

## Agenda

**Session 7 - 9.30 Tuesday 4 June 2019**

### Matter 7

## The Strategy and Strategic Policies for the Urban Core

This matter considers the Strategic Policy (SP2), the Strategic Site Policy (SS1), Policy ST1 (Urban core accessibility and movement) and delivery of housing sites and infrastructure in the Urban Core.

### Issues

#### 1. Housing

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

The Council refers to the requirements of Policies SP1, SP2, SS1 and H1 which encourage higher density residential developments close to transport hubs. Policies SP2 and SS1 specifically mention opportunities in the Sunnyside Area of Change and at The Vaux. However, the Whole Plan Viability Assessment does point to significant viability issues for brownfield sites, including those in the Urban Core. As a result, the Council has been cautious about including such sites identified within the SHLAA as part of the supply.

#### 2. The Vaux (Policy SS1)

*2.1 Are the provisions of Policy SS1 reflective of a positively prepared policy which will encourage a sustainable mixed-use development in a highly accessible location?*

The Council notes that the policy reflects the planning permission for the site. This involves full permission for the first phase of the site comprising of an office building with ancillary leisure, food and drink, and retail uses and outline permission for the remaining elements including further office development, residential use, a hotel, car parking and ancillary retail use.

#### 3. 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?*

The Council refers to the IDP, Policy ST1 (Urban core accessibility and movement) and the preparation of a Transport Plan for the urban core.

#### 4. 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)?*

The Council refers to the SHLAA methodology which includes updating information on an annual basis, discussing sites with the SHLAA panel and seeking information from developers.

*4.2 Do the sites identified within the SHLAA update as part of the five-year land supply*

*(EX1.020) meet the definition of deliverable within Footnote 11 of the 2012 Framework?*

*4.3 In particular is there a reasonable prospect of the Vaux Brewery, Sheepfolds Cliff Top and Bonners Field Industrial Units sites contributing to the five-year supply?*

*4.4 Are there any significant physical constraints, such as contamination, which would make commencement in the next five years unlikely?*

**Main Evidence Base**

SD.22 – SHLAA

SD.59 – Infrastructure Delivery Plan (IDP)

SD.60 – Whole Plan Viability Assessment

SD.66 - Compliance Statement

EX1.008 & EX1.010 – Council responses to Inspector’s preliminary questions

EX1.018 - Schedule of Main Modifications

EX1.020 – SHLAA Update May 2019

**Statements**

EX8.001 - Sunderland City Council

EX8.002 – Andrew Rose – Spawforths (Barratt & David Wilson Homes) (ID992525)

**Participants**

Sunderland City Council

| <b>Name</b>                                      | <b>Company</b> | <b>Representing</b>     | <b>ID Number</b> |
|--|----------------|-------------------------|------------------|
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