

Agenda

Session 8 – 13.30 Tuesday 4 June 2019

Matter 7

The Strategy and Housing Growth Areas for North Sunderland

This matter considers the strategic policies (SP4 and SS4), the Housing Growth Areas (HGA7 and HGA8) and delivery of housing sites and infrastructure in North Sunderland.

A Habitats Regulations Assessment (HRA) for North Sunderland was submitted in April 2019 (EX1.015). In terms of HGA8, the Council has clarified its approach to Green Belt and the playing pitch use in EX1.008.

Proposed Main Modifications (MMs) 11 and 12 are relevant.

Issues

1. Strategic Policies

1.1 Are Policies SP4 and SS4 justified and effective?

1.2 How will the Housing Growth Areas at North Hylton and Fulwell assist in achieving 'regeneration and renewal' in North Sunderland?

1.3 Are any modifications required to Policy SP4 and SS4 to ensure that they are justified and effective?

2. Identification of Sites

2.1 Do the Green Belt assessments support the HGAs in North Sunderland and demonstrate exceptional circumstances for the removal of land from the Green Belt?

The Council refers to the Compliance Statement and the Green Belt Assessments in support of the HGAs.

2.2 If exceptional circumstances have been demonstrated have these been clearly articulated in the Plan?

The Council refers to MM12 which summarises the Council's position in terms of impact on Green Belt purposes.

2.3 Are the configuration and scale of the HGAs justified taking into account development needs and the Green Belt assessments?

The Council notes that limited growth has taken place in North Sunderland but opportunities are restricted by the Green Belt to the north of the main urban area.

The Council considers that the scale of growth proposed in the HGAs will not unduly alter the character of the area.

2.4 Do HGA7 and HGA8 follow clear physical features?

3. HGA7 – North Hylton

3.1a Does the updated HRA indicate that development of the site will have no significant effects on the integrity of the Coastal Sites of European importance, either alone or in combination with other projects?

The Council refers to the HRA Reports and SOCG with Natural England.

3.1b Is the mitigation identified within the HRA Reports likely to be effective in ensuring that the site has no significant effects on European Sites?

3.2 Is the Council satisfied that the landscape, heritage, biodiversity, access,

transport, drainage and other constraints are capable of being mitigated so that development of the site would be acceptable?

The Council refers to the Compliance Statement, the site specific criteria and the SOCGs with various bodies.

3.3a Are all the policy requirements within HGA7 necessary and clear to the decision maker?

The Council considers that the policy requirements are necessary and are informed by statutory consultees and the Development Frameworks.

3.3b Does criterion vi. need to be modified taking into account the HRA for North Sunderland?

3.3c Should criteria iii. and/or viii. include reference to 'viewing corridors'?

3.4 Is the site deliverable?

The Council refers to the Green Belt Site Selection Report, the Development Frameworks and the Whole Plan Viability Assessment as evidence that the such greenfield sites are viable and will be forthcoming in the Plan period.

4. HGA8 - Fulwell

4.1a Does the updated HRA indicate that development of the site will have no significant effects on the integrity of the Coastal Sites of European importance?

The Council refers to the HRA Reports and SOCG with Natural England.

4.1b Is the mitigation identified within the HRA Reports likely to be effective in ensuring that the site has no significant effects on European Sites?

4.2 Is the allocation appropriate in view of the need for a Playing Field Assessment?

MM11 is relevant. The Council refers to the Playing Pitch Plan which identifies that the site contains a disused playing pitch last used in 2015. In view of the new Community Football Hubs, the pitch is likely to be deemed surplus to requirements.

4.3a Is the Council satisfied that heritage, biodiversity, access, transport, drainage and other constraints are capable of being mitigated so that development of the site would be acceptable?

The Council refers to the Compliance Statement, the site specific criteria and the SOCGs with various bodies.

4.3b Are all the policy requirements within HGA7 necessary and clear to the decision maker?

4.3c Does criterion vi. need to be modified taking into account the HRA for North Sunderland?

4.3d Are there any implications arising from the presence of landfill within the site for allocation and delivery?

4.4 Is the site deliverable?

The Council refers to the Green Belt Site Selection Report, the Development Frameworks and the Whole Plan Viability Assessment as evidence that the such greenfield sites are viable and will be forthcoming in the Plan period.

5. Infrastructure

5.1 Will the infrastructure to support the scale of development proposed in North Sunderland be provided in the right place and at the right time, including that related

to transport, the highway network, health, education and open space?

The Council refers to the Infrastructure Delivery Plan (IDP) and the supporting Transport Assessment (SD.51-53) and Education Plan (SD.62). Essential infrastructure is referred to in Policies SS4, HGA7 and HGA8.

6. Delivery

6.1 Are the assumptions about the rate of delivery of sites in North Sunderland realistic (anticipated delivery is shown in Appendices A, B, F and L of the SHLAA)?

The Council refers to the SHLAA methodology which includes updating information on an annual basis, discussing sites with the SHLAA panel and seeking information from developers. Neither HGA site has been included within the five-year supply.

6.2 Do the sites identified within the SHLAA update as part of the five-year land supply (EX1.020) meet the definition of deliverable within Footnote 11 of the 2012 Framework?

6.3 How has the need for a Playing Field Assessment been factored into delivery of HGA8?

Main Evidence Base

SD.22 – SHLAA

SD.29-34 – Green Belt Assessments

SD.35 – Sunderland Development Frameworks

SD.59 – IDP

SD.60 – Whole Plan Viability Assessment

SD.66 - Compliance Statement

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

EX1.011 – Statement of Common Ground (SOCG) – SCC and Sport England (March 2019)

EX1.014-016 – Revised HRA, HRA for North Sunderland and Statement of Common Ground between SCC and Natural England

EX1.018 - Schedule of Main Modifications

EX1.020 – SHLAA Update May 2019

Statements

EX9.001 Matter 7 - Sunderland City Council

EX9.002 Matter 7 - Gillan Gibson - CPRE (ID1175874)

EX9.003 Matter 7 - Mary Carruthers - Pawz for Thought (ID1135629)

EX9.004 Matter 7 - Andrew Moss - Trustees of Athenaeum Pension Scheme (ID1168572)

EX9.005 Matter 7 - Councillor Denny Wilson - Castle Ward (ID461566)

EX9.006 Matter 7 - Andrew Rose - Spawforths (Barrett & David Wilson Homes) (ID992525)

EX9.007 Matter 7 - Nicola Allan (Mr & Mrs Ebdale & Others) (ID1136253)

EX9.008 Matter 7 - Chris Smith - Lichfields (Hellens) (ID1169009)

EX9.009 Matter 7 - Robin Wood - R&K Wood Planning (Mr C S Ford) (ID1170835)

Participants

Sunderland City Council

Name	Company	Representing	ID Number
Chris Smith Neil Westwick Gavin Cordwell-Smith Katie Rumble	Lichfields	Hellens	1169009
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Robin Wood	R & K Wood Planning LLP	Mr C S Ford	1170835
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