



# Core Strategy and Development Plan

## Report of Representations for Main Modifications – F, G & H

November 2019

SUNDERLAND LOAL PLAN CSDP – MAIN MODIFICATIONS CONSULTATION

REPORT OF REPRESENTATIONS – F, G & H

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Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

75 OCT 2019

October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to the deletion of the site from the Core Strategy and the  
Planning Policy and the  
Development Plan process.

Failles, E.941692, MMC188

Name: EDWARD FAILLES



Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell  
the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications  
the CSDP reflecting these recommendations. However there are a number of comments I would like to make in  
relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

Political developments and further uncertainty since the production of the Core Strategy and Development Plan,  
and since the closing date of the consultation, mean that the number of jobs on which the housing need is  
predicated is very much in doubt and therefore cannot be used as justification for deletion of precious greenbelt  
land. The time is not right to take such an irreversible decision.

Public Transport: The site is not served by public transport. The Council's Doc EX17.008 Bus Operation Frequency is  
inaccurate and misleading. The bus stops shown on the plan as 'Springwell School', Springwell Village North &  
South' and 'Mount Lane' merely serve scholars and a part time (10am-4.50pm Mon-Sat) mini-bus shuttle service  
that is entirely unsuitable for travelling to major conurbations and employment sites, within reasonable  
timeframes. By the nature of this service, journeys are extremely lengthy.

Commuters travelling to Gateshead, Newcastle or Sunderland must use the stops in the centre of the village or for  
Sunderland only, Peareth Hall Road. Both are much more than 800metres from HGA1.  
The reality is that people living on HGA1 will travel by car, incurring all of the attendant adverse affects on  
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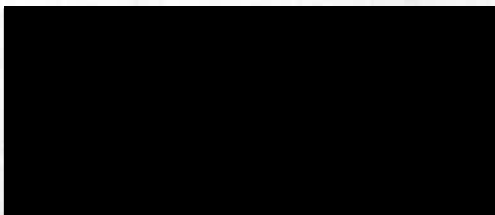
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certainly not at the expense of valued greenbelt land.

CSDP 2015-33 Publication Draft September 2019, p49 HGA1(iii) states " ensure that the open aspect of Bowes  
Railway SAM is retained". This is impossible with development of HGA1.

Northumbrian Water Limited's planning application (ref: 19/01280/FU4) for a reservoir on land immediately north of  
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environment and amenity of the whole area. Allowing housing development on HGA1 will only make this worse.

Springwell Village is already suffering from very high levels of traffic on narrow, old roads that cannot be widened.  
The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this  
worse.

Yours faithfully,





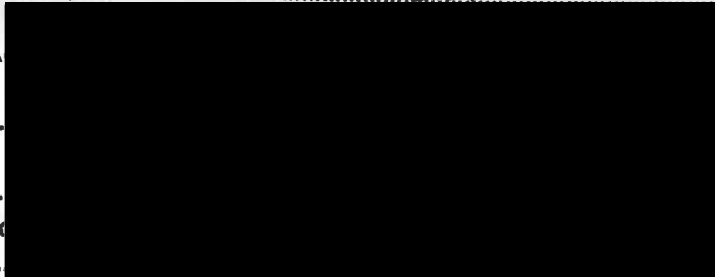
Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to make the following comments on the  
Planning Inspector's Report  
Developer: Failes, M.1105058, MMC205  
Name: MAUREEN FAILES  
Address:   
A  
...  
...  
P  
...

Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

Political developments and further uncertainty since the production of the Core Strategy and Development Plan, and since the closing date of the consultation, mean that the number of jobs on which the housing need is predicated is very much in doubt and therefore cannot be used as justification for deletion of precious greenbelt land. The time is not right to take such an irreversible decision.

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Yours faithfully



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 2 7DN

October 2019

Dear Sirs

25 OCT 2019

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to my details being published on the Sunderland Council website and the  
Planning Department website and the  
Development Department website

Faulkner, N.953361, MMC357

Name: NICOLA FAULKNER

Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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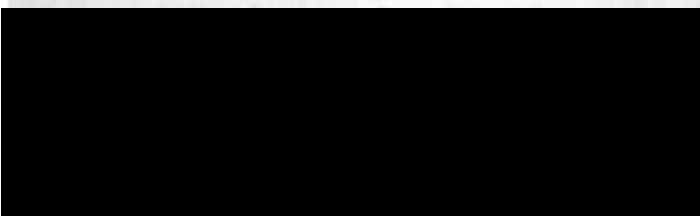
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Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S2 7DN

October 2019

Dear Sirs

25 OCT 2019

## CORE STRATEGY AND DEVELOPMENT PLAN

I agree to my data being used by Sunderland Council and the  
Planning Fenwick, C.1118626, MMC285 Strategy and  
Development

Name: Mr. Colin Fenwick

Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell in the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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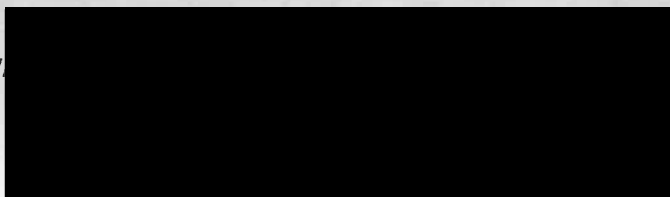
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Yours faithfully





Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

October 2019

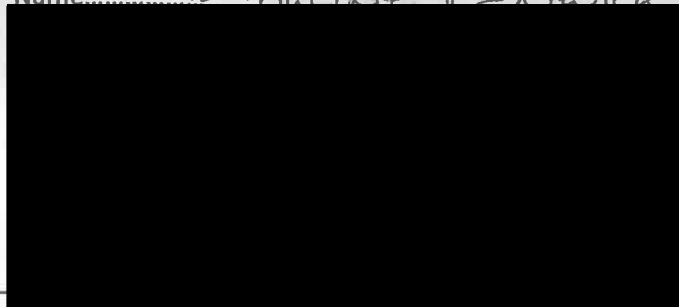
Dear Sirs

**GREEN BELT STRATEGY AND DEVELOPMENT PLAN**

I agree to my data being used for:  
Planning Inspection  
Development Plan

Fenwick, P.1104992, MMC286

Name: MRS PAULINE FENWICK



Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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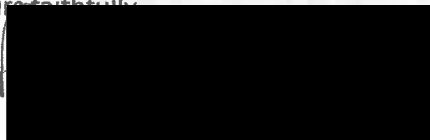
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Springwell Village is already suffering from very high levels of traffic on narrow, old roads that cannot be widened. The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this worse.

Yours faithfully,



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

25 OCT 2019

15 October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to **Fife, E.953041, MMC318** Council and the  
Planning Strategy and  
Development Plan process.

Name..... **MRS KRSIE FIFE** .....

Address.....  
.....  
.....

Postcode.....  
.....

I welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

- a. Political developments and further uncertainty since the production of the Core Strategy and Development Plan, and since the closing date of the consultation, mean that the number of jobs on which the housing need is predicated is very much in doubt and therefore cannot be used as justification for deletion of precious greenbelt land. The time is not right to take such an irreversible decision.
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Yours faithfully,



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
SR2 7DN

October 2019

Dear Sirs

25 OCT 2019

**GREEN BELT STRATEGY AND DEVELOPMENT PLAN**

I agree to the  
Planning  
Development

Fife, G.953044, MMC156

Name: GRAHAME FIFE



Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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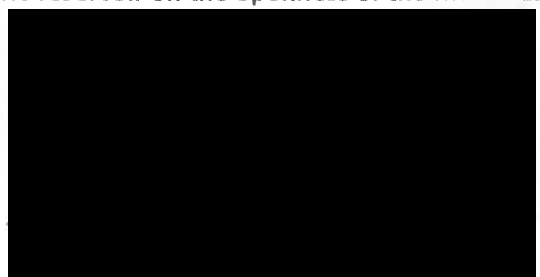
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Yours faithfully,





Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S2 7DN

October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to my data being used by Sunderland Council and the  
Planning Ins Fife, H.928040, MMC157 and  
Development Plan process.

Name..... HELEN FIFE



25 OCT 2019

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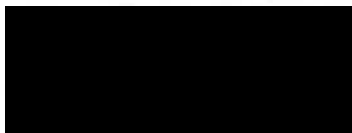
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Springwell Village is already suffering from very high levels of traffic on narrow, old roads that cannot be widened. The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this worse.

Yours faithfully,



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

October 2019

Dear Sirs

## GREEN BELT STRATEGY AND DEVELOPMENT PLAN

I welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

Political developments and further uncertainty since the production of the Core Strategy and Development Plan, and since the closing date of the consultation, mean that the number of jobs on which the housing need is predicated is very much in doubt and therefore cannot be used as justification for deletion of precious greenbelt land. The time is not right to take such an irreversible decision.

**Public Transport:** The site is not served by public transport. The Council's Doc EX17.008 Bus Operation Frequency is inaccurate and misleading. The bus stops shown on the plan as 'Springwell School', Springwell Village North & South' and 'Mount Lane' merely serve scholars and a part time (10am-4.50pm Mon-Sat) mini-bus shuttle service that is entirely unsuitable for travelling to major conurbations and employment sites, within reasonable timeframes. By the nature of this service, journeys are extremely lengthy.

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Yours faithfully,

I agree to my data being used by Sunderland Council and the  
Planning Committee, J.1174669, MMC320  
Development

Name

Julie Fife

25 OCT 2019



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

October 2019

Dear Sirs

## GREEN BELT STRATEGY AND DEVELOPMENT PLAN

I agree to my data being used by Sunderland Council and the  
Planning Department, Fife, M.1132600, MMC302  
Development Plan process.

Name.....

MARK FIFE

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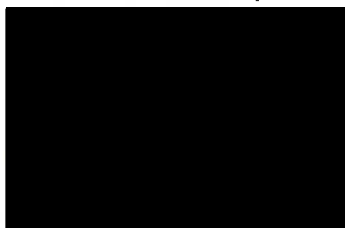
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Yours faithfully,



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

15 October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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- e. Springwell Village is already suffering from very high levels of traffic on narrow, old roads that cannot be widened. The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this worse.

Yours faithfully

I agree to my data being used by Sunderland Council and the  
Planning Fife, M.1135209, MMC321  
Development Plan process.

Name..... MITCHELL FIFE

25 OCT 2019

Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

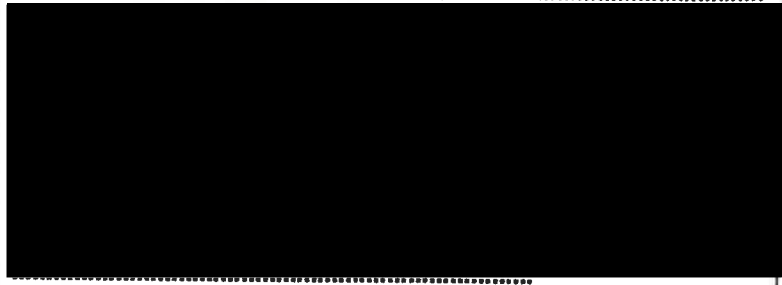
October 2019

Dear Sirs

## GREEN BELT STRATEGY AND DEVELOPMENT PLAN

I agree to Fife, N.1135207, MMC298 and the  
Planning [redacted] and  
Development Plan process.

Name..... NINA FIFE



Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

Political developments and further uncertainty since the production of the Core Strategy and Development Plan, and since the closing date of the consultation, mean that the number of jobs on which the housing need is predicated is very much in doubt and therefore cannot be used as justification for deletion of precious greenbelt land. The time is not right to take such an irreversible decision.

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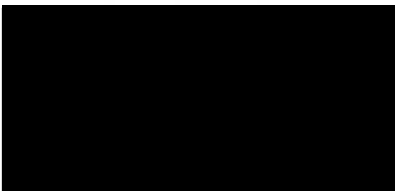
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Springwell Village is already suffering from very high levels of traffic on narrow, old roads that cannot be widened. The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this worse.

Yours faithfully,



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S7 7DN

October 2019

Dear Sirs

25 OCT 2019

**GREEN BELT STRATEGY AND DEVELOPMENT PLAN**

Address: Flinn, CA.953606, MMC360 Council and the Strategy and  
Name: MRS CAROL ANN FLINN  
[Redacted]

Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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Yours faithfully,

[Redacted Signature]



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

15 October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

25 OCT 2019

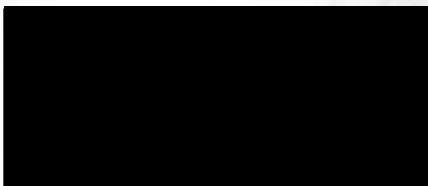
I am Flinn, D.953604, MMC356 the  
Pla  
Development Plan process.

Name: DERRICK FLINN

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Yours faithfully,



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to my data being used by Sunderland Council and the  
Planning Strategy and  
Development Plan process.

Florence, H.953897, MMC243

Name..... MRS HEATHER FLORENCE

Address.....

Postcode.....

I welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell in the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in addition to site HGA 1 (South west Springwell Village, north of Mount Lane):

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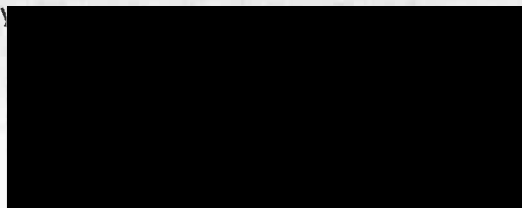
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Yours faithfully



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

October 2019

Dear Sirs

25 OCT 2019

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree **Florance, R.953896, MMC246** Council and the  
 Planning **Florance, R.953896, MMC246** Strategy and  
 Development Plan process.

Name MR R FLORANCE

[Redacted Address]

[Redacted Contact Information]

[Redacted Signature]

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Yours faithful

[Redacted Signature]



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

25 OCT 2019

15 October 2019

Dear Sirs

## CORE STRATEGY AND DEVELOPMENT PLAN

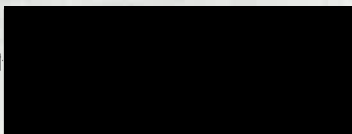
I agree to my data being used by Sunderland Council and the  
Planning and Development Department  
Foster, J.953195, MMC290

Name..... MISS J FORSTER

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Yours faithfully





PLEASE SIGN THIS LETTER, COMPLETE THE CONTACT BOX, AND FOSTER, A.1229595, MMC5 RAGE COMMUNITY VENUE (BY 23<sup>RD</sup> OCTOBER), or post it directly to the Council EACH PERSON IN EVERY HOUSEHOLD SHOULD COMPLETE A SEPARATE LETTER. *Cut to detach letter below*

Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

15 October 2019

Dear Sirs

### CORE STRATEGY AND DEVELOPMENT PLAN

I agree to my data being used by Sunderland Council and the Planning Inspectorate in relation to the Core Strategy and Development Plan process.

Name Ashleigh Foster

Address [REDACTED]

Postcode: [REDACTED]

I welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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- e. Springwell Village is already suffering from very high levels of traffic on narrow, old roads that cannot be widened. The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this worse.

Yours faithfully

[REDACTED]

Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S2 7DN

25 OCT 2019

October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to my data being used by Sunderland Council and the  
Planning Inspectorate  
Development Plan process.

Foster, E. 1133138, MMC315

Name..... MRS ELSIE FOSTER



Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

Political developments and further uncertainty since the production of the Core Strategy and Development Plan, and since the closing date of the consultation, mean that the number of jobs on which the housing need is predicated is very much in doubt and therefore cannot be used as justification for deletion of precious greenbelt land. The time is not right to take such an irreversible decision.

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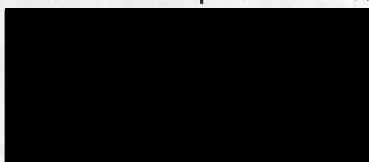
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Springwell Village is already suffering from very high levels of traffic on narrow, old roads that cannot be widened. The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this worse. \*

Yours faithfully,



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

October 2019

Dear Sirs

**GREEN BELT STRATEGY AND DEVELOPMENT PLAN**

I agree to the development of the site in accordance with the Green Belt Strategy and the Core Strategy and the Core Development Management Process.

Foster, GD.1134755, MMC275

Name: MR G. D. FOSTER

[Redacted Signature]

Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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Yours faithfully,

[Redacted Signature]



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 2DN

October 2019

Dear Sirs

25 OCT 2019

## GREENBELT STRATEGY AND DEVELOPMENT PLAN

I agree to my data being used by Sunderland Council and the  
Planning Inspectorate  
Development

Foster, LM.1134754, MMC175

Name..... MRS L. M. FOSTER

Address.....  
.....  
.....  
Postcode.....

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Yours faithfully,

[Redacted signature block]

Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

15 October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to the data being used by Sunderland Council and the  
Planning Department in the development of the Core Strategy and  
Development Plan process.

Foster, P.1229875, MMC362

Name... PHILIP FOSTER

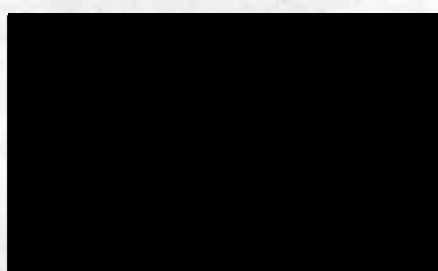


25 OCT 2019

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Yours faithfully,



19/10/19

Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

15 October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

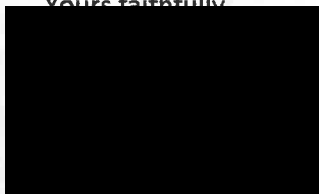
I agree that the data submitted by Sunderland Council and the  
Planning Department is correct. Framingham, H. 1171112, MMC6 Strategy and  
Development Plan process.

Name.....HAZEL FRAMINGHAM.....  
Address.....  
.....  
.....  
Postcode.....

I welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
SR7 7DN

October 2019

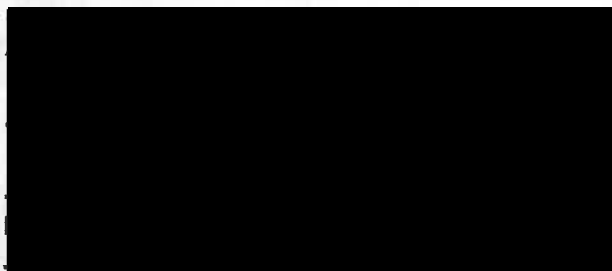
Dear Sirs

25 OCT 2019

## GREEN BELT STRATEGY AND DEVELOPMENT PLAN

I agree to my data being used by Sunderland Council and the  
p Freeman, M.953848, MMC169  
D

Name... MARGARET FREEMAN



Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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Yours faithfully,

Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

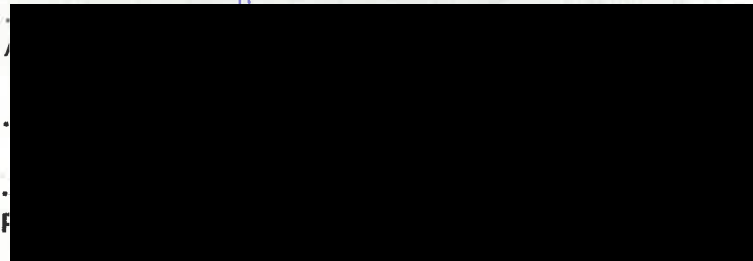
October 2019

Dear Sirs

## CORE STRATEGY AND DEVELOPMENT PLAN

I agree to my Gale, P.953005, MMC340 and the  
Planning Inspector and  
Development Plan process.

Name..... P. Gale



Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell in the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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Yours faithfully,





Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

25 OCT 2019

15 October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to my data being used by Sunderland Council and the  
Planning Department  
Gatens, E.910227, MMC262 and  
Development

Name: EMMA GATENS

I welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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You



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

October 2019

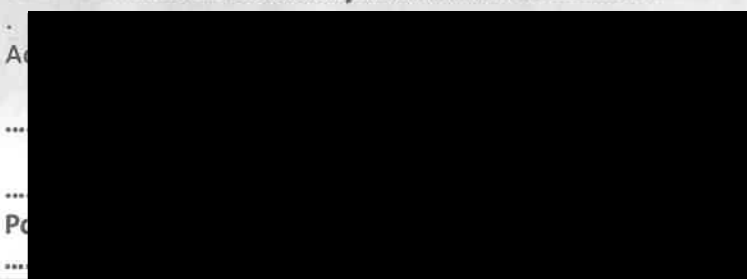
Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to [redacted] the  
Planning  
Development Plan process.

Gatens, M.928413, MMC260

Name..... Mark Gatens



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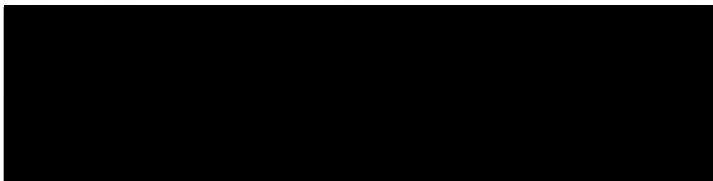
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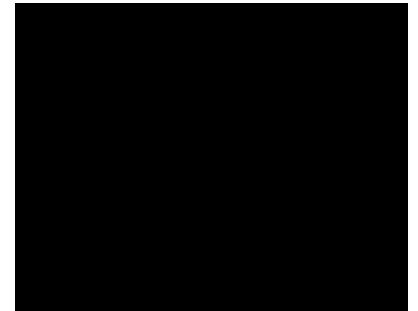
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Springwell Village is already suffering from very high levels of traffic on narrow, old roads that cannot be widened. The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this worse.

Yours faithfully,





Strategic Plans Team  
Sunderland City Council  
Burdon Lane  
Sunderland  
SR2 7DN

By email only to: [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk)

Dear Sir/Madam,

**Re: Sunderland Core Strategy and Development Plan – Proposed Main Modifications**

This letter provides Gladman’s representations in response to the above consultation. Gladman specialise in the promotion of strategic land for residential development and associated community infrastructure and have land interests in Hetton-le-Hole at land at North Road.

Gladman welcome the opportunity to comment on the proposed modifications to the Sunderland Core Strategy and Development Plan (CSDP). Whilst Gladman are largely supportive of many of the aims and objectives of the Plan we consider further modifications are required to ensure the Local Plan is able to meet the tests of soundness in order to provide sufficient flexibility so that the Plan is able to respond positively to changes in circumstance which may occur over the plan period.

Gladman’s specific concerns relate to the following modifications:

**MM3**

Policy SP1 sets out the Development Strategy for the borough to deliver at least 13,410 net new homes over the plan period. It is noted that a further 111 dwellings are required to meet the minimum housing requirement in full. However, given the significant reliance on large strategic sites the Council will need to be mindful that such sites will need to be supported by a range of suitable housing sites by size and location to ensure a flexible and responsive supply of housing land can be demonstrated over the plan period. There are a number of key factors that can affect the delivery of strategic sites such as:

- Land assembly and associated promotion and option agreements.
- The agreement of collaboration and equalisation agreements.



- Periods associated with the exercising of option agreements.
- The requirement for Environmental Statements at the planning application stage resulting in the involvement of third-party consultees (such as Highways England and Natural England).
- The complexity of s106 agreements where a significant number of service providers and infrastructure bodies are involved. Furthermore, multiple land ownership within strategic sites will result in the need for agreement between and sign off from multiple agents and solicitors which can take a significant length of time to achieve.
- The need for enabling infrastructure works, which are often complex and require completion before initial dwellings can be constructed and occupied.
- The need to address land contamination and undertake land reclamation works.
- Developers and builders requiring time at each stage to secure the necessary board level agreements and share-holder approvals to support any large capital expenditure. It is not always realistic to assume that a number of aspects within the lead in period can be progressed in parallel.
- Unrealistic lead in times and build out rates.

Whilst theoretically the Plan will need to identify a further 111 dwellings, the Council will need to be mindful that sites may not come forward as anticipated for reasons listed above. Furthermore, Gladman take this opportunity to highlight the presentation given by the Director of Planning at DCLG at the Home Builders Federation Planning Conference in 2015 which illustrates that 10-20% of permissions do not materialise into a start on site and that the permission in effect 'drops out'. Accordingly, a further modification to the Plan is required to ensure that the local planning authority will take a positive approach to development not identified by the CSDP in order to respond positively to changes in circumstance (i.e. housing shortfall) should this occur.

#### **MM11**

Whilst Gladman do not object to the release of land from the Green Belt in principle, it is not considered that the evidence provided by the Council is sufficient to justify exceptional circumstances exist and the decisions arrived at to release land from the Green Belt given that a number of sites identified within the CSDP as a whole will have a 'moderate' impact to the existing Green Belt. Indeed, to pass such a high bar in terms of demonstrating 'exceptional circumstances', the evidence which underpins Green Belt release must be substantive and detailed.

The Government's fundamental approach to Green Belt is that all reasonable non-Green Belt options should be considered before Green Belt is proposed for amendment. This approach is set out clearly in the national policy and guidance. Paragraph 79 of the NPPF 2019 emphasises that the Government attaches great importance to Green Belts. In paragraph 83, the NPPF states that:

**"Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries**

**having regard to their intended permanence in the long term, so that they can be capable of enduring beyond the plan period.”**

Paragraph 84 goes on to state that:

**“when drawing up or reviewing Green Belt boundaries, local planning authorities should take into account the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.” (emphasis added)**

As such, it is clear that in considering the allocation of sites for future housing and economic development, national policy requires Council’s to endeavour to maximise the use of sustainable, available and deliverable non-Green Belt sites in order to ensure that the removal of land from the Green Belt is minimised.

Gladman consider that, in the preparation of the CSDP, this approach has not been followed as there are clearly opportunities for development beyond the outer Green Belt, such as the land interests that have been identified by Gladman at land off North Road. An approach focusing additional development at such locations would represent a sustainable pattern of development. Furthermore, sustainable settlements such as Hetton-le-Hole are able to accommodate additional housing growth to meet identified housing needs without having to release land from the Green Belt and therefore an additional modification should be included with the Plan to enable the delivery of such sites which will also serve to ensure the vitality and viability of settlements not constrained by existing Green Belt boundaries.

#### **MM15**

The above modification relates to the Council’s proposed approach to requiring 10% of dwellings on developments of 10 or more to meet the optional building regulations M4(2) Category 2 – accessible and adaptable dwellings standard.

The proposed modification suggests that the Council recognise that it may not be possible to deliver the accessible and adaptable dwellings requirement in full and in such instances the applicant will be expected to provide a detailed viability assessment to demonstrate how the requirement would make the scheme unviable.

Whilst Gladman welcome the recognition for the need for a degree of flexibility, we would be concerned that the application of these standards are not in line with the requirements of national policy given that the evidence supporting the above policy solely relates to the fact that almost a quarter of Sunderland’s population is forecasted to be aged 65 or over by the end of the plan period<sup>1</sup>.

Whilst the Framework encourages local planning authorities to make use of the Government’s optional technical standards for accessible and adaptable homes, it makes clear that the use of these standards should only be pursued if this would address an identified need for such policies and would not result in adverse impacts on development viability in accordance with the PPG.

If the Council wishes to pursue the optional technical standards, then the evidence underpinning this requirement must be robust and viability tested taking into account the effects this policy may have on the Plan’s other objectives. Whilst the Council claim that there is an ageing population in the borough, this is

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<sup>1</sup> Sunderland Core Strategy and Development Plan – paragraph 6.12

consistent with national trends and does not provide sufficient evidence to justify the requirements of the optional technical standards. Indeed, Gladman note the Inspector's Report to the Derbyshire Dales Local Plan which specifically found that general reference to an ageing population or those with mobility issues is not sufficient to justify the optional accessibility standards and the Inspector recommended the deletion of the optional standards by way of modification.<sup>2</sup>

Notwithstanding the above, new development will be built to Part M Category 1 (M4(1)) standards as a minimum. These standards are not available in existing older housing stock and are more likely to be suitable for the majority of residents in the borough and the implementation of these will unlikely threaten the viability of development proposals or require development to be in accordance with a stringent policy requirement which is unevicenced and not justified in accordance with national policy.

### **MM30**

Policy NE7 proposes to introduce Settlement Breaks which will serve the following purposes:

- Prevent the merging of settlements;
- Assist in the regeneration of the urban area of the city; and
- Maintain the Green Infrastructure Network.

Gladman do not consider the use of settlement breaks to be consistent with the requirements of national policy and guidance. It is Gladman's view that the identification of such a policy unnecessarily limits the availability of land which can be developed outside of existing Green Belt boundaries in the borough. In effect, this policy would amount to a policy tool that would protect land from development akin to the designation of new Green Belt without meeting the stringent tests required for their designation. As such, the implementation of such a policy would prevent any development from coming forward in these locations and fails to take account of paragraph 171 of the NPPF which makes clear that plans should distinguish between a hierarchy of international, national and locally designated sites.

Development opportunities in these locations are well placed to accommodate additional development to meet housing and employment needs. Indeed, Gladman's land interests at North Road falls within the proposed designation and is considered unwarranted owing existing natural boundaries helping to prevent the merging of settlements from occurring in this location.

It is noted that the proposed modification adds an additional paragraph at 10.37. It states:

**"For clarity, essential development within the context of Policy NE7 is considered to be development which is required to be located within the Settlement Break and could not reasonably be located within another less sensitive location. Each proposal will be assessed on its individual merits."**

Gladman do not consider that the retention of the above policy to be appropriate nor does the proposed modification go far enough to provide clarity to both applicants and decision makers contrary to the express requirements of paragraph 16(d) of the NPPF. In particular, it is unclear what is meant by 'essential development' as this is not defined within either the policy wording or the supporting text and therefore does not provide the clarity as required by national policy on what forms of development would be considered acceptable in these locations.

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<sup>2</sup> Derbyshire Dales Local Plan Inspector's Report – paragraphs 92 - 95

In addition, the text states that development should be located in another 'less sensitive location'. However, it should be noted that a substantial amount of land across the local authority area is located within the Green Belt. As such, areas located within the Green Belt are the most sensitive locations which should be protected, and the Plan should recognise the fact that sustainable development opportunities can come forward in the Strategic Breaks without resulting in the merging of settlements or loss of green infrastructure as this can be compensated for through landscaping proposals to provide net biodiversity gains.

### **Site Submission**

Gladman has land interests in Hetton-le-Hole at land off North Road and the merits of the site are explored in greater detail below. The development proposal can deliver up to 250 market and affordable dwellings, public open space, landscaping, a sustainable drainage system and vehicular access points from North Road. An outline planning application has been submitted for the site (ref: 19/01319/OUT) and a location plan is attached at appendix 1 of this submission.

The 12.72ha site lies adjacent to the existing residential development on the western edge of Hetton-le-Hole. The application site comprises fields in agricultural use and is well related to the existing settlement, with good pedestrian and cycle links, and is contained by physical features at its urban edge.

The development proposal of 250 new homes will deliver a range of house types which can meet the local demand for both affordable housing and larger detached dwellings.

Hetton-le-Hole is an ideal location for residential development. The proposed development site is situated within approximately 800m of the centre of the town and therefore has number of key services and facilities within walking and cycling distance including a primary school, secondary school, major bus interchange, community centre, community park and a range of shops.

Land off North Road presents an opportunity for the sustainable growth of Hetton-le-Hole and the site should be included as an allocation in the emerging Core Strategy and Development Plan.

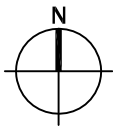
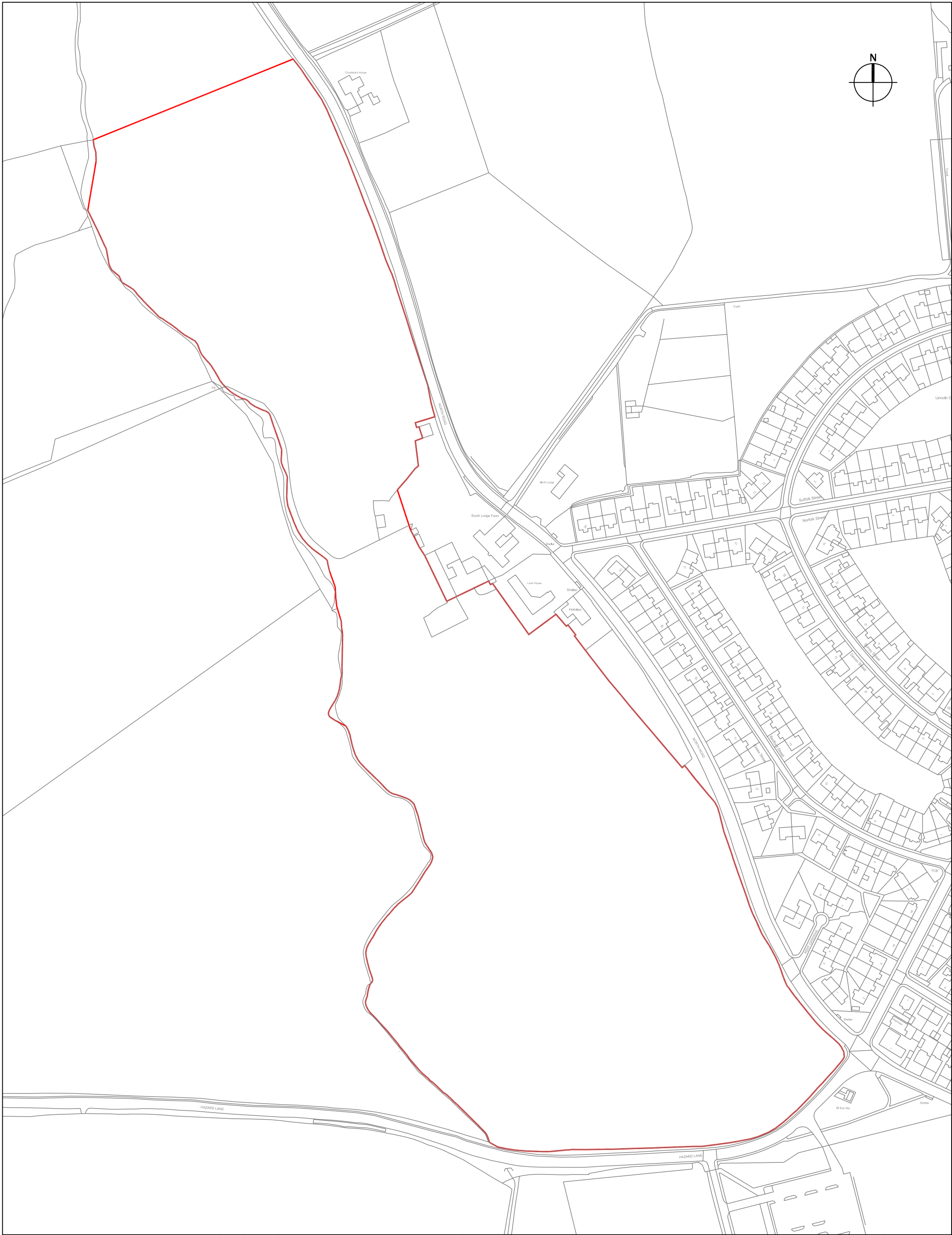
### **Conclusions**

I hope you have found this response to be constructive. Should you require any further information please do not hesitate to contact me.

Yours faithfully,

John Fleming  
Gladman Developments Ltd





**GLADMAN**  
 Gladman House, Alexandria Way  
 Congleton Business Park  
 Congleton, Cheshire  
 CW12 1LB  
 Tel: 01260 288800  
 Fax: 01260 288801  
 www.gladman.co.uk

| Rev                | Date | By | Revislon notes |
|--------------------|------|----|----------------|
| *                  | *    | *  | *              |
| <b>Information</b> |      |    |                |

|         |                                   |
|---------|-----------------------------------|
| Project | <b>Hetton le Hole, North Road</b> |
| Title   | <b>Location Plan</b>              |

|            |                     |            |          |
|------------|---------------------|------------|----------|
| Drawn by   | SCB                 | Issue date | 4 Feb 19 |
| Scale(s)   | <b>1:2500 at A3</b> |            |          |
| Drawing No | <b>2019-015 101</b> |            |          |



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S2 7DN

25 OCT 2019

October 2019

Dear Sirs

## CORE STRATEGY AND DEVELOPMENT PLAN

Agreed  
Planning  
Development  
Glaister, ME.953009, MMC202

Name.....MISS M.E. GLAISTER

Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

Political developments and further uncertainty since the production of the Core Strategy and Development Plan, and since the closing date of the consultation, mean that the number of jobs on which the housing need is predicated is very much in doubt and therefore cannot be used as justification for deletion of precious greenbelt land. The time is not right to take such an irreversible decision.

**Public Transport:** The site is not served by public transport. The Council's Doc EX17.008 Bus Operation Frequency is inaccurate and misleading. The bus stops shown on the plan as 'Springwell School', Springwell Village North & South' and 'Mount Lane' merely serve scholars and a part time (10am-4.50pm Mon-Sat) mini-bus shuttle service that is entirely unsuitable for travelling to major conurbations and employment sites, within reasonable timeframes. By the nature of this service, journeys are extremely lengthy. Commuters travelling to Gateshead, Newcastle or Sunderland must use the stops in the centre of the village or for Sunderland only, Peareth Hall Road. Both are much more than 800metres from HGA1. The reality is that people living on HGA1 will travel by car, incurring all of the attendant adverse affects on environment, wildlife and ecology. The proposed development is not sustainable.

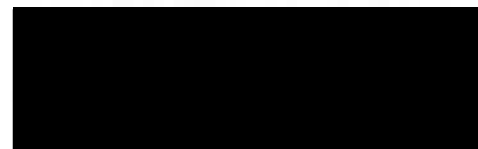
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CSDP 2015-33 Publication Draft September 2019, p49 HGA1(iii) states " ensure that the open aspect of Bowes Railway SAM is retained". This is impossible with development of HGA1.

Northumbrian Water Limited's planning application (ref: 19/01280/FU4) for a reservoir on land immediately north of Mount Lane and south of site HGA1 details a huge development that will impact severely on the wildlife, ecology, environment and amenity of the whole area. Allowing housing development on HGA1 will only make this worse.

Springwell Village is already suffering from very high levels of traffic on narrow, old roads that cannot be widened. The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this worse.

Yours faithfully,



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S2 7DN

25 OCT 2019

October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to my data being used by Sunderland Council and the  
Planning Department for the purpose of the Core Strategy and  
Development Plan process.

Name... MRS S GLASS .....  
Address.....  
.....  
.....  
Postcode.....

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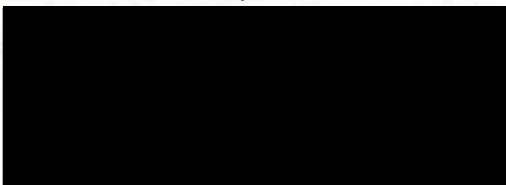
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Yours faithfully,



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

15 October 2019

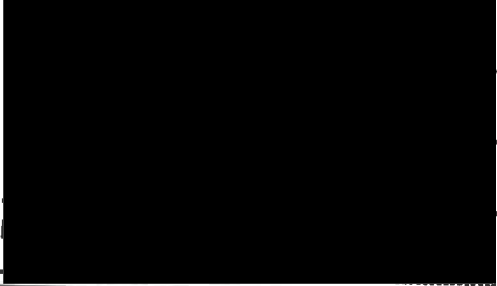
Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

25 OCT 2019

I agree to my data being used by Sunderland Council and the  
Planning Gough, S.111664, MMC35  
Develop

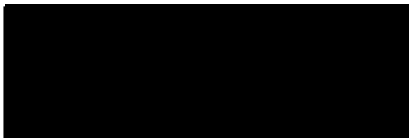
Name: Sarah Gough



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- a. Political developments and further uncertainty since the production of the Core Strategy and Development Plan, and since the closing date of the consultation, mean that the number of jobs on which the housing need is predicated is very much in doubt and therefore cannot be used as justification for deletion of precious greenbelt land. The time is not right to take such an irreversible decision.
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Yours faithfully,





Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

October 2019

Dear Sirs

25 OCT 2019

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to my data being used by Sunderland Council and the  
Planning Department for the Core Strategy and the  
Development Plan process.

Name COUN GRANSBURY

Address [REDACTED]

Postcode [REDACTED]

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Yours faithfully,

[REDACTED]

8.10.19



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Planning Centre  
Sunderland  
S1 2 7DN

October 2019

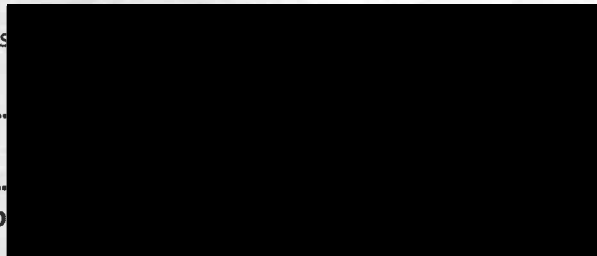
25 OCT 2019

Dear Sirs

### CORE STRATEGY AND DEVELOPMENT PLAN

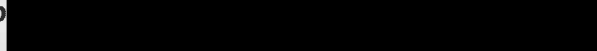
I agree to **Gransbury, I.1174768, MMC242**  
Planning  
Development Plan process.

Name..... **IRONE GRANSBURY** .....

Address.....  .....

.....

.....

Postcode.....  .....

.....

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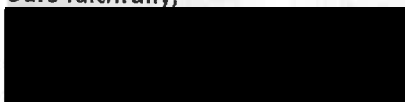
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Yours faithfully,  


20.10.19.

Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

25 October 2019

Dear Sirs

**GREEN BELT STRATEGY AND DEVELOPMENT PLAN**

I agree to make a contribution to the  
Planning Inspectorate's  
Development Plan process.

Name..... SUSAN GRAY .....

Address..... [REDACTED] .....

..... [REDACTED] .....

..... [REDACTED] .....

Postcode..... [REDACTED] .....

..... [REDACTED] .....

I welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell in the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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Yours faithfully,

[REDACTED SIGNATURE]

Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

25 OCT 2019

15 October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree  
Planni  
Development Plan process.

Hancock, F.1229962, MMC296

Name..... FRANK HANCOCK

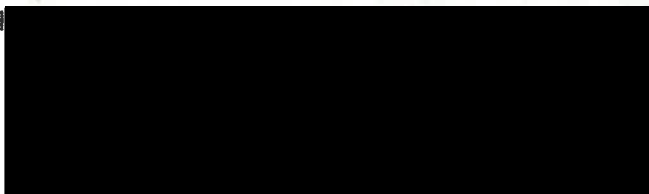
Address.....

Position.....

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Yours faithfully





Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

950860

15 October 2019

25 OCT 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to my data being used by Sunderland Council and the  
Planning Inspectorate  
Development Plan  
Hannan, DM.950860, MMC26

Name..... DENISE M. HANNAN .....

A.....  
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P.....  
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Yours faithfully,

[Redacted signature]



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

Harding, S.1175092, MMC147

Council and the  
Strategy and

Name: MR STUART HARDING

15 October 2019

25 OCT 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

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Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

15 October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

25 OCT 2019

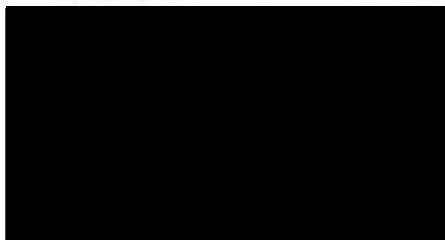
I agree to my data being used by Sunderland Council and the  
Plann Hardy, R.1229959, MMC370 y and  
Development Plan process.

Name..... RICHARD HARDY  
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A.....  
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P.....  
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Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to my data being used by Sunderland Council and the  
Planning Department  
Development Harris, I.953534, MMC280

Name..... IAN HARRIS.  
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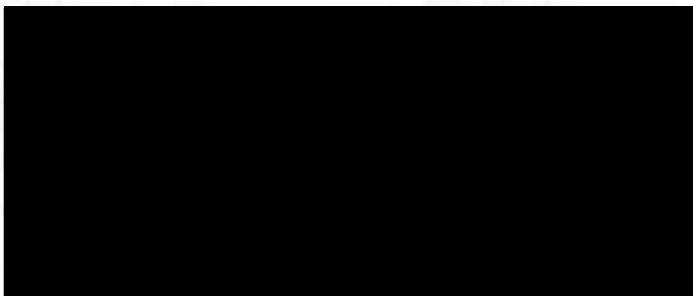
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Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S2 7DN

25 OCT 2019

October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to my data being used by Sunderland Council and the  
Planning Department  
Name: Harris, L.953530, MMC281  
Development Director

Name: LISA HARRIS

Address

Postcode

Phone

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[Redacted signature]



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

October 2019

Dear Sirs

25 OCT 2019

**GREEN BELT STRATEGY AND DEVELOPMENT PLAN**

I agree to my data being used by Sunderland Council and the  
Planning Department Haywood, M.1104873, MMC208 and  
Development Department

Name..... MARGARET HAYWOOD .....

[Redacted]

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Yours faithfully,

[Redacted Signature]

# Core Strategy and Development Plan 2015-2033

## Proposed Main Modifications Consultation Comment Form



# Proposed Main Modifications Consultation Comment Form

**Please use this form if you intend to make a representation in response to the consultation on the proposed Main Modifications to the Sunderland Core Strategy and Development Plan (CSDP).**

**If your comments relate to more than one Main Modification you will need to complete a separate form for each representation.**

Following the submission of the Publication Draft CSDP for independent Examination to the Secretary of State in December 2018, a number of public hearing sessions were held between Tuesday 21 May 2019 and Thursday 13 June 2019. In response to issues raised during the hearing sessions, as well as representations made to the publication draft CSDP (Regulation 19) and taking into account the independent Planning Inspector's 'Post Hearing Advice – Main Modification and Related Matters' report (EX18.002) published in July 2019, the Council are undertaking a consultation on a number of proposed Main Modifications.

These modifications are set out in the Schedule of Main Modifications which is the focal point for this consultation. These are changes considered necessary by the Planning Inspector to make the plan sound. In support of the Main Modifications, a number of supplementary documents have also been published, including an Addendum to the Sustainability Appraisal.

The Schedule of Main Modifications, Sustainability Appraisal Addendum and supporting documentation are available to view at the examination webpage at [www.sunderland.gov.uk/csdpeip](http://www.sunderland.gov.uk/csdpeip)

Copies of the Schedule of Main Modifications, Sustainability Appraisal and supporting documentation are also available to view at Sunderland Civic Centre, Burdon Road, Sunderland SR2 7DN during normal opening hours (8.30am to 5.15pm Monday to Thursday, and 8.30am to 4.45pm on Friday) and at all Council Libraries.

It should be noted that the Council has also prepared a Schedule of Additional Modifications. This sets changes which are minor in nature (such as typographical and factual errors and updates). These are not subject to consultation but are published for information only. The consultation only concerns proposed Main Modifications and the supporting Sustainability Appraisal Addendum and not other aspects of the plan.

**The period for making representations runs for six weeks between Friday 13 September 2019 to Friday 4.45pm 25 October 2019. Representations received after this deadline will not be accepted.**

Representations should only relate to the legal compliance and/or the soundness of the Proposed Main Modifications and made within the six-week period. Representations relating to other parts of the Plan will not be considered.

Please note that you should include all information, evidence and supporting information which is required to support your representation and any suggested changes.

All comments that relate to the Main Modifications and which are received within the consultation period (as set out above) will be considered by the appointed Planning Inspector as part of the Examination.

## The Form of Schedule of Proposed Main Modifications

All policy numbers, paragraph numbers and figure numbers set out in the Schedule of Proposed Main Modifications relate to the Sunderland Core Strategy and Development Plan Consultation Publication Draft (SD.1).

This Consultation Representation Form provides the opportunity for you to either object or support the proposed Main Modifications to the Core Strategy and Development Plan. Representations should include the Main Modification Reference. This is set out in the first column of the Schedule of Main Modifications (this begins with a MM prefix). All representations should strictly focus on issues of either 'legal compliance' and 'soundness'. A summary of these terms is set out below.

The issue of 'soundness' is set out in the NPPF (2012) and is defined as being made up of the following:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategy priorities; and
- **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the framework.

Legal compliance with regards to plan making generally refers to the Core Strategy and Development Plan meeting legal requirements under Section 20 (5) of the 2004 Planning and Compulsory Purchase Act (as amended by the Localism Act 2011) and the Town and Country Planning (Local Planning) (England) Regulations, 2012.

It is important that you fill in your contact details below. **We cannot register your representation without your personal details.**

Please note that all responses will be held by the Council in accordance with the General Data Protection Regulation 2018. Your name, organisation (if relevant) and comments may be made available to the public, in Council committee papers or as otherwise considered appropriate by us. Your personal data i.e. postal addresses, emails and telephone numbers **will not** be shared with the public.

However, your contact details will be shared with the Programme Officer for the purposes of the Public Examination. We will use your contact details to notify you about future stages of the plan process. By submitting this form you are agreeing to these purposes.



## 1. Your Details

|                    | Your details | Agent details (if applicable)            |
|--------------------|--------------|--|
| Name               |              | Neil Westwick                            |
| Organisation/Group | Hellens      | Lichfields                               |
| Address Line 1     | ██████████   | ████████████████████                     |
| Address Line 2     |              | ████████████████████                     |
| Town/City          |              | ████████████████████                     |
| County             |              | ████████████████████                     |
| Post Code          |              | ██████████                               |
| Telephone no:      |              | ████████████████████                     |
| Email:             |              | ██ |

## 2. Which Main Modification does your representation relate to?

| Main Modification Reference | MM         |
|-----------------------------|------------|
| MM32                        | Policy NE9 |

## 3. Do you consider that the proposed Main Modification meets the legal and procedural requirements?

Yes       No

## 4. Do you consider the proposed Main Modification addresses the following issues?

|                                 |                              |  |
|---------------------------------|------------------------------|--|
| Positively Prepared             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Justified                       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Effective                       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Consistent with National Policy | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

**5. Please give details of why you consider the proposed Main Modification is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the proposed Main Modification, you can also use this box. Please set out which Main Modification you are referring to.**

We respond on behalf of our client Hellens and object to proposed modification to Policy NE9 and the supporting text.

The modification to paragraph 10.43 seeks to clarify that “*valued landscapes in Sunderland equate to those areas highlighted in the city’s Landscape Character Assessment (LCA) for ‘landscape protection’*”. MM32 also refers to a map at Appendix 3 which shows the areas of landscape protection.

Our client raised this matter orally during the Examination Hearing Sessions after identifying that Council first proposed to include this plan in its response to Matter 2 [EX3.001] (the response to the Inspector’s Question 6.2).

We suspect that this was a time-pressured decision by the Council in response to the Inspector’s Matters, Issues and Questions. Unfortunately, this has not been well thought out and is a relatively late and significant change to the Plan (given the quantum of land which is identified on the referenced plan as ‘landscape protection’).

The Landscape Character Assessment (LCA) [SP.47] was undertaken in 2015 and the areas identified for protection are those of *relative* value and does not necessarily relate to Special Landscape Areas (SLA) or areas with statutory protection. There is a perception that the plan in the LCA was the only available option the Council had to refer to in its response to the Inspector’s question. Whereas, this is clearly a subject which needs to be considered more thoroughly and based on robust evidence.

The Landscape Character Assessment (LCA) [SP.47] was undertaken in 2015 and primarily assessed and reported landscape character. Prior to the publication of the current NPPF, there was considerable confusion and debate as to what constituted a valued landscape in the terms expressed by the 2012 NPPF. This has now been clarified in the February 2019 update.

The areas identified in the assessment are those of *relative* value and this does not necessarily or automatically equate to landscapes with value or qualities that can be considered to be the same as or equal to, a locally designated landscape such as a Special Landscape Areas (SLA) or similar landscapes of value identified in development plans as envisaged by the NPPF (2019). The protection stated in the NPPF (2019) relating to valued landscapes should not automatically be applied to the landscapes identified in the character assessment without further work being undertaken, as the necessary assessment of their qualities has not been fully or appropriately undertaken at this stage. They have certainly not been scrutinised or verified in the context of valued landscapes as envisaged by the NPPF (2019). The NPPF (2019) also refers to the identified qualities of landscapes being made in the Development Plan, if they are not identified through their statutory status by designation. Again, the necessary and appropriate assessment of such qualities have not been made or reported in the plan, nor would the inclusion of a plan from a character assessment be sufficient to address this. There is a perception that the plan in the LCA was the only available option that the Council had to refer to in its response to the Inspector’s question. Whilst it is our client’s preference that the reference to value landscapes is removed from the Plan, if it is to be retained, there clearly needs to be based on robust evidence, if it is to be sound, compliant with the NPPF and not be subject to challenge.

Whilst we acknowledge that the Plan is being considered against the provisions of the 2012 NPPF, we consider that weight should be given to the relevant parts of the February 2019 version of the NPPF on this matter. In light of the topic of valued landscapes featuring prominently in appeals, NPPF (2019) paragraph 170 clarifies that valued landscapes should be protected in a manner commensurate with their statutory status of identified quality in the Development Plan.

The 2019 NPPF has clearly sought to encourage valued landscapes to be identified in Development Plans in response to the appeal trends. Whilst we think valued landscapes should be identified in a Development Plan, this should be based on robust evidence and relate to land which has status or identified quality consistent with NPPF (2019) paragraph 170.

It is also unclear whether the areas identified on the proposed Appendix 3 Plan for 'Landscape Protection and Enhancement' are included within the areas proposed as valued landscapes. It is notable that there are a number of allocations in the Plan located along the River Wear Corridor and within the North and South Sunderland Sub Areas which fall within an area for 'Landscape Protection and Enhancement'.

As set out in our client's response to Matter 2 (Question 6.2) [EX3.014], it is considered that a valued landscape is a high bar and should be used selectively rather than to identify large swathes of land across the city.

Our client considers that the identification of valued landscapes needs to be properly considered and based on robust evidence to ensure the Plan is positively prepared, effective and consistent with national policy.

**6. Please set out what change(s) you consider are necessary to make the proposed Main Modification legally compliant or sound, having regard to the test of soundness you have identified at Q5 above. Where this relates to soundness, it will be helpful if you are able to put forward suggested revised wording and provide your reasoning. Please be as precise as possible.**

As explained in our client's response to Question 5, we do object to MM32 as currently drafted.

The plan proposed at Appendix 3 which has been taken from the Landscape Character Assessment does not meet the requirements set out in NPPF (2019) paragraph 170 which is material to this matter.

To resolve this matter, we request either the modification and any references to valued landscapes to be deleted from the plan or robust evidence is provided to identify landscapes which meet the provisions of NPPF paragraph 170.



**7. If you wish to make any comment on the Sustainability Appraisal that accompanies the Schedule of Proposed Main Modifications or any other supporting documents, please make them here.**

N/A

## 8. Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signed:

Date:

### **Completed forms should be returned to:**

Email: [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk); or

Post to: Strategic Plans Team, Civic Centre, Burdon Road, Sunderland SR2 7DN



# Core Strategy and Development Plan 2015-2033

## Proposed Main Modifications Consultation Comment Form





# Proposed Main Modifications Consultation Comment Form

**Please use this form if you intend to make a representation in response to the consultation on the proposed Main Modifications to the Sunderland Core Strategy and Development Plan (CSDP).**

**If your comments relate to more than one Main Modification you will need to complete a separate form for each representation.**

Following the submission of the Publication Draft CSDP for independent Examination to the Secretary of State in December 2018, a number of public hearing sessions were held between Tuesday 21 May 2019 and Thursday 13 June 2019. In response to issues raised during the hearing sessions, as well as representations made to the publication draft CSDP (Regulation 19) and taking into account the independent Planning Inspector's 'Post Hearing Advice – Main Modification and Related Matters' report (EX18.002) published in July 2019, the Council are undertaking a consultation on a number of proposed Main Modifications.

These modifications are set out in the Schedule of Main Modifications which is the focal point for this consultation. These are changes considered necessary by the Planning Inspector to make the plan sound. In support of the Main Modifications, a number of supplementary documents have also been published, including an Addendum to the Sustainability Appraisal.

The Schedule of Main Modifications, Sustainability Appraisal Addendum and supporting documentation are available to view at the examination webpage at [www.sunderland.gov.uk/csdpeip](http://www.sunderland.gov.uk/csdpeip)

Copies of the Schedule of Main Modifications, Sustainability Appraisal and supporting documentation are also available to view at Sunderland Civic Centre, Burdon Road, Sunderland SR2 7DN during normal opening hours (8.30am to 5.15pm Monday to Thursday, and 8.30am to 4.45pm on Friday) and at all Council Libraries.

It should be noted that the Council has also prepared a Schedule of Additional Modifications. This sets changes which are minor in nature (such as typographical and factual errors and updates). These are not subject to consultation but are published for information only. The consultation only concerns proposed Main Modifications and the supporting Sustainability Appraisal Addendum and not other aspects of the plan.

**The period for making representations runs for six weeks between Friday 13 September 2019 to Friday 4.45pm 25 October 2019. Representations received after this deadline will not be accepted.**

Representations should only relate to the legal compliance and/or the soundness of the Proposed Main Modifications and made within the six-week period. Representations relating to other parts of the Plan will not be considered.

Please note that you should include all information, evidence and supporting information which is required to support your representation and any suggested changes.

All comments that relate to the Main Modifications and which are received within the consultation period (as set out above) will be considered by the appointed Planning Inspector as part of the Examination.

## The Form of Schedule of Proposed Main Modifications

All policy numbers, paragraph numbers and figure numbers set out in the Schedule of Proposed Main Modifications relate to the Sunderland Core Strategy and Development Plan Consultation Publication Draft (SD.1).

This Consultation Representation Form provides the opportunity for you to either object or support the proposed Main Modifications to the Core Strategy and Development Plan. Representations should include the Main Modification Reference. This is set out in the first column of the Schedule of Main Modifications (this begins with a MM prefix). All representations should strictly focus on issues of either 'legal compliance' and 'soundness'. A summary of these terms is set out below.

The issue of 'soundness' is set out in the NPPF (2012) and is defined as being made up of the following:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategy priorities; and
- **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the framework.

Legal compliance with regards to plan making generally refers to the Core Strategy and Development Plan meeting legal requirements under Section 20 (5) of the 2004 Planning and Compulsory Purchase Act (as amended by the Localism Act 2011) and the Town and Country Planning (Local Planning) (England) Regulations, 2012.

It is important that you fill in your contact details below. **We cannot register your representation without your personal details.**

Please note that all responses will be held by the Council in accordance with the General Data Protection Regulation 2018. Your name, organisation (if relevant) and comments may be made available to the public, in Council committee papers or as otherwise considered appropriate by us. Your personal data i.e. postal addresses, emails and telephone numbers **will not** be shared with the public.

However, your contact details will be shared with the Programme Officer for the purposes of the Public Examination. We will use your contact details to notify you about future stages of the plan process. By submitting this form you are agreeing to these purposes.

## 1. Your Details

|                    | Your details | Agent details (if applicable) |
|--------------------|--------------|-------------------------------|
| Name               |              | Neil Westwick                 |
| Organisation/Group | Hellens      | Lichfields                    |
| Address Line 1     | ██████████   | ██████████                    |
| Address Line 2     |              | ██████████                    |
| Town/City          |              | ██████████                    |
| County             |              | ██████████                    |
| Post Code          |              | ██████                        |
| Telephone no:      |              | ██████████                    |
| Email:             |              | ██████████████████            |

## 2. Which Main Modification does your representation relate to?

| Main Modification Reference | MM         |
|-----------------------------|------------|
| MM7                         | Policy SP4 |

## 3. Do you consider that the proposed Main Modification meets the legal and procedural requirements?

Yes       No

## 4. Do you consider the proposed Main Modification addresses the following issues?

|                                 |                              |  |
|---------------------------------|------------------------------|--|
| Positively Prepared             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Justified                       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Effective                       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Consistent with National Policy | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

**5. Please give details of why you consider the proposed Main Modification is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the proposed Main Modification, you can also use this box. Please set out which Main Modification you are referring to.**

We respond on behalf of our client Hellens in relation to land at North Hylton (HGA7).

We do not agree with the decision to delete HGA7 from Policy SP4 and SS4 and for the reasons set out below, we consider the proposed associated modifications to be unsound.

MM7 includes proposed changes to Policy SP4 and the supporting text to reflect the omission of HGA7. MM7 also includes additional supporting text to set out the exceptional circumstances for Green Belt release in the North Sunderland Sub Area along with a short summary for the Housing Growth Area which remains in the Plan. The exceptional circumstances for the release of Green Belt land seeks to address the spatial imbalance in the housing land supply.

Paragraph 2.49 in the Spatial Portrait section describes the issues with the spatial distribution of housing supply in recent years which highlights low levels of delivery in particular in both the Washington and North Sunderland Sub Areas. Figure 13 (Housing Distribution) subject to a modification (MM1) indicates that just 12% of housing growth will be distributed to the North Sunderland Sub Area. Our client's view is that this does not go far enough to address the imbalance.

We note that MM7 includes a revision to subpoint 1 which seeks a focus on the delivery of "*larger detached dwellings*". Our client has a deal in principle agreed with a national housebuilder who will be looking to deliver high quality, detached family homes on the site. Therefore, the omission of the site is a missed opportunity to help address the historic issues with housing distribution and to deliver a type of housing which has been specifically identified by the Council.

The Publication Draft version of the Core Strategy and Development Plan ('the Plan' or CSDP) submitted for Examination clearly responded to the requirements of NPPF (2012) paragraphs 83-85 in ensuring that the Green Belt boundaries are capable of enduring beyond the Plan period; and that the review of the Green Belt boundaries should take into account the need to promote sustainable development. The Council had responded positively and proactively to these tests and to ensure the Plan was "*genuinely plan-led*" (one of the core planning principles set out in paragraph 17 of the NPPF) and to address the issues identified in the Spatial Portrait section of the Plan.

Our client considers that the decision to delete North Hylton (HGA7) weakens the ability of the Plan to deliver its strategy and as a result we consider that it is not positively prepared, justified or consistent with national policy. Therefore, the modification is unsound.

Please refer to our client's response to MM8 which responds in further detail to the comments identified in the Inspector's post hearings advice response to the Council [EX18.002].



6. Please set out what change(s) you consider are necessary to make the proposed Main Modification legally compliant or sound, having regard to the test of soundness you have identified at Q5 above. Where this relates to soundness, it will be helpful if you are able to put forward suggested revised wording and provide your reasoning. Please be as precise as possible.

Our client requests that the proposed changes to Policy SP4 and Figure 23 are reverted to retain North Hylton as land to be removed from the Green Belt.

Consistent with the additional text proposed after paragraph 4.51, our client requests that an additional paragraph is inserted for HGA7 North Hylton, as follows:

**HGA7 North Hylton**

**The site demonstrates moderate impacts on the Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and represents an urban extension with the creation of a new durable Green Belt boundary.**

**7. If you wish to make any comment on the Sustainability Appraisal that accompanies the Schedule of Proposed Main Modifications or any other supporting documents, please make them here.**

N.A

## 8. Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signed:

Date:

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Post to: Strategic Plans Team, Civic Centre, Burdon Road, Sunderland SR2 7DN





ENERGY AND CLIMATE CHANGE  
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WASTE RESOURCE MANAGEMENT



**THE HELLENS GROUP**

**Proposed Housing Site HGA7 – North Hylton**

**Landscape and Visual Commentary**

**October 2019**

**DATE ISSUED:** October 2019  
**JOB NUMBER:** NT14499  
**REPORT NUMBER:** 0001  
**VERSION:** V1.0  
**STATUS:** FINAL

**THE HELLENS GROUP**

**Proposed Housing Site HGA7 – North Hylton**

**Landscape and Visual Commentary**

**October 2019**

**PREPARED BY:**

David Gray Principal Landscape Architect

**APPROVED BY:**

Helen Kennedy Service Director



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## APPENDICES

Appendix A Landscape and Visual Appraisal – Wardell Armstrong (August 2017)

## DRAWINGS

NT14499-01 Indicative Mitigation Plan

## **1 INTRODUCTION**

### **1.1 Background**

1.1.1 In response to the decision to retain site HGA7 as Green Belt, the following commentary is offered. The discussion draws on information from the Landscape and Visual Appraisal by Wardell Armstrong dated August 2017 - Appendix A (submitted with representations to the Regulation 19 consultation). In addition to this, reference is made to the proposed Indicative Mitigation Plan by Wardell Armstrong ref: NT14499 dated October 2019.

### **1.2 The Proposed Site**

1.2.1 Wardell Armstrong's previous Landscape and Visual Appraisal was prepared to assess a larger parcel of land than the site now under consideration, extending to the south-east. That earlier assessment concluded that development could be located at the site with limited adverse impact. Considering this, the proposed site (HGA7), which was subject to scrutiny of a recent examination in public EIP, is modest in extent and size. HGA7 comprises a reduced land area with reduced impact and further design interventions for the site, shown on the Indicative Mitigation Plan (NT14499 dated October 2019) would further reduce the potential of harm.

## **2 LANDSCAPE CONSIDERATIONS**

### **2.1 Appraisal of Landscape Effects 2017**

2.1.1 In response to the previously proposed larger development site, the landscape and visual appraisal (page 18) stated in paragraph 6.1.1 that *'potential landscape effects on the surrounding landscape character Type 3 Incised Lowland Valley and corresponding landscape character area 3a Weardale would not exceed moderate and adverse. With careful consideration of the extent of the site to be developed, the retention of existing trees where possible and the use of proposed tree planting, this will potentially reduce effects on the surrounding landscape types and areas to slight / moderate and neutral'*

2.1.2 Paragraph 6.1.2 states that *'at site level, the change from an agricultural field to a housing development would bring about a high level of change which, from a site-only perspective would potentially result in moderate / substantial and adverse effects during the construction stage, reducing to slight / moderate and neutral as the landscape mitigation establishes'*.



## 2.2 Landscape Protection

2.2.1 It is acknowledged that the site is within an area designated for Landscape Protection as stated in the Landscape Character Assessment (LCA) (2015) (SP.47) (p.50).

*“Landscape protection of the existing wooded gorge landscape as a largely undeveloped wildlife and recreation corridor through the area. The existing soft river banks should be retained to preserve the biodiversity value of the tidal river and riparian habitats. Maintenance of the open skyline as seen from the riverside will preserve the quiet, tranquil character of the riverside walks. Carefully considered development could enhance the value of open space by providing positive utilisation for underused locations. Promotion and upgrading of footpaths and cycleways will enhance recreational access and improve the open space value of adjacent farmland. Biodiversity value will be enhanced by managing the Wear woodlands, and ensuring their connection, via woodlands and hedges, to habitat networks spreading out into adjacent farmland, settlement and business parks.”*

2.2.2 Furthermore, the LCA page 11 paragraph 1.13 (SP.47) defines landscape protection: *“Landscape protection means actions to conserve and maintain the significant or characteristic features of a landscape”.*

2.2.3 The above definition implies that the ‘river corridor’ is identified as the significant or characteristic feature of this landscape. For this reason, the extent of the site has been greatly reduced and space made available for a robust belt of structural landscape planting. This will ensure that the former south-western area shown on the previous site plan is retained as an undeveloped field with an open aspect, integral to the protection of the river corridor as a landscape feature.

## 2.3 Landscape Guidance

2.3.1 In the LCA (SP.47) page 49 paragraph 4.52 lists key sensitive features of the Incised Lowland Valley Landscape Character Type (LCT) including the Woodlands and wooded skyline, with guidance to:

- *‘Maintain the character of wooded skylines by ensuring long-terms maintenance of woodlands;*
- *Continue to protect this key land cover type, including promotion of access and understanding’.*

## **2.4 Landscape Strategy**

2.4.1 The proposed site also lies within Landscape Character Area 3a Weardale and LCA page 50 paragraph 4.54 identifies key applicable features including:

*“Wooded areas and undeveloped river bank provide a sense of enclosure”.*

2.4.2 Considering the planning authority’s landscape guidance and landscape strategy, it is therefore appropriate in a landscape character context to provide a substantial area of undeveloped land within the site as a wooded buffer, to retain the valued wooded character of the river corridor.

2.4.3 The proposed area of woodland, which occupies the southern area of the site, enables development of the upper and most northern areas of the site, at the same time retaining and protecting the character and physical coherence of the river corridor in the long term.

2.4.4 As the LCA mentions, the river valley is incised, particularly in close proximity to the river and given the mature tree cover between the proposed site and the waterfront, the development of the site would not encroach on the character and tranquility of the river corridor.

2.4.5 It is also evident that on the southern side of the river, residential development occupies land on the edge of the river and continues up to the valley terrace areas. Development is already located on the upper valley terraces on the northern side of the river and therefore development of the upper part of the site on the north side of the river would not be out of character. This would leave the lower river corridor to remain undeveloped and would provide a desirable wooded skyline.

## **2.5 Green Belt Considerations**

2.5.1 The Landscape and Visual Appraisal (Appendix A), page 19 paragraph 6.3.1, identifies existing character of the Wear Gorge being strongly lined by a buffer of mature trees. Development of the proposed site would not bring about coalescence of settlements, as the proposed built development would be contained by the mature trees to the north, by the presence of the River Wear to the south and by means of the proposed robust landscape buffer, which would contribute to and reinforce the wooded character of the River Wear strategic green infrastructure corridor.

### **3 VISUAL CONSIDERATIONS**

#### **3.1 Appraisal of Visual Effects 2017**

3.1.1 The Landscape and Visual Appraisal provides commentary on the visibility of the proposed site. It is recognized, that the visual assessment carried out in the August 2017 LVA, was based on the potential visibility of a much larger site than that proposed in the more recent Site HGA7: North Hylton representation for green belt exclusion. The range of representative viewpoints for the 2017 landscape and visual appraisal, was agreed verbally with an officer of Sunderland Council and was used to support the visual appraisal of the former and larger development site.

#### **3.2 Review of Visual Effects for Reduced 2019 Site**

3.2.1 Due to the reduction in the extent and size of the proposed site with increased landscape mitigation, it is therefore appropriate to review the anticipated visual effects for views at close range and for wider viewpoints in the study area, for the viewpoints which were used in 2017 LVA page 18 section 6.2.

#### **3.3 Appraisal from viewpoints near to the site**

3.3.1 The Landscape and Visual Appraisal page 18 paragraph 6.2.2 provides a range of viewpoint locations and those which remain applicable to the site are now discussed in relation to the smaller site with dedicated wooded belt Refer to Figure 1 Indicative Mitigation Plan.

3.3.2 The previous LVA report identified the highest visual effects being substantial and adverse from Viewpoint 2 north-east from Ferryboat Lane during the construction of the development. These effects would now be confined to the entrance area to the development off Ferryboat Lane where there is existing housing opposite. The site would otherwise be screened and filtered by the proposed tree belt. Following establishment of the landscape mitigation, visual effects would be slight and neutral along the C2C and Great North Heritage Trail Routes and moderate and neutral at the entrance to the proposed site.

3.3.3 Other relevant viewpoints close to the site, discussed in the LVA report include Viewpoints 5 and 6 taken from the A19. Figure 8 Viewpoint 5 North-east from A19 Road Bridge shows that the reduced site, subject of this representation is visible in the background of the view.

- 3.3.4 For the proposed layout shown on drawing NT14499-01 Indicative Mitigation Plan, there would be a proposed wooded belt, occupying the southern area of the existing field to the extent that the proposed development cell would be permanently concealed by tree and shrub planting, contributing to the wooded backdrop of the river corridor. For the proposed site, visual effects at this viewpoint would be slight and neutral during construction. Following the establishment of the proposed landscape buffer, the site would be barely visible from this location, resulting in minimal effects during construction and beneficial long-term effects in the context of the wooded river corridor.
- 3.3.5 In the case of Viewpoint 6 East from the A19 southbound, Figure 9 shows that the proposed site is currently visible in the background, with the south-west area partially concealed by trees and a hedgerow. Drawing NT14499-01 Indicative Mitigation Plan shows that a wooded belt is proposed which will screen and filter views to the proposed upper development cell. At construction visual effects would be slight and adverse and on establishment of the wooded mitigation belt effects would be beneficial in the longer term. This would ensure that development of the site would not be detrimental to the wooded character of the view along the river corridor to the recently completed Road Bridge, which is nestled within existing industrial development along the northern banks of the river corridor.
- 3.3.6 The LVA page 19 paragraph 6.2.4 concludes that from close range locations to the north and south of the site, the site is barely visible, as shown in View 1 South-west from Wessington Way A1231, with negligible visual effects; and in View 3 North-west from Public Footpath, with no visual effects, as the site is not visible. This remains the case with the 2019 proposal shown on the Indicative Mitigation Plan NT 14499-01.
- 3.3.7 It is therefore evident that in relation to the experience of receptors close to the site, the development will be mostly hidden with minimal long-term adverse visual effects.

### **3.4 Appraisal of wider viewpoints in the study area**

- 3.4.1 The LVA considers representative viewpoints from a greater distance within the study area and in this context, it is appropriate to reconsider effects in the light of the reduced development proposal with wooded landscape mitigation belt.
- 3.4.2 LVA Figure 7 Viewpoint 4 North-west from Albion Street, South Hylton shows a glimpsed view of the north-western corner of the proposed site which, under the current development proposal will be screened and filtered by proposed trees,

contributing to the existing wooded backdrop and desired woodland character. The proposed development cell will be located to the rear of trees with surrounding existing built development and therefore at construction, visual effects would not exceed slight and adverse. As the proposed wooded belt develops to maturity, effects would reduce to imperceptible and neutral, considering that existing development is glimpsed on the horizon, to the rear of mature trees.

- 3.4.3 The LVA also discusses Viewpoint 7 North-west from St Luke’s Road Pallion shown in Figure 10, which is also applicable to consideration of the proposed reduced development scenario. From this location it would be possible for receptors to experience views of building work during construction. With the revised site boundary, the approximate area of development that would be visible would be reduced by half. On maturity of the proposed landscape mitigation it could still be possible to observe glimpses of roof tops and upper facades in the backdrop of trees and large-scale industrial development to the north. The proposed wooded belt would increase woodland character in the view, in keeping with the planning authority’s preferred approach for wooded river corridor. Considering this, visual effects would be slight/ moderate and adverse during construction, reducing to slight and beneficial as the proposed woodland on the site grows to maturity.
- 3.4.4 The final applicable viewpoint discussed in the LVA is Viewpoint 8 North-east from Offerton Lane as shown on Figure 11. The proposed reduced site, which forms the north eastern half of the previous larger site appraised in 2017, is visible as this is a view from an elevated but distant location. The aspect of the land within the site faces south-west towards the viewpoint and therefore the site and proposed wooded belt would be visible from this location.
- 3.4.5 However, the northern area of the proposed site, selected for development forms a plateau. It is anticipated that the proposed wooded belt shown within the site on NT14499-01 Indicative Mitigation Plan would screen and filter the proposed built development, contributing to the wooded character of the river corridor in line with guidance and strategy of the Council’s LC A (SP.47).
- 3.4.6 During construction, the works would be visible in some distant views with slight and adverse visual effects, given the context of the surrounding urban backdrop. As the proposed wooded belt reaches maturity, visual effects would be beneficial in the longer term. While ultimately there will be a change from an agricultural field to housing and woodland, this would be inevitable for any built development. However,



in the long term the proposed wooded character would be dominant and assimilate with the tree lined river corridor.

#### **4 CONCLUSION**

- 4.1.1 Site HGA7 lies within a strategic green infrastructure corridor along the River Wear Estuary. However, the site's role in a GI corridor is limited as built development already lines each side of the river corridor for almost all of the stretch of river, to the east of the A19. Considering this, the design and layout for the proposed site shown on the indicative Mitigation Plan NT14499-01, offers a relatively modest development cell and robust wooded boundary. The existing mature tree buffer to the north along Wessington Way, the proposed woodland buffer within the current site proposal and the existing mature trees situated between the River Wear and the site would contain the proposed built development in the longer term.
- 4.1.2 While the viewpoint analysis undertaken for the LVA shows that the site is visible in some of the longer distance views, this commentary and the Indicative Mitigation Plan demonstrate that development can be accommodated in a way that compliments and reinforces the wooded character of the river valley. This is achieved by a restrained approach to development of land on the site, offering substantial areas for woodland establishment in keeping with guidance and strategy. The proposed wooded belt assists in ensuring that views along the river corridor experienced by users of strategic routes and transport routes are not interrupted by views of built development, with woodland framing views of the new road bridge, which is situated to the east.
- 4.1.3 With reference to views of the proposed site from the South-west, the site is visible within the context of the surrounding urban area. The proposed development would therefore be seen in this context.
- 4.1.4 It is acknowledged that the site is designated locally for 'Landscape Protection' as defined in the City of Sunderland LCA (SP.47). However, in this case the significant or characteristic feature of this landscape is the wooded strategic green river corridor. The development of the site has therefore provided an opportunity to significantly contribute in landscape terms to the character of the river corridor.
- 4.1.5 The latest design includes a reduced site area and proposed planting would further assist with this to contribute to the aims of the LCA (SP.47).
- 4.1.6 For these reasons and on the basis of the latest proposed site layout, it would be reasonable to reconsider the deletion of site HGA7 from the Green Belt.

## **Appendix A Landscape and Visual Appraisal (August 2017)**

ENERGY AND CLIMATE CHANGE  
ENVIRONMENT AND SUSTAINABILITY  
INFRASTRUCTURE AND UTILITIES  
LAND AND PROPERTY  
MINING AND MINERAL PROCESSING  
MINERAL ESTATES  
WASTE RESOURCE MANAGEMENT



**THE HELLENS GROUP**

**Land at Woodhouse Farm, North Hylton**

**Landscape and Visual Appraisal**

**August 2017**

*your earth our world*



**DATE ISSUED:** August 2017

**JOB NUMBER:** NT13335

**REPORT NUMBER:** 002

**THE HELLENS GROUP**

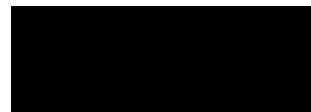
**Land at Woodhouse Farm, North Hylton**

**Landscape and Visual Appraisal**

**August 2017**

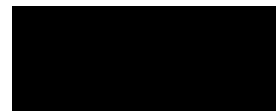
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WASTE RESOURCE MANAGEMENT

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## **1 INTRODUCTION**

### **1.1 Site Description**

*Refer to Zone of Theoretical Visibility Plan, Figure 1*

1.1.1 The site occupies an area of south facing, sloping land on the north side of the River Wear, east of the A19 and south of Wessington Way, A1231. The site broadly comprises two arable fields, divided by a line of mature deciduous trees and a watercourse. This connects to a wider tree belt to the north-west which provides a buffer to the A19 road corridor and Wessington Way. The site to the north-east contains several individual deciduous trees and is bounded by a hedgerow to the north and east.

### **1.2 The Proposed Development**

1.2.1 The proposal comprises the construction of residential units comprising mixed tenure, including the provision of family homes within 15.6 hectares of land. This report will inform the extent of the area proposed for development within the site boundary from a landscape and visual perspective.

## **2 METHODOLOGY**

2.1.1 This study has been carried out in line with current, good practice methodology.

2.1.2 This landscape and visual assessment considers the landscape and visual context of the existing site and adjacent areas. The extent of the potential development and appropriate locations for future housing are carefully considered in relation to the visibility of the site and the landscape character of the site and the surrounding area.

2.1.3 The study area and viewpoints included in this report were selected by OS map analysis, digital mapping to define the Zone of Theoretical Visibility (ZTV) and field work (refer to Figure 1). During the fieldwork panorama photographs were taken at 1.5m above ground level using a (50mm fixed lens) digital SLR camera, and tripod with a professional panoramic head attached (allowing accurate stitching of the photographs).

2.1.4 Desktop research has been carried out, in order to understand the landscape and visual context of the proposed development. This was based on reference documents and online resources as listed in footnotes.

2.1.5 The results of the desktop and field studies are discussed in the following sections and are presented in Figures 1 –12.

2.1.6 Terms used in this report are derived from the Guidelines for Landscape and Visual Impact Assessment, (Third Edition, 2013), Landscape Institute and Institute of Environmental Management & Assessment.<sup>1</sup>

2.1.7 From the 2013 guidance, the determination of landscape and visual sensitivity considers landscape value and the susceptibility of the landscape receptor to the type of change proposed; and the value of views identified and the susceptibility of visual receptors to the type of change proposed. It is advised that there should be a reliance on professional judgement rather than the results of potentially complex, pre-determined formulae and matrices.

### **3 THE HISTORY OF THE SITE**

3.1.1 Historic records such as the 1951 Ordinance Survey Map show that the site previously comprised agricultural fields to the north of Woodhouse Farm.

## **4 LANDSCAPE APPRAISAL**

### **4.1 Landscape Character Context.**

4.1.1 The National Landscape Character Areas (NCAs) provide information on landscape character at a regional level. Sunderland City Council also provides 'borough' level landscape character types and landscape character areas. The site is located within the following landscape character areas and types:

- National Landscape Character Area: NCA 14 Tyne and Wear Lowlands<sup>2</sup>
- Landscape Character Type 3 Incised Lowland Valley<sup>3</sup>
- Landscape Character Area 3a Weardale.

4.1.2 The following information is derived from the National Character Area profile 14 for the Tyne and Wear Lowlands which describes the wider regional landscape.

The following Key Characteristics are relevant to the study area:

- *Undulating landform incised by the river valleys of the Tyne and the Wear and their tributaries.*

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<sup>1</sup> Guidelines for Landscape and Visual Assessment (Third Edition 2013, prepared by the Landscape Institute and IEMA)

<sup>2</sup> National Character Area 14 <http://publications.naturalengland.org.uk/publication/4683608954503168>

<sup>3</sup> City of Sunderland Landscape Character Assessment Sept 15  
<http://www.sunderland.gov.uk/CHttpHandler.ashx?id=17949&p=0>

- *Widespread urban and industrial development with a dense network of major road and rail links and the spreading conurbations of Tyneside in the north. Dispersed towns and villages further south.*
- *Between settlements, wide stretches of agricultural land with large, regular, arable fields bordered by hedgerows with few hedgerow trees, often with large farmsteads and urban fringe pasture land with pony and cattle grazing.*
- *Strong legacy of mining, much restored to agriculture, forestry, industry, housing and amenity uses such as country parks, linking urban areas with countryside and coast by transforming wagonways to cycle routes and footpaths.*
- *Oak or oak/birch broadleaved woodland, a characteristic feature on steep sides of narrow river valleys, with some river flood plains holding pockets of fen, reedbed and species-rich grasslands.*
- *Long history of settlement, mining and industry evidenced through historic buildings and settlement patterns which form a core part of today's landscape.*

4.1.3 The following information, derived from the City of Sunderland Landscape Character Assessment 2015 relates to the landscape of the site and the surrounding area:

## **4.2 Landscape Character of Landscape Character Type 3. Incised Lowland Valley**

4.2.1 Key characteristics of the Incised Lowland Valley LCT are:

- *steeply incised lowland valley;*
- *tidal river with exposed mud flats at low tide;*
- *densely wooded river banks with native and ancient woodland;*
- *adjacent superficial geology formed of Pelaw clay, glacial till, and alluvium;*
- *occasional riverside buildings and landmark bridges, though limited settlement;*
- *river terraces with medium sized arable and pastoral fields; and*
- *distinct area with a quiet enclosed character.*

## **4.3 Landscape Character Area 3a Weardale**

4.3.1 The key aspects and features of this area which contribute to landscape value are set out below.

- *This LCA has a high recreational value with parks, footpaths and cycleways where experience of the landscape is important.*
- *Area acts as a popular access point to the river.*

- *Represents an area of open space and provides tranquil qualities within the densely populated urban area.*
- *Area has a strong scenic quality composed of wooded banks and landmark features such as Victoria Viaduct.*
- *The only major river valley within the Sunderland city council area.*
- *Wooded areas and undeveloped river bank provide sense of enclosure.*

4.3.2 Based on an assessment of the landscape of this area against the landscape value criteria set out in Appendix 1 of the landscape character assessment, the overarching strategy for this area is set out below:

*“Landscape protection of the existing wooded gorge landscape as a largely undeveloped wildlife and recreation corridor through the area. The existing soft river banks should be retained to preserve the biodiversity value of the tidal river and riparian habitats. Maintenance of the open skyline as seen from the riverside will preserve the quiet, tranquil character of the riverside walks. Carefully considered development could enhance the value of open space by providing positive utilisation for underused locations. Promotion and upgrading of footpaths and cycleways will enhance recreational access and improve the open space value of adjacent farmland. Biodiversity value will be enhanced by managing the Wear woodlands, and ensuring their connection, via woodlands and hedges, to habitat networks spreading out into adjacent farmland, settlement and business parks.”*

#### **4.4 Landscape Character and Sensitivity to change of Landscape Character Type 3. Incised Lowland Valley and Landscape Character Area 3a Weardale**

4.4.1 Landscape Character Area 3a Weardale occupies the same geographical area as Landscape Type 3 Incised Lowland Valley and therefore information relating to both this landscape character type and the landscape character area has been used to establish the sensitivity of the landscape surrounding the site.

##### ***Landscape Value***

4.4.2 The key characteristics of this landscape character type, as listed above, suggest that the landscape within the site is typical of the area. For example, ‘River Terraces with medium sized arable and pastoral fields’ is a key characteristic which broadly describes the site. However, the site location does not have a ‘quiet enclosed’ character as it is very close to the A19 road corridor which lies to the west, and is also near to Wessington Way A1231, which lies to the north of the site. Although settlement is



limited within this character type, the areas to the south and north are, in contrast, densely populated urban areas. In this context while the site may represent an area of 'open space', tranquil qualities are limited by the presence of the transport corridors and adjacent urban areas. Landscape value is therefore considered medium.

#### ***Susceptibility to Landscape Change***

- 4.4.3 In this case the change proposed is a housing development. The landscape to the west of the site and the A19 within this character type and area is less influenced by adjacent urban development and infrastructure and occupies a wider tract of land; whereas, the landscape surrounding the site forms a narrow corridor, at relatively close proximity to infrastructure, industry and urban residential areas. While the land within the site is essentially rural, considering the surrounding urban character, the landscape to the east of the A19 would have a medium susceptibility to change and the landscape to the west would have a higher susceptibility to change. It is considered that the land surrounding the site has a medium susceptibility to change.

#### ***Landscape Sensitivity***

- 4.4.4 With a medium landscape value and medium susceptibility to change, the landscape sensitivity of Landscape Character Type 3 Incised Lowland Valley and Landscape Character Area 3a Weardale is therefore considered to be medium to the east of the A19 road corridor and of medium/ high landscape sensitivity within the wider tract of land to the west.

#### **4.5 Magnitude of change of the proposed development on Landscape Character Type 3 Incised Lowland Valley and Landscape Character Area 3a Weardale**

- 4.5.1 In order to determine the level of change brought about by the proposed housing development on the surrounding landscape type and area, it is necessary to consider the extent to which the development would alter existing character. There are already adjacent urban elements such as housing and infrastructure present in the surrounding wider landscape and the site occupies a relatively small area of the upper river terraces. If the entire site was developed for housing, it is considered that the proposal would bring about a medium magnitude of change in the landscape.

#### **4.6 Landscape Effects of the proposed development on Landscape Character Type 3 Incised Lowland Valley and Landscape Character Area 3a Weardale**

- 4.6.1 The landscape surrounding the site is of medium sensitivity with housing to the south of the river corridor, the A19 to the west and industry to the north. Given the

anticipated medium magnitude of change, it is considered that the landscape effects of developing the site for housing, without mitigation, would be no greater than moderate and adverse during the construction stage.

### ***Landscape Mitigation***

- 4.6.2 There is an opportunity to consider the location and extent of the housing areas within the site. The inclusion of landscape areas and new green infrastructure could potentially reduce landscape effects on the surrounding landscape character type and area to slight / moderate and neutral with the establishment of appropriate landscape typologies.

## **4.7 Landscape Character of the Site**

- 4.7.1 The site comprises gently sloping arable land with occasional deciduous trees. The south-eastern boundary along Ferryboat Lane is relatively open, with an adjacent residence orientated towards the site. The eastern boundary is also open to the A19 road corridor and embankments. To the south, mature deciduous trees flank an irregular boundary with the existing farm residences, boat yards and industrial premises. To the north is a line of unmaintained hedgerow with trees, at the bottom of the embankment on Wessington Way. There is an existing track which enters the site from beneath the A19 from the west which is also a right of way and cycle route. There is also a right of way which follows the irregular southern site boundary leading to Ferryboat Lane. The river corridor below the site to the south includes a public house and small marine yards to the south of mature deciduous trees.

### ***Landscape Value***

- 4.7.2 The site as described above is an agricultural field of ordinary character, as it is situated adjacent to a busy dual carriageway, with industrial areas to the north, housing to the south and a former quarry to the south east. The site is located out of the river gorge to the rear of mature trees, on the upper terraces of the river corridor and may have value as open land accessible from a right of way, albeit it is not tranquil due to adjacent land uses. The landscape value is therefore considered to be low/ medium.

### ***Susceptibility to Landscape Change***

- 4.7.3 The change proposed will result in the existing field being changed to a housing development with associated landscape enhancements. As the land within the site is predominantly rural in character, it is considered that in this context, the site has a high susceptibility to the proposed change.

### ***Landscape Sensitivity***

4.7.4 With a low/ medium landscape value and high susceptibility to change, the landscape sensitivity of the site is therefore considered to be medium / high.

### **4.8 Magnitude of change of the proposed development on the Site**

4.8.1 If the entire site was developed for housing the proposal would bring about a high magnitude of change in landscape character.

### **4.9 Landscape Effects of the proposed development on the Site**

4.9.1 The landscape within the site is of medium / high sensitivity. Given the anticipated high magnitude of change, the landscape effects of developing the site for housing, without mitigation, would be moderate / substantial and adverse during the construction stage.

### ***Landscape Mitigation***

4.9.2 There is an opportunity to consider where housing should be located within the site and to potentially limit the extent of the development, in order to create a balance between buildings, open space and green infrastructure. With landscape mitigation, there is the potential to reduce the overall landscape effects to slight / moderate and neutral as landscape enhancements develop to maturity.

### **4.10 Landscape and Planning Considerations**

#### ***Landscape Designations***

4.10.1 Examination of Figure 2, Access Routes, Environmental Designations and Sensitive Receptors, within the 2km radius study area, shows that the site does not lie within a designated landscape.

#### ***Sensitive Designations***

4.10.2 Figure 2 indicates that there are Sites of Special Scientific Interest (SSSIs) at Wear River Bank, Claxheugh Rock & Ford Limestone Quarry and South Hylton Pasture within 1.5km of the site, to the north-east, east and south-east.

4.10.3 Figure 2 shows that the study area is scattered with groups of trees, collectively classified as National Forest.

4.10.4 Figure 2 indicates that the site is located approximately 1.7km to the south-east of Hylton Dene Local Nature Reserve, which is separated from the site by intervening housing and industry.

- 4.10.5 Approximately 2.0km to the east of the site is a nature reserve and at 1.75km to the south-east is Washington Wetland Centre, which is also a nature reserve.
- 4.10.6 There are Scheduled Monuments and an English Heritage site at Hylton Castle, approximately 1.8km to the north-east of the proposed site. There is no inter-visibility with the site due to intervening buildings.
- 4.10.7 Hylton Castle, a Grade I Listed Building, is located approximately 1.8km to the north-east of the proposed site. There are other Grade II listed buildings within the 2km study area along the river corridor, the nearest being the Shipwrights Public House, approximately 200m to the south of the site. On the opposite side of the River Wear, between 0.5km and the proposed site, are the Golden Lion Public House, Retaining Walls fronting 41 (The Terrace) and 42 Hylton House, the Terrace and attached Garden Wall, the Church of St Mary and the War Memorial Opposite Railway Terrace. At approximately 1.2km to the west of the site is the Grade II listed Low Barmston Farmhouse.
- 4.10.8 The site is not inter-visible with any of the above Grade I and Grade II listed buildings due to variations in topography, intervening buildings and the screening and filtering effects of trees, particularly those to the south of the proposed site.
- 4.10.9 The site is within Sunderland City Council's allocation of Green Belt land. This is a planning designation which aims to preserve areas of countryside between towns and retain the openness of land between settlements, preventing urban sprawl and coalescence of towns. The implications of the development in the context of the designated Green Belt are discussed in section 6.3 of this report.

#### ***Access Network***

- 4.10.10 There are two public footpaths which connect from beneath the A19 to the west. One route links Woodhouse Farm to the west of the A19 with Ferryboat Lane to the east. National Cycle Route 7 'C2C' also follows this route, passing under the A19 from the west to skirt the southern site boundary, then connecting to Ferryboat Lane to follow the River Wear to Roker on the coast to the east.
- 4.10.11 Another right of way, situated closer to the river, bends to the north-east and then turns to the south and then east to follow the edge of the river to Castletown.
- 4.10.12 The Great North Forest Heritage Trail follows the banks of the River Wear from the west, passing along Ferryboat Lane to the south-east of the site.

- 4.10.13 The nearest dual carriageway is the A19 which is located 10m to the west of the site at its closest point. The A19 provides a strategic north to south road link which connects to Wessington Way A1231 and to Ferryboat Lane to provide a potential access to the site. The A1231 runs eastwards along the Sunderland Highway to connect with the A1(M) and the town of Washington to the west.
- 4.10.14 The nearest train station is approximately 5km to the east in Sunderland City Centre and the nearest light rail station is at South Hylton, within 1km of the site, accessible by means of the footpath on the Wear Road Bridge crossing.

## **5 VISUAL APPRAISAL**

### **5.1 Background**

- 5.1.1 The Zone of Theoretical Visibility (ZTV) is based on theoretical visibility using bare ground topography with no screening and assumes an eye height of 2m. It is based on a multi-point grid within the development boundary and each point is 9.5m above the ground, based on an average roof line height.
- 5.1.2 The topography of the study area ranges from 9m – 40m AOD along the banks of the River Wear. The land then rises up, to the north to 70m AOD and, to the south of the study area, to 115m AOD.

#### ***Views from locations close to the site***

- 5.1.3 The northern and central areas of the site occupy a relatively high location, with a rising landform from 10m at 30m AOD. However, views to the site from the north and north-west are screened and filtered by buildings, trees and a hedgerow along the site boundary with Wessington Way, leaving a single small gap revealing views of the site.
- 5.1.4 The view looking in to the site from the west is more open. There are direct views across the site from vehicles travelling along the A19 dual carriageway. However, the pedestrian footway adjacent to the southbound carriageway of the A19 stops above the underpass which connects to Wood House Farm and does not continue north to Wessington Way. These locations offer views across the site in the backdrop of the bridged 'New Wear Crossing'. Representative views from this location and from the footway on the A19 road bridge are included in this study. Refer to Figure 8: View 5 North-east from A19 Road Bridge and Figure 9: View 6 East from A19 southbound
- 5.1.5 From the south, views of the site are available from the public rights of way which follow the irregular southern site boundary.



5.1.6 Ferryboat Lane is located to the south-east of the site adjacent to the boundary and offers views into the site. A viewpoint situated on Ferryboat Lane has therefore been included in the visual appraisal. Refer to Figure 5: View 2 North-west from Ferryboat Lane.

***Wider views to the proposed site***

5.1.7 Wider views from the north, north-west and north-east are concealed by buildings, trees and hedgerows and therefore the proposed housing would not be visible from these areas. A viewpoint situated on Wessington Way is included in the viewpoints appraisal. Refer to Figure 4: View 1 South-west from Wessington Way A1231.

5.1.8 Views of the site from the south in locations on the north side of the river are limited by variations in topography, buildings and mature trees. A viewpoint is included in this study to represent the current situation. Refer to Figure 7: View 4 North-west from Albion Street, South Hylton.

5.1.9 Views of the site from further south are available from the edge of Offerton Village, to the south, on the west side of the A19 and from housing on higher ground in South Hylton / Pallion to the south-east. Representative viewpoints have therefore been included to show the visibility of the site within these mid to long range views. Refer to Figure 11: View 8 North-east from Offerton Lane and Figure 10: View 7 North-west from St Luke's Road.

**5.2 Appraisal of Key Views**

5.2.1 The following viewpoints are discussed and are presented within Figures 4 to 11:

- View 1 South-west from Wessington Way A1231
- View 2 North-west from Ferryboat Lane
- View 3 North-west from Public Footpath
- View 4 North-west from Albion Street, South Hylton
- View 5 North-east from A19 Road Bridge
- View 6 North-east from A19 southbound
- View 7 North-west from St Luke's Road
- View 8 North-east from Offerton Lane.

5.2.2 It should be noted that photographic views comprising annotated panoramas are presented with a 135 degree field of vision to enable the discussion of the landscape and visual context associated with each view. The viewpoints presented in this

appraisal were agreed with Sunderland City Council's Senior Policy Officer by e mail and by telephone on 15<sup>th</sup> August 2017. In addition to the originally suggested viewpoints 1 to 5, the Council also requested appraisal of views 6, 7 and 8.

### **5.3 View 1 South-west from Wessington Way A1231**

#### ***Existing View***

5.3.1 The view looks out from a gap in a hedge where the road verge enables access towards the site at approximately 4m from the site boundary. It is noted that there is a high hedge along Wessington Way, which obstructs views towards the proposed site. The location represents the views of road user receptors. In the foreground and midground is a medium size arable field within the site. In the mid-ground is an existing house and a mature garden boundary hedge, caravan and timber fence. In the background, there are views of mature deciduous trees within the lower river corridor and a mix of housing, lines of mature trees and open space, rising up to the horizon.

#### ***Predicted View***

5.3.2 Proposed development of the site would be barely visible with rooftops and upper facades to the rear of the existing hedge and only visible through the single gap. While receptors experiencing a view from an urban road would be considered to have medium sensitivity, the value of this view is considered low and susceptibility to the change proposed would be low, as there is already housing visible in the background of this view and drivers would also experience views of commercial premises along the road corridor. The visual sensitivity of receptors at this viewpoint would therefore be low. Considering the very small change in the view, it is predicted that if the site is developed up to the northern edge, visual effects would be negligible from this viewpoint.

#### ***Opportunities for Mitigation***

5.3.3 Measures to reduce potential visual effects of the development include tree planting within the proposed housing layout, which would filter views to facades and rooftops and soften the built form. Refer to Figure 12, Indicative Mitigation Plan.

## **5.4 View 2 North-west from Ferryboat Lane**

### ***Existing View***

- 5.4.1 This view represents the views of nearby residents, road users, roadside pedestrians and users of the Great North Forest Heritage Trail and Cycle Route 7 C2C. In the foreground and midground is an arable field with occasional mature deciduous trees, set against the backdrop of a line of trees and a hedgerow, with glimpsed views of lighting columns and road signs to the right of the view and to the left the embankment of the A19 road corridor where road traffic is visible, together with overhead cables/columns and farm buildings to the west beyond the A19. To the far left, to the rear of trees, the Penshaw Monument is visible.

### ***Predicted View***

- 5.4.2 Proposed development of the site would, without mitigation, be fully visible to receptors at this viewpoint. Proposed dwellings would be fully visible in the foreground and midground. Residential receptors with direct (primary views) to the site and users of strategic recreational routes would naturally have a high sensitivity to the visual change proposed, whereas road users and roadside pedestrians would have medium sensitivity. There are urban elements visible from this view and there is a dwelling nearby, so while the view would be valued by receptors, susceptibility to change would be medium / high. The visual sensitivity of receptors is therefore medium / high. It is predicted that if the site is developed, the magnitude of change from agricultural field to urban housing would be high and therefore, without mitigation, visual effects would be potentially high and possibly substantial and adverse, as this viewpoint is on the edge of the site and offers views at close range.

### ***Opportunities for Mitigation***

- 5.4.3 Measures to reduce the potential visual effects of the development include tree planting on the south-eastern side of the site between the proposed housing and Ferryboat Lane, which would filter views to facades and rooftops and soften the built form, reducing visual effects to moderate and neutral as the proposed landscape scheme develops. Refer to Figure 12, Indicative Mitigation Plan.

## **5.5 View 3 North-west from Public Footpath**

### ***Existing View***

- 5.5.1 The view is taken from a public right of way adjacent to the riverside. The view looks back northwards to the site and represents potential views from the lower part of

Ferryboat Lane. The viewpoint represents the views of rights of way users. In the foreground is a road, stone wall, gates and steel palisade security fencing. In the midground are walled industrial premises. In the midground and background are lines of mature deciduous trees and a hedgerow, which extends along Ferryboat Lane to the right as the land rises.

***Predicted View***

- 5.5.2 The proposed development would not be visible from this location and therefore there would be no visual effects.

***Opportunities for Mitigation***

- 5.5.3 The site is already concealed by walls, trees and hedgerows to the extent that it is not visible and therefore landscape mitigation would not be required.

**5.6 View 4 North-west from Albion Street, South Hylton**

***Existing View***

- 5.6.1 The viewpoint was selected following a walkaround of the area to establish and select a representative viewpoint from this residential area. It was observed that there are properties with views towards the proposed site from upper floor windows in this area of South Hylton. However, views of the site from ground level in publicly accessible areas were limited and hence the viewpoint from Albion Street provides a typical representation. In the foreground is the road with lighting columns, overhead wires and poles, garden hedges and boundary walls extending into the mid-ground. In the background at the end of the road, the centre of the site is partially visible as a green field, obscured by street trees and buildings and a belt of woodland trees in South Hylton. To the rear of the site are glimpses of factory buildings, lighting columns, road signs and wind turbines amongst existing trees, along the edge of the site and along Wessington Way.

***Predicted View***

- 5.6.2 A view within an urban street would usually be of low / medium value and receptors would have a similar susceptibility to the change proposed as there are many elements of urban character already visible, including housing. The residential views are mainly a mix of direct and oblique, being more likely from upper floor windows. These rooms are less frequently occupied than those on the ground floor and are classified as secondary views. Overall, visual sensitivity is predicted as medium. Development of the site would be set back at a distance from this viewpoint and the

site would be partially visible among established trees, creating a low magnitude of change, considering the urban visual context. With medium visual sensitivity and a low magnitude of change, visual effects would be slight / moderate and adverse, during the construction stage of the development.

### ***Opportunities for Mitigation***

- 5.6.3 The introduction of mitigation planting on the southern boundary would strengthen the existing tree belt to the south of the site. This would filter potential views northwards from South Hylton and would further reduce visual effects from slight / moderate and adverse to slight and neutral as the proposed tree planting establishes. Refer to Figure 12, Indicative Mitigation Plan.

## **5.7 View 5 North-east from A19 Road Bridge**

### ***Existing View***

- 5.7.1 While driving northwards on the A19, the site is visible from the south-west from vehicles and from the pedestrian footway, which provides a link between North Hylton and South Hylton. This view therefore represents the views of road users and pedestrians. The view looks out across the Wear Gorge with traffic and the road corridor occupying the left of the view from the foreground to the background. In the centre of the view the midground below the bridge is not visible, with a large belt of mature trees filling the gap between the lower reaches of Ferryboat Lane and the site. The site is partially visible as a field, with individual trees on the higher river terrace in the background. On the southern side of the river, landing areas and open spaces are visible with mature trees and housing on rising land. To the rear of the A19 road and bridged roundabout, there are wind turbines and lighting columns and to the rear of the site there are glimpses of factory units, road signs, lighting columns and housing on higher ground.

### ***Predicted View***

- 5.7.2 From this viewpoint, it would be possible for pedestrians to see housing within the eastern area of the site, only, as the rest of the site is heavily filtered by mature deciduous trees. Road users would gain a fleeting and glimpsed view of part of the site for a very short duration, considering that the section of road is near a junction and that vehicles are passing at a relatively fast speed, whereas pedestrians would experience views of longer duration. The value of this view is considered medium. Given that only part of the site is visible and that housing, infrastructure and industry



are already visible, together with the glimpsed nature of views experienced by road user receptors, the susceptibility of receptors to change would be low and the magnitude of change would be low. With medium visual sensitivity and a low magnitude of change, visual effects would be slight and adverse during the construction stage of the development.

### ***Opportunities for Mitigation***

- 5.7.3 Mitigation including tree planting within the development will provide further filtering of facades and rooftops, which on establishment has the potential to further reduce visual effects to slight and neutral. Refer to Figure 12, Indicative Mitigation Plan.

## **5.8 View 6 East from A19 southbound**

### ***Existing View***

- 5.8.1 While driving southwards on the A19, the site is visible from the southern carriageway when looking east or south-east. This view therefore represents the views of road users already on the A19. There is a slip road immediately north of the viewpoint where it is anticipated that drivers will be looking to the west to join southbound traffic and not in the direction of the site. However, passengers would be able to view the site while looking to the east. The view looks out from a bridge parapet over a farm track towards the site, against the backdrop of the River Wear, with traffic and the A19 road corridor occupying the far left of the view from the foreground to the background. In the midground, the site is visible as a gently sloping arable field surrounded by trees and hedgerows and isolated dwellings to the east and south. In the background are belts of mature woodland with glimpsed views of the River Wear and its iconic new bridge crossing, with the backdrop of housing and commercial premises on higher ground.

### ***Predicted View***

- 5.8.2 From this viewpoint, road users would gain a fleeting and glimpsed view of part of the site for a very short duration, considering that the section of road is near a junction and that vehicles are passing at a relatively fast speed. While this view along the river corridor may carry a medium value, the susceptibility of receptors to the proposed change is considered to be low, resulting overall in medium visual receptor sensitivity. A large area of the site is visible through gaps in the roadside hedge and there are glimpsed views of housing, industry and infrastructure in the background. Therefore, the magnitude of change brought about by housing within the site would be high.

With medium visual sensitivity and a high magnitude of change, visual effects would be moderate / substantial and adverse, during the construction stage of the development, without mitigation.

### ***Opportunities for Mitigation***

- 5.8.3 The view through to the new bridged Wear Crossing could be retained by limiting the extent of housing in the southern areas of the site.
- 5.8.4 Additional mitigation, including tree planting along the western fringe of the development and within the area of proposed housing, will provide further filtering of facades and rooftops, which has the potential to further reduce visual effects to moderate and neutral. Refer to Figure 12, Indicative Mitigation Plan.

## **5.9 View 7 North-west from St Luke's Road**

### ***Existing View***

- 5.9.1 The view is taken from roadside verge / footpath and looks out over pasture grazed by horses, which reduces in elevation to the north and continues into the midground. There is a belt of mature trees in the midground, surrounding housing. In the background the site is visible on a plateau to the rear of existing housing and a building on the edge of the site. The eastern side of the proposed site is visible and the western area of the site is partially visible, to the rear of housing and trees. To the rear of the site are nine large wind turbines and large-scale industrial units. There are lines of pylons and cranes which break the skyline with housing and industry visible along the River Wear corridor. The Cheviot Hills and Boldon Hills are visible on the horizon from this viewpoint.

### ***Predicted View***

- 5.9.2 Development of the site would be partially visible in the background, seen among many other buildings and structures, including existing housing near to the site. The view is experienced by pedestrians and occupants of housing. Given the primary nature of views from lower floor windows facing the site, it is predicted that the value of views would be high and as there is already housing and large scale industry visible in the view, the susceptibility of receptors to change would be low, resulting in medium visual sensitivity overall. Considering that the site lies in the background, is partially visible and is surrounded by large scale existing development, the magnitude of change is low and therefore visual effects would be slight / moderate and adverse.

### ***Opportunities for Mitigation***

- 5.9.3 The proposed housing could be further filtered by new tree planting which, on maturity, could soften the proposed facades and rooftops to match the existing situation of housing and mature trees adjacent to the site. This would reduce visual effects to slight and neutral on establishment of landscape mitigation. Refer to Figure 12, Indicative Mitigation Plan.

## **5.10 View 8 North-east from Offerton Lane**

### ***Existing View***

- 5.10.1 The view looks north-east from Offerton Lane which is also a public right of way. In the foreground is rough pasture, extending to the mid-ground. The land in the midground drops down out of site and is not visible. In the background is a wide expansive view across large agricultural fields with farm buildings, seen in front of wind turbines and large factory buildings. The A19 road corridor is visible to the west of the proposed site. The eastern field within the site is clearly visible with occasional trees and the western half of the site is partially concealed by the landform and trees. To the north of the site there are commercial units and rising land where residential areas are visible. On the far horizon are industrial areas, housing areas, cranes and the Cheviot Hills. To the right of the view are the Boldon Hills, the North Sea, industrial premises, housing estates and the new Wear Bridge structure.

### ***Predicted View***

- 5.10.2 From this viewpoint, it would be possible for residential receptors and rights of way users to see housing within the eastern area of the site and also within part of the western area. The site would appear in the background, surrounded by small, medium and large-scale development and the tree-lined river corridor. The value of this view is considered medium as it contains many industrial and urban elements but is from a rural public right of way. The proposed housing would be visible, seen adjacent to housing, infrastructure and industry and therefore the susceptibility of receptors to the change, from a field to housing, would be low and the magnitude of change would be low. With medium visual sensitivity and a low magnitude of change, visual effects would be slight and adverse during the construction stage of the development.

### ***Opportunities for Mitigation***

- 5.10.3 The location of housing within the site and extent of proposed development will have a direct influence on potential visual effects. Tree planting within the site would

provide a visual filter to the proposed built development, which would reduce visual effects to slight and neutral on establishment of landscape mitigation. Refer to Figure 12, Indicative Mitigation Plan.

## **6 CONCLUSION**

### **6.1 Potential Effects on the Landscape Character**

6.1.1 In summary, potential landscape effects on the surrounding landscape character Type 3 Incised Lowland Valley and corresponding landscape character area 3a Weardale would not exceed moderate and adverse. With careful consideration of the extent of the site to be developed, the retention of existing trees where possible and the use of proposed tree planting, this will potentially reduce effects on the surrounding landscape types and areas to slight / moderate and neutral.

6.1.2 At site level, the change from an agricultural field to a housing development would bring about a high level of change which, from a site-only perspective would potentially result in moderate / substantial and adverse effects during the construction stage, reducing to slight / moderate and neutral as the landscape mitigation establishes. Refer to Figure 12, Indicative Mitigation Plan.

### **6.2 Potential Effects on the Visual Receptors**

6.2.1 The site was appraised from eight viewpoints which were agreed as appropriate with Sunderland City Council.

#### ***Appraisal from viewpoints near to the site***

6.2.2 Close views of the site were mainly confined to road users and pedestrian receptors, with the exception of an additional residential view from Ferryboat Lane which passes close to the south-eastern site boundary. The highest visual effects which would be substantial and adverse are apparent from Viewpoint 2 north-east from Ferryboat Lane during the construction stage, with effects reducing to moderate and neutral as the proposed mitigation establishes. This view and associated visual effects would be experienced by users of the C2C and Great North Heritage Trail Routes.

6.2.3 Other views from points relatively close to the site include View 5 North-east from A19 Road Bridge and View 6 East from A19 Southbound, with visual effects ranging from slight / moderate and adverse to substantial and adverse during the construction stage, reducing to moderate and neutral given the landscape mitigation proposed. Refer to Figure 12, Indicative Mitigation Plan.

- 6.2.4 It should be recognised that from close range locations to the north and south of the site, the site is barely visible, as shown in View 1 South-west from Wessington Way A1231, with negligible visual effects; and in View 3 North-west from Public Footpath, with no visual effects, as the site is not visible.

***Appraisal from wider viewpoints in the study area***

- 6.2.5 The appraisal of Viewpoint 4 North-west from Albion Street, South Hylton, resulted in slight / moderate and adverse visual effects during construction, reducing to slight and neutral on establishment of landscape mitigation. This view represents a typical view from South Hylton, from where the site is partially visible from a limited number of locations.
- 6.2.6 Viewpoint 7 North-west from St Luke's Road is located on higher ground towards Pallion, and is one of the only locations where ground-based, elevated and direct views to the site are apparent. The site lies in the background of this view and is surrounded by housing, trees and commercial developments, such that the proposed development of the site would result in slight / moderate and adverse effects during the construction stage, reducing to slight and neutral with proposed landscape mitigation.
- 6.2.7 In the context of potential views from the south-west, on higher ground, such as View 8 North-east from Offerton Lane, the site is located in the background, above the River Wear corridor and is nestled amongst existing industrial and residential development. The areas of landscape within this view, including the area of land to the west of the A19 remain visually unaltered, with the development of the site representing a small visual change. Visual effects would be slight and adverse during the construction stage, improving to slight and neutral on establishment of the proposed landscape mitigation. Refer to Figure 12, Indicative Mitigation Plan.

**6.3 Green Belt Considerations**

- 6.3.1 If the site is developed, this will not be detrimental to the Wear Gorge landscape which is strongly lined with a buffer of mature trees. The development of the site will not bring about any coalescence of North Hylton and South Hylton, due to the physical presence and established landscape which will be retained within the river corridor. The proposed development would therefore not cause these towns to merge with one another.

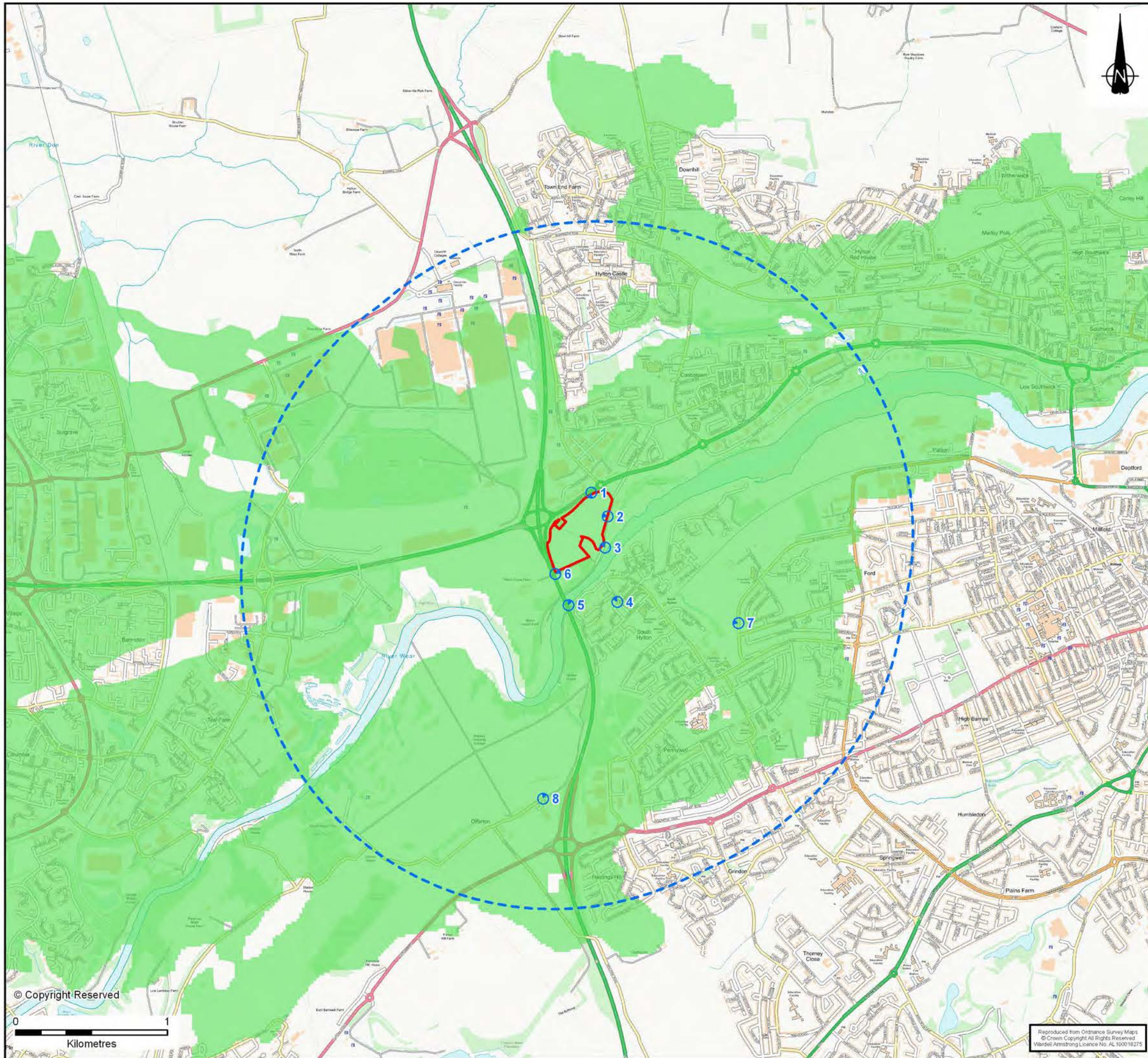


- 6.3.2 The existing pattern of previous development indicates a history of residential areas established locally on upper river terraces, as is proposed for this site. The development of the site would echo the pattern of development to the south of the river and would soften the southern edge of North Hylton, which is currently characterised by commercial units and infrastructure situated along Wessington Way.
- 6.3.3 The proposal would not affect the openness of the surrounding landscape character type and area, particularly considering that beyond the A19 to the west, where the land within Character Area 3 Weardale widens, offering long open views across the landscape. The A19 road corridor therefore offers a robust future boundary to the edge of the settlement, thus retaining the openness of land to the west.

#### **6.4 Concluding Statement**

- 6.4.1 The preparation of this report has involved a desk based study supported by digital mapping and field work to determine the likely landscape and visual effects of a new housing development on land within the proposed redline boundary. It is concluded that development of the proposed site for housing, with appropriate landscape mitigation, would not contribute towards the coalescence of settlements and would not adversely affect the openness of land within the Green Belt and would not bring about unacceptable landscape and visual effects.





**Key**

- Site Boundary
- 2km Distance Buffer
- Area where the proposed development is theoretically visible
- Viewpoint Locations

**Notes:**

The ZTV is based on a multi point grid within the site boundary. Each point is 9.5m above ground level.

ZTV is based on theoretical visibility using bare ground topography without any screening.

OS Terrain 50 DTM (RSME 4m) was used to create the model from which the ZTV was produced.

The ZTV takes into account an eye height of 2m.

|          |         |      |       |      |      |
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| REVISION | DETAILS | DATE | DRAWN | CHKD | APPD |
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CLIENT

The Hellens Group

PROJECT

Land at Woodhouse Farm North Hylton

DRAWING TITLE

Zone of Theoretical Visibility and Viewpoint Locations

|                       |                        |                     |
|-----------------------|------------------------|---------------------|
| DRG No<br>NT13335/001 | SCALE<br>1:25,000 @ A3 | DATE<br>August 2017 |
| DRAWN BY<br>SW        | CHECKED BY<br>DG       | APPROVED BY<br>AR   |

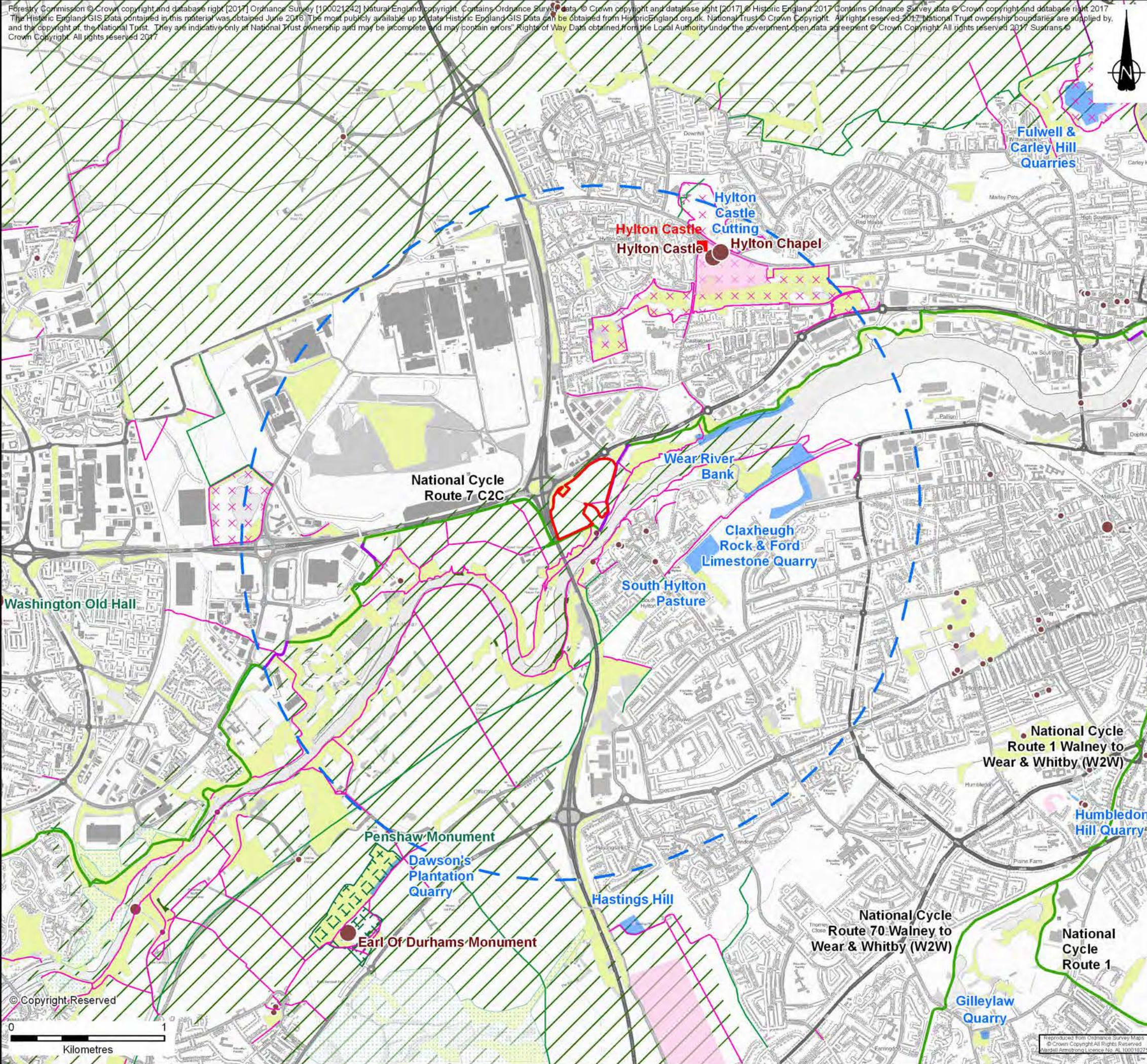
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| <input checked="" type="checkbox"/> NEWCASTLE UPON TYNE | TEL 0191 232 0943 | <input type="checkbox"/> LEIGH     | TEL 01942 260101  |
| <input type="checkbox"/> WEST BROMWICH                  | TEL 0121 580 9909 | <input type="checkbox"/> SHEFFIELD | TEL 0114 245 6244 |
| <input type="checkbox"/> LONDON                         | TEL 020 7297 2872 | <input type="checkbox"/> EDINBURGH | TEL 0131 555 3311 |
|   |                   | <input type="checkbox"/> TAUNTON   | TEL 01453 703100  |

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Kilometres

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**Key**

- Site Boundary
- 2km Distance Buffer
- Sites of Special Scientific Interest
- National Forest
- Country Parks
- Local Nature Reserves
- Green Belt
- Scheduled Monuments

**Listed Buildings**

- Grade I Buildings of Exceptional Interest
- Grade II\* particularly important buildings of more than special interest
- Grade II nationally important and of special interest
- English Heritage Sites

**NT Ownership**

- NT Ownership

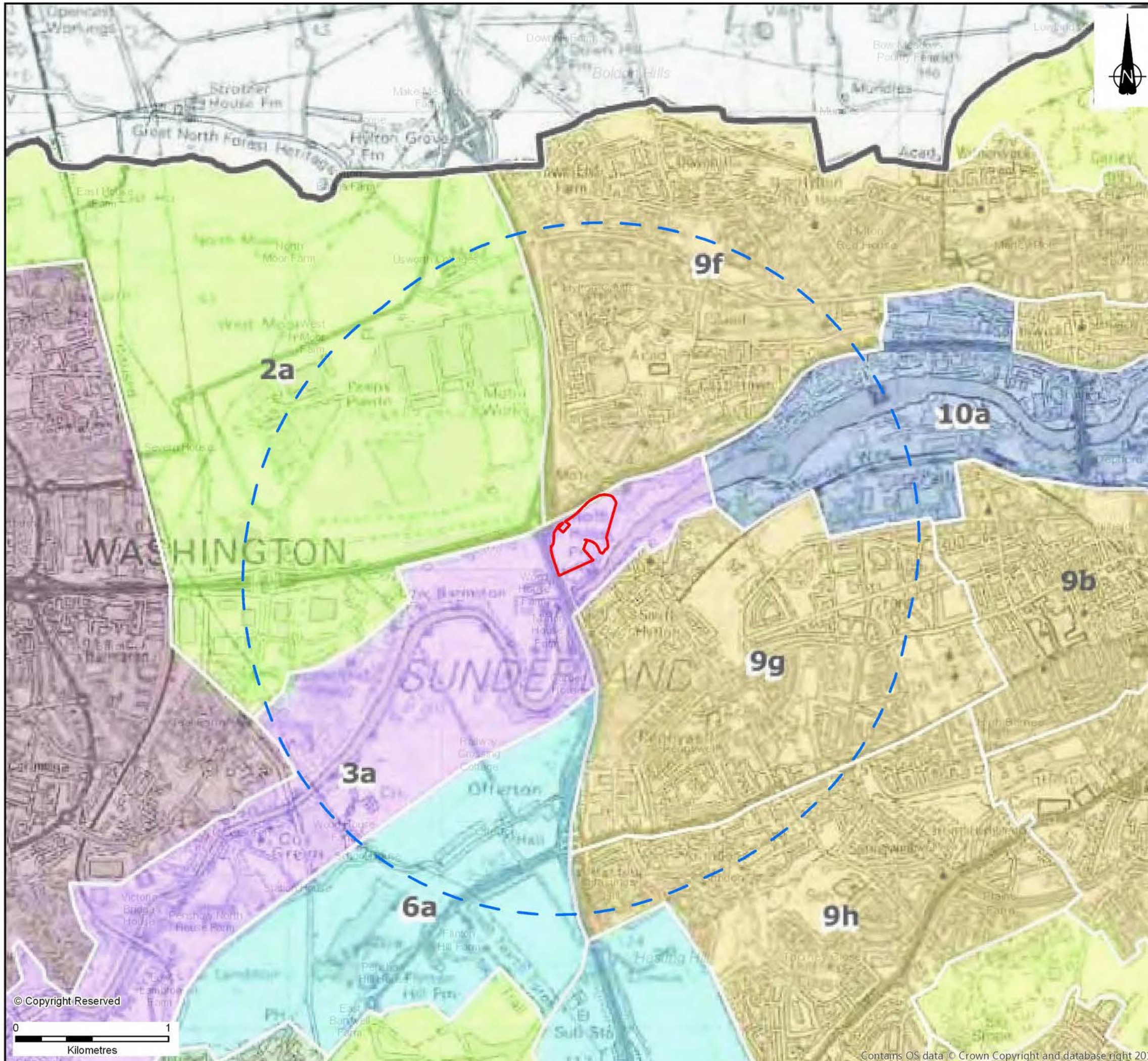
**National Route**

- Traffic Free
- On Road
- Public Bridleway
- Public Footpath
- Restricted Byways

| REVISION  | DETAILS           | DATE                               | DRAWN             | CHKD | APPD |
|---|-------------------|------------------------------------|-------------------|------|------|
| CLIENT  |                   |                                    |                   |      |      |
| The Hellens Group   |                   |                                    |                   |      |      |
| PROJECT   |                   |                                    |                   |      |      |
| Land at Woodhouse Farm North Hylton                               |                   |                                    |                   |      |      |
| DRAWING TITLE   |                   |                                    |                   |      |      |
| Access Routes, Environmental Designations and Sensitive Receptors |                   |                                    |                   |      |      |
| DRG No  | SCALE             | DATE                               |                   |      |      |
| NT13335/002   | 1:25,000 @ A3     | August 2017                        |                   |      |      |
| DRAWN BY  | CHECKED BY        | APPROVED BY                        |                   |      |      |
| SW  | DG                | AR                                 |                   |      |      |
| <input type="checkbox"/> STOKE-ON-TRENT (HEAD OFFICE)             | TEL 0845 111 7777 | <input type="checkbox"/> CARDIFF   | TEL 029 2072 8191 |      |      |
| <input type="checkbox"/> NEWCASTLE UPON TYNE                      | TEL 0191 232 0843 | <input type="checkbox"/> LEIGH     | TEL 01942 260101  |      |      |
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| <input type="checkbox"/> LONDON                                   | TEL 020 7297 7872 | <input type="checkbox"/> EDINBURGH | TEL 0131 555 3311 |      |      |
|   |                   | <input type="checkbox"/> TAUNTON   | TEL 01453 610100  |      |      |

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**Key**

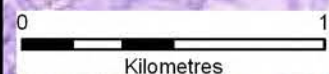
- Site Boundary
- 2km Distance Buffer
- Clay Plateau
- Coalfield Lowland Terraces
- Coalfield Ridge
- Coalfield Villages
- Coastal Limestone Plateau
- Incised Lowland Valley
- Limestone Coast
- Limestone Escarpment
- Urban Limestone Gorge
- Urban Limestone Plateau
- Urban New Town

**Notes:**

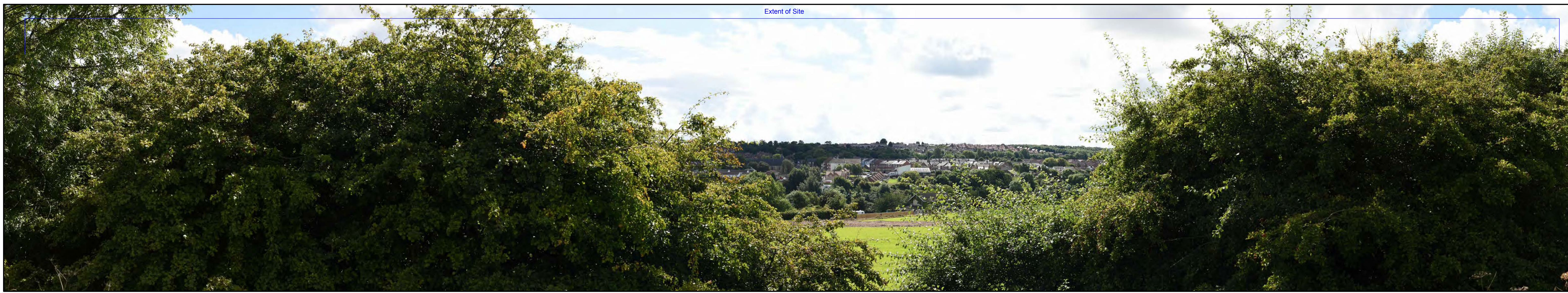
Map is extracted from the Landscape Character Assessment City of Sunderland 2015 Figure 3.1 Landscape Classification © Sunderland City Council 2015.

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|---|-------------------|------------------------------------|-------------------|------|------|
| REVISION  | DETAILS           | DATE                               | DRAWN             | CHKD | APPD |
| CLIENT  |                   |                                    |                   |      |      |
| The Hellens Group                                       |                   |                                    |                   |      |      |
| PROJECT   |                   |                                    |                   |      |      |
| Land at Woodhouse Farm North Hylton                     |                   |                                    |                   |      |      |
| DRAWING TITLE   |                   |                                    |                   |      |      |
| Landscape Character Areas                               |                   |                                    |                   |      |      |
| DRG No  | SCALE             | DATE                               |                   |      |      |
| NT13335/003   | 1:25,000 @ A3     | August 2017                        |                   |      |      |
| DRAWN BY  | CHECKED BY        | APPROVED BY                        |                   |      |      |
| SW  | DG                | AR                                 |                   |      |      |
| <input type="checkbox"/> STOKE-ON-TRENT (HEAD OFFICE)   | TEL 0845 111 7777 | <input type="checkbox"/> CARDIFF   | TEL 029 2072 9191 |      |      |
| <input checked="" type="checkbox"/> NEWCASTLE UPON TYNE | TEL 0191 232 0943 | <input type="checkbox"/> LEIGH     | TEL 01942 260101  |      |      |
| <input type="checkbox"/> WEST BROMWICH                  | TEL 0121 580 0909 | <input type="checkbox"/> SHEFFIELD | TEL 0114 245 6244 |      |      |
| <input type="checkbox"/> LONDON                         | TEL 020 7297 2872 | <input type="checkbox"/> EDINBURGH | TEL 0131 555 3311 |      |      |
|   |                   | <input type="checkbox"/> TAUNTON   | TEL 01823 703100  |      |      |

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**Baseline Photograph Parameters**

|                                  |  |
|----------------------------------|--|
| Grid Ref                         | 435012mE 557473mN                      |
| Elevation                        | 37m AOD                                |
| Viewing Direction                | 150°                                   |
| Distance to Development          | 3m                                     |
| Camera Details                   | Nikon D3100 With Sigma Fixed 30mm Lens |
| Camera Height                    | 1.5m                                   |
| Time and Date of Image Capture   | 15th August 2017                       |
| Weather and Lighting Conditions: | Sunny and clear with clouds            |
|                                  |  |
| Horizontal Scale                 | 6.1 mm per °                           |
| Horizontal Field of View         | 135°                                   |
| Vertical Field of View           | 24.1°                                  |
| Viewing Distance                 | 348mm @ A1                             |

Photograph used is a composite panoramic image using portrait images with a 15° interval stitched to create a cylindrical projection  
This image provides a landscape and visual context only

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**View 1 South-west from Wessington Way A1231**

**Existing View**  
The view looks out from a gap in a hedge where the road verge enables access towards the site at approximately 4m from the site boundary. It is noted that there is a high hedge along Wessington Way, which obstructs views towards the proposed site. The location represents the views of road user receptors. In the foreground and midground is a medium size arable field within the site. In the mid-ground is an existing house and a mature garden boundary hedge, caravan and timber fence. In the background, there are views of mature deciduous trees within the lower river corridor and a mix of housing, lines of mature trees and open space, rising up to the horizon.

**Predicted View**  
Proposed development of the site would be barely visible with rooftops and upper facades to the rear of the existing hedge and only visible through the single gap. While receptors experiencing a view from an urban road would be considered to have medium sensitivity, the value of this view is considered low and susceptibility to the change proposed would be low, as there is already housing visible in the background of this view and drivers would also experience views of commercial premises along the road corridor. The visual sensitivity of receptors at this viewpoint would therefore be low. Considering the very small change in the view, it is predicted that if the site is developed up to the northern edge, visual effects would be negligible from this viewpoint.

**Opportunities for Mitigation**  
Measures to reduce potential visual effects of the development include tree planting within the proposed housing layout, which would filter views to facades and rooftops and soften the built form. Refer to Figure 12, Indicative Mitigation Plan.

|   |                   |                                    |                   |       |       |
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| REVISION  | DETAILS           | DATE                               | DRAWN             | CHK'D | APP'D |
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| The Hellens Group   |                   |                                    |                   |       |       |
| PROJECT   |                   |                                    |                   |       |       |
| Land at Woodhouse Farm North Hylton   |                   |                                    |                   |       |       |
| DRAWING TITLE   |                   |                                    |                   |       |       |
| Figure 4 Viewpoint 1  |                   |                                    |                   |       |       |
| DRG No  | SCALE             | DATE                               |                   |       |       |
| NT13335 - Fig 4   | NTS               | August 2017                        |                   |       |       |
| DRAWN BY  | CHECKED BY        | APPROVED BY                        |                   |       |       |
| IW  | DG                | AR                                 |                   |       |       |
| <input type="checkbox"/> STOKE-ON-TRENT (HEAD OFFICE)                                 | TEL 0178 227 6700 | <input type="checkbox"/> CARDIFF   | TEL 029 2072 8191 |       |       |
| <input type="checkbox"/> NEWCASTLE UPON TYNE  | TEL 0191 232 0943 | <input type="checkbox"/> LONDON    | TEL 0207 287 2872 |       |       |
| <input type="checkbox"/> WEST BROMWICH  | TEL 0121 580 0909 | <input type="checkbox"/> SHEFFIELD | TEL 0114 245 6244 |       |       |
| <input type="checkbox"/> GREATER MANCHESTER   | TEL 0194 226 0101 | <input type="checkbox"/> EDINBURGH | TEL 0131 555 3311 |       |       |
|  |                   |                                    |                   |       |       |





**Baseline Photograph Parameters**

Grid Ref 435119mE 557316mN  
 Elevation 19mAOD  
 Viewing Direction 270°  
 Distance to Development 2m  
 Camera Details Nikon D3100 With Sigma Fixed 30mm Lens  
 Camera Height 1.5m  
 Time and Date of Image Capture 17th August 2017  
 Weather and Lighting Conditions: Sunny and clear with clouds

Horizontal Scale 6.1 mm per °  
 Horizontal Field of View 135°  
 Vertical Field of View 24.1°  
 Viewing Distance 348mm @ A1

Photograph used is a composite panoramic image using portrait images with a 15° interval stitched to create a cylindrical projection  
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**View 2 North-west from Ferryboat Lane**

**Existing View**

This view represents the views of nearby residents, road users, roadside pedestrians and users of the Great North Forest Heritage Trail and Cycle Route 7 C2C. In the foreground and midground is an arable field with occasional mature deciduous trees, set against the backdrop of a line of trees and a hedgerow, with glimpsed views of lighting columns and road signs to the right of the view and to the left the embankment of the A19 road corridor where road traffic is visible, together with overhead cables/columns and farm buildings to the west beyond the A19. To the far left, to the rear of trees, the Peshaw Monument is visible.

**Predicted View**

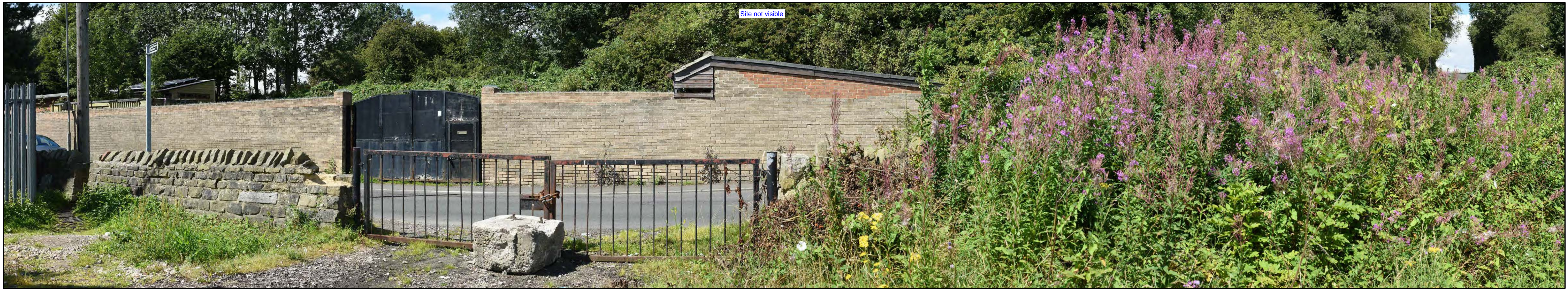
Proposed development of the site would, without mitigation, be fully visible to receptors at this viewpoint. Proposed dwellings would be fully visible in the foreground and midground. Residential receptors with direct (primary views) to the site and users of strategic recreational routes would naturally have a high sensitivity to the visual change proposed, whereas road users and roadside pedestrians would have medium sensitivity. There are urban elements visible from this view and there is a dwelling nearby, so while the view would be valued by receptors, susceptibility to change would be medium / high. The visual sensitivity of receptors is therefore medium / high. It is predicted that if the site is developed, the magnitude of change from agricultural field to urban housing would be high and therefore, without mitigation, visual effects would be potentially high and possibly substantial and adverse, as this viewpoint is on the edge of the site and offers views at close range.

**Opportunities for Mitigation**

Measures to reduce the potential visual effects of the development include tree planting on the south-eastern side of the site between the proposed housing and Ferryboat Lane, which would filter views to facades and rooftops and soften the built form, reducing visual effects to moderate and neutral as the proposed landscape scheme develops. Refer to Figure 12, Indicative Mitigation Plan.

|   |                   |                                    |                   |       |       |
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| REVISION  | DETAILS           | DATE                               | DRAWN             | CHK'D | APP'D |
| CLIENT  |                   |                                    |                   |       |       |
| The Hellens Group                                       |                   |                                    |                   |       |       |
| PROJECT   |                   |                                    |                   |       |       |
| Land at Woodhouse Farm<br>North Hylton                  |                   |                                    |                   |       |       |
| DRAWING TITLE   |                   |                                    |                   |       |       |
| Figure 5<br>Viewpoint 2                                 |                   |                                    |                   |       |       |
| DRG No  | SCALE             | DATE                               |                   |       |       |
| NT13335 Fig 5   | NTS               | August 2017                        |                   |       |       |
| DRAWN BY  | CHECKED BY        | APPROVED BY                        |                   |       |       |
| IW  | DG                | AR                                 |                   |       |       |
| <input type="checkbox"/> STOKE-ON-TRENT (HEAD OFFICE)   | TEL 0178 227 6700 | <input type="checkbox"/> CARDIFF   | TEL 029 2072 9191 |       |       |
| <input checked="" type="checkbox"/> NEWCASTLE UPON TYNE | TEL 0191 232 0943 | <input type="checkbox"/> LONDON    | TEL 0207 287 2872 |       |       |
| <input type="checkbox"/> WEST BROMWICH                  | TEL 0121 580 0909 | <input type="checkbox"/> SHEFFIELD | TEL 0114 245 6244 |       |       |
| <input type="checkbox"/> GREATER MANCHESTER             | TEL 0194 226 0101 | <input type="checkbox"/> EDINBURGH | TEL 0131 555 3311 |       |       |
|   |                   |                                    |                   |       |       |





**Baseline Photograph Parameters**

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 Distance to Development 15m  
 Camera Details Nikon D3100 With Sigma Fixed 30mm Lens  
 Camera Height 1.5m  
 Time and Date of Image Capture 17th August 2017  
 Weather and Lighting Conditions: Sunny and clear with clouds

Horizontal Scale 6.1 mm per °  
 Horizontal Field of View 135°  
 Vertical Field of View 24.1°  
 Viewing Distance 348mm @ A1

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**View 3 North-west from Public Footpath**

**Existing View**


The view is taken from a public right of way adjacent to the riverside. The view looks back northwards to the site and represents potential views from the lower part of Ferryboat Lane. The viewpoint represents the views of rights of way users. In the foreground is a road, stone wall, gates and steel palisade security fencing. In the midground are walled industrial premises. In the midground and background are lines of mature deciduous trees and a hedgerow, which extends along Ferryboat Lane to the right as the land rises.

**Predicted View**

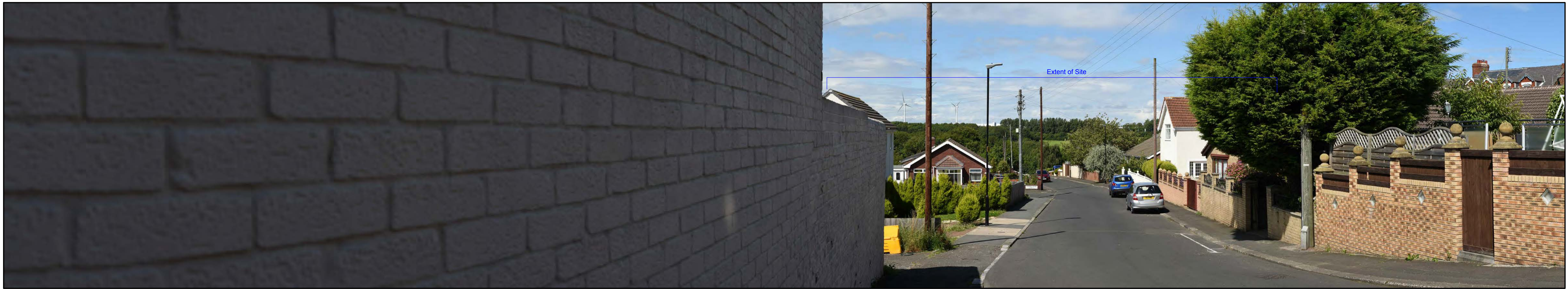
The proposed development would not be visible from this location and therefore there would be no visual effects.

**Opportunities for Mitigation**

The site is already concealed by walls, trees and hedgerows to the extent that it is not visible and therefore landscape mitigation would not be required.

|   |                   |                                    |                   |       |       |
|---|-------------------|------------------------------------|-------------------|-------|-------|
| REVISION  | DETAILS           | DATE                               | DRAWN             | CHK'D | APP'D |
| CLIENT  |                   |                                    |                   |       |       |
| The Hellens Group   |                   |                                    |                   |       |       |
| PROJECT   |                   |                                    |                   |       |       |
| Land at Woodhouse Farm<br>Noth Hylton   |                   |                                    |                   |       |       |
| DRAWING TITLE   |                   |                                    |                   |       |       |
| Figure 6<br>Viewpoint 3   |                   |                                    |                   |       |       |
| DRG No  | SCALE             | DATE                               |                   |       |       |
| NT13335 Fig 6   | NTS               | August 2017                        |                   |       |       |
| DRAWN BY  | CHECKED BY        | APPROVED BY                        |                   |       |       |
| IW  | DG                | AR                                 |                   |       |       |
| <input type="checkbox"/> STOKE-ON-TRENT (HEAD OFFICE)   | TEL 0178 227 6700 | <input type="checkbox"/> CARDIFF   | TEL 029 2072 8191 |       |       |
| <input checked="" type="checkbox"/> NEWCASTLE UPON TYNE   | TEL 0191 232 0943 | <input type="checkbox"/> LONDON    | TEL 0207 287 2872 |       |       |
| <input type="checkbox"/> WEST BROMWICH  | TEL 0121 580 0909 | <input type="checkbox"/> SHEFFIELD | TEL 0114 245 6244 |       |       |
| <input type="checkbox"/> GREATER MANCHESTER   | TEL 0194 226 0101 | <input type="checkbox"/> EDINBURGH | TEL 0131 555 3311 |       |       |
|  <span style="font-size: small;">your earth our world</span> |                   |                                    |                   |       |       |





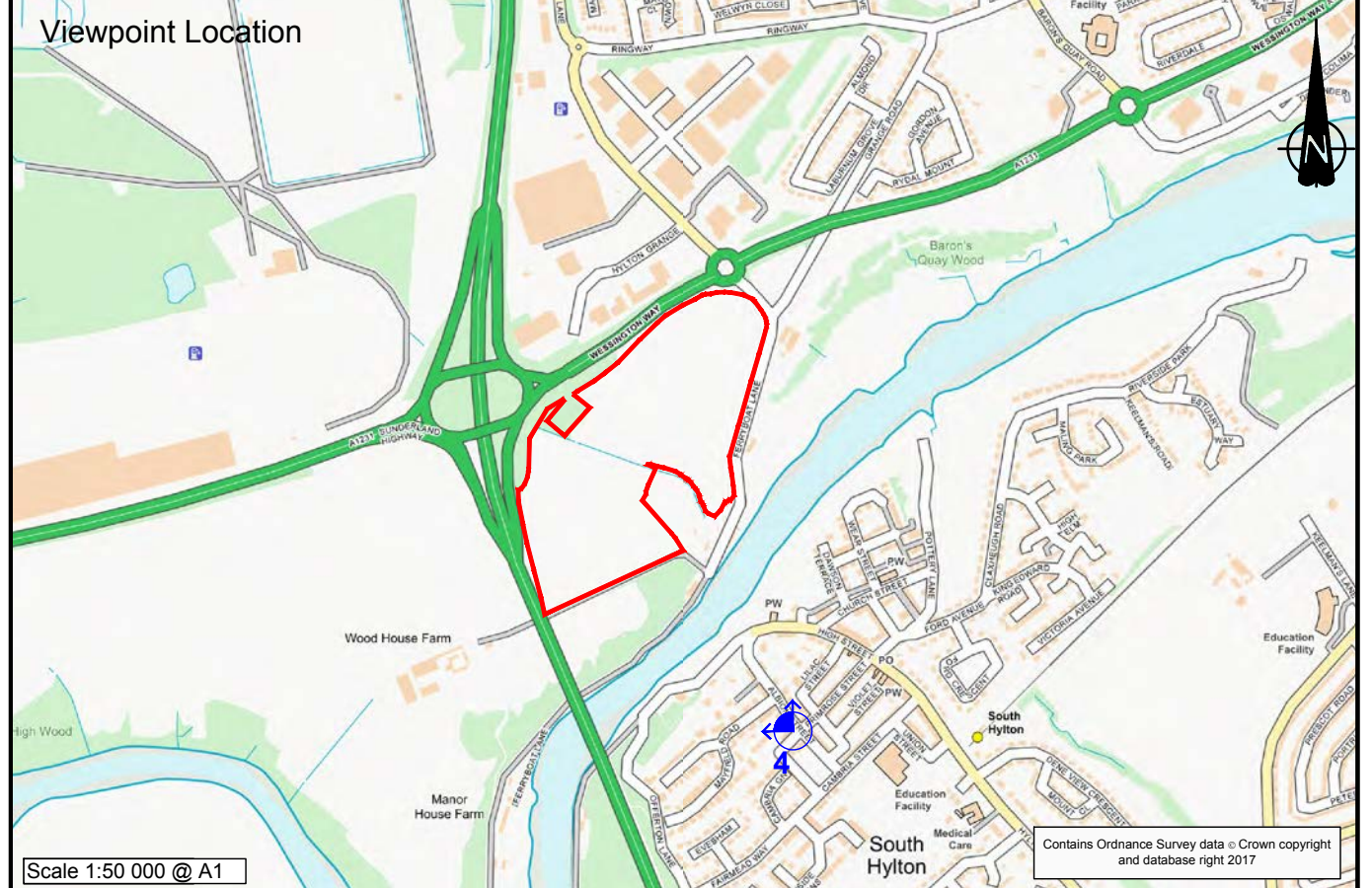
**Baseline Photograph Parameters**

Grid Ref 435183mE 556753mN  
 Elevation 29m AOD  
 Viewing Direction 320°  
 Distance to Development 300m  
 Camera Details Nikon D3100 With Sigma Fixed 30mm Lens  
 Camera Height 1.5m  
 Time and Date of Image Capture 17th August 2017  
 Weather and Lighting Conditions: Sunny and clear with clouds

Horizontal Scale 6.1 mm per °  
 Horizontal Field of View 135°  
 Vertical Field of View 24.1°  
 Viewing Distance 348mm @ A1

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**View 4 North-west from Albion Street, South Hylton**

**Existing View**


The viewpoint was selected following a walkaround of the area to establish and select a representative viewpoint from this residential area. It was observed that there are properties with views towards the proposed site from upper floor windows in this area of South Hylton. However, views of the site from ground level in publicly accessible areas were limited and hence the viewpoint from Albion Street provides a typical representation. In the foreground is the road with lighting columns, overhead wires and poles, garden hedges and boundary walls extending into the mid-ground. In the background at the end of the road, the centre of the site is partially visible as a green field, obscured by street trees and buildings and a belt of woodland trees in South Hylton. To the rear of the site are glimpses of factory buildings, lighting columns, road signs and wind turbines amongst existing trees, along the edge of the site and along Wessington Way.

**Predicted View**

A view within an urban street would usually be of low / medium value and receptors would have a similar susceptibility to the change proposed as there are many elements of urban character already visible, including housing. The residential views are mainly a mix of direct and oblique, being more likely from upper floor windows. These rooms are less frequently occupied than those on the ground floor and are classified as secondary views. Overall, visual sensitivity is predicted as medium. Development of the site would be set back at a distance from this viewpoint and the site would be partially visible among established trees, creating a low magnitude of change, considering the urban visual context. With medium visual sensitivity and a low magnitude of change, visual effects would be slight / moderate and adverse, during the construction stage of the development.

**Opportunities for Mitigation**

The introduction of mitigation planting on the southern boundary would strengthen the existing tree belt to the south of the site. This would filter potential views northwards from South Hylton and would further reduce visual effects from slight / moderate and adverse to slight and neutral as the proposed tree planting establishes. Refer to Figure 12, Indicative Mitigation Plan.

|  |                   |                                    |                   |       |       |
|--|-------------------|------------------------------------|-------------------|-------|-------|
| REVISION   | DETAILS           | DATE                               | DRAWN             | CHK'D | APP'D |
| CLIENT   |                   |                                    |                   |       |       |
| The Hellens Group  |                   |                                    |                   |       |       |
| PROJECT  |                   |                                    |                   |       |       |
| Land at Woodhouse Farm North Hylton  |                   |                                    |                   |       |       |
| DRAWING TITLE  |                   |                                    |                   |       |       |
| Figure 7 Viewpoint 4   |                   |                                    |                   |       |       |
| DRG No   | SCALE             | DATE                               |                   |       |       |
| NT13335 Fig 7  | NTS               | August 2017                        |                   |       |       |
| DRAWN BY   | CHECKED BY        | APPROVED BY                        |                   |       |       |
| IW   | DG                | AR                                 |                   |       |       |
| <input type="checkbox"/> STOKE-ON-TRENT (HEAD OFFICE)  | TEL 0178 227 6700 | <input type="checkbox"/> CARDIFF   | TEL 029 2072 9191 |       |       |
| <input checked="" type="checkbox"/> NEWCASTLE UPON TYNE  | TEL 0191 232 0943 | <input type="checkbox"/> LONDON    | TEL 0207 287 2872 |       |       |
| <input type="checkbox"/> WEST BROMWICH   | TEL 0121 580 0909 | <input type="checkbox"/> SHEFFIELD | TEL 0114 245 6244 |       |       |
| <input type="checkbox"/> GREATER MANCHESTER  | TEL 0194 226 0101 | <input type="checkbox"/> EDINBURGH | TEL 0131 555 3311 |       |       |
|  <span style="font-weight: bold;">wardell armstrong</span> your earth our world |                   |                                    |                   |       |       |





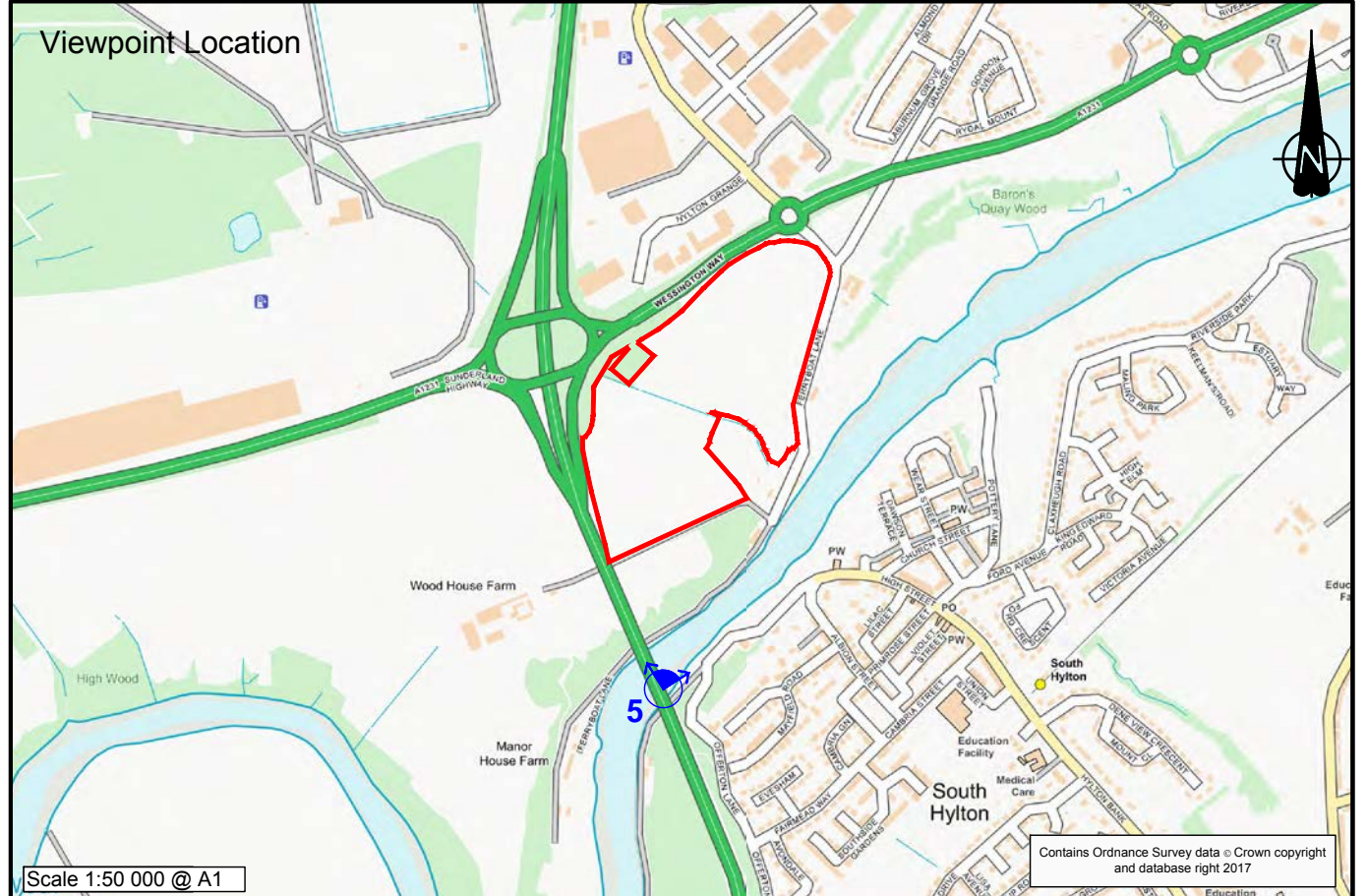
**Baseline Photograph Parameters**

Grid Ref 434862mE 556732mN  
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 Viewing Direction 18°  
 Distance to Development 180m  
 Camera Details Nikon D3100 With Sigma Fixed 30mm Lens  
 Camera Height 1.5m  
 Time and Date of Image Capture 17th August 2017  
 Weather and Lighting Conditions: Sunny and clear with clouds

Horizontal Scale 6.1 mm per °  
 Horizontal Field of View 135°  
 Vertical Field of View 24.1°  
 Viewing Distance 348mm @ A1

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**View 5 North-east from A19 Road Bridge**

**Existing View**

While driving northwards on the A19, the site is visible from the south-west from vehicles and from the pedestrian footway, which provides a link between North Hylton and South Hylton. This view therefore represents the views of road users and pedestrians. The view looks out across the Wear Gorge with traffic and the road corridor occupying the left of the view from the foreground to the background. In the centre of the view the midground below the bridge is not visible, with a large belt of mature trees filling the gap between the lower reaches of Ferryboat Lane and the site. The site is partially visible as a field, with individual trees on the higher river terrace in the background. On the southern side of the river, landing areas and open spaces are visible with mature trees and housing on rising land. To the rear of the A19 road and bridged roundabout, there are wind turbines and lighting columns and to the rear of the site there are glimpses of factory units, road signs, lighting columns and housing on higher ground.

**Predicted View**

From this viewpoint, it would be possible for pedestrians to see housing within the eastern area of the site, only, as the rest of the site is heavily filtered by mature deciduous trees. Road users would gain a fleeting and glimpsed view of part of the site for a very short duration, considering that the section of road is near a junction and that vehicles are passing at a relatively fast speed, whereas pedestrians would experience views of longer duration. The value of this view is considered medium. Given that only part of the site is visible and that housing, infrastructure and industry are already visible, together with the glimpsed nature of views experienced by road user receptors, the susceptibility of receptors to change would be low and the magnitude of change would be low. With medium visual sensitivity and a low magnitude of change, visual effects would be slight and adverse during the construction stage of the development.

**Opportunities for Mitigation**

Mitigation including tree planting within the development will provide further filtering of facades and rooftops, which on establishment has the potential to further reduce visual effects to slight and neutral. Refer to Figure 12, Indicative Mitigation Plan.

|  |                   |                                    |                   |       |       |
|--|-------------------|------------------------------------|-------------------|-------|-------|
| REVISION   | DETAILS           | DATE                               | DRAWN             | CHK'D | APP'D |
| CLIENT   |                   |                                    |                   |       |       |
| The Hellens Group  |                   |                                    |                   |       |       |
| PROJECT  |                   |                                    |                   |       |       |
| Land at Woodhouse Farm<br>North Hylton   |                   |                                    |                   |       |       |
| DRAWING TITLE  |                   |                                    |                   |       |       |
| Figure 8<br>Viewpoint 5  |                   |                                    |                   |       |       |
| DRG No   | SCALE             | DATE                               |                   |       |       |
| NT13335 Fig 8  | NTS               | August 2017                        |                   |       |       |
| DRAWN BY   | CHECKED BY        | APPROVED BY                        |                   |       |       |
| IW   | DG                | AR                                 |                   |       |       |
| <input type="checkbox"/> STOKE-ON-TRENT (HEAD OFFICE)  | TEL 0178 227 6700 | <input type="checkbox"/> CARDIFF   | TEL 029 2072 8191 |       |       |
| <input checked="" type="checkbox"/> NEWCASTLE UPON TYNE  | TEL 0191 232 0943 | <input type="checkbox"/> LONDON    | TEL 0207 287 2872 |       |       |
| <input type="checkbox"/> WEST BROMWICH   | TEL 0121 580 0909 | <input type="checkbox"/> SHEFFIELD | TEL 0114 245 6244 |       |       |
| <input type="checkbox"/> GREATER MANCHESTER  | TEL 0194 226 0101 | <input type="checkbox"/> EDINBURGH | TEL 0131 555 3311 |       |       |
|  <span style="font-weight: bold;">wardell armstrong</span> your earth our world |                   |                                    |                   |       |       |





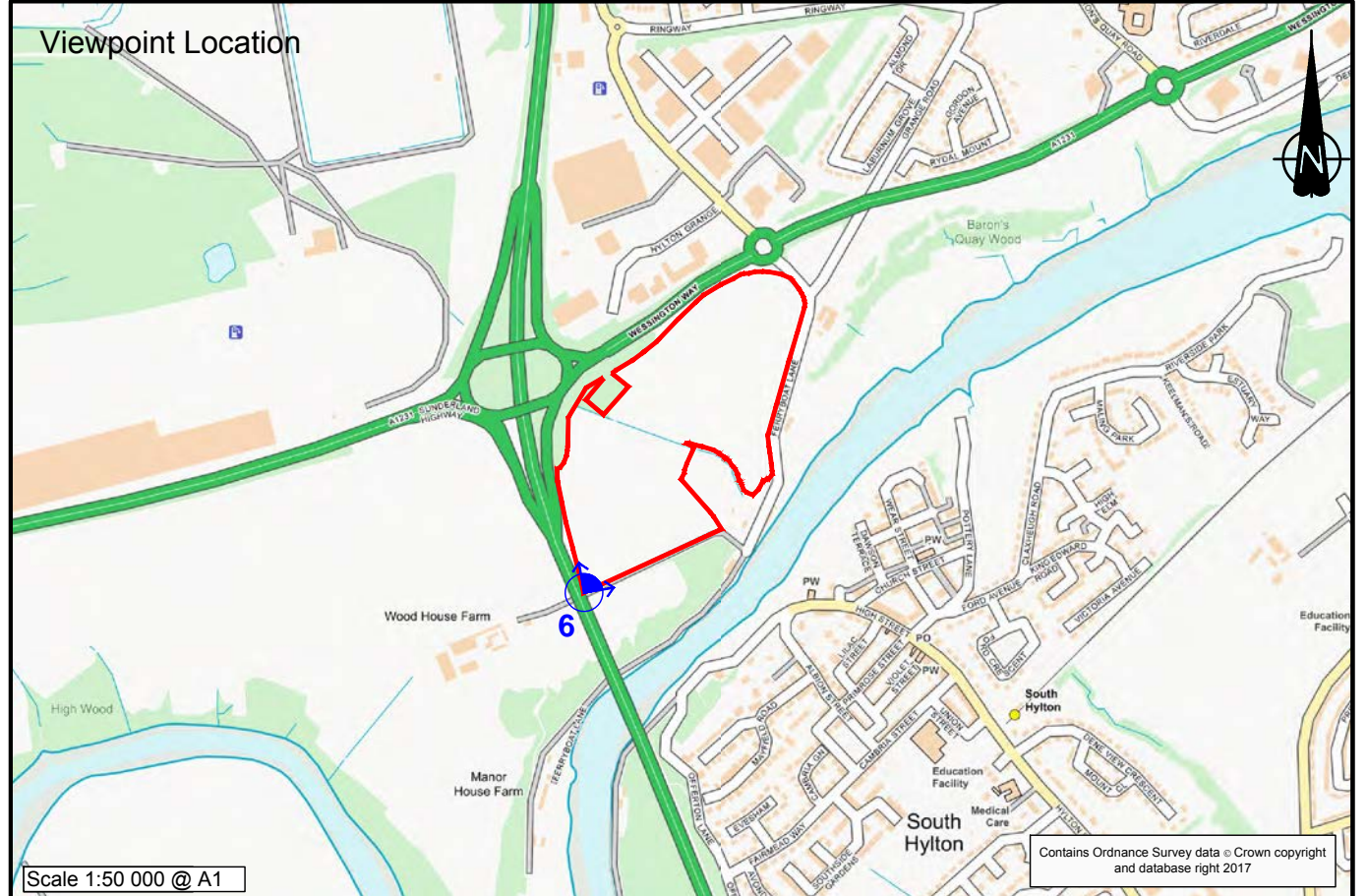
**Baseline Photograph Parameters**

Grid Ref 435119mE 557111mN  
 Elevation 26m AOD  
 Viewing Direction 40°  
 Distance to Development 5m  
 Camera Details Nikon D3100 With Sigma Fixed 30mm Lens  
 Camera Height 1.5m  
 Time and Date of Image Capture 17th August 2017  
 Weather and Lighting Conditions: Sunny and clear with clouds

Horizontal Scale 6.1 mm per °  
 Horizontal Field of View 135°  
 Vertical Field of View 24.1°  
 Viewing Distance 348mm @ A1

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**View 6 East from A19 southbound**

**Existing View**

While driving southwards on the A19, the site is visible from the southern carriageway when looking east or south-east. This view therefore represents the views of road users already on the A19. There is a slip road immediately north of the viewpoint where it is anticipated that drivers will be looking to the west to join southbound traffic and not in the direction of the site. However, passengers would be able to view the site while looking to the east. The view looks out from a bridge parapet over a farm track towards the site, against the backdrop of the River Wear, with traffic and the A19 road corridor occupying the far left of the view from the foreground to the background. In the midground, the site is visible as a gently sloping arable field surrounded by trees and hedgerows and isolated dwellings to the east and south. In the background are belts of mature woodland with glimpsed views of the River Wear and its iconic new bridge crossing, with the backdrop of housing and commercial premises on higher ground.

**Predicted View**

From this viewpoint, road users would gain a fleeting and glimpsed view of part of the site for a very short duration, considering that the section of road is near a junction and that vehicles are passing at a relatively fast speed. While this view along the river corridor may carry a medium value, the susceptibility of receptors to the proposed change is considered to be low, resulting overall in medium visual receptor sensitivity. A large area of the site is visible though gaps in the roadside hedge and there are glimpsed views of housing, industry and infrastructure in the background. Therefore, the magnitude of change brought about by housing within the site would be high. With medium visual sensitivity and a high magnitude of change, visual effects would be moderate / substantial and adverse, during the construction stage of the development, without mitigation.

**Opportunities for Mitigation**

The view through to the new bridged Wear Crossing could be retained by limiting the extent of housing in the southern areas of the site. Additional mitigation, including tree planting along the western fringe of the development and within the area of proposed housing, will provide further filtering of facades and rooftops, which has the potential to further reduce visual effects to moderate and neutral. Refer to Figure 12, Indicative Mitigation Plan.

|  |                   |                                    |                   |       |       |
|--|-------------------|------------------------------------|-------------------|-------|-------|
| REVISION   | DETAILS           | DATE                               | DRAWN             | CHK'D | APP'D |
| CLIENT   |                   |                                    |                   |       |       |
| The Hellens Group  |                   |                                    |                   |       |       |
| PROJECT  |                   |                                    |                   |       |       |
| Land at Woodhouse Farm<br>North Hylton   |                   |                                    |                   |       |       |
| DRAWING TITLE  |                   |                                    |                   |       |       |
| Figure 9<br>Viewpoint 6  |                   |                                    |                   |       |       |
| DRG No   | SCALE             | DATE                               |                   |       |       |
| NT13335 Fig 9  | NTS               | August 2017                        |                   |       |       |
| DRAWN BY   | CHECKED BY        | APPROVED BY                        |                   |       |       |
| IW   | DG                | AR                                 |                   |       |       |
| <input type="checkbox"/> STOKE-ON-TRENT (HEAD OFFICE)  | TEL 0178 227 6700 | <input type="checkbox"/> CARDIFF   | TEL 029 2072 9191 |       |       |
| <input type="checkbox"/> NEWCASTLE UPON TYNE   | TEL 0191 232 0943 | <input type="checkbox"/> LONDON    | TEL 0207 287 2872 |       |       |
| <input type="checkbox"/> WEST BROMWICH   | TEL 0121 580 0909 | <input type="checkbox"/> SHEFFIELD | TEL 0114 245 6244 |       |       |
| <input type="checkbox"/> GREATER MANCHESTER  | TEL 0194 226 0101 | <input type="checkbox"/> EDINBURGH | TEL 0131 555 3311 |       |       |
|  <span style="font-weight: bold;">wardell armstrong</span> your earth our world |                   |                                    |                   |       |       |





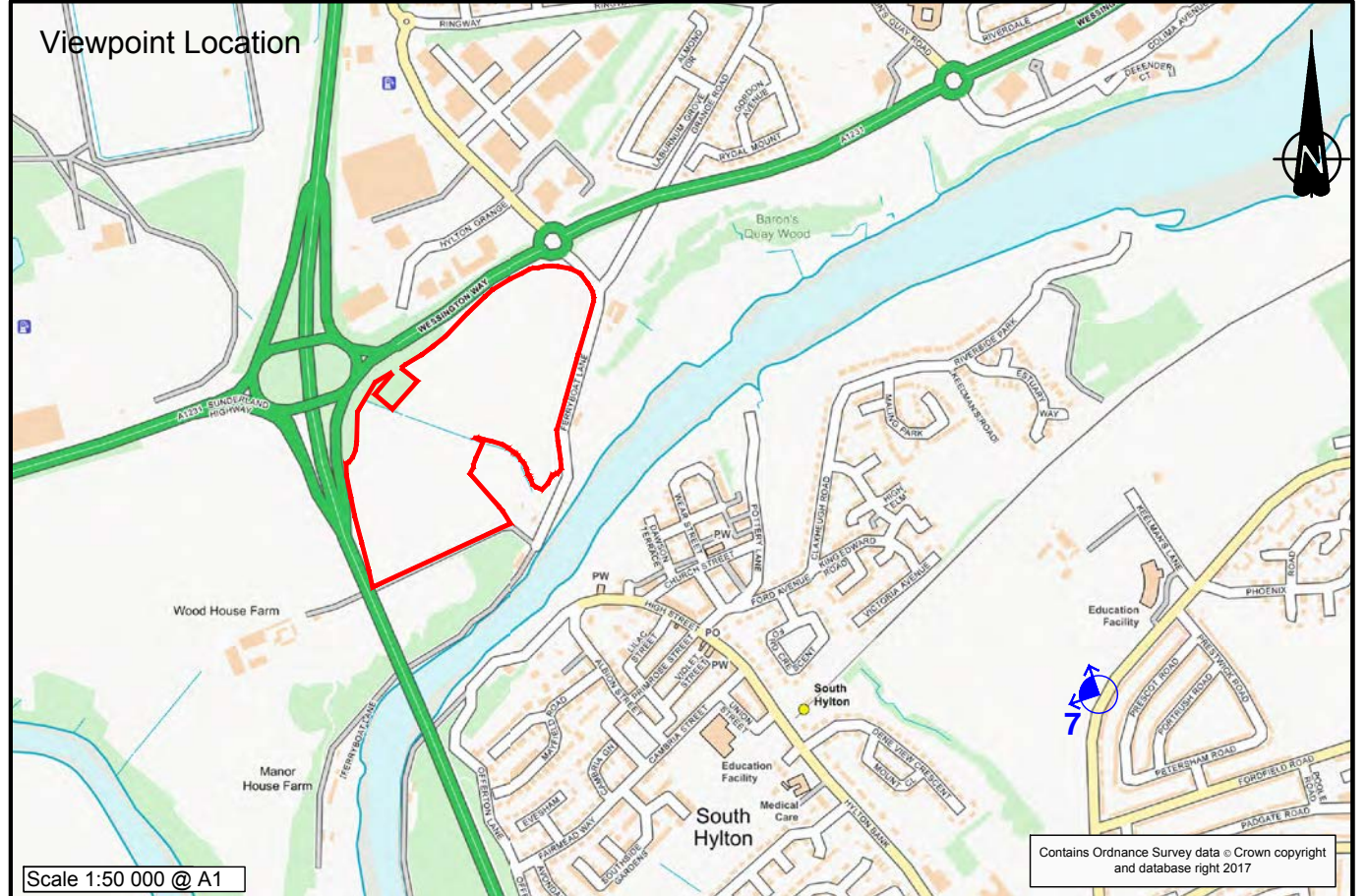
**Baseline Photograph Parameters**

Grid Ref 435985mE 556746mN  
 Elevation 55m AOD  
 Viewing Direction 280°  
 Distance to Development 1010m  
 Camera Details Nikon D3100 With Sigma Fixed 30mm Lens  
 Camera Height 1.5m  
 Time and Date of Image Capture 17th August 2017  
 Weather and Lighting Conditions: Sunny and clear with clouds

Horizontal Scale 6.1 mm per °  
 Horizontal Field of View 135°  
 Vertical Field of View 24.1°  
 Viewing Distance 348mm @ A1

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**View 7 North-west from St Luke's Road**

**Existing View**


The view is taken from roadside verge / footpath and looks out over pasture grazed by horses, which reduces in elevation to the north and continues into the midground. There is a belt of mature trees in the midground, surrounding housing. In the background the site is visible on a plateau to the rear of existing housing and a building on the edge of the site. The eastern side of the proposed site is visible and the western area of the site is partially visible, to the rear of housing and trees. To the rear of the site are nine large wind turbines and large-scale industrial units. There are lines of pylons and cranes which break the skyline with housing and industry visible along the River Wear corridor. The Cheviot Hills and Boldon Hills are visible on the horizon from this viewpoint.

**Predicted View**

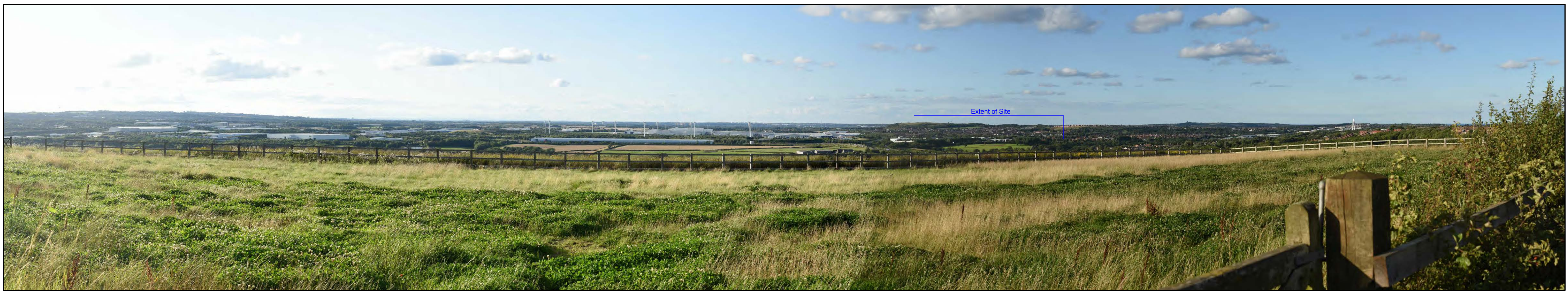
Development of the site would be partially visible in the background, seen among many other buildings and structures, including existing housing near to the site. The view is experienced by pedestrians and occupants of housing. Given the primary nature of views from lower floor windows facing the site, it is predicted that the value of views would be high and as there is already housing and large scale industry visible in the view, the susceptibility of receptors to change would be low, resulting in medium visual sensitivity overall. Considering that the site lies in the background, is partially visible and is surrounded by large scale existing development, the magnitude of change is low and therefore visual effects would be slight / moderate and adverse.

**Opportunities for Mitigation**

The proposed housing could be further filtered by new tree planting which, on maturity, could soften the proposed facades and rooftops to match the existing situation of housing and mature trees adjacent to the site. This would reduce visual effects to slight and neutral on establishment of landscape mitigation. Refer to Figure 12, Indicative Mitigation Plan.

|  |                   |                                    |                   |       |       |
|--|-------------------|------------------------------------|-------------------|-------|-------|
| REVISION   | DETAILS           | DATE                               | DRAWN             | CHK'D | APP'D |
| CLIENT   |                   |                                    |                   |       |       |
| The Hellens Group  |                   |                                    |                   |       |       |
| PROJECT  |                   |                                    |                   |       |       |
| Land at Woodhouse Farm<br>North Hylton   |                   |                                    |                   |       |       |
| DRAWING TITLE  |                   |                                    |                   |       |       |
| Figure 10<br>Viewpoint 7   |                   |                                    |                   |       |       |
| DRG No   | SCALE             | DATE                               |                   |       |       |
| NT13335 Fig 10   | NTS               | August 2017                        |                   |       |       |
| DRAWN BY   | CHECKED BY        | APPROVED BY                        |                   |       |       |
| IW   | DG                | AR                                 |                   |       |       |
| <input type="checkbox"/> STOKE-ON-TRENT (HEAD OFFICE)  | TEL 0178 227 6700 | <input type="checkbox"/> CARDIFF   | TEL 029 2072 9191 |       |       |
| <input checked="" type="checkbox"/> NEWCASTLE UPON TYNE  | TEL 0191 232 0943 | <input type="checkbox"/> LONDON    | TEL 0207 287 2872 |       |       |
| <input type="checkbox"/> WEST BROMWICH   | TEL 0121 580 0909 | <input type="checkbox"/> SHEFFIELD | TEL 0114 245 6244 |       |       |
| <input type="checkbox"/> GREATER MANCHESTER  | TEL 0194 226 0101 | <input type="checkbox"/> EDINBURGH | TEL 0131 555 3311 |       |       |
|  <span style="font-weight: bold;">wardell armstrong</span> your earth our world |                   |                                    |                   |       |       |





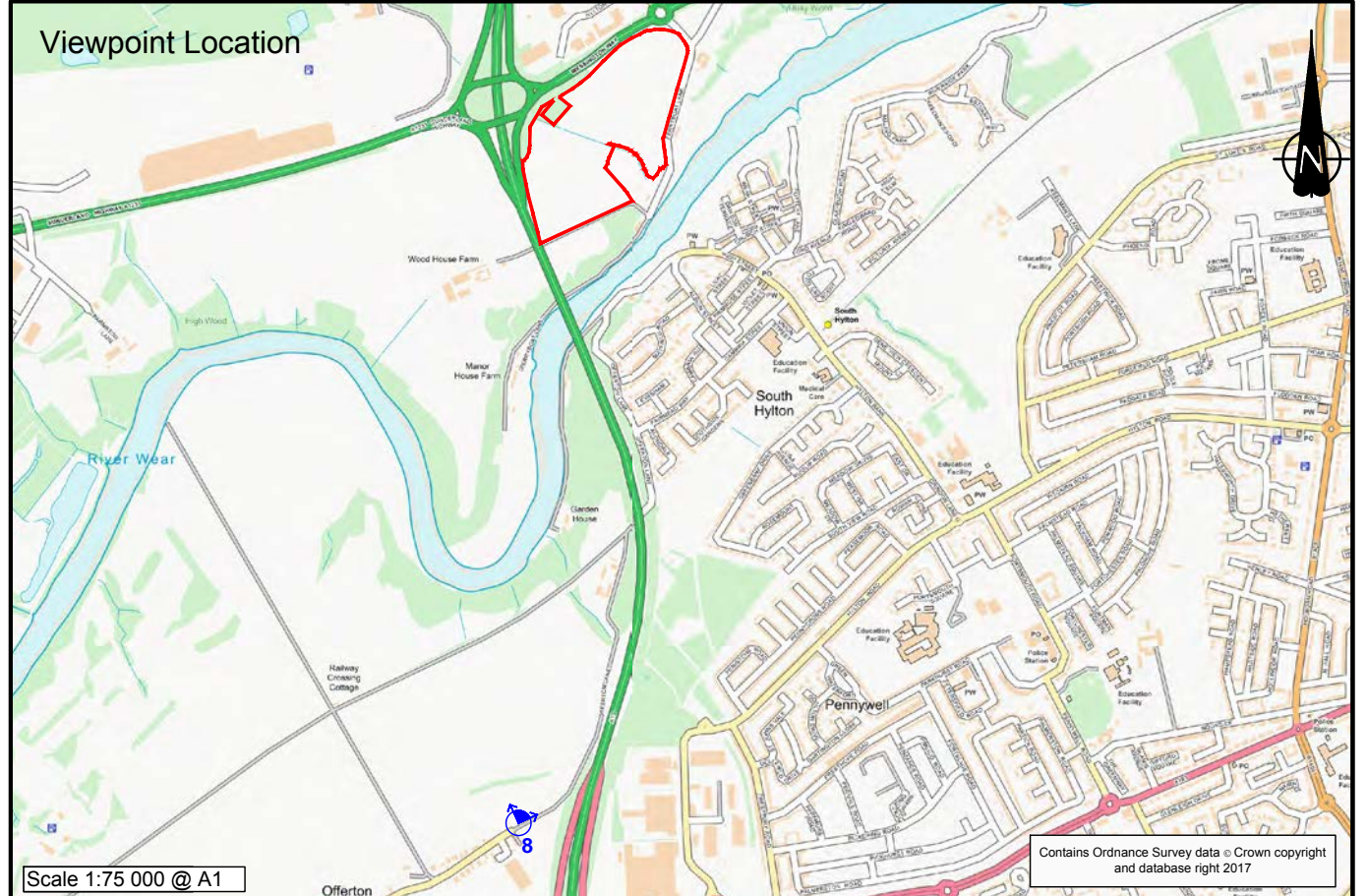
**Baseline Photograph Parameters**

Grid Ref 434946mE 554289mN  
 Elevation 20m AOD  
 Viewing Direction 15°  
 Distance to Development 2710m  
 Camera Details Nikon D3100 With Sigma Fixed 30mm Lens  
 Camera Height 1.5m  
 Time and Date of Image Capture 17th August 2017  
 Weather and Lighting Conditions: Sunny and clear with clouds

Horizontal Scale 6.1 mm per °  
 Horizontal Field of View 135°  
 Vertical Field of View 24.1°  
 Viewing Distance 348mm @ A1

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**View 8 North-east from Offerton Lane**

**Existing View**

The view looks north-east from Offerton Lane which is also a public right of way. In the foreground is rough pasture, extending to the mid-ground. The land in the midground drops down out of site and is not visible. In the background is a wide expansive view across large agricultural fields with farm buildings, seen in front of wind turbines and large factory buildings. The A19 road corridor is visible to the west of the proposed site. The eastern field within the site is clearly visible with occasional trees and the western half of the site is partially concealed by the landform and trees. To the north of the site there are commercial units and rising land where residential areas are visible. On the far horizon are industrial areas, housing areas, cranes and the Cheviot Hills. To the right of the view are the Boldon Hills, the North Sea, industrial premises, housing estates and the new Wear Bridge structure.

**Predicted View**

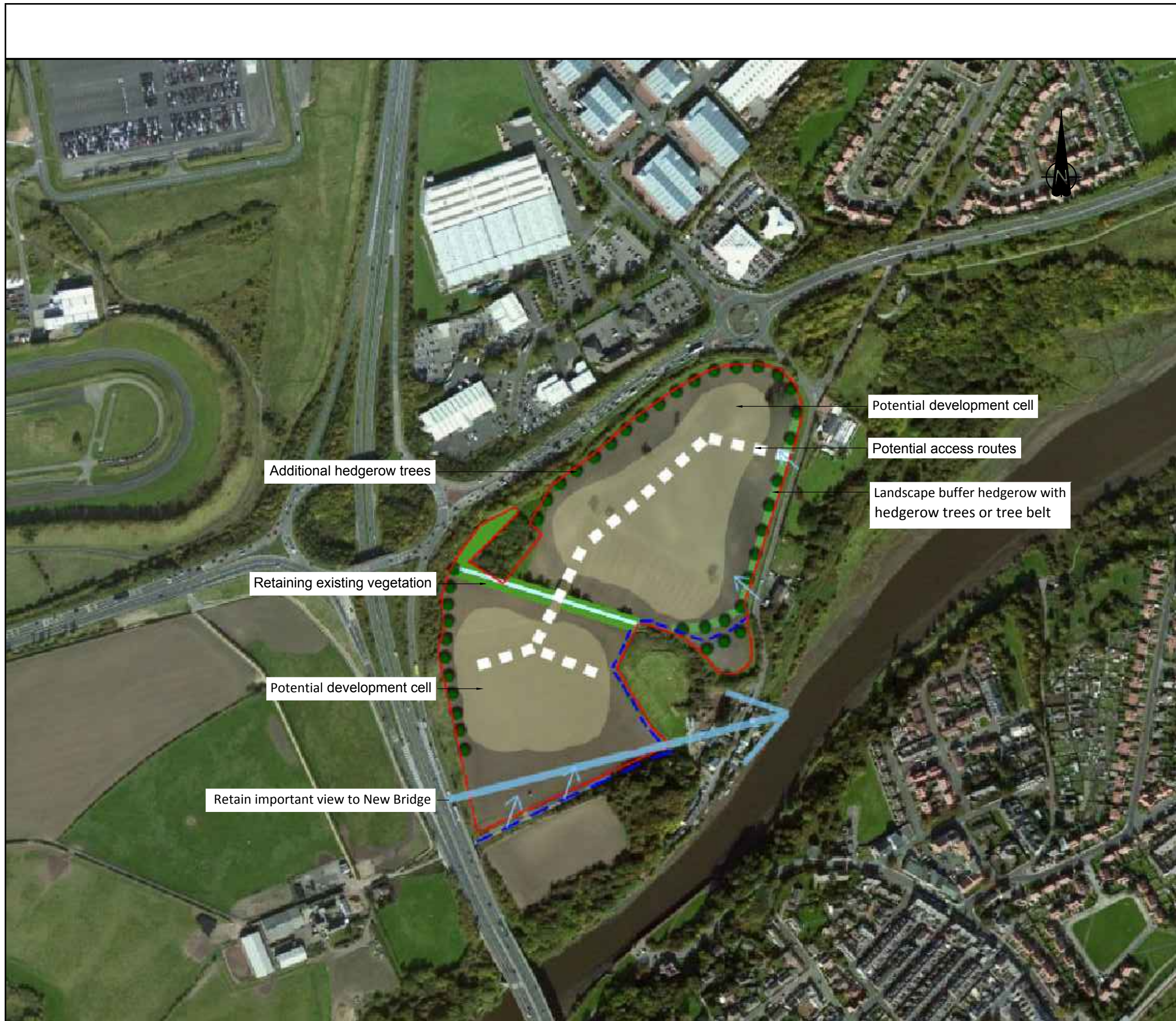
From this viewpoint, it would be possible for residential receptors and rights of way users to see housing within the eastern area of the site and also within part of the western area. The site would appear in the background, surrounded by small, medium and large-scale development and the tree-lined river corridor. The value of this view is considered medium as it contains many industrial and urban elements but is from a rural public right of way. The proposed housing would be visible, seen adjacent to housing, infrastructure and industry and therefore the susceptibility of receptors to the change, from a field to housing, would be low and the magnitude of change would be low. With medium visual sensitivity and a low magnitude of change, visual effects would be slight and adverse during the construction stage of the development.

**Opportunities for Mitigation**

The location of housing within the site and extent of proposed development will have a direct influence on potential visual effects. Tree planting within the site would provide a visual filter to the proposed built development, which would reduce visual effects to slight and neutral on establishment of landscape mitigation. Refer to Figure 12, Indicative Mitigation Plan.

|  |            |             |       |       |       |
|--|------------|-------------|-------|-------|-------|
| REVISION   | DETAILS    | DATE        | DRAWN | CHK'D | APP'D |
| CLIENT   |            |             |       |       |       |
| The Hellens Group  |            |             |       |       |       |
| PROJECT  |            |             |       |       |       |
| Land at Woodhouse Farm<br>North Hylton   |            |             |       |       |       |
| DRAWING TITLE  |            |             |       |       |       |
| Figure 11<br>Viewpoint 8   |            |             |       |       |       |
| DRG No   | SCALE      | DATE        |       |       |       |
| NT13335 Fig 11   | NTS        | August 2017 |       |       |       |
| DRAWN BY   | CHECKED BY | APPROVED BY |       |       |       |
| IW   | DG         | AR          |       |       |       |
| <input type="checkbox"/> STOKE-ON-TRENT (HEAD OFFICE) TEL 0178 227 6700 <input type="checkbox"/> CARDIFF TEL 029 2072 9191<br><input checked="" type="checkbox"/> NEWCASTLE UPON TYNE TEL 0191 232 0943 <input type="checkbox"/> LONDON TEL 0207 287 2872<br><input type="checkbox"/> WEST BROMWICH TEL 0121 580 0909 <input type="checkbox"/> SHEFFIELD TEL 0114 245 6244<br><input type="checkbox"/> GREATER MANCHESTER TEL 0194 226 0101 <input type="checkbox"/> EDINBURGH TEL 0131 555 3311 |            |             |       |       |       |
|  |            |             |       |       |       |





KEY

- Site boundary
- Retain Public Rights of Way
- ↗ Views from C2C and Great North Forest Heritage Trail

|          |         |      |       |       |       |
|----------|---------|------|-------|-------|-------|
| REVISION | DETAILS | DATE | DRAWN | CHK'D | APP'D |
|----------|---------|------|-------|-------|-------|

CLIENT  
**The Hellens Group**

PROJECT  
**Land at Woodhouse Farm North Hylton**

DRAWING TITLE  
**Indicative Mitigation Plan  
Figure 12**

|                       |                       |                        |
|-----------------------|-----------------------|------------------------|
| DRG No<br>NT13335/012 | SCALE<br>Not to Scale | DATE<br>September 2017 |
| DRAWN BY<br>GL        | CHECKED BY<br>DG      | APPROVED BY<br>AR      |

|   |  |
|---|--|
| <input type="checkbox"/> STOKE-ON-TRENT (HEAD OFFICE) TEL 0845 111 7777   | <input type="checkbox"/> CARDIFF TEL 029 2072 9191   |
| <input checked="" type="checkbox"/> NEWCASTLE UPON TYNE TEL 0191 232 0943 | <input type="checkbox"/> LEIGH TEL 01942 260101      |
| <input type="checkbox"/> WEST BROMWICH TEL 0121 580 0909                  | <input type="checkbox"/> SHEFFIELD TEL 0114 245 6244 |
| <input type="checkbox"/> LONDON TEL 020 7287 2872                         | <input type="checkbox"/> EDINBURGH TEL 0131 555 3311 |
|   | <input type="checkbox"/> LIVERPOOL TEL 08451 451 900 |





## Drawings





DO NOT SCALE FROM THIS DRAWING

KEY

- Site boundary
- Retain Public Rights of Way
- ↗ Views from C2C and Great North Forest Heritage Trail

Potential development cell

Potential access route

Additional hedgerow trees

Retaining existing vegetation

Landscape buffer comprising native trees and shrubs

Retain important view to New Bridge

|          |         |      |     |      |      |
|----------|---------|------|-----|------|------|
| REVISION | DETAILS | DATE | DRN | CHKD | APPD |
|----------|---------|------|-----|------|------|

CLIENT

The Hellens Group

PROJECT

Land at Woodhouse Farm,  
North Hylton

DRAWING TITLE

Indicative Mitigation Plan

|          |            |             |          |
|----------|------------|-------------|----------|
| DRG No.  | NT14499-01 | REV         |          |
| DRG SIZE | A3         | SCALE       | NTS      |
|          |            | DATE        | Oct 2019 |
| DRAWN BY | AB         | CHECKED BY  | DG       |
|          |            | APPROVED BY | HK       |

■ N-U-T | TEL 0191 232 0943  
 WWW.WARDELL-ARMSTRONG.COM

|                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/> BIRMINGHAM | <input type="checkbox"/> GLASGOW        |
| <input type="checkbox"/> BOLTON     | <input type="checkbox"/> LEEDS          |
| <input type="checkbox"/> CARDIFF    | <input type="checkbox"/> LONDON         |
| <input type="checkbox"/> CARLISLE   | <input type="checkbox"/> MANCHESTER     |
| <input type="checkbox"/> EDINBURGH  | <input type="checkbox"/> STOKE ON TRENT |



# Core Strategy and Development Plan 2015-2033

## Proposed Main Modifications Consultation Comment Form





# Proposed Main Modifications Consultation Comment Form

**Please use this form if you intend to make a representation in response to the consultation on the proposed Main Modifications to the Sunderland Core Strategy and Development Plan (CSDP).**

**If your comments relate to more than one Main Modification you will need to complete a separate form for each representation.**

Following the submission of the Publication Draft CSDP for independent Examination to the Secretary of State in December 2018, a number of public hearing sessions were held between Tuesday 21 May 2019 and Thursday 13 June 2019. In response to issues raised during the hearing sessions, as well as representations made to the publication draft CSDP (Regulation 19) and taking into account the independent Planning Inspector's 'Post Hearing Advice – Main Modification and Related Matters' report (EX18.002) published in July 2019, the Council are undertaking a consultation on a number of proposed Main Modifications.

These modifications are set out in the Schedule of Main Modifications which is the focal point for this consultation. These are changes considered necessary by the Planning Inspector to make the plan sound. In support of the Main Modifications, a number of supplementary documents have also been published, including an Addendum to the Sustainability Appraisal.

The Schedule of Main Modifications, Sustainability Appraisal Addendum and supporting documentation are available to view at the examination webpage at [www.sunderland.gov.uk/csdpeip](http://www.sunderland.gov.uk/csdpeip)

Copies of the Schedule of Main Modifications, Sustainability Appraisal and supporting documentation are also available to view at Sunderland Civic Centre, Burdon Road, Sunderland SR2 7DN during normal opening hours (8.30am to 5.15pm Monday to Thursday, and 8.30am to 4.45pm on Friday) and at all Council Libraries.

It should be noted that the Council has also prepared a Schedule of Additional Modifications. This sets changes which are minor in nature (such as typographical and factual errors and updates). These are not subject to consultation but are published for information only. The consultation only concerns proposed Main Modifications and the supporting Sustainability Appraisal Addendum and not other aspects of the plan.

**The period for making representations runs for six weeks between Friday 13 September 2019 to Friday 4.45pm 25 October 2019. Representations received after this deadline will not be accepted.**

Representations should only relate to the legal compliance and/or the soundness of the Proposed Main Modifications and made within the six-week period. Representations relating to other parts of the Plan will not be considered.

Please note that you should include all information, evidence and supporting information which is required to support your representation and any suggested changes.

All comments that relate to the Main Modifications and which are received within the consultation period (as set out above) will be considered by the appointed Planning Inspector as part of the Examination.

## The Form of Schedule of Proposed Main Modifications

All policy numbers, paragraph numbers and figure numbers set out in the Schedule of Proposed Main Modifications relate to the Sunderland Core Strategy and Development Plan Consultation Publication Draft (SD.1).

This Consultation Representation Form provides the opportunity for you to either object or support the proposed Main Modifications to the Core Strategy and Development Plan. Representations should include the Main Modification Reference. This is set out in the first column of the Schedule of Main Modifications (this begins with a MM prefix). All representations should strictly focus on issues of either 'legal compliance' and 'soundness'. A summary of these terms is set out below.

The issue of 'soundness' is set out in the NPPF (2012) and is defined as being made up of the following:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategy priorities; and
- **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the framework.

Legal compliance with regards to plan making generally refers to the Core Strategy and Development Plan meeting legal requirements under Section 20 (5) of the 2004 Planning and Compulsory Purchase Act (as amended by the Localism Act 2011) and the Town and Country Planning (Local Planning) (England) Regulations, 2012.

It is important that you fill in your contact details below. **We cannot register your representation without your personal details.**

Please note that all responses will be held by the Council in accordance with the General Data Protection Regulation 2018. Your name, organisation (if relevant) and comments may be made available to the public, in Council committee papers or as otherwise considered appropriate by us. Your personal data i.e. postal addresses, emails and telephone numbers **will not** be shared with the public.

However, your contact details will be shared with the Programme Officer for the purposes of the Public Examination. We will use your contact details to notify you about future stages of the plan process. By submitting this form you are agreeing to these purposes.



## 1. Your Details

|                    | Your details | Agent details (if applicable) |
|--------------------|--------------|-------------------------------|
| Name               |              | Neil Westwick                 |
| Organisation/Group | Hellens      | Lichfields                    |
| Address Line 1     | ██████████   | ██████████                    |
| Address Line 2     |              | ██████████                    |
| Town/City          |              | ██████████                    |
| County             |              | ██████████                    |
| Post Code          |              | ██████                        |
| Telephone no:      |              | ██████████                    |
| Email:             |              | ██████████████████            |

## 2. Which Main Modification does your representation relate to?

| Main Modification Reference | MM         |
|-----------------------------|------------|
| MM8                         | Policy SS4 |

## 3. Do you consider that the proposed Main Modification meets the legal and procedural requirements?

Yes       No

## 4. Do you consider the proposed Main Modification addresses the following issues?

|                                 |                              |  |
|---------------------------------|------------------------------|--|
| Positively Prepared             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Justified                       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Effective                       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Consistent with National Policy | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

**5. Please give details of why you consider the proposed Main Modification is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the proposed Main Modification, you can also use this box. Please set out which Main Modification you are referring to.**

We respond on behalf of our client Hellens in relation to land at North Hylton (HGA7).

We do not agree with the decision to delete HGA7 from Policy SP4 and SS4 and, for the reasons set out below, we consider the proposed associated modifications to be unsound. We also append a Note prepared by Wardell Armstrong which responds to the concerns raised by the Inspector in the Post Hearing Advice Response [EX18.002] to the Council.

The Inspector details his reasons for recommending the deletion of HGA7 in paragraph 10 of the Post Hearings Advice response. We have concerns both technically and procedurally with the issues identified by the Inspector which were not raised during the EiP hearing sessions and as such our client did not have an opportunity to respond to the concerns before the Post Hearings Advice response was issued. Notwithstanding this, we have sought to respond to the comments and we trust that evidence will be given due consideration.

We have summarised the Inspector's comments threefold:

1. The site plays a role in the Green Belt in maintaining a strategic green infrastructure corridor along the River Wear preventing urban sprawl – with a disagreement of the Council's assessment of the site in the Green Belt reports.
2. The site's location on a valley slope makes it more visible from longer distance views – particularly from the south-west.
3. The site makes a significant contribution in landscape terms to the river corridor and is in an area shown for 'landscape protection' in the Landscape Character Assessment (LCA).

We respond to each of these themes below.

**1. Role of the site in the Green Belt and in maintaining a strategic green infrastructure corridor along the River Wear.**

The site is located within a wider but localised parcel of the Green Belt which is defined to the north by the A1231, to the west by the A19, to the south by existing development on the southern side of the River Wear and to the east by existing development along the river corridor.

The Green Belt Review [SD.30] contains a similar view on the Green Belt parcel, stating:

*This is a relatively isolated portion of Green Belt, surrounded on three sides by urban development. The Green Belt boundary with Sunderland is fairly distinct, following the A1231 and Sunderland Enterprise Park along the north side of the river, and incorporating natural and amenity greenspace at Claxheugh and South Hylton on the south side. (SD.30, page 72)*

In this context, our client considers that the role in which the site (and indeed the wider parcel) plays in terms of preventing urban sprawl is limited given that the River Wear provides a physical container to development. In addition, there is only a short distance to the east of the site before existing development fronts on to each side of the river corridor. Therefore, in our view, the character of this parcel to the east of the A19 is considerably more urban and contrasting to the land to the west of the A19 – which is more rural and open in character.

This view is also supported by the Green Belt Review [SD.30] which states on page 145 that *"overall this land parcel performs moderately against the five Green Belt purposes"*. (SD.30, page 145 – site ref HY1/HY2).



For the same reasons, our client also questions the role in which the site plays in the “*strategic green infrastructure corridor*” given that the river corridor is characterised by urban development within 700m of the site to the east where vegetation and landscaping is very limited. We therefore consider the Council’s Green Belt Review (and assessment of the site) to be robust and there to be no justification to exclude the development of the site on this basis.

Notwithstanding this, our client recognises the concerns which have been highlighted by the Inspector and has considered how the development of the site could address the comments. The appended plan includes a reduced site area and also demonstrates how the development would be limited to the top of the plateau with buffer planting proposed along the site boundary and the valley slope. This would help to create a strong Green Belt boundary, limit visibility of the development (discussed further below) and enhance the presence of green infrastructure in this corridor.

## **2. Impact of development on longer distance views**

Whilst it is recognised that the topography of the river corridor gives the site an elevated position, the development would be largely limited to the northern part of the site where the site is relatively level. The development proposals have been informed by technical assessments which were submitted alongside representations to the Plan at the Regulation 19 stage. This work included a Landscape and Visual Assessment (LVIA), prepared by Wardell Armstrong which is appended for ease of reference.

The LVIA contains a number of viewpoints which were agreed with the Council prior to completion of the report, including those from the south-west of the site. Whilst it is evident that the site is visible from surrounding areas to the south and south-west, it is clear that development would be seen in the context of the existing development and urban features which are present to the north of the site.

As explained above, the appended plan shows how the development has been reduced in response to the comments received and how buffer planting would help to conceal the development. Therefore, as the landscape matures, this would mean that the visibility of the site from surrounding areas (particularly to the south-west) would largely be limited to roofscapes. Any adverse impact can be further reduced through careful selection of materials (eg. slate coloured roof tiles).

Please refer to the submitted Note prepared by Wardell Armstrong and the LVIA which provide further detail to address these concerns.

## **3. Contribution of the landscape to the river corridor**

Our client considers that the site is located in an area characterised by urban fringe in the context of the existing development to the north and along the river corridor to the east. This view is shared by the Council’s Green Belt review [SD.30] which states that “*the Parcels in this area have a minor urban fringe role*” (page 74). It is evident that the Inspector has drawn upon the Council’s Landscape Character Assessment (2015) (SF.47) in reaching this particular conclusion and the plan at Figure 3:2 which identifies the site as being within an area of ‘landscape protection’.

As set out in our client’s response to MM32, and Policy NE9 which seeks to link areas identified for ‘landscape protection’ plan to valued landscapes, the Figure 3:2 plan identifies large swathes of land for landscape protection.

The purpose of the LCA is to identify areas of *relative* value and we do not consider it to be a robust approach to preclude all areas from development which are shown for ‘landscape protection’. Indeed, the areas of landscape protection identified on this plan include existing urban areas and proposed allocations in the CSDP.

Therefore, we do not consider there to be any justification to omit the site on this basis.

## Summary

As demonstrated above, our client considers the Council's Green Belt Review (and assessment of the site) to be robust and the inclusion HGA7 as justified. Given the presence of the River Wear, the role of the Green Belt in this area of the City is limited in terms of preventing urban sprawl.

The parcel of land in which the site is located within to the east of the A19 is distinct in that it is urban fringe in character. The presence of Green Infrastructure is also limited with development lining each side of the River Wear for much of the corridor to the east of the site.

In terms of the visibility of the site, this has been robustly considered in the appended LVIA which demonstrates that the development of the site (from the south and south-west) in particular would be seen in the context of the existing development to the north. The provision of buffer planting would however provide a strong Green Belt boundary whilst also concealing the development.

Our client does not agree that the site makes a significant contribution in landscape terms to the river corridor. This appears to be based on the LCA (which we object to in our response to MM32), whereas the river corridor to the east of the A19 is distinct from the land to the west and urban fringe in character.

Notwithstanding our position that the Council's assessment of the site is robust, our client recognises the concerns which have been highlighted by the Inspector and has considered how the development of the site could address the comments. Our client has sought to revisit the proposals and appends a plan which includes a reduced site area and also demonstrates how the development would be limited to the top of the plateau with buffer planting proposed along the site boundary and the valley slope. This would help to create a strong Green Belt boundary, limit visibility of the development (discussed further below) and enhance the presence of green infrastructure in this corridor.

It is therefore considered that there is no justification to delete HGA7.

Paragraph 3 of the Inspector's response clarifies that the findings in the Post Hearings Advice may alter in the light of any further evidence and that the views are given without prejudice to the conclusions in the final report. We therefore trust that due consideration will be given to our client's comments.



6. Please set out what change(s) you consider are necessary to make the proposed Main Modification legally compliant or sound, having regard to the test of soundness you have identified at Q5 above. Where this relates to soundness, it will be helpful if you are able to put forward suggested revised wording and provide your reasoning. Please be as precise as possible.

Our client requests that the proposed changes to Policy SS4 (and HGA7) are reverted to retain North Hylton as land to be removed from the Green Belt.

**7. If you wish to make any comment on the Sustainability Appraisal that accompanies the Schedule of Proposed Main Modifications or any other supporting documents, please make them here.**

N.A



## 8. Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signed:

Date:

### **Completed forms should be returned to:**

Email: [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk); or

Post to: Strategic Plans Team, Civic Centre, Burdon Road, Sunderland SR2 7DN





Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
R2 7DN

25 OCT 2019

15 October 2019

Dear Sirs

## CORE STRATEGY AND DEVELOPMENT PLAN

...welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

Political developments and further uncertainty since the production of the Core Strategy and Development Plan, and since the closing date of the consultation, mean that the number of jobs on which the housing need is predicated is very much in doubt and therefore cannot be used as justification for deletion of precious greenbelt land. The time is not right to take such an irreversible decision.

**Public Transport:** The site is not served by public transport. The Council's Doc EX17.008 Bus Operation Frequency is inaccurate and misleading. The bus stops shown on the plan as 'Springwell School', Springwell Village North & South' and 'Mount Lane' merely serve scholars and a part time (10am-4.50pm Mon-Sat) mini-bus shuttle service that is entirely unsuitable for travelling to major conurbations and employment sites, within reasonable timeframes. By the nature of this service, journeys are extremely lengthy.

Commuters travelling to Gateshead, Newcastle or Sunderland must use the stops in the centre of the village or for Sunderland only, Peareth Hall Road. Both are much more than 800metres from HGA1.

The reality is that people living on HGA1 will travel by car, incurring all of the attendant adverse affects on environment, wildlife and ecology. The proposed development is not sustainable.

The stated intention to achieve "a logical rounding-off of the village, with the creation of a new durable Green Belt boundary" makes no sense and is unnecessary in this location. The existing boundary is an integral part of the character and setting of Springwell Village that the Plan policy intends to protect. "Rounding off" is not needed, and certainly not at the expense of valued greenbelt land.

CSDP 2015-33 Publication Draft September 2019, p49 HGA1(iii) states " ensure that the open aspect of Bowes Railway SAM is retained". This is impossible with development of HGA1.

Northumbrian Water Limited's planning application (ref: 19/01280/FU4) for a reservoir on land immediately north of Mount Lane and south of site HGA1 details a huge development that will impact severely on the wildlife, ecology, environment and amenity of the whole area. Allowing housing development on HGA1 will only make this worse.

Springwell Village is already suffering from very high levels of traffic on narrow, old roads that cannot be widened. The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this worse.

Yours faithfully,

I agree to my application being processed by Sunderland Council and the Planning Inspectorate under the Development Plan process.

Henderson, E.952790, MMC189

Name: EMILY HENDERSON

Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

15 October 2019

Dear Sirs

## CORE STRATEGY AND DEVELOPMENT PLAN

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- a. Political developments and further uncertainty since the production of the Core Strategy and Development Plan, and since the closing date of the consultation, mean that the number of jobs on which the housing need is predicated is very much in doubt and therefore cannot be used as justification for deletion of precious greenbelt land. The time is not right to take such an irreversible decision.
- b. Public Transport: The site is not served by public transport. The Council's Doc EX17.008 Bus Operation Frequency is inaccurate and misleading. The bus stops shown on the plan as 'Springwell School', Springwell Village North & South' and 'Mount Lane' merely serve scholars and a part time (10am-4.50pm Mon-Sat) mini-bus shuttle service that is entirely unsuitable for travelling to major conurbations and employment sites, within reasonable timeframes. By the nature of this service, journeys are extremely lengthy. Commuters travelling to Gateshead, Newcastle or Sunderland must use the stops in the centre of the village or for Sunderland only, Peareth Hall Road. Both are much more than 800metres from HGA1. The reality is that people living on HGA1 will travel by car, incurring all of the attendant adverse affects on environment, wildlife and ecology. The proposed development is not sustainable.
- c. The stated intention to achieve "a logical rounding-off of the village, with the creation of a new durable Green Belt boundary" makes no sense and is unnecessary in this location. The existing boundary is an integral part of the character and setting of Springwell Village that the Plan policy intends to protect. "Rounding off" is not needed, and certainly not at the expense of valued greenbelt land.  
CSDP 2015-33 Publication Draft September 2019, p49 HGA1(iii) states " ensure that the open aspect of Bowes Railway SAM is retained". This is impossible with development of HGA1.
- d. Northumbrian Water Limited's planning application (ref: 19/01280/FU4) for a reservoir on land immediately north of Mount Lane and south of site HGA1 details a huge development that will impact severely on the wildlife, ecology, environment and amenity of the whole area. Allowing housing development on HGA1 will only make this worse.
- e. Springwell Village is already suffering from very high levels of traffic on narrow, old roads that cannot be widened. The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this worse.

Yours faithfully

Heywood, K.1134401, MMC223

Development Plan process.

Name... Kasia Heywood

25 OCT 2019





Our ref:  
Your ref:

Mark Goodwill

Strategic Plans Team  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

22 October 2019

Dear Sir/Madam,

## **SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN 2015-2033 MAIN MODIFICATIONS**

Further to your recent consultation request, we have reviewed the proposed Main Modifications to the Publication Draft Core Strategy Development Plan and provide comments below on issues that are relevant to the strategic road network.

### Allocations

We note the removal of the following housing allocations:

- HGA2 East Springwell (60 dwellings)
- HGA6 Rickleton (200 dwellings)
- HGA7 North Hylton (110 dwellings)

We do not consider these amendments to be at such a scale that they will change the outcomes of the Sunderland Infrastructure Study. However, we will account for these changes in any future modelling, particularly the impact that the removal of HGA7 might have on any modelling around the Doxford Park junction of the A19.

### Main modification wording

We note the proposed wording change in MM35 in relation to SSTC4. In accordance with our continued joint working on the A1231, we would request the following amendments to this wording as highlighted in underlined text below:

"The delivery of SSTC4 will seeks to better manage traffic to and from the A19 and assist in managing potential queuing on the Strategic Road Network (SRN) off slip roads at the Wessington Way junction. The council will continue to work with Highways England to deliver a junction improvement scheme at the Wessington Way junction with the A19. This scheme, along with the delivery of the full length of SSTC4, aim to control and manage traffic flow on the local road network, whilst also maintaining the safe and efficient operation of ~~with the specific intention of helping to better manage traffic flow on~~ the SRN. The council will also consider the delivery of new links on the local road network to mitigate capacity and safety concerns with the A19. Any proposals and

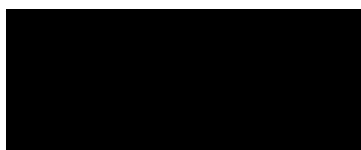
delivery timescales will be agreed through a Memorandum of Understanding (MOU) with both parties.”

In the further paragraph relating to the important role of the SRN in Sunderland, we would request the following wording changes (also within MM35):

“12.8 The efficient operation of both the local and SRN (A19 and A194(M)) is vital to support the growth and long-term viability of the Sunderland economy whilst also limiting the environmental effect of excessive congestion and minimising road safety concerns. In conjunction with Highways England it is anticipated that in the future a number of key junctions on the SRN will require improvement by major schemes, notably the A19 junctions with the A1231, A183 and the A690. In addition, traffic growth will result in traffic constraints on the A19 itself and widening of some sections will also be required. Nevertheless, whilst supporting improvements to the SRN, and other highway infrastructure is important, managing existing and future commuting patterns and reducing congestion by improved public transport provision and implementation of more travel planning management measures to reduce single car occupancy is essential. Working together, the council and Highways England will also develop the schemes outlined above in more detail, during the lifetime of the plan, ~~identify potential schemes~~ to address capacity and road safety concerns on the SRN.”

I hope that the above comments are helpful and demonstrate our continued support of your Local Plan, which is further illustrated by the forthcoming joint study of the A1231. Should you require further information or clarification, please do not hesitate to contact me.

Yours faithfully



Mark Goodwill





ior Planning Officer  
ning Strategy  
nmercial Development Directorate  
derland City Council  
c Centre  
derland  
7DN

25 OCT 2019

October 2019

r Sirs

**RE STRATEGY AND DEVELOPMENT PLAN**

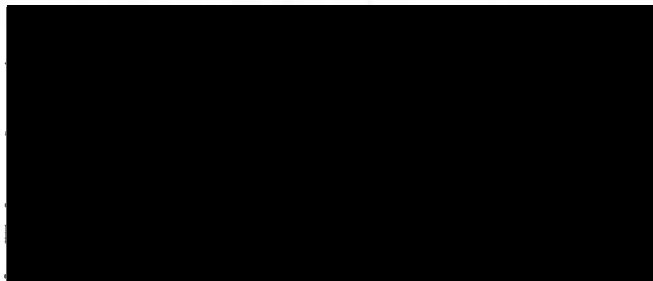
I agree Hills, C.1174520, MMC259

Planni

Devel

Name.....

Caroline Hills



I welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

Political developments and further uncertainty since the production of the Core Strategy and Development Plan, and since the closing date of the consultation, mean that the number of jobs on which the housing need is predicated is very much in doubt and therefore cannot be used as justification for deletion of precious greenbelt land. The time is not right to take such an irreversible decision.

**Public Transport:** The site is not served by public transport. The Council's Doc EX17.008 Bus Operation Frequency is inaccurate and misleading. The bus stops shown on the plan as 'Springwell School', Springwell Village North & South' and 'Mount Lane' merely serve scholars and a part time (10am-4.50pm Mon-Sat) mini-bus shuttle service that is entirely unsuitable for travelling to major conurbations and employment sites, within reasonable timeframes. By the nature of this service, journeys are extremely lengthy.

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The reality is that people living on HGA1 will travel by car, incurring all of the attendant adverse affects on environment, wildlife and ecology. The proposed development is not sustainable.

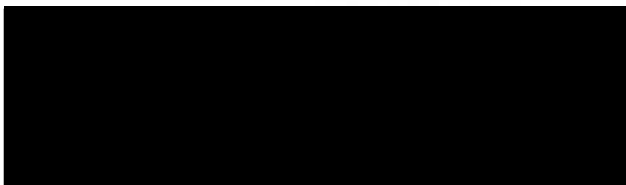
The stated intention to achieve "a logical rounding-off of the village, with the creation of a new durable Green Belt boundary" makes no sense and is unnecessary in this location. The existing boundary is an integral part of the character and setting of Springwell Village that the Plan policy intends to protect. "Rounding off" is not needed, and certainly not at the expense of valued greenbelt land.

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Springwell Village is already suffering from very high levels of traffic on narrow, old roads that cannot be widened. The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this worse.

Yours faithfully,



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

October 2019

Dear Sirs

## GREEN BELT STRATEGY AND DEVELOPMENT PLAN

I agree to make a submission to the Council on the  
Planning Ins... Hills, C.1174794, MMC203  
Development...

Name... Callum Hills

Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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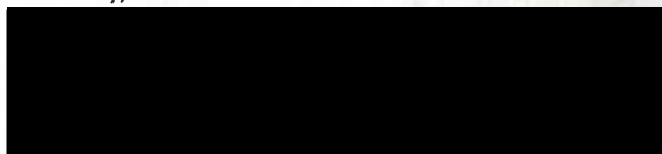
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Yours faithfully,





Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S2 7DN

October 2019

Dear Sirs

25 OCT 2019

**CORE STRATEGY AND DEVELOPMENT PLAN**

Hills, K.1134339, MMC248

Sunderland Council and the  
Core Strategy and  
Development Plan process.

Name..... KAREN HILLS .....

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Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

Political developments and further uncertainty since the production of the Core Strategy and Development Plan, and since the closing date of the consultation, mean that the number of jobs on which the housing need is predicated is very much in doubt and therefore cannot be used as justification for deletion of precious greenbelt land. The time is not right to take such an irreversible decision.

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Springwell Village is already suffering from very high levels of traffic on narrow, old roads that cannot be widened. The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this worse.

Yours faithfully

[Redacted signature]

Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to my data being used by Sunderland Council and the  
Planning Hills, K.1134342, MMC253 Strategy and  
Development Plan process.

Name KENNETH HILLS  
Address [REDACTED]  
Postcode [REDACTED]

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Yours faithfully,

[REDACTED]



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Public Centre  
Sunderland  
S2 7DN

October 2019

25 OCT 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

Planning Application No. Hills, M.1134344, MMC241  
Development Plan process.

Name..... Mrs M Hills  
Address.....  
.....  
.....  
Position.....

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Yours faithfully,

[Redacted signature]

Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

October 2019

Dear Sirs

## GREEN BELT STRATEGY AND DEVELOPMENT PLAN

I agree to my data being used by Sunderland Council and the  
Planning Department for the Green Belt Strategy and  
Development Plan process.

Hills, M. 1174792, MMC244

Name..... M Hills

I welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell  
the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications  
to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in  
relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this  
worse.

Yours faithfully,

[Redacted signature]



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

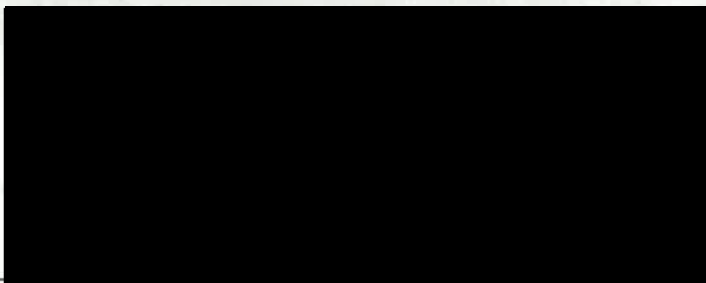
October 2019

Dear Sirs

## CORE STRATEGY AND DEVELOPMENT PLAN

I agree to Holt, S.953912, MMC263 Council and the  
Planning Department Strategy and  
Development

Name Mrs Susan Holt



Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in addition to site HGA 1 (South west Springwell Village, north of Mount Lane):

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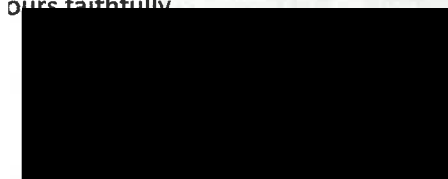
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Yours faithfully





Strategic Plans  
Civic Centre  
Burdon Road  
Sunderland  
SR2 7DN

SENT BY EMAIL  
[planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk)  
24/10/2019

Dear Sir / Madam,

### **CORE STRATEGY AND DEVELOPMENT PLAN: MAIN MODIFICATIONS**

Thank you for consulting with the Home Builders Federation on the Core Strategy and Development Plan Main Modifications.

The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.

#### **MM3: Policy SP1**

The HBF support the amendment to include 'net' and 'net additional', this is considered to add clarity to the policy.

#### **MM14: Policy SP8**

The HBF support the amendment to include 'net', this is considered to add clarity to the policy.

The HBF also support the inclusion of a reference to the Housing Implementation Strategy.

#### **MM15: Policy H1**

The HBF do not consider MM15 is sound, the HBF continue to consider that the Council has not provided sufficient evidence to demonstrate that the policy is needed, and therefore it is not considered to be consistent with national policy. The HBF continue to consider that part (iv) of the policy should be deleted.



If the policy, is to be retained the HBF acknowledge the addition of a transition period, and the recognition within the justification that for some schemes this requirement may not be viable.

**MM16: Policy H2**

The HBF do not consider MM16 to be sound, we continue to have concerns in relation to the viability of the requirements of this policy. The inclusion of the final sentence in relation to viability is acknowledged, however, it still is not entirely clear whether this actually provides any flexibility to the requirement or whether it would help to deliver any more homes.

The HBF do support the addition of text to paragraph 6.18 which states that other evidence will be considered in relation to the housing mix.

**MM21: Policy BH1**

The HBF do not consider that amendment MM21 is sound, the HBF continue to consider that the Council do not have sufficient evidence to introduce this policy in relation to the NDSS and that it should be deleted.

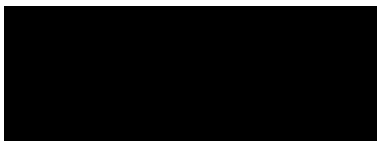
If the policy, is to be retained the HBF support the addition of a transition period to part 14 of the policy.

**Future Engagement**

I trust that the Council will find these comments useful as it continues to progress its Local Plan. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry.

The HBF would like to be kept informed of the publication of the Inspector's report and the adoption of the Local Plan and associated documents. Please use the contact details provided below for future correspondence.

Yours sincerely,



**Joanne Harding**  
**Local Plans Manager – North**



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Service Centre  
Sunderland  
S2 7DN

October 2019

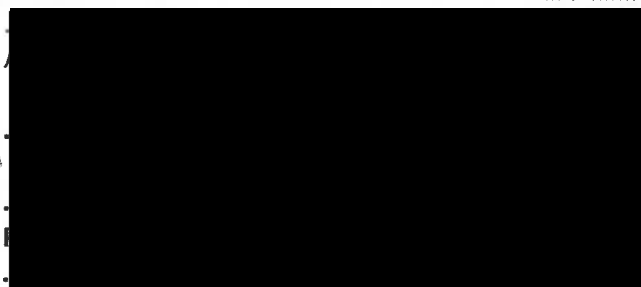
Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

25 OCT 2019

Planning Development  
Horne, N.1132807, MMC313  
Council and the Strategy and

Name..... MR. NEIL HORNE .....



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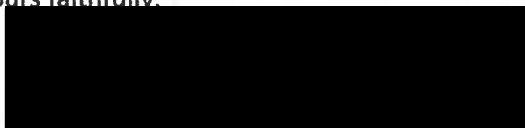
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Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S2 7DN

25 OCT 2019

October 2019

Dear Sirs

## CORE STRATEGY AND DEVELOPMENT PLAN

I agree to my data being used by Sunderland Council and the  
Horne, P.1132803, MMC311

Name..... MRS PAMELA HORNE

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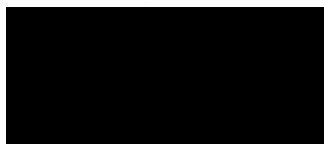
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Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S2 7DN

25 OCT 2019

October 2019  
Dear Sirs

I agree Horrigan, D.953939, MMC252 and the  
Planning and the  
Development Plan process.

Name..... DAVID HORRIGAN

Address.....  
.....  
.....  
.....

Position.....

**CORE STRATEGY AND DEVELOPMENT PLAN**

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Yours  




Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

15 October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to my data being used by Sunderland Council and the  
Horrigan, J.953942, MMC53 Strategy and  
Development Plan process.

Name... JANE HARRIGAN  
Address.....  
.....  
.....  
Postcode.....  
.....

15 OCT 2019

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Yours faithfully

[Redacted signature]

Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

15 October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

25 OCT 2019

I agree to my data being used by Sunderland Council and the  
Planning Strategy and  
Development Plan process.

Name..... K HERRIGAN

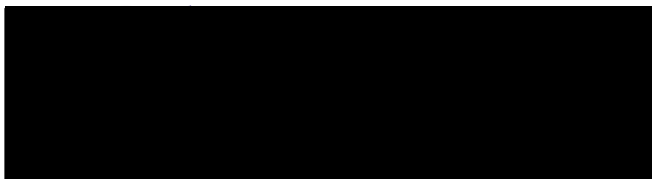
Address.....

Postcode.....

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- a. Political developments and further uncertainty since the production of the Core Strategy and Development Plan, and since the closing date of the consultation, mean that the number of jobs on which the housing need is predicated is very much in doubt and therefore cannot be used as justification for deletion of precious greenbelt land. The time is not right to take such an irreversible decision.
- b. Public Transport: The site is not served by public transport. The Council's Doc EX17.008 Bus Operation Frequency is inaccurate and misleading. The bus stops shown on the plan as 'Springwell School', Springwell Village North & South' and 'Mount Lane' merely serve scholars and a part time (10am-4.50pm Mon-Sat) mini-bus shuttle service that is entirely unsuitable for travelling to major conurbations and employment sites, within reasonable timeframes. By the nature of this service, journeys are extremely lengthy. Commuters travelling to Gateshead, Newcastle or Sunderland must use the stops in the centre of the village or for Sunderland only, Peareth Hall Road. Both are much more than 800metres from HGA1. The reality is that people living on HGA1 will travel by car, incurring all of the attendant adverse affects on environment, wildlife and ecology. The proposed development is not sustainable.
- c. The stated intention to achieve "a logical rounding-off of the village, with the creation of a new durable Green Belt boundary" makes no sense and is unnecessary in this location. The existing boundary is an integral part of the character and setting of Springwell Village that the Plan policy intends to protect. "Rounding off" is not needed, and certainly not at the expense of valued greenbelt land. CSDP 2015-33 Publication Draft September 2019, p49 HGA1(iii) states " ensure that the open aspect of Bowes Railway SAM is retained". This is impossible with development of HGA1.
- d. Northumbrian Water Limited's planning application (ref: 19/01280/FU4) for a reservoir on land immediately north of Mount Lane and south of site HGA1 details a huge development that will impact severely on the wildlife, ecology, environment and amenity of the whole area. Allowing housing development on HGA1 will only make this worse.
- e. Springwell Village is already suffering from very high levels of traffic on narrow, old roads that cannot be widened. The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this worse.

Yours faithfully,





Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

25 OCT 2019

15 October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

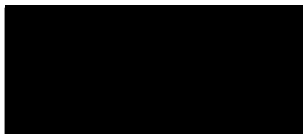
I agree to my data being used by Sunderland Council and the  
Planning, Housing, Regeneration, Strategy and  
Development Department  
Horrigan, S.953941, MMC44

Name..... SARAH HARRIGAN  
Address.....  
.....  
.....  
Postcode.....  
.....

I welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell and the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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Yours faithfully,



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 2 7DN

25 OCT 2019

October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

Planning Application Reference: Houghton, N.953909, MMC195

Name: Mrs N Houghton

Address: [REDACTED]

Postcode: [REDACTED]

I welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell in the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

Political developments and further uncertainty since the production of the Core Strategy and Development Plan, and since the closing date of the consultation, mean that the number of jobs on which the housing need is predicated is very much in doubt and therefore cannot be used as justification for deletion of precious greenbelt land. The time is not right to take such an irreversible decision.

**Public Transport:** The site is not served by public transport. The Council's Doc EX17.008 Bus Operation Frequency is inaccurate and misleading. The bus stops shown on the plan as 'Springwell School', Springwell Village North & South' and 'Mount Lane' merely serve scholars and a part time (10am-4.50pm Mon-Sat) mini-bus shuttle service that is entirely unsuitable for travelling to major conurbations and employment sites, within reasonable timeframes. By the nature of this service, journeys are extremely lengthy.

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The stated intention to achieve "a logical rounding-off of the village, with the creation of a new durable Green Belt boundary" makes no sense and is unnecessary in this location. The existing boundary is an integral part of the character and setting of Springwell Village that the Plan policy intends to protect. "Rounding off" is not needed, and certainly not at the expense of valued greenbelt land.

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Yours faithfully,



Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
SR1 7DN

25 OCT 2019

October 2019  
Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

|          |                                |         |
|----------|--------------------------------|---------|
| I agree  | Houghton, S.J. 1133049, MMC196 | and the |
| Plan     |                                | and     |
| Deve     |                                |         |
| Name     | S J Houghton                   |         |
| Address  | [Redacted]                     |         |
| Postcode | [Redacted]                     |         |

Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications to the CSDP reflecting these recommendations. However there are a number of comments I would like to make in relation to site HGA 1 (South west Springwell Village, north of Mount Lane):

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Yours faithfully,

Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S2 7DN

25 OCT 2019

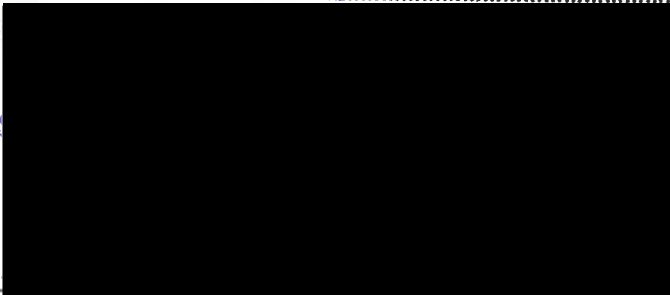
October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to my data being used by Sunderland Council and the  
Planning Inspectorate. Hudson, A. 1132616, MMC287  
Development Plan

Name.....AMELIA HUDSON.....



Welcome the recommendations made by Inspector that sites HGA 2 and Safeguarded Land South of East Springwell  
in the area around Peareth Farm and Gospel Hall remain within the greenbelt. And welcome Council's modifications  
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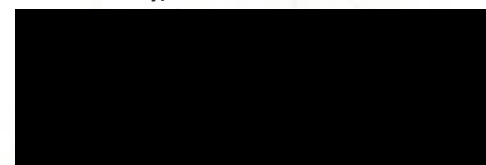
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The impact of the reservoir on the openness of the Mount Lane area coupled with more houses can only make this  
worse.

Yours faithfully,





Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S1 7DN

25 OCT 2019

October 2019

Dear Sirs

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to participate in the planning process.  
Name: Stephen Hudson  
[Redacted]

Hudson, S.1122691, MMC289

Council and the  
Strategy and

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Yours faithfully,  
[Redacted]

Senior Planning Officer  
Planning Strategy  
Commercial Development Directorate  
Sunderland City Council  
City Centre  
Sunderland  
S2 7DN

October 2019

Dear Sirs

25 OCT 2019

**CORE STRATEGY AND DEVELOPMENT PLAN**

I agree to Hughes, M.1179052, MMC256 the  
Planning  
Development Plan process.

Name: MARC HUGHES

[Redacted]

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[Redacted signature]