

SSGA Additional Question – Highway Infrastructure

Ryhope Doxford Link Road

There are two sections of the Ryhope Doxford Link Road (RDLR) that remain to be delivered. These are the 'Missing Link' for which funding is sought through Section 106 contributions as set out within the South Sunderland Growth Area (SSGA) Infrastructure Delivery Study (SP24). Both sections will fully complete the RDLR and are essential to the full development of SSGA providing a strategic east to west road corridor connection; and greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction.

The 'Missing Link' has been designed to the preliminary stage, and supporting information is currently being prepared for submission as a planning application during 2019/2020. Subject to planning permission and no unforeseen delays; the intention is to commence works April 2021 with a construction programme of approximately 12 months.

The scheme is included within a recent Housing Infrastructure Fund (HIF) bid to enable forward funding and early delivery of the scheme. The HIF grant requires S106 monies to be recycled on other infrastructure within the SSGA. An announcement is expected in Autumn 2019. Should the bid be unsuccessful; the Council has also identified other funding to enable early delivery of the scheme including match funding ring-fenced from the Council's capital programme. This funding is on the basis that the S106 contributions from SSGA sites already secured and those still payable are needed to deliver the scheme. Any outstanding S106's contributions which are required towards the 'Missing Link' will be recycled into infrastructure projects within Sunderland

SSGA Development at Chapelgarth (SHLAA 081)

Outline approval has been granted for the development with detailed approval for Phase 1 by Miller Homes. Highway requirements include localised widening to form the site access and traffic management schemes. The Chapelgarth development includes S106 contributions to RDLR (the Missing Link); however, this scheme is not an essential requirement for the delivery of this development.

SSGA Development at Cherry Knowle (SHLAA 062)

Phase 1 of the Cherry Knowle development includes a planning condition restricting the number of dwellings that can be occupied until an offsite highway improvement is delivered at Seaton Lane junction in Seaham, Co. Durham. The junction is located within the boundary of Durham County Council, who are involved with the scheme approvals and delivery. Initially, the restriction was set at the occupation of 40 dwellings, however recent traffic evidence submitted on behalf of Barratt David Wilson Homes (BDW) will allow this restriction to be increased to 120 dwellings to be occupied prior to delivery of a scheme to upgrade a traffic signal controlled junction. Sunderland and Durham Local Highway Authorities and Highways England have been consulted and have accepted the proposed change.

A highways funding contribution is to be provided by BDW through a Section 106. The intention is for this scheme to be delivered by Durham County Council during summer 2019.

This scheme is a short-term solution to address traffic movements heading southbound through Seaham and will allow the first phase of development to be complete (304 units). There are additional proposals for a longer-term scheme to address traffic growth in Seaham, which form part of the HIF bid with Durham. However, traffic directly associated with the SSGA developments will be

addressed by the delivery of the RDLR. The Cherry Knowle development includes S106 contributions to RDLR (the Missing Link), which is required to release the remaining dwellings (496 units) which are subject to the outline consent.

SSGA Development on Land North of Burdon Lane (SHLAA 477)

The remaining section of the RDLR is termed as the 'fourth arm'. This section forms part of the highway access to the majority of the approximately 1,000 dwelling development proposed by a consortium including Taylor Wimpey, Persimmon and Storey Homes. This scheme is required to serve as access to the development and to provide the full east-west strategic connection across all the SSGA developments and distribute both eastbound trips to the A1018 and westbound trips to the A19. The 'fourth arm' is to be provided by the consortium and will form part of the planning application for the 1,000 dwellings. It is anticipated that this fourth arm will be delivered within the next five-years, which is aligned with the delivery of dwellings on the site which are programmed for 2022/23.

The Land North of Burdon Lane development includes S106 contributions to RDLR (the Missing Link).

SSGA Development at South Ryhope (SHLAA 426A)

Outline approval has been granted for the development of 450 dwellings with detailed approval for highway access. Currently, the development includes a planning condition with the same restrictions as Cherry Knowle Phase 1 relating to 40 dwellings, which is aligned with the projected dwelling delivery of 20 dwellings within 2021/22 and 30 within 2022/23. The South Ryhope development includes S106 contributions to RDLR (the Missing Link), as this is programmed to be delivered by 2022/23 this is aligned with the delivery of the remaining dwellings which are programmed for 2023/24 onwards.

Development at Burdon Road (SHLAA 356)

Full approval has been granted for a development of 96 dwellings by Bellway Homes. The approval includes a highway widening scheme on Burdon Road. The Burdon Road development includes S106 contributions to RDLR (the Missing Link), however is not an essential requirement for the delivery of this development.

A19/A690 Durham Road Junction Improvement

Funding has been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England. The scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. Additional funding is sought for a third arm of improvements to the junction, however this improvement is not needed until towards the end of this Plan period. The improvements to the two arms are programmed to start on site in July / August 2019 and be substantially complete April 2020.

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