

Miller Homes response to the Sunderland Core Strategy and Development Plan Examination

Inspector's Matter, Issues and Questions

ID Number: 497082

Hedley Planning Services are instructed by Miller Homes in support of Land at New Herrington, Sunderland. The site was considered in the *Green Belt Assessment Stage 1 Updated and Stage 2 (2017)* (SD.30) as Site Ref. H03 and within the *Strategic Housing Land Availability Assessment (2018)* (SD.22) as part of Site Ref. 466. We respond to each question using the Inspector's references:

Matters 9 and 8

Generic Policies of the Plan and Minerals and Waste

The purpose of this session is to examine the generic policies of the Plan not considered elsewhere and the Plan's Minerals and Waste policies.

The Council has clarified that the requirement for masterplans and design codes (Policy BH1) applies to developments over 250 dwellings. Policy NE2 (Biodiversity) is to be modified to ensure greater distinction between the hierarchy of nature conservation sites. Policy NE3 (Woodlands/Trees) is to be modified by the deletion of Criterion 1.

In terms of minerals and waste policies, Section 2 of Policy SP11 (Mineral Extraction) is to be removed. Policy WWE8 (Safeguarding Waste Facilities) is to be modified to take into account non-waste development close to waste facilities. Minerals Safeguarding Areas and Minerals Infrastructure are to be included in the interactive version of the Policies Map.

Issues

Matter 9 – Generic Policies

1. Health Impact Assessments

1.1 Is the requirement for a Health Impact Assessment (Policy SP7) for developments of more than 100 dwellings or 100 student bedspaces justified and consistent with national policy?

Miller Homes consider that the requirement for a Health Impact Assessment is unnecessary. A Health Impact Assessment and additional Note (SD.19 and SD.20) have been undertaken for the plan and therefore the policies of the plan will ensure that proposed developments will not have a significant health impact.

Part vii of Policy SP7 should therefore be deleted.

2. Design Quality

2.1 Are the requirements for good design within Policy BH1 (Design Quality) positively prepared and consistent with national policy (particularly criteria 8, 10 and 13 and the requirement for masterplans and design codes for larger scale developments)?

Miller Homes do not wish to comment in relation to this question, at this time.

3. Heritage Assets

3.1 Are Policies BH8 (Heritage Assets) and BH9 (Archaeology), as proposed to be modified, consistent with national policy in respect of non-designated heritage assets and assets of archaeological interest?

Miller Homes do not wish to comment in relation to this question, at this time.

4. Green Infrastructure (GI)

4.1 Are the requirements for GI corridors within Policy NE1 (GI) reflective of a positively prepared policy that is consistent with national policy?

Miller Homes do not wish to comment in relation to this question, at this time.

5. Biodiversity

5.1 Does Policy NE2 (Biodiversity and Geodiversity), as proposed to be modified, ensure sufficient distinction between the hierarchy of nature conservation sites?

Miller Homes support the proposed amendments to Policy NE2.

Matter 8 – Minerals and Waste Policies

Miller Homes do not wish to comment in relation to this question, at this time.