

**Agenda**  
**Session 11 – 13.30 Thursday 6 June**  
**Matter 7**  
**The Strategy and Growth Area for South Sunderland**

This matter considers the strategic policy (SP5), the Port of Sunderland (SS5), the South Sunderland Growth Area (SSGA) (SS6) and delivery of housing sites and infrastructure in South Sunderland

The Council has proposed a Main Modification to include additional policy detail within Policy SS6 (MM13).

**Issues**

**1. Strategic Policies**

*1.1 Is Policy SP5 justified and effective?*

*1.2 Should land at Hendon Paper Mill be deallocated from employment use to allow the site to contribute to regeneration in Hendon as a housing site (Part 3 of Policy SP5)?*

**2. Port of Sunderland**

*2.1 Is Policy SS5 positively prepared, particularly in addressing issues of transport links and flood risk?*

The Council refers to the Level 2 Strategic Flood Risk Assessment (SFRA) for the Port and the Port's role in delivering the Sunderland Strategic Transport Corridor which is addressed in criterion 1 of Policy SS5.

*2.2 Are suitable road and rail links likely to be delivered during the Plan period?*

**3. Identification of Sites and Protected Areas**

*3.1 Does the Strategic Housing Land Availability Assessment (SHLAA) support the SSGA?*

The Council notes that the SHLAA shows that the four sites that make up the SSGA are all shown as being deliverable.

*3.2 Is the configuration and scale of the SSGA sites justified taking into account development needs and the SHLAA and other assessments?*

The Council indicates that the SSGA reflects previous allocations and existing planning permissions.

*3.3a Is the configuration of the settlement breaks justified?*

The Council refers to the Compliance Statement and Settlement Break Review to justify the configuration.

*3.3b Is the approach to the configuration of the settlement break around Tunstall Hills justified (SHLAA Sites 562 and 638)?*

*3.4 Is the configuration of the Green Belt to the south and west of the urban area justified?*

*3.5 Is the Green Belt at South Ryhope defined using physical features?*

*3.6 Should SHLAA Site 674 be retained as part of the Green Belt (the SHLAA*

*indicates that it will function as Suitable Alternative Green Space as mitigation for potential effects on nearby European Sites)?*

#### **4. SSGA**

*4.1 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 sites would be acceptable?*

The Council refers to the draft SSGA Supplementary Planning Document (SPD) which shows how constraints are to be mitigated.

*4.2a Are all the policy requirements within Policy SS6 necessary and clear to the decision maker?*

The Council note that policy is proposed for modification (MM13) to make clear what is expected from developers to ensure a comprehensive development, distinctive neighbourhood and necessary infrastructure is provided.

*4.2b Are the criteria relating to 'large expanses of open space' and 'cycleways and footways' necessary and clear to the decision maker?*

*4.3 Is the requirement for 10% of homes to be affordable justified?*

The Council points out that the 10% requirement reflects previous viability testing and the planning permissions already granted.

*4.4a How does the SSGA SPD relate to Policy SS6?*

The Council notes that the SPD provides further guidance on the criteria within Policy SS6.

*4.4b Should the SPD be referenced in Policy SS6 in addition to being referred to in the justification to the policy (para 4.62)?*

*4.5 What is the up-to-date position in relation to planning permissions for the sites in the SSGA?*

Three of the sites have planning permissions, two of which have commenced.

*4.6 Are the sites deliverable?*

The Council refers to the SHLAA process. The trajectory shows that all SSGA sites will contribute to the five-year supply.

#### **5. Infrastructure**

*5.1 Will the infrastructure to support the scale of development proposed in South Sunderland be provided in the right place and at the right time, including that related to transport, the highway network (particularly the Ryhope-Doxford Link Road), 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). Work to be undertaken by the Clinical Commissioning Group will feed into the IDP. Transport modelling has identified the need to complete the missing section of the Ryhope to Doxford Park Link Road (also addressed by Policies SS6 and SP10). Phased contributions are being sought from developments within the SSGA.

#### **6. Delivery**

*6.1 Are the assumptions about the rate of delivery of houses from sites in South Sunderland realistic (anticipated delivery is shown in Appendices A, F and N 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.

*6.2 Have infrastructure requirements been factored into the trajectory for the SSGA, including the likely timing of the Ryhope to Doxford Park Link Road and off-site highway works?*

*6.3 Are the figures in para 4.62 and the SHLAA trajectory in relation to the number of dwellings to be delivered in the SSGA in the Plan period (2,285) reasonably accurate and realistic?*

### **Main Evidence Base**

SD.22 – SHLAA

SD.36 – Draft South Sunderland Growth Area SPD 2017

SD.48 – Settlement Break Review 2018

SD.50 - Flood Risk Policy Level 2 Strategic Flood Risk Assessment – Site Screening (2018)

SD.59 – IDP

SD.60 - Whole Plan Viability Assessment

SD.66 - Compliance Statement

SP.24 – SSGA – Infrastructure Delivery Study (2016)

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

EX1.018 - Schedule of Main Modifications

EX1.020 – SHLAA Update May 2019

### **Statements**

EX12.001 - Sunderland City Council

EX12.002 - Andrew Rose - Spawforths - (Barratt & David Wilson Homes) (ID992525)

EX12.003 - Lucie Jowett - Barton Willmore (Church Commissioners for England) (ID1019692)

EX12.004 - Richard Garland - George F White - Mr Carr (ID1176013)

EX12.005 - Laura Dixon (Avant Homes) (ID1135316)

EX12.006 - Chris Smith - Lichfields (Hellens) (ID1169009)

EX12.007 - Chris Smith - Lichfields (Burdon Lane Consortium) (ID1131101)

EX12.008 - Richard Swann - Barton Willmore (Persimmon Homes) (ID1129305)

### **Participants**

Sunderland City Council

<b>Name</b>	<b>Company</b>	<b>Representing</b>	<b>ID Number</b>
Chris Smith Neil Westwick Richard Newsome	Lichfields	Story Homes	963412
Chris Smith Neil Westwick Steve Willcock	Lichfields	Taylor Wimpey	1120527
Chris Smith Neil Westwick	Lichfields	Burdon Lane Consortium	1131101

Andrew Rose	Spawforths	Barratt & David Wilson Homes	992525
Robin Wood	R & K Wood Planning LLP	Mr C S Ford	1170835
Richard Garland	George F White	Mr Carr - Tunstall Poultry Farm	1176013
James Hall	Barton Willmore	Persimmon Homes	1129305
Laura Dixon	George F White	Avant Homes	1135316
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