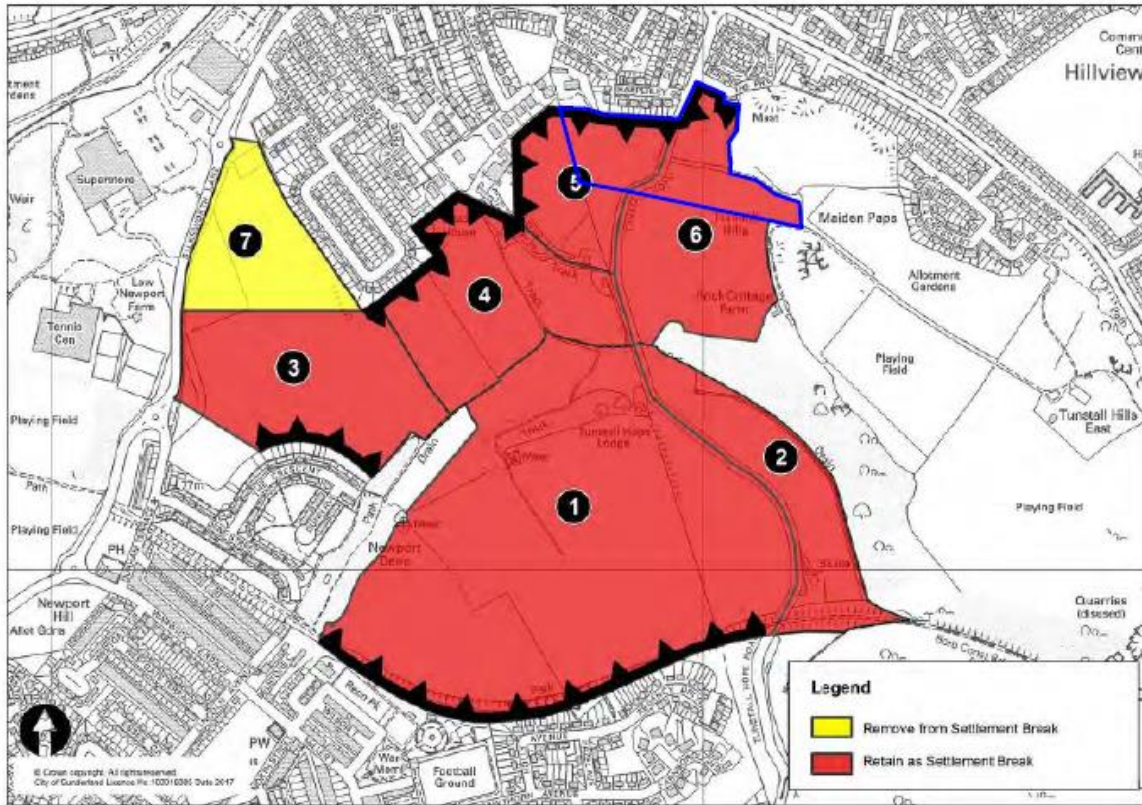
The Principle of 'Settlement Breaks' and the terms of Policy NE7


5.1 Does the evidence base and, in particular SD.48, support the principle and general extent of the settlement breaks?

- 2.1 The evidence base, SD.48, does not support the principle or general extent of the proposed settlement breaks.
- 2.2 SD.48 acknowledges settlement breaks relate back to the 1965 Sunderland Periphery Town Map and were adopted as part of the 1998 Unitary Development Plan. The role of settlement breaks was a historic land safeguarding policy.
- 2.3 It is considered that other, more up-to-date policies in the plan, such as NE1 Green Infrastructure and NE8 Development in the Open Countryside policies would be more appropriate policies, which, could effectively ensure the principles behind proposed policy NE7 are considered in decision making.
- 2.4 The removal of 13 settlement breaks, adopted as part of the UDP, and the retention of only 3 (with additional land included), causes concern over the relevance of settlement breaks in the Plan. The principles of the policy are to:
 - Prevent the merging of settlements;
 - Assist in the regeneration of the urban area; and
 - Maintain the Green Infrastructure Network
- 2.5 These principles could be more appropriately considered through more up-to-date policy and guidance, such as Local Green Space (consistent with NPPF 2019, paragraphs 99 – 100), which would ensure that open green space can be identified and protected. Proposed policies NE1 Green Infrastructure, NE8 Development in the Open Countryside and NE9 Landscape Character could provide a sufficient policy framework to ensure that the principles of proposed policy NE7 are suitably considered in decision making.
- 2.6 The principles of proposed policy NE7 can be effectively considered through other policies, and policy NE7 is not required to deliver the three principles behind settlement breaks.

- 2.7 The general extent of the proposed settlement breaks as set out in the Plan is not supported, as there is not sufficient evidence to demonstrate that the current extent of the High Newport/ Elstob/ Tunstall Hills settlement break is justified or effective.
- 2.8 SD.48 sets out the assessment of settlement breaks and the role each perform. Settlement break 2 High Newport/ Elstob/ Tunstall Hills is split into 7 no. land parcels, of which our Client has an interest in the north extent of land parcels 5 and 6, as shown on the Site Location Plan at Appendix A. It is acknowledged this settlement break has been increased from that previously adopted to include land to the east to connect to the coastline.
- 2.9 Land parcel 7 to the north west of the settlement break is proposed for deletion. This land parcel is in the ownership of Sunderland City Council. In previous representations to Regulation 18 and 19 Consultation we have set out the position on the role of the land in our Client's interest. There is no justification given in the Plan or SD.48 that the north extent of parcels 5 and 6 have a more fundamental role for the settlement break than land parcel 7. Many of the features and characteristics of both sites are similar, as demonstrated in SD.48, and our previous representations.
- 2.10 The following plan, taken from our Regulation 18 Consultation submission, is included to demonstrate the land parcels in question and the areas we propose should be removed, if settlement breaks are adopted:

Figure 1: Proposed Amendment to Settlement Break



 Area of land suggested for removal from the Settlement Break as currently proposed

- 2.11 Figure 1 demonstrates the area of land we have made representations to be removed from the Settlement Break, and shows the relationship to parcel no. 7 which is currently proposed for removal from the designation.
- 2.12 Land in our Client's interest concerns the north extent of land parcels 5 and 6, as illustrated on the Site Location Plan at Appendix A. By removing this land from the settlement break it would create an opportunity to improve the edge of the settlement break in this location, and enhance landscape, ecology and drainage features on the site, creating a benefit for surrounding environments. Information is provided at Appendix B which demonstrates sensitive development of site, with clearly defined areas for built development, and areas of green, open space. This is demonstrated in Figure 2 below.

Figure 2: Proposed Development of the Site



Taken from Landscape and Visual Analysis, Southern Green, Appendix B

- 2.13 The settlement break, as currently proposed, is amended from that allocated in the 1998 UDP. This includes removal of land parcel no. 7 (as detailed in SD.48), and a significant amount of land has been included to the east, connecting the identified site to the coastline. The additional land provides a clear green and wildlife corridor, and ensures designated sites have further protection. The removal of land in our Client's interest, would not affect the designated sites, or prevent the wildlife/ green corridor to the coastline. Information provided at Appendix B illustrates how the site could be sensitively developed, and include mitigation and enhancement measures, which would provide benefits for the surrounding landscape character and nearby ecology receptors.
- 2.14 Furthermore, the removal of these areas from the settlement break would not create the merging of settlements, it would not affect the regeneration of the urban area, and it would not affect the Green Infrastructure Network, therefore, not affecting the principles behind proposed policy NE7. The sites should be removed from the settlement break as currently proposed, to create an improved edge with landscape buffers, wildlife mitigation and an appropriate scale of development.

2.15 Information to demonstrate how the site would be sensitively developed, is included at Appendix B from Southern Green, Landscape Architects. The information provided demonstrates how the sites in question could create a better edge to the settlement break, and facilitate much needed residential development.

MIQs – Matter 2 Spatial Strategy and Related Policies, Issue 5,

Question 5.2

The Principle of ‘Settlement Breaks’ and the terms of Policy NE7

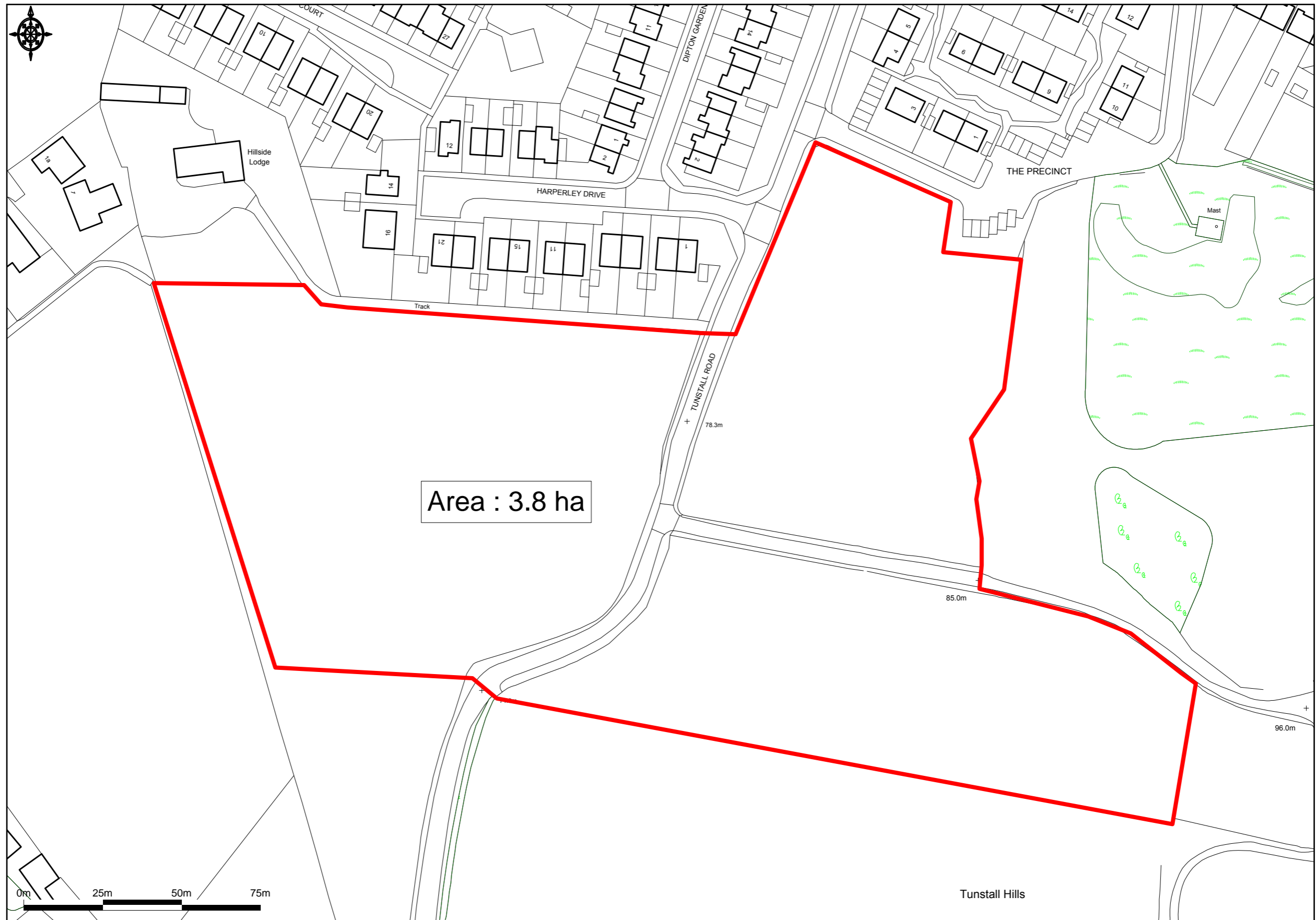
5.2 Are the provisions of Policy NE7 justified and consistent with national policy or are they too restrictive?

- 3.1 The provisions of Policy NE7 are too restrictive, and therefore the policy is not sound.
- 3.2 The 1998 UDP had 16 adopted settlement breaks, whereas only 3 are identified (with additional land) to be retained as part of the Plan. The omitted settlement breaks are suggested in SD.48 to have changed (i.e. development approved or identified for development in the Plan period) and therefore no longer perform the functions of a settlement break. The approved development of these sites previously adopted as settlement breaks is not consistent with policy CN6 of the 1998 UDP. It is considered that this is why the settlement breaks policy NE7 in the Plan is now overly restrictive.
- 3.3 The development of these omitted settlement break areas will create merging of settlements, against the principles set out for identified settlement breaks. The relevance of settlement breaks and the role they perform in the Plan area is therefore questioned, as a result of the omissions and approved/ identified development sites. It would appear that the settlement breaks are a way of preventing development of some green field sites in sustainable locations. The identification of important green spaces, open spaces and wildlife corridors can be identified and monitored through alternative policies.
- 3.4 Part 1 of the proposed policy could be monitored through alternative planning policies as addressed at Question 5.1 above. Therefore, Part 1 of the policy is not required. Part 2 of the policy is not positively prepared and as a result should not be adopted.
- 3.5 Part 2 of the policy precludes development of settlement break sites, unless it can be demonstrated that development is not contrary to the above functions (the 3 principles of settlement breaks) or if it is essential that development has to be located in one of these locations, but the public benefit must outweigh the potential impacts. The Plan should be able to be sufficiently flexible to respond to change. The policy as currently worded would not enable the Plan to respond to potential future change of circumstances, furthermore it is not positively prepared.

- 3.6 The restrictive wording of Part 2 of this policy puts undue burden on developers. We have supplied sufficient information throughout the Plan consultation process to demonstrate why the land in our Client's interest does not contribute to the 3 main functions/ principles of settlement breaks, however the site remains included. No guidance is given in the Plan or SD.48 concerning how a developer would need to demonstrate a development is not contrary to the functions/ principles of a settlement break, and if this policy is adopted as currently worded further information should be provided so that the policy is effective.

Appendix A – Site Location Plan

Land at Tunstall Road



Appendix B – Landscape and Visual Analysis, Southern Green

PUBLICATION TITLE: LANDSCAPE AND VISUAL ANALYSIS
Land at Tunstall Road, Sunderland

JOB NUMBER: 1153 (PJ2550)

VERSION: First Issue - May 2019

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CONTENTS

		FIG REF	PAGE
1.0	INTRODUCTION		
1.1	Background		3
1.2	Site Location and Study Area	Fig. 1	3
1.3	The Development Proposal		4
2.0	BASELINE CONDITIONS		
2.1	Statutory and Non-Statutory Designations	Fig. 2-4	5
2.2	Landscape Character	Fig 5- 6	6
2.3	Visual Context	Fig. 7a-7b	8
		Fig 8-12	
3.0	MITIGATION and RECOMMENDATIONS	Fig 13-14	11
4.0	SUMMARY		12
	APPENDICES		
	Appendix A - References		
	Appendix B - Figures		

1.0 INTRODUCTION

1.1 Background

1.1.1 This Landscape and Visual Analysis has been prepared by Southern Green Ltd Chartered Landscape Architects, commissioned by Avant Homes ("the client"), via George F White to support a representation to the Sunderland Core Strategy EIP.

1.1.2 The Landscape and Visual Analysis seeks to provide an understanding of the baseline landscape and visual conditions of the site and surrounding area before providing recommendations as to what extent, and how, a proposed housing site might be brought forward which is appropriate to the site and surrounding context.

1.2 Site Location and Study Area

Refer to **Figure 1**: Site Location Plan

1.2.1 The proposed development site lies to the south of the existing residential area of Hillview in Sunderland, to the west of Tunstall Hills and the east of Elstob House. The site is divided into parcels by Tunstall Road which provides a link through farmland and open spaces between Hillview and High Newport to the south.

1.2.2 The proposed development site is split into three parcels by existing infrastructure. The parcel to the west of Tunstall Road is approximately 1.6ha in size and is immediately south of the access driveway to a property to the south of Harperley Drive. The intermittent hedgerow to the west of Tunstall Road forms its eastern boundary and a tree belt subject to a Tree Protection Order forms the boundary to the west. The southern boundary crosses the arable field but does not follow any existing or distinguishable feature.

1.2.3 The north east parcel is approximately 0.94ha in size and is located to the east of Tunstall Road, with the hedgerows along it forming the western boundary, and The Precinct forms the northern boundary where there is a verge and post and wire fence evident. Existing trees and grass verges to the lower slopes of Tunstall Hills are evident along the eastern boundary of the parcel and an intermittent and low native hedgerow, set within a wide verge forms the boundary to the south. This hedge runs parallel to a tarmac track which is designated as a bridleway.

1.2.4 The south west parcel (1.07ha) lies to the south of the bridleway and is separated from it by an intact low native hedgerow, whilst the western boundary is formed by Tunstall Road and the very intermittent hedge within verge to the east of the route at this point. The east and south boundaries of the site cross the arable field but follow no existing or discernible features.

Topography

- 1.2.5 Generally, topography within the study area falls to the east towards the coastline. Land to the south falls to form a valley which rises up again by High Newport. There are evident high spots within the study area including Tunstall Hills immediately to the east of the site, the site of Venerable Bede Church of England Academy in Tunstall approx. 1.2km to the south, Mill Hill approximately 2.5km to the south east, the landforms associated with Silksworth Sports Complex approx. 1.5km to the south west and Grindon and Hasting Hill between 3 and 3.5km to the west.
- 1.2.6 The parcel to the west of Tunstall Road generally falls north to south with the highest point being approx. 78mAOD in the north west corner falling to 74mAOD at the south east corner. The hedgerow and verge boundaries adjacent to Tunstall Road appear to be slightly mounded – potentially low hedge banks. For the parcel to the north east of Tunstall Road levels are understandably higher on the eastern boundary, adjacent to Tunstall Hills. The highest point of this parcel is the south east corner at approx. 84mAOD, and from here the field falls both west to Tunstall Road and north west to The Precinct. The south east parcel falls from east to west with the eastern section of the field running up to the foot of Tunstall Hills.

Vegetation and Features

- 1.2.7 There are limited amounts of vegetation within the sites due to them being utilised for farming. Areas of vegetation present are found as boundary treatments adjacent to roads and footpaths and consist of slightly raised verges, a mixture of intermittent hedges along Tunstall Road and more consistent hedges along the bridleway, and vegetation associated with Tunstall Hill to the east and a belt of deciduous trees to the west. The latter extends further south beyond the site and is covered by a TPO.

1.3 The Development Proposal

- 1.3.1 The baseline information is being reviewed in the context of the site being able to accommodate some form of residential development. The final layout and unit numbers will be advised by this report, and those produced by other specialisms.

2.0 BASELINE CONDITIONS

3.0.1 This section provides an overview of the baseline study results and references and provides information on the following features within the study area:

- Statutory/ non-statutory designations;
- National, Regional and Site Landscape Character;
- Site and surrounding area;
- Visual context (ZTV and representative views).

2.1 Statutory and Non-Statutory Designations

Refer to **Figure 2: Access and Circulation**
Figure 3: Heritage Designations
Figure 4: Landscape and Planning Designations

Public Rights of Way and other Routes

2.1.1 The closest public right of way to the site is a bridleway which joins Tunstall Road to Grangetown in the east via the track between the two eastern parcels of the site. It then travels south of Maiden Paps and adjacent allotment gardens before joining, or running parallel to Toll Bar Road. There are limited other footpaths within the study area but there are a number of Traffic Free Cycle Routes which appear to pass through, or around, Silksworth Sports Complex. There is also one further west which extends from the centre of Sunderland out to Hastings Hill.

2.1.2 The England Coast Path National Trail is evident on the line of recreational routes and footpaths along the coastline to the east and north east of the study area.

Heritage Designations

2.1.3 There are four Conservation Areas within the study area – the closest and largest being Ashbrooke which begins approximately 0.9km to the north east of the site.

Bishopwearmouth is located approx. 2.5km to the north, Silksworth Hall is 2.3km to the south west and Ryhope Village is 2.8km to the south east.

2.1.4 There are four Scheduled Monuments within the study area, although none are within 1km of the site. The closest is the defended settlement on Humbledon Hill which is 1.1km to the north west. The remaining Scheduled Monuments are all beyond 2.5km of the site.

2.1.5 There are a large number of listed buildings evident within the study area, with concentrations found within the Conservation Areas. There are limited numbers of these within 1km of the study area though, with the nearest being Tunstall Hope Lodge (Grade II) approximately 250m to the south of the site. Beyond this are Humbledon Pumping Station and its gates and gate piers which are Grade II listed and the Parish Church of St Nicholas (Grade II), approximately 900m to the north west.

Landscape Designations

- 2.1.6 The site lies within an area defined as a Settlement Break and Green Wedge between Elstob and Silksworth. The Settlement breaks have been reviewed recently to advise the emerging plan and the only area of land proposed for removal from this designation at this time was land to the north west (west of Elstob) which had previously been designated as New and Upgraded Open Space. This Open Space designation also covers the Maiden Paps, adjacent allotment gardens and playing fields, and land rising up to the school at Tunstall. Where woodland cover is present in these areas most of it is defined as Ancient Woodland and Maiden Paps, woodland areas and fields adjacent to Grangetown also form a Local Nature Reserve. The area to the south of the site also forms part of a Wildlife Corridor extending from the coast in the east to East Herrington and beyond to the west, linking into other Wildlife Corridors which intersect this.

2.2 Landscape Character

Refer to **Figure 5: National Character Areas**
Figure 6: Local Landscape Character Areas

- 2.2.1 National Character Area mapping is carried out by Natural England and is the primary source of reference for this study (Natural England National Landscape Character Area profiles 2013).
- 2.2.2 Considering the size and scale of the proposed development, the baseline landscape character and sensitivity will also cross refer to information relating to Landscape Character Types and Areas defined in the City of Sunderland Landscape Character Assessment (2015).

National Landscape Character

- 2.2.3 The site and study area fall within **NCA 15: Durham Magnesian Limestone Plateau** and this is illustrated on **Figure 5: National Character Areas**. For study area context the key characteristics of this Character Area are listed:
- *Open, large-scale landscape with big fields, low hedges and few trees on the plateau tops, incised with stream valleys along limestone escarpment to the west and denes running down to the coast to the east.*
 - *Dramatic coastline with exposed cliffs of limestone and boulder clay, undulating series of small, sheltered bays and headlands, flower-rich Magnesian Limestone grassland, steep-sided wooded coastal denes, and sand dunes and beaches that support large populations of waders and seabirds.*
 - *Striking west-facing limestone escarpment forming a series of spurs and vales, heavily quarried but still supporting a mosaic of limestone grassland, scrub and woodland.*
 - *Strong influence of historic mining industry on both local culture and the landscape, in the form of ex-coal mining towns and villages with distinctive surrounding areas of*

allotments and pony paddocks, reclaimed colliery sites, disused and existing railways, and industrial archaeology.

- *A productive farmed landscape with a high proportion of large arable fields and some pasture for sheep and cattle grazing.*
- *Small, fragmented patches of limestone grassland supporting unique combinations of rare plant and invertebrate species.*
- *Historic villages subject to a high degree of 20th-century expansion.*
- *Widespread urban and industrial development in the north and major transport corridors throughout.*

Local Character Areas

Refer to **Figure 6: Local Character Areas**

- 2.2.4 The information in the City of Sunderland Landscape Character Assessment (2015) provides a more detailed account of the landscape character of the study. This document indicates that the Character Area covering the site and areas to the south, east and west is known as **8b. Tunstall Hills** and is in the Landscape Character Type **Coastal Limestone Plateau**. The key characteristics for the Character Area are listed below:

Key Characteristics:

- *Magnesian Limestone outcrops and grassland habitat supporting nationally rare flora and fauna.*
- *Importance of geological exposures in the area.*
- *Tunstall Hills and Tunstall Bank are key viewpoints, as well as landmarks in wider views.*
- *Silksworth Sports Complex provides regionally important recreational facility.*
- *Important green space within the densely populated urban area.*

- 2.2.5 The strategy for this area is noted as follows:

Landscape protection of this key area of open space within the city. The important habitats of Tunstall Hills, and the accessible areas on and around them, form an essential part of Sunderland's green infrastructure and this function should be retained. Further encroachment of residential or commercial development into this corridor of open land should be resisted, to maintain the physical connection between the Silksworth and Farringdon area and the coast.

This will be combined with landscape enhancement across the area, particularly the open fields at Hollycarrside and Newport Dene, where reinstatement and management of hedgerows is a priority. Onward links, both recreational and for wildlife, into the wider city can be improved and a better quality access network throughout the area could be provided. The aim will be to achieve a high quality linear area of accessible open space and well managed farmland linking suburbs and coast.

2.3 Visual Context

- 2.3.1 In order to explore the potential visibility of the proposed site and select likely viable viewpoints to represent potential receptors, a 3.5km diameter Zone of Theoretical Visibility (ZTV) map has been generated using digital topographic mapping.

Visual Envelope

Refer to **Figure 7a:** Zone of Theoretical Visibility (ZTV) Plan (bare land)
Figure 7b: Zone of Theoretical Visibility (ZTV) Plan (visual barriers) with Potential Visual Receptor Locations

- 2.3.2 The visual envelope is the extent to which the proposed development could be seen from areas in the surrounding landscape. The visual envelope is shown as a coloured area on the Zone of Theoretical Visibility (ZTV) Plans. **Figure 7a** illustrates the ZTV with only the 'bare land' topography within the study area taken into consideration. The ZTV illustrated in **Figure 7b** refines the theoretical visual envelope further by billy allowing for existing visual barriers, which might include both natural and man-made elements. These are treated as broad blocks, with existing buildings and areas of woodland/trees assigned an average height of 8m. It is important to note that the ZTV mapping is not fully accurate but can help to build up an understanding of the overall visibility of the development when supported by inspections on site. Desk study also informed the viewpoint selection, with particular consideration given to designated or sensitive locations such as open spaces, public rights of way, listed buildings and adjacent residential properties/ farmsteads.
- 2.3.3 From the findings of the ZTV exercise, the extent to which the site is likely to be visible within the study area, as shown on **Figure 7b**, is largely contained by the existing built form to the north and south, although some views are shown to be evident from open or elevated spaces within 2km of the site or within localized spaces or sections of roads within the urban areas.

2.4 Representative Views

2.4.1 It is anticipated that representative views of the site from within the ZTV will demonstrate and test the visibility of the proposals from different directions, distances and receptor types. An analysis of these viewpoints has helped to advise the development of the design for the proposed site layout with the aim of assimilating it into the existing setting and the surrounding countryside. The viewpoints chosen are highlighted in the table below.

	Viewpoint Description	Distance (from centre of site)	Receptor Type
1	View west from bridleway	120m	Public Right of Way
2	View west from Maiden Paps	170m	Recreational users/ Public Right of Way
3	View north east from Tunstall Road	50m	Road users
4	View east from Hillside Lodge	130m	Residential
5	View north from Tunstall Road	120m	Road users
6	View north from footpath at High Newport	950m	Public Right of Way
7	View north from footpath on Paddock Lane	990m	Public Right of Way
8	View north east from Cycle Route 1 at Silksworth Sports Complex	1.1km	Public Right of Way
9	View south west from Backhouse Park	1.2km	Recreational users
10	View east from footpath at Hastings Hill	3.4km	Public Right of Way

2.4.2 Panorama photography was captured from the representative viewpoints, and context photography taken from sample locations where the site was not found to be visible. These are illustrated in Figures 8 -11 and a summary of the findings is provided below:

2.4.3 **North** - From the north of the site the views are limited to the southern edge of Elstob due to the existing urban area. Potential views within these urban areas are indicated as pockets in open spaces or along roads between 1 – 2km from the site. A number of these were visited, including Mowbray and Backhouse Park and views of the site were found to be filtered by existing vegetation in close proximity to the receptors.

2.4.4 **East** – Views from this direction are limited by the landform and woodland evident, which is associated with Tunstall Hills Local Nature Reserve.

2.4.5 **South** – The built form associated with New Silksworth effectively limits views of the site from this direction to only 1km. Views from public rights of way at High Newport and off Paddock Lane were visited to test this and the south east parcel of the site was found to be most visible, with the remaining parcels either not visible due to intervening topography and vegetation, or being seen as a narrow section of land in the foreground

of existing properties. Beyond New Silksworth only small pockets of potential visibility are highlighted to the west of Ryhope and south of Moorside, over 3km away.

- 2.4.6 **West** – Views are shown throughout the open space to the west of the site, and parts of the Silksworth Sports Complex. Views were tested from this location and existing vegetation to the east of this facility and along the adjacent road were found to filter any views of the site. Small areas of visibility are indicated on the ZTV between 1–3.5km from the site and fieldwork was undertaken where these coincided with views from key vantage points, such as Grindon Hill and Hastings Hill. From these receptors Maiden Paps were evident in the panoramas, but due to the site being sat at lower contours it was found to be filtered from view by existing vegetation in the mid-ground.

3.0 MITIGATION and RECOMMENDATIONS

Refer to **Figure 13: Mitigation and Recommendations**
Figure 14: Indicative Site Layout

3.1.1 The following measures or landscape works would be recommended to help to sensitively integrate any proposed residential development into the landscape character and visual context of the site and surrounding area:

- Existing vegetation evident along boundaries of the field parcels should be retained and enhanced where required to continue to provide a natural filter to views from adjacent visual receptors. It may be beneficial to incorporate more shrub layer species to provide more structure and improve filtering effects at a lower level if this does not conflict with other adjacent uses.
- A strong landscape buffer should be provided to the south of the site with proposed units fronting onto this to provide a defensible edge to the Settlement Break.
- It would be beneficial if the parcel to the south east of the site, extending to the south of Maiden Paps, was retained as open space given that it appears to be the most visible parcel within the study area, and provides the setting to Tunstall Hills LNR from the adjacent open space. Proposed landscaping within this area will assist with filtering views of any development within the remaining parcels and may also help provide mitigation for other factors such as flood risk and ecology.
- Limits to developable areas should be set adjacent to existing features such as Maiden Paps (Tunstall Hills LNR) to the east and the belt of existing TPO'd trees to the west. This will enable landscaped buffers to be provided alongside them which will be appropriately landscaped to provide an interface between existing and proposed.
- Development edges should work with the existing contours to ensure that built form does not dominate any existing or proposed open space, and is also respectful of the prominent landforms associated with Tunstall Hills LNR to the east of the site.
- Setting any built form back off Tunstall Road, similar to that existing further north along this route, will help to assimilate the character of existing and proposed built form.
- Materials will also play an important factor in limiting the visual effects of the development and influences should be taken from existing materials and colours used within the surrounding area. Materials with warm grey or dark brown earth tones would be recommended for the roofscape.

3.1.2 **Figure 14** Indicative Site Layout illustrates the potential balance of development cells and open space within the site, based on the recommendations above.

4.0 SUMMARY

- 4.1.1 If housing development is proposed on this site, the main change in relation to the Landscape Character would be on that of the site itself which will change from farmland to built form with associated infrastructure and open spaces. If the design of the layout is undertaken sensitively, and built form is only introduced to the west and north east parcels, effects on the site and the setting of the adjacent Tunstall Hills Local Nature Reserve could be reduced, given that these parcels are seen in the context of this feature from limited receptors.
- 4.1.2 The development may also provide the opportunity to improve the edge of the Settlement Break in this location, so rather than properties backing onto it with lanes and garages evident, properties could front onto it, overlooking landscape buffers which would form the new edge to the Settlement Break. Through appropriate landscaping, developed with other site requirements, the south east parcel of the site could add to the character of the Tunstall Hills LNR, appearing as an extension to it in views from the wider study area.
- 4.1.3 If the mitigation recommendations highlighted in Section 3.0 are carried through to detailed design - including the retention and enhancement of the existing features, incorporation of new boundary/ buffer features on the perimeter of the parcels, and open spaces within any proposed built form - these would filter views of the built form, link the site visually and physically to nearby existing landscape features and assist with reducing residual effects.

Appendix A - References




1. Guidelines for Landscape and Visual Assessment (Third Edition 2013, prepared by the Landscape Institute and IEMA)
2. City of Sunderland Landscape Character Assessment (2015), LUC
3. Natural England National Character Area profiles (2013)
4. Historic England Website (<http://historicengland.org.uk>)
5. The Magic Website (<http://www.magic.gov.uk/>)
6. Streetmap.co.uk
7. Google Street View Mapping

Appendix B - Figures

- Figure 1:** Site Location and Study Area
- Figure 2:** Access and Circulation
- Figure 3:** Heritage Designations
- Figure 4:** Landscape and Planning Designations
- Figure 5:** National Landscape Character Areas
- Figure 6:** Local Landscape Character Areas and Types
- Figure 7a:** Zone of Theoretical Visibility (ZTV) Plan – Bare Land
- Figure 7b:** Zone of Theoretical Visibility (ZTV) Plan - Visual Barriers with Viewpoint Locations
- Figure 8:** Photographic Viewpoints 1 and 2
- Figure 9:** Photographic Viewpoints 3 and 4
- Figure 10:** Photographic Viewpoints 5 and 6
- Figure 11:** Photographic Viewpoints 7 and 8
- Figure 12:** Photographic Viewpoints 9 and 10
- Figure 13:** Mitigation and Recommendations
- Figure 14:** Indicative Site Layout

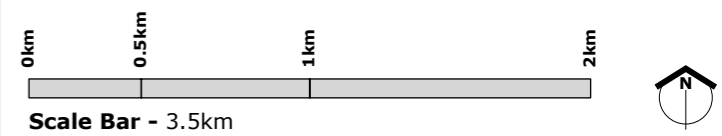


LEGEND

-  Site Boundary
-  Study Area - 3.5km Radius
-  Local Authority Boundary



Aerial Plan - Not to Scale



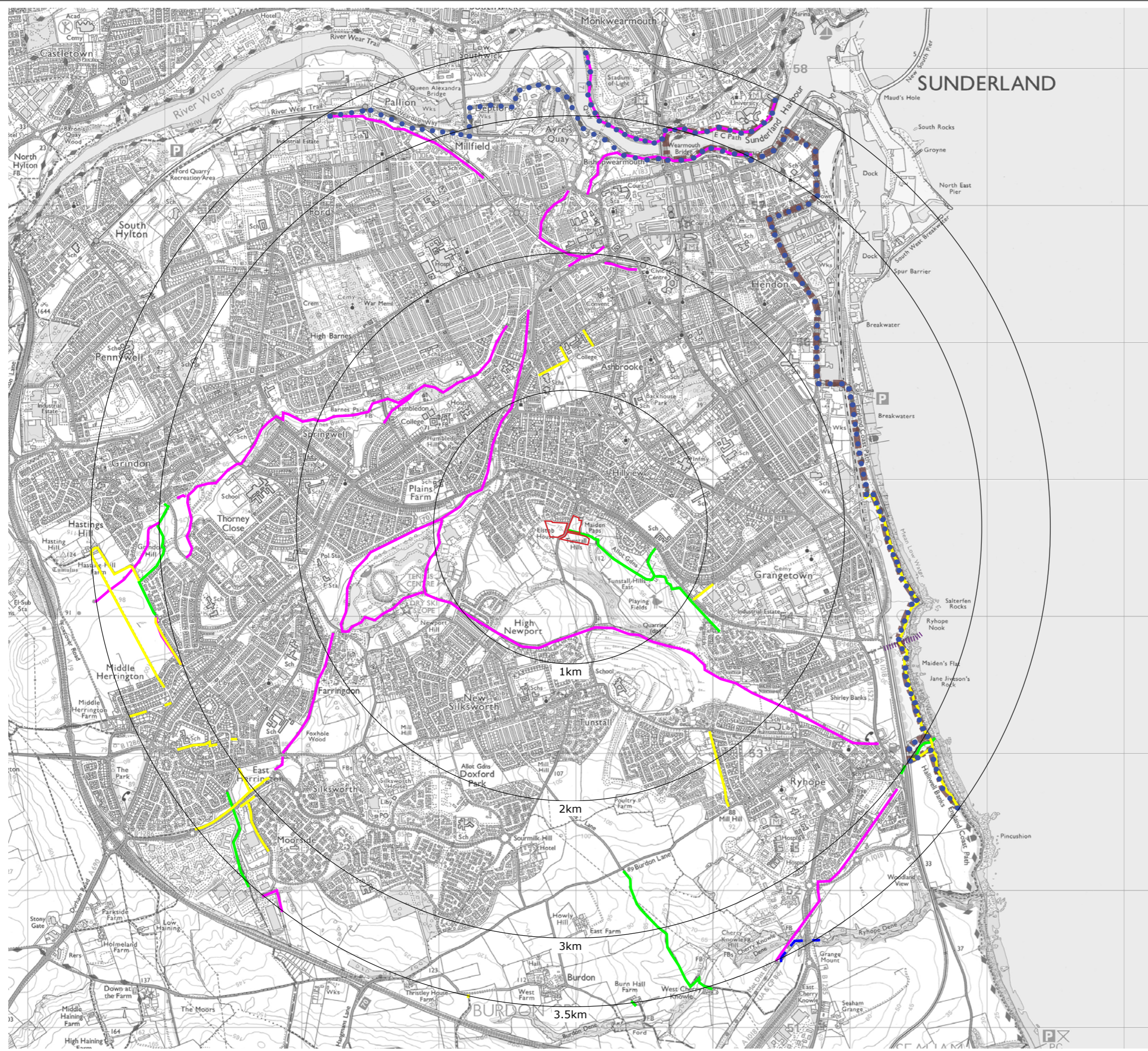
1153_LAND AT TUNSTALL ROAD, SUNDERLAND

Figure 1
Site Location and Study Area





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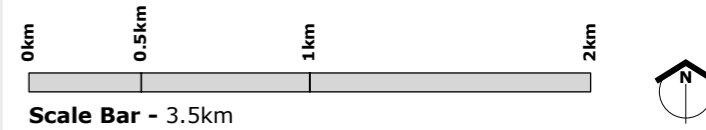


LEGEND

-  Site Boundary
-  Study Area - 3.5km Radius
-  Local Authority Boundary
-  Footpath
-  Bridleway
-  Recreation Route
-  Traffic Free Cycle Route
-  Restricted Byway
-  National Trail - England Coast Path (Durham, Hartlepool and Sunderland)



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Figure 2
Access and Circulation

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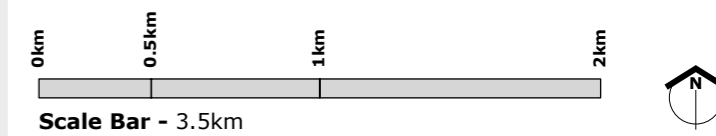


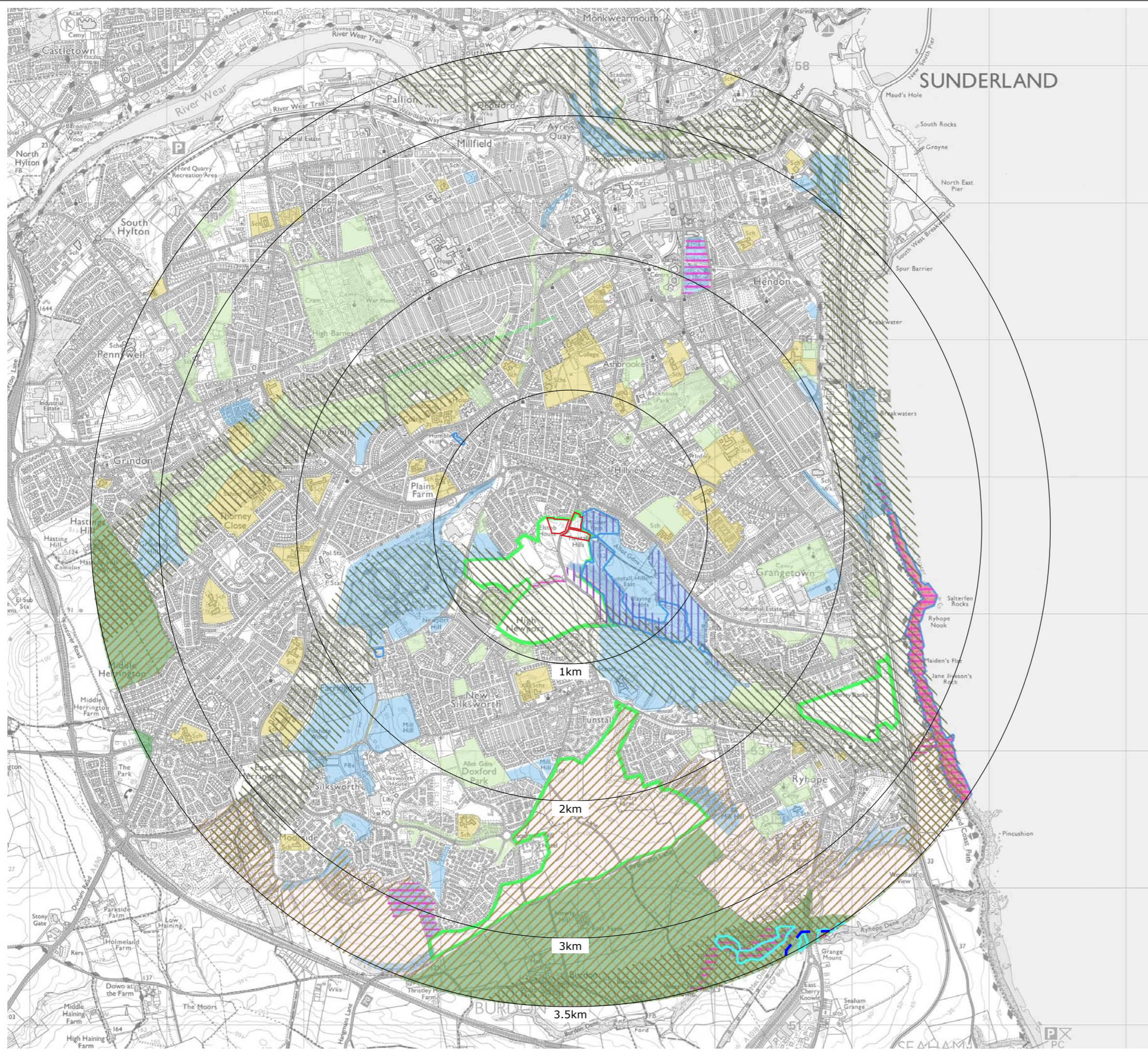
LEGEND

-  Site Boundary
-  Study Area - 3.5km Radius
-  Local Authority Boundary
-  Conservation Areas (Existing)
-  Conservation Areas (Proposed)
-  Historic Parks

- 01 Scheduled Monuments**
1. MONKWEARMOUTH ANGLO-SAXON MONASTERY AND MEDIEVAL PRIORY
 2. DEFENDED SETTLEMENT ON HUMBLEDON HILL
 3. HASTING HILL CURSUS AND CAUSEWAYED ENCLOSURE, 600M SOUTH OF HASTING HILL FARM
 4. RYHOPE PUMPING ENGINES

- 01 Listed Buildings**
1. TUNSTALL HOPE LODGE, GRADE II
 2. GATES AND GATE PIERS AT ENTRANCE TO HUMBLEDON PUMPING STATION, GRADE II
 3. HUMBLEDON PUMPING STATION, GRADE II
 4. PARISH CHURCH OF ST NICHOLAS (COFE), GRADE II
 4. BARNES PARK SOUTH ENTRANCE WALLS GATES AND RAILINGS, GRADE II
 4. LODGE TO CHILDREN'S HOSPITAL, GRADE II
 4. CHILDREN'S HOSPITAL AND ATTACHED STEPS, WALLS AND PIERS, GRADE II
 4. WALLS, PIERS AND RAILINGS TO CHILDREN'S HOSPITAL, GRADE II
 5. BANDSTAND NEAR NORTH BOUNDARY, GRADE II
 6. WEST AND EAST BUILDING OF BARNES SCHOOL, GRADE II
 11. GAS HOLDER AT NZ 4080 5544 TO EAST OF EAST END OF CORPORATION ROAD, GRADE II
 11. NORTH LODGE OF SUNDERLAND CEMETARY, GRADE II
 11. SOUTH LODGE OF SUNDERLAND CEMETARY, GRADE II
 11. NORTH CHAPEL OF SUNDERLAND CEMETARY, GRADE II
 11. SOUTH CHAPEL OF SUNDERLAND CEMETARY, GRADE II
 11. FOUNTAIN 5M SOUTH EAST OF SUNDERLAND CEMETARY SOUTH CHAPEL, GRADE II
 11. ENTRANCE GATES, PIERS AND FRONT RAILINGS TO SUNDERLAND CEMETARY, GRADE II
 11. CHURCH OF ST. AIDAN, GRADE II
 12. RYHOPE GRANGE FARMHOUSE, INCLUDING BARN ADJACENT TO WEST, GRADE II
 13. PIGEON CREE AT STOREFIELD BELONGING TO MR M SURTEES, GRADE II
 14. CHURCH OF ST PAUL, GRADE II
 14. THE CHESTNUTS THE WILDERNESS, GRADE II
 14. RYHOPE, GRADE II
 14. RENT OFFICE, FORMER CHAPEL, GRADE II
 14. WALL, GATES AND RAILINGS AROUND FORMER GRAVEYARD AND CHAPEL (NOW RENT OFFICE), GRADE II
 14. 9 & 10 RYHOPE VILLAGE, GRADE II
 14. WAR MEMORIAL AT WEST END, GRADE II
 14. COQUEDA HALL, GRADE II
 14. THE RAILWAY INN, GRADE II
 15. FORMER WORKERS COTTAGES AND STABLES/COACH HOUSE OF RYHOPE PUMPING STATION, GRADE II
 15. SUPERINTENDENTS HOUSE SOUTH WEST OF RYHOPE PUMPING STATION, GRADE II
 15. WALLS, PIERS, GATES AND RAILINGS SOUTH OF RYHOPE PUMPING STATION, GRADE II
 17. TUNSTALL LODGE, GRADE II
 18. BURDON HALL, GRADE II
 19. SILKSWORTH COTTAGE, GRADE II
 19. GARDEN WALL TO EAST OF SILKSWORTH COTTAGE, GRADE II
 19. DOXFORD HOUSE WITH CONSERVATORY, GRADE II
 19. GARDEN WALL AND PIERS TO EAST OF DOXFORD HOUSE, GRADE II
 19. LAMP STANDARD, SWARF PIERS AND CHAINS IN FRONT OF DOXFORD HOUSE, GRADE II
 19. SILKSWORTH HALL, GRADE II
 21. BOLAM TOMB 200 METRES WEST OF SOUTH EAST LODGE AT BISHOPWEARMOUTH CEMETERY
 21. SOUTH EAST LODGE BISHOPWEARMOUTH CEMETERY, GRADE II
 21. VAUX TOMB 196 METRES WEST OF SOUTH EAST LODGE AT BISHOPWEARMOUTH CEMETERY,
 21. WEBSTER TOMB 210 METRES WEST OF SOUTH EAST LODGE BISHOPWEARMOUTH CEMETERY, GRADE II
 21. CENTRAL CHAPEL BISHOPWEARMOUTH CEMETERY, GRADE II
 21. SOUTH CHAPEL BISHOPWEARMOUTH CEMETERY, GRADE II
 21. SOUTH ENTRANCE INCLUDING GATES, PIERS AND RAILINGS TO BISHOPWEARMOUTH CEMETERY, GRADE II
 21. TAYLOR TOMB 210 METRES WEST OF SOUTH EAST LODGE AT BISHOPWEARMOUTH CEMETERY, GRADE II
 21. VICTORIA HALL DISASTER MEMORIAL 180 METRES NORTH OF SOUTH EAST LODGE AT BISHOPWEARMOUTH CEMETERY, GRADE II
 22. SUNDERLAND CORPORATION WEST BRANCH LIBRARY, GRADE II
 23. CHURCH OF ST GABRIEL, GRADE II
 23. CHURCH OF ST MARK, GRADE II
 24. MOUNTAIN DAISY PUBLIC HOUSE, GRADE II*
 25. CHURCH OF ST JOSEPH, GRADE II
 26. CHURCH OF ST LUKE, GRADE II
 27. FORMER SIMPSON STREET SECONDARY SCHOOL, GRADE II
 28. THE KING'S ARMS PUBLIC HOUSE, GRADE II
 29. COAL STAITHE AT WEARMOUTH COLLERY, GRADE II
 30. FORMER NORTH EASTERN RAILWAY STABLES, GRADE II
 31. BARCLAY LODGE, GRADE II
 31. WALL ATTACHED TO NORTH WEST, GRADE II
 31. MONKWEARMOUTH MUSEUM OF LAND TRANSPORT WITH WALLS, FOOTBRIDGE, WAITING ROOM, GRADE II*
 31. WHEATSHAEF HOTEL PUBLIC HOUSE, GRADE II
 31. BACK NORTH BRIDGE STREET, GRADE II
 32. HEBRON CHURCH WITH ATTACHED GATES, GRADE II
 32. DRINKING FOUNTAIN TO WEST OF SALTGRASS PUBLIC HOUSE, GRADE II
 33. WEBSTERS ROPERY, GRADE II
 33. WEBSTERS PUBLIC HOUSE, GRADE II
 34. QUEEN ALEXANDRA BRIDGE, GRADE II



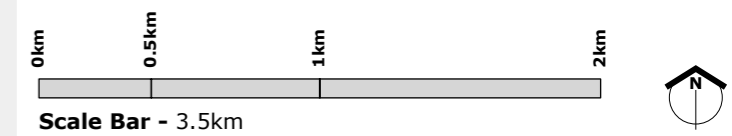


LEGEND

-  Site Boundary
-  Study Area - 3.5km Radius
-  Local Authority Boundary
-  Wildlife Corridor
-  Great North Forest
-  SNCI
-  Green Belt
-  SSSI
-  Local Nature Reserve
-  Important Settlement Breaks and Green Wedges
-  Ramsar and SPA - Northumbria Coast
-  SCA - Durham Coast
-  School Playing Field
-  New and Upgraded Open Space
-  Existing Open Space
-  Ancient Woodland



Aerial Plan - Not to Scale



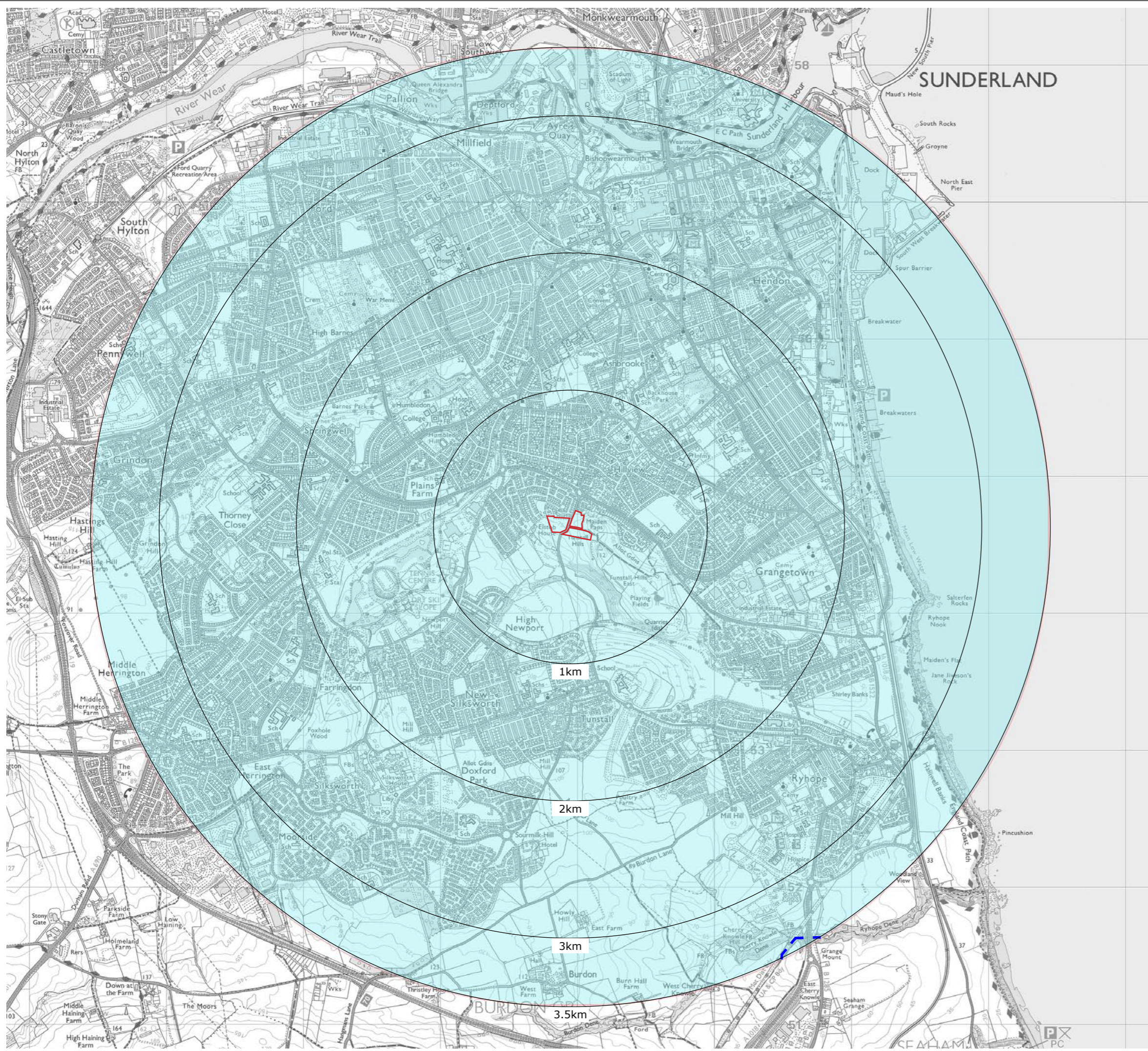
1153_LAND AT TUNSTALL ROAD, SUNDERLAND

Figure 4
Landscape and Planning Designations





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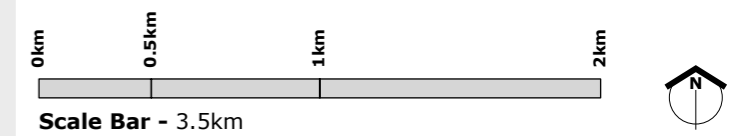


LEGEND

-  Site Boundary
-  Study Area - 3.5km Radius
-  Local Authority Boundary
-  NCA 15: Durham Magnesian Limestone Plateau



Aerial Plan - Not to Scale



1153_LAND AT TUNSTALL ROAD, SUNDERLAND

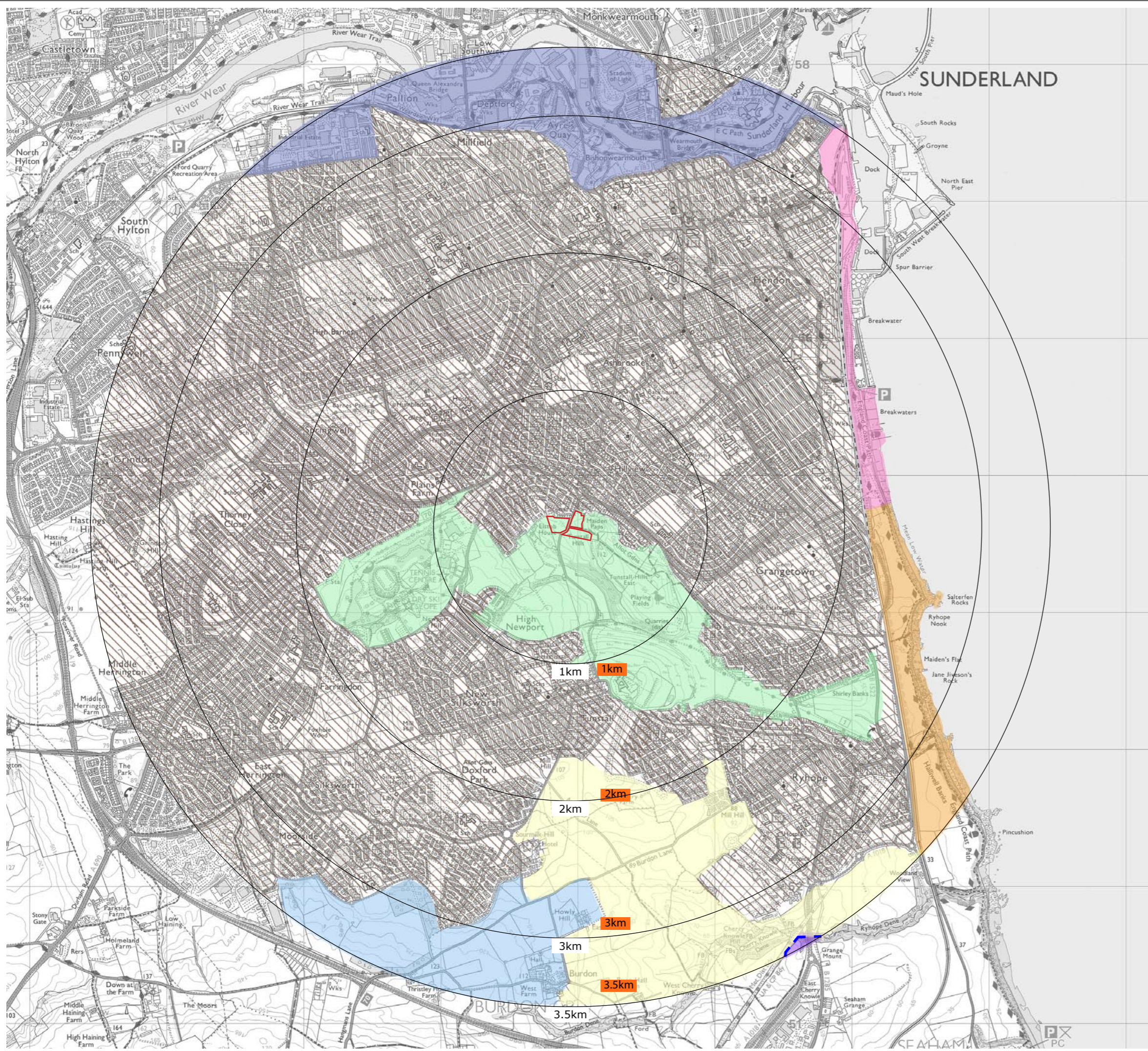
Figure 5
National Landscape Character Areas

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LEGEND

-  Site Boundary
-  Study Area - 3.5km Radius
-  Local Authority Boundary

Sunderland Character Areas

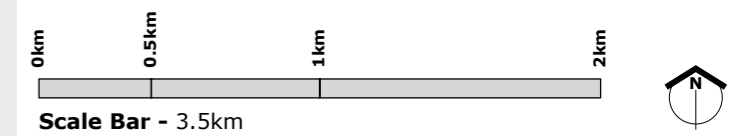
-  7a. Warden Law and Epleton Moor (LCT 7: Clay Plateau)
-  8b. Tunstall Hills (LCT 8: Coastal Limestone Plateau)
-  8c. Burdon to Ryhope (LCT 8: Coastal Limestone Plateau)
-  10a. River Wear Gorge (LCT 10: Urban Limestone Gorge)
-  11b. Sunderland Harbour and Docks (LCT 11: Limestone Coast)
-  11c. South Sunderland Coast (LCT 11: Limestone Coast)
-  Urban (LCT 9: Urban Limestone Plateau)

Durham Broad Landscape Types

-  Coastal Limestone Plateau



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1153_LAND AT TUNSTALL ROAD, SUNDERLAND

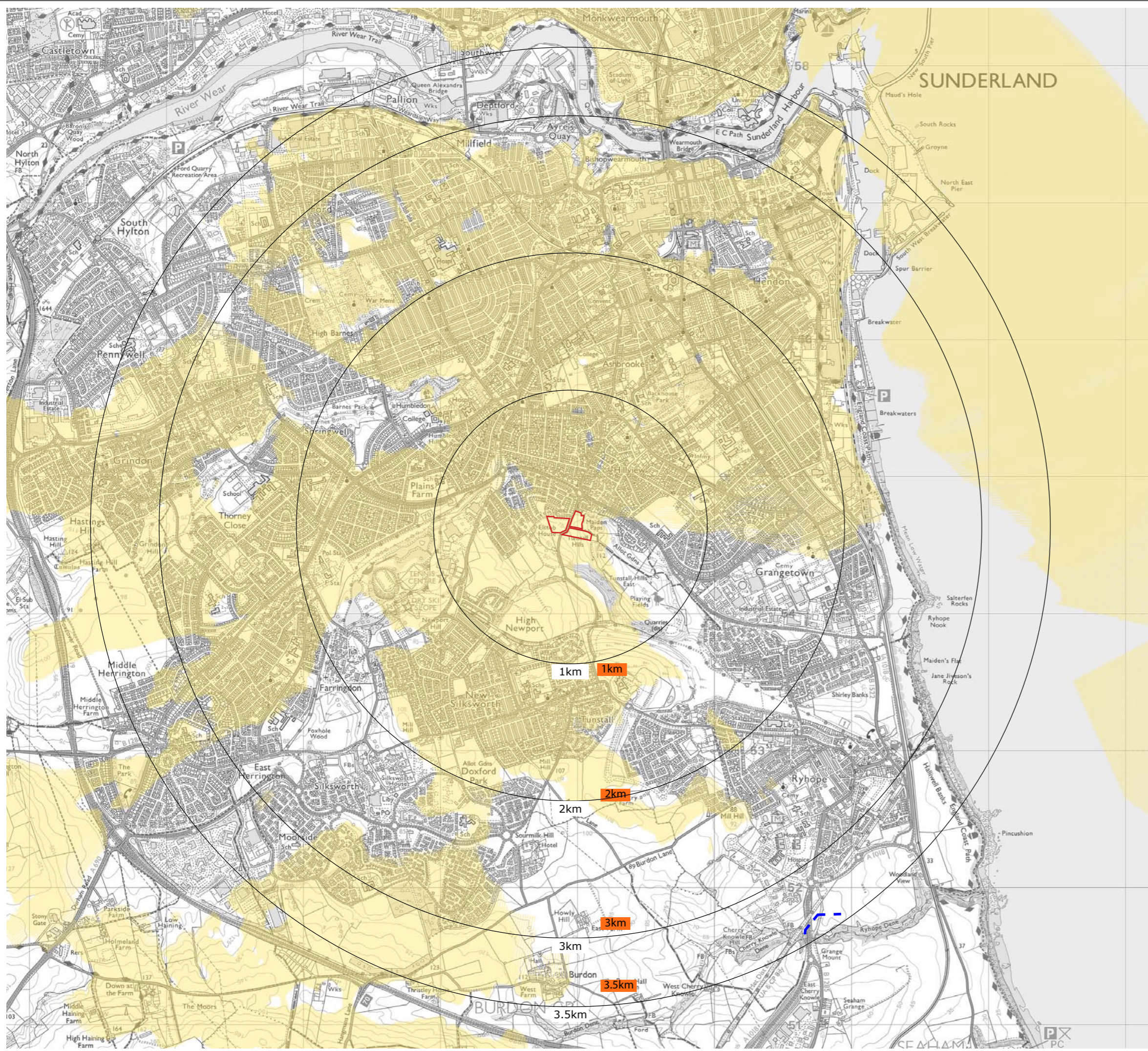
Figure 6
Local Landscape Character Areas and Types

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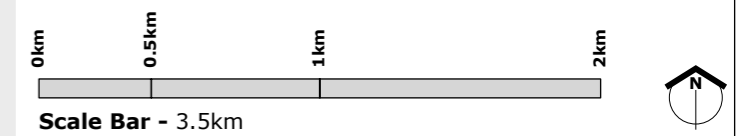
-  Site Boundary
-  Study Area - 3.5km Radius
-  Local Authority Boundary
-  Area where the Proposed Development Site may be visible (using terrain data only, affects of visual barriers not shown)



Aerial Plan - Not to Scale

This figure has been based on the following parameters :

1. ZTV Resolution : 20.0m
2. Viewer's eyes height : 2.0m
3. An average height of 8m (assumed) for proposed housing within the development site









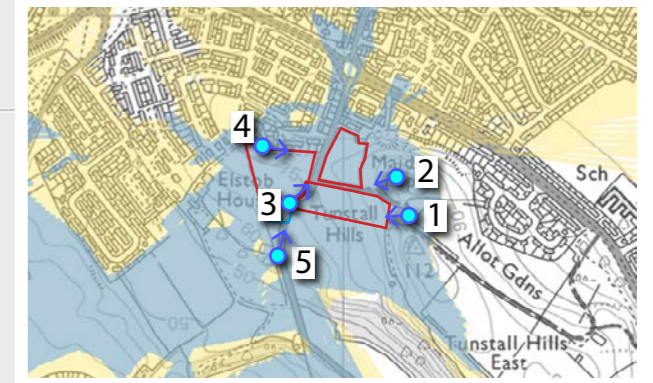
1153_LAND AT TUNSTALL ROAD, SUNDERLAND
 Figure 7a
 Zone of Theoretical Visibility (ZTV) Plan - Bare Land

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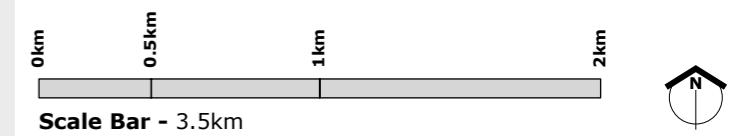
LEGEND

-  Site Boundary
-  Study Area - 3.5km Radius
-  Local Authority Boundary
-  Area where the Proposed Development Site may be visible (using terrain data only, affects of visual barriers not shown)
-  Area where the Proposed Development Site may be visible (using terrain data and visual barriers information. Existing buildings and woodland blocks set at 8m high)
-  Representative Viewpoint Locations
 1. View west from brideway to south of Maiden Paps
 2. View west from Maiden Paps (Tunstall Hills Local Nature Reserve)
 3. View north east from Tunstall Road
 4. View east from Hillside Lodge (on the site boundary)
 5. View north from Tunstall road (at entrance to Tunstall Hope Lodge)
 6. View north from footpath at High Newport
 7. View north from footpath on Paddock Lane
 8. View north east from Cycle Route 1 at Silksworth Sports Complex
 9. View south west from Backhouse Park
 10. View east from footpath at Hastings Hill



This figure has been based on the following parameters :

1. ZTV Resolution : 20.0m
2. Viewer's eyes height : 2.0m
3. The ZTV was generated based on development housing height of 8m (assumed) and an average height of 8m (assumed) for settlements and woodland cover in the surrounding landscape.



1153_LAND AT TUNSTALL ROAD, SUNDERLAND
 Figure 7b
 Zone of Theoretical Visibility (ZTV) Plan - Visual Barriers
 with Potential Visual Receptor Locations
 03.05.19



Viewpoint 1 - View west from bridleway to south of Maiden Paps



Viewpoint 2 - View west from Maiden Paps (Tunstall Hills Local Nature Reserve)



Viewpoint 3 - View north east from Tunstall Road



Viewpoint 4 - View east from Hillside Lodge (on the site boundary)



Viewpoint 5 - View north from Tunstall Road (at entrance to Tunstall Hope Lodge)



Viewpoint 6 - View north from footpath at High Newport



Viewpoint 7 - View north from footpath on Paddock Lane



Viewpoint 8 - View north east from Cycle Route 1 at Silksworth Sports Complex

Indicative location of site
(behind trees and buildings)



Viewpoint 9 - View south west from Backhouse Park



Viewpoint 10 - View east from footpath at Hastings Hill



LEGEND

- Site Boundary
- Existing Woodland to be Retained
- Existing Bridleway/ Pedestrian Links
- Existing Hedgerows to be Retained and Improved
- Proposed Landscape Buffers/ Woodland Planting
- Indicative Tree Planting within Development
- Indicative Open Spaces/ No Development Areas
- Recommendations for Limits of Built Form

Establishment of a landscape buffer along site boundary, similar in size to that existing to the south, but less dense in nature

Existing hedgerows to be improved and enhanced - including the establishment of hedgerow trees

Proposed built form to be set back from west boundary to allow a buffer to be created along this edge, and also to leave sufficient space for the Root Protection Area of the TPO'd trees along this edge

Housing units to be set back from Tunstall Road to a similar extent as existing houses along the route. Houses to front onto this road.

Considerate layout required adjacent to existing vegetation and designated sites. Leave sufficient space for root protection areas and new path links

Establishment of trees in open spaces and front gardens/ streets including some forest scale species where appropriate

Houses to front onto southern boundary. Hedgerow to be retained and improved, including the establishment of hedgerow trees to filter views of built form

Units to front onto this edge where practical. Hedgerow and hedgerow trees/ structure planting to be established along this edge to soften proposed built form

Open space and houses to be further set back at crest and change of angle of Tunstall Road - considered approach to the urban area along the route.

A constant hedgerow should be established along boundaries with Tunstall Road which will involve infill planting between existing hedgerow sections and the establishment of hedgerow trees

Due to the topography and aspect of this parcel of the site it is the most visible from surrounding receptors and would be difficult to mitigate - effects may be reduced if only the lower western edge of the parcel is considered but large areas of structure planting would likely be required within or adjacent to the red line boundary.

There may also be a requirement for this area to be left undeveloped due to flood risk and mitigation required for ecology/ SANGS.

Landscaping within this area proposed to compliment the typologies existing on and around Tunstall Hill and help to create a defensible settlement edge

1153_LAND AT TUNSTALL ROAD, SUNDERLAND

Figure 13
Mitigation and Recommendations

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







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LEGEND

-  Site Boundary
-  Existing Woodland to be Retained
-  Existing Bridleway/ Pedestrian Links
-  Existing Hedgerows to be Retained and Improved
-  Potential Development Cells
-  Recommendations for Limits of Built Form/ Units within Development Cells
-  Indicative Tree Planting within Development Cells
-  Indicative Open Spaces/ No Development Areas
Detail of areas to be developed with ecology and drainage input but expected to include grassland, woodland planting, wetland features and informal paths/ routes



1153_LAND AT TUNSTALL ROAD, SUNDERLAND

Figure 14
Indicative Site Layout

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