

Core Strategy and Development Plan 2015-2033

Main Modifications Note

September 2019



Main Modification Note

This note provides background explanation to 3 main modifications to the CSDP. These are as follows:

- Proposed boundary amendment to the proposed Safeguarded Land at Severn Houses, Washington;
- An amendment to the potential yield of site HGA10 at New Herrington Workingmens Club, Houghton-le-Spring; and
- An amendment to the Nissan Primary Employment Area (PEA8) to remove Hylton Plantation Local Wildlife Site (LWS) from the allocated employment area.

The Note also sets out the Council's approach with regard to Habitats Regulations Assessment resulting from the proposed Main Modifications.

Boundary amendment at Severn Houses, Washington.

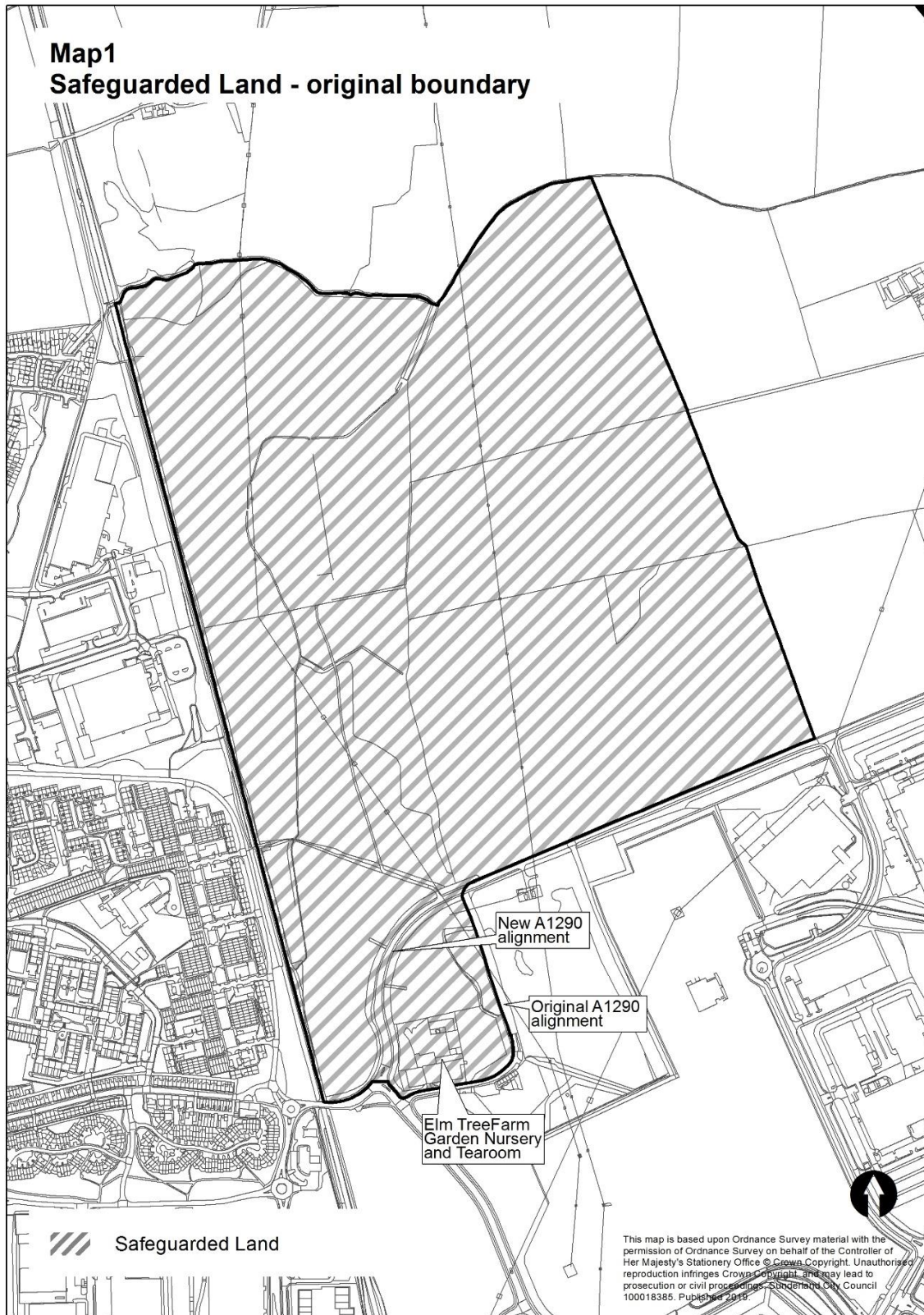
During the Examination in Public for the CSDP, the Inspector considered that the boundary of the proposed safeguarded land in this locality required further consideration by the Council (see Action List – Week 2; EX17.009). The Action Point (Session 9- Washington) refers to reconsidering the “Green Belt Boundary East of Washington (South of A1290)”, but this boundary actually relates to the proposed safeguarded land designation, rather than the Green Belt boundary.

The reasons for this request are based upon the fact that the A1290 road has recently been re-aligned to the north of an existing premises (Elm Tree Farm Garden Nursery and Tearoom). This new road alignment offers an alternative boundary alignment to the proposed safeguarded land site, which stretches northwards from this point.

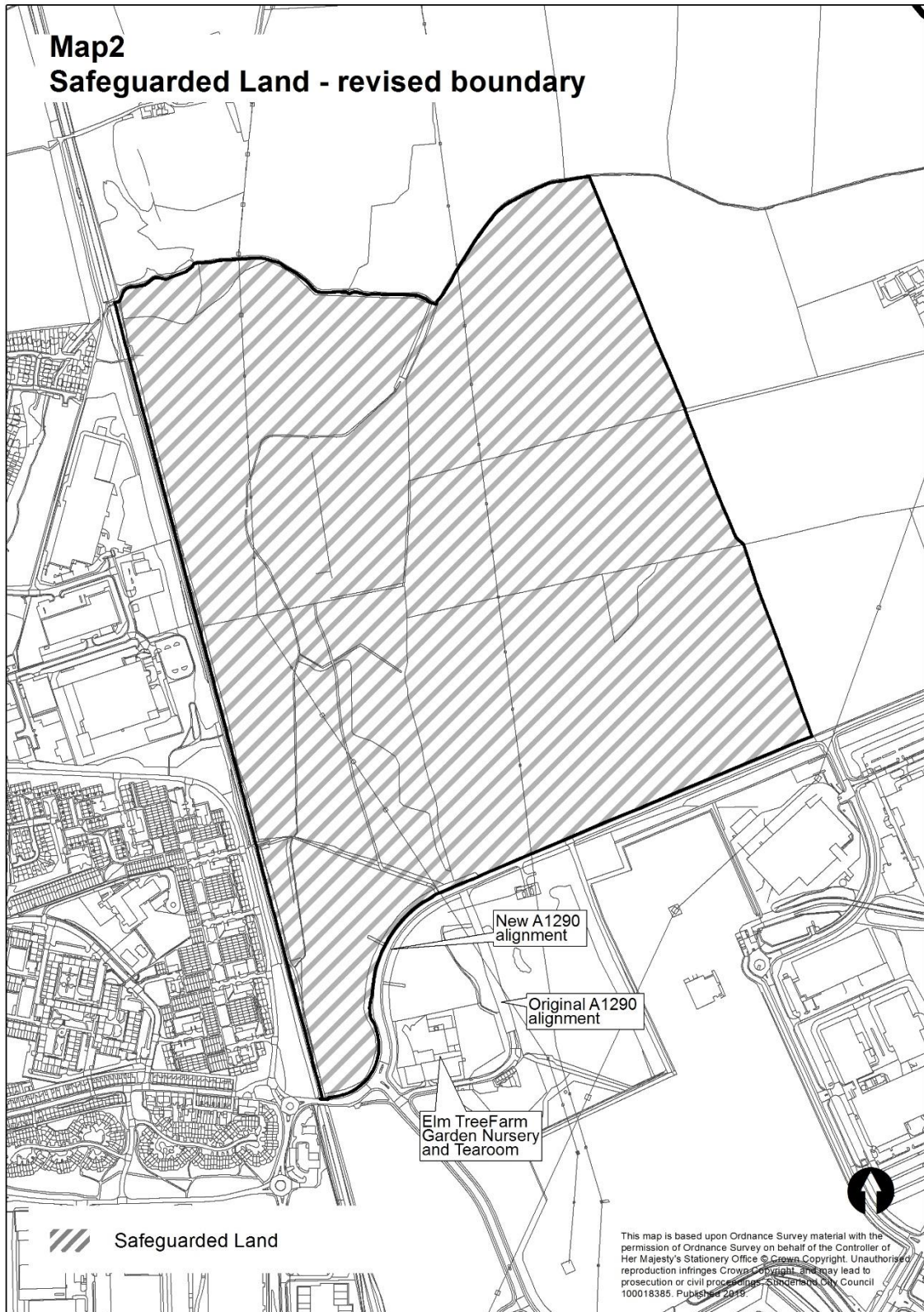
The Council has further considered whether the existing proposed boundary (see Map 1) should remain, or whether an alternative alignment along the new A1290 alignment would be more appropriate (see Map 2).

Having considered this issue in more detail, the Council considers that a revised safeguarded boundary should now follow the northern boundary of the new A1290 alignment (Map 2). This new boundary provides a more robust and defined boundary to the safeguarded land, and also enables the Garden Nursery to be located outwith the safeguarded land area, and thereby not be subject to Core Strategy Policy SS3. This is considered to be appropriate taking account the development that has already taken place on the Elm Tree Garden Nursery site against the backdrop of employment uses on the adjacent land and the different character of this land compared to the land to the north of the new A1290 which is largely open and undeveloped.

It is proposed that the land to the south of the re-aligned A1290 would be 'white land' on the Policies Map and therefore not be allocated or designated for any particular purpose.



Map2 Safeguarded Land - revised boundary



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Amendment to the Potential Yield of Site HGA10 at New Herrington Workingmens Club, Houghton-le-Spring

During the Examination in Public for the CSDP, the Inspector considered that the potential yield for strategic site HGA10 could be upwardly revised from approximately 20 homes to approximately 30 homes (see Action List – Week 2; EX17.009; Session 10 – Coalfield).

The reasons for this request are in part due to the advice provided during the hearing by the prospective site developer, Esh Developments.

The Council has further considered this request. It has noted that Esh Developments propose to extend site redevelopment to include the bowling green (on the eastern part of the site). This parcel of land was not included in the Council's indicative site layout, as outlined within the Development Frameworks report (see SD.35 - HGA10). Furthermore, both the Council and Esh Developments concur that there is potential to locate the new Workingmens Club Community Building within adjacent Council land, thereby enabling a larger site area to be developed for housing. This is reflected in proposed Main Modification MM13, which indicates that development proposals should provide a new club building and car park within the locality of the site, rather than specifically on the site itself.

Based on the above, the Council considers that it is realistic to upwardly revised the site yield from approximately 20 homes to approximately 30 homes as set out within MM13.

Amendment to the Nissan Primary Employment Area (PEA8) to remove Hylton Plantation Local Wildlife Site (LWS) from the allocated employment area.

The Council has reconsidered PEA8 and proposes to remove Hylton Plantation LWS from the site.

This site represents a well-established, mature woodland plantation and wildlife site that is protected from development and should not be considered as part of the available employment land area. It was originally identified in the UDP as both employment land and a protected wildlife site, unlike the neighbouring Peepy Plantation LWS, which is not included within the employment land designation.

The Council considers that the logical approach is to address this anomaly by removing Hylton Plantation from PEA8, thereby both Hylton and Peepy Plantation LWS sites will be inset from the employment allocation.

Habitats Regulations Assessment

The Council has considered the Main Modifications proposed to the Plan and the potential impact of these in relation to the previous Habitats Regulations Assessment reports submitted by the Council in support of the CSDP (SD.10; SP.70, EX1.014 and EX1.015).

It is considered that the only proposed Main Modification which will have an impact upon the previous HRA work, is the proposed removal of site HGA7:North Hylton.

The proposed mitigation set out within the updated HRA Report (EX1.014) and associated HRA for North Sunderland Regeneration Sites document (EX1.015) was based on Site HGA7 providing a financial contribution towards SAMM measures alongside a number of other sites within the North Sunderland sub-area.

Whilst this site will no longer be contributing towards this mitigation, it should be recognised that the original HRA Report (SD.10) and supporting HRA for North Sunderland Regeneration Sites document (SP.70) set out in detail the proposed mitigation for the Plan excluding site HGA7, as at this point in time appropriate mitigation for this site was still being identified and agreed with Natural England.

On this basis it is considered that the detail identified within these two documents (SD.10 and SP.70) will continue to form an appropriate basis for the appropriate assessment of the HRA impacts resulting for the CSDP (as amended through the proposed Main Modifications) and alongside the mitigation measures identified within the HRA Report, which would result in the financial contribution payable towards SAMM measures increasing from £703 per dwelling to £795.

The Council has signed a Statement of Common Ground with Natural England which indicates that this is an acceptable approach.

