

Campaign to Protect Rural England. Durham Branch

Sunderland Core Strategy and Draft Development Plan 2015-2033: Publication Draft (CSDP) June 2018 81 policies

Consultation 15th June- 27th July 2018

CPRE Draft Notes - 1st ed, 16th June 2018

CSPD and supporting documents at: <https://www.sunderland.gov.uk/CSDP>

“Publication Draft” stage

This consultation is on the “Publication Draft” stage. There is a 4 page, A5, leaflet on the website which explains this which needs to be carefully read if there is an issue you are concerned about and wish to submit comment.

This stage is not so much about the actual policies, but is whether the correct process/procedure has been followed in drawing up the Plan.

The Key points are:

- Is the Plan legal?
- Is the Plan “sound”? Is it:
 - “Positively prepared”
 - “Justified”
 - “Effective”
 - “Consistent with national policy”

If there is a policy you are unhappy with you will have to make your case to the Inspector considering the above points. It can take a rethink on how you present your case. For example you may be unhappy with a housing allocation and the consultation process, at this stage you are likely to be emphasizing why you were unhappy at the consultation process.

The next stage is an “Examination in Public”. A key aspect of this is the Inspector considers whether the Plan is “legal”, whether it is “sound”, the submissions received, and decides which “Matters” he wishes to explore in detail. He then invites the people and organisations he wishes to hear from to the Examination in Public. *Note it is by invitation* and the list of attendees is drawn from those who have made submissions at this Publication Draft stage.

This preliminary set of “Notes” was compiled to aid consideration of the Plan by CPRE Durham and CPRE North East. They were basically done by just looking at the actual Policies and aim to identify and highlight the aspects to do with Green Belt and housing in particular, plus some other issues of local interest. They also act as a bit of an “index” to the topics covered to ease finding other aspects of interest.

Note there is expected to be a later “Allocations and Designations Plan”.

If you have any thoughts to share with the local CPRE network we will be very pleased to hear from you.

			<p>continue to be applied and be a consideration in the determination of planning applications, until they are replaced by policies in the A&D Plan. Appendix 1 sets out the saved policies which should be read alongside this Plan.</p> <p>1.7 All policies in the Local Plan will be monitored regularly and reviewed (in accordance with the monitoring framework) and updated if necessary, to ensure that the Plan is up-to-date. The council's Local Development Scheme provides details of timescales for preparing and reviewing the Local Plan. The Local Plan may also be supplemented by Neighbourhood Plans, Area Action Plans, Housing Delivery Plans and Supplementary Planning Documents where appropriate.</p>
Chapter 2		SUNDERLAND TODAY	
pp13-23			
Chapter 3		SPATIAL VISION AND STRATEGIC PRIORITIES	
p 28	3.2	Spatial Vision	
p 28-30	3.3	Strategic priorities	
p 30	Fig 12	"Key Diagram" [Map]	
Chapter 4		SPATIAL STRATEGY	
p 31	SP 1.1.i	Strategic Policy	To "deliver at least 13,410 homes..." <i>Analysis of figures required</i>
p 36	SP 2	Urban Core	Mixed use including housing
p 37	SS 1	The Vaux (5.8ha)	Mixed use, including minimum of 200new homes
p 38	SP 3	Washington	Mixed use including housing
p 38	SS 2	Washington Housing Growth Area	No numbers given
p 39	HGA 1	SW Springwell	HGA1 i - Approx 60 new homes HGA1 ii - "create a new defensible Green Belt boundary to the west and south of the site:"
p 39	HGA 2	East Springwell	HGA2 i - Approx 60 new homes HGA2 ii - "create a new defensible Green Belt boundary to the west and south of the site:"
p 40	HGA 3	North of High Usworth	HGA3 i - Approx 45 new homes HGA3 ii - "create a new defensible Green Belt boundary to the north of the site:"
p 40	HGA 4	North of High Usworth Hall	HGA4 i - Approx 250 new homes HGA4 ii - "create a new defensible Green Belt boundary to the west and south of the site:"
p 41	HGA 5	Fatfield	HGA5i - Approx 30 new homes
p 41	HGA 6	Rickleton	HGA6 i - Approx 2000 new homes
p 42	SS 3	"Safeguarded Land"	"Land East of Washington and land south of East Springwell has been removed from the Green Belt and designated as Safeguarded Land."
p 43	SP 4	North Sunderland	Mixed use including housing
p 43	SS 4	North Sunderland Housing Growth Area	No numbers given

p 44	HGA 7	North Hylton	HGA7 i - Approx 110 new homes HGA4 ii - "create a new defensible Green Belt boundary to the west, south and east of the site:"
p 44	HGA 8	Fulwell	HGA8 i - Approx 80 new homes HGA8 ii - "create a new defensible Green Belt boundary to the west and south of the site:"
p 45	SP 5	South Sunderland	Mixed use including housing
p 45	SS 5	Port of Sunderland	Economic uses, particular mention made of freight, business, port related uses, offshore renewables and automotive supply chains
p 46	SS 6	The Coalfield	SS6 i - Approx 3,000 new homes, 10% affordable housing
p 48	SP 6	South Sunderland	Mixed use including housing
p 48	SS 7	The Coalfield Housing Growth Area	No numbers given
p 49	HGA 9	Penshaw	HGA9 i - Approx 400 new homes HGA4 ii - "create a new defensible Green Belt boundary to the north and east."
p 49	HGA 10	New Herrington	HGA10 i - Approx 20 new homes HGA10 ii - "create a new defensible Green Belt boundary to the south of the site."
p 50	HGA 11	Philadelphia	HGA10 i - Approx 195 new homes HGA10 ii - "create a new defensible Green Belt boundary to the east and south of the site."
Chapter 5			
		HEALTHY AND SAFE COMMUNITIES	
p53			
Chapter 6			
		HOMES	
p 57	SP 8	Housing supply and delivery <i>Note the "...seek to exceed the minimum target of 745 additional dwellings per year."</i> <i>Note there is an "Allocations and Designations Plan" which has yet to be released/consulted upon.</i>	"The council will work with partners and landowners to seek to exceed the minimum target of 745 additional dwellings per year. The new homes to meet Sunderland's need will be achieved by: 1. the development of sites identified in the SHLAA; 2. the development of sites allocated in the A&D Plan; 3. the development of sites (Strategic and Housing Growth Areas) allocated in this Plan; 4. the conversion and change of use of properties; 5. the development of windfall sites; and 6. the development of small sites."
p 59	H 1	Housing mix	
p 60	H 2	Affordable homes	
p 61	H 3	Student accommodation	
p 61	H 4	Travelling showpeople, gypsies and travellers	
p 62	H 5	Existing homes and loss of homes	

p 63	H 6	Homes in multiple occupation (HMOs)	
p 63	H 7	Backland and tandem development	
Chapter 7		ECONOMIC GROWTH	
p 65			
Chapter 8		VITALITY OF CENTRES	
p69			
Chapter 9		BUILT AND HISTORIC ENVIRONMENT	
p77			
Chapter 10		NATURAL ENVIRONMENT	
p 85	N 1	Green Infrastructure	
p 86	NE 2	Biodiversity	
p 88	NE 3	Woodlands/hedgerows and trees	
p 88	NE 4	Greenspace	<p>“The council will protect, conserve and enhance the quality, community value, function and accessibility of greenspace and wider green infrastructure, especially in areas of deficiency identified in the Council’s Greenspace Audit and Report by:</p> <ol style="list-style-type: none"> 1. designating greenspaces in the A&D Plan; 2. requiring development to contribute towards the provision of new and/or enhanced greenspace where there is an evidenced requirement; 3. requiring all major residential development to provide: <ol style="list-style-type: none"> i. a minimum of 0.9ha per 1000 bedspaces of amenity greenspace on site, unless ii. a financial contribution for the maintenance/upgrading to neighbouring existing greenspace is considered to be more appropriate; 4. refusing development on greenspaces which would have an adverse effect on its amenity, recreational or nature conservation value unless it can be demonstrated that <ol style="list-style-type: none"> i. the proposal is accompanied by an assessment that clearly demonstrates that the provision is surplus to requirements; or ii. a replacement facility which is at least equivalent in terms of usefulness, attractiveness, quality and accessibility, and where of an appropriate quantity, to existing and future users is provided by the developer on another site agreed with the council prior to development commencing; or iii. replacement on another site is neither practicable or possible an agreed contribution is made by the developer to the council for new provision or the

			<p>improvement of existing greenspace or outdoor sport and recreation facilities and its maintenance within an appropriate distance from the site or within the site.</p> <p>The impact of development on greenspace provision will need to be considered on a case-by-case basis in terms of its potential impact on Natura 2000 (N2K) sites.</p>
p 90	NE 5	Burial space	
p 90	NE 6	Green Belt	<p>“The Green Belt (as designated on the Policies Map) in Sunderland will serve the following purposes:</p> <ol style="list-style-type: none"> i. check the unrestricted sprawl of the built up areas of the city; ii. assist in safeguarding the city’s countryside from further encroachment; iii. assist in the regeneration of the urban area of the city; iv. preserve the setting and special character of Springwell Village and Newbottle Village; and v. prevent the merging of Sunderland with Tyneside, Washington, Houghton-leSpring and Seaham, and the merging of Shiney Row with Washington, Chester-leStreet and Bournmoor. <p>2. In assessing development proposals, development that is inappropriate in the Green Belt will not be approved except in very special circumstances.</p> <p>3. Development in the Green Belt may be permitted where the proposals are consistent with the exception list in national policy subject to all other criteria being acceptable.</p> <p>4. Proposals in the Green Belt for increased opportunities for access to the Open Countryside and which provide opportunities for beneficial use such as outdoor sport and recreation, appropriate to the Green Belt, will be encouraged where it will not harm the objectives of the Green Belt and recognise the important role of the Green Belt as a biodiversity resource.</p>
p 91	NE 7	Settlement Breaks	<p>1. Settlement Breaks (as designated on the Policies Map) will serve the following purposes:</p> <ol style="list-style-type: none"> i. prevent the merging of settlements; ii. assist in the regeneration of the urban area of the city; and iii. maintain the Green Infrastructure Network. <p>2. Within Settlement Breaks, planning permission will not be granted for any form of development, including changes of use, unless:</p> <ol style="list-style-type: none"> i. it can be demonstrated that the development is not contrary or detrimental to the above functions and aims; or ii. it is essential for the proposed development to be located within the Settlement Breaks, and the benefits of which override the potential impact on the Settlement Break.

p 91	NE 8	Development in the open countryside	<p>“The Open Countryside (as designated on the Policies Map) will be protected and access enhanced. Limited development can help to sustain existing businesses, boost the rural economy and assist in rural diversification. The council will support:</p> <ol style="list-style-type: none"> 1. development for agriculture, horticultural and forestry buildings; outdoor sport; outdoor recreation; cemeteries and rural business, provided that it can demonstrate that: <ol style="list-style-type: none"> i. there is a clear need ii. the scale, nature, design, materials and siting of the development is compatible with the existing development and in close proximity to it; iii. it will not result in a scale of activity that has a detrimental impact on the surrounding area; and iv. there are no existing on-site buildings suitable for the proposed use; 2. development for a new dwelling for agricultural, horticultural or forestry workers provided it can be demonstrated that there is a clear need; 3. housing development if rural exceptions in national policy can be met; 4. an isolated single dwelling if it is of exceptional quality and incorporates innovative design features and reflects the highest standards in architecture and sustainability; 5. development that is required to ensure the conservation and, where appropriate, enhancement of assets of historical significance; 6. the replacement of a building, where the development would not have a significantly greater impact on the rural environment than the original building it is proposed to replace, provided the new building: <ol style="list-style-type: none"> i. would be in the same use; ii. is not materially larger than the one it replaces; and iii. is sited on or close to the position of the existing building; 7. extensions or alteration of a building provided that: <ol style="list-style-type: none"> i. it would not result in disproportionate additions over and above the size of the original building; ii. it would not adversely affect the form and character of existing buildings and are designed to reflect and complement them; and iii. with regards residential, the creation of a residential curtilage will not have a harmful impact on the character of the countryside; 8. limited infilling in villages or hamlets, subject to criteria 1ii and 1iii above being met; and 9. the redevelopment of previously developed land, provided that the site is not of high environmental value or landscape quality and will contribute to local housing needs or provide new jobs.
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p 93	NE 9	Landscape character	
p 93	NE 10	Heritage coast	
p 94	NE 11	Creating and protecting views	
p 94	NE12	Agricultural land	
Chapter 11		WASTE, WATER AND ENERGY	
p 95	WWE 1	Decentralised, renewable and low carbon energy	
p 103	WWE 10	Energy from waste	
Chapter 12		SUSTAINABLE TRANSPORT	
p 105			
Chapter 13		MINERALS	
p 111			
Chapter 14		INFRASTRUCTURE AND DELIVERY	
p 117			
Appendix 1		SAVED UDP [Urban Development Plan] POLICIES	
p 121			
Appendix 2		EVIDENCE BASE	
p 125		[List of documents]	
Appendix 3		MINERAL SAFEGUARDING AREAS	
p 127		[Map]	
Appendix 4		MINERAL SAFEGUARDING EXCEPTIONS	
p 128		[List of exemption criteria]	
Appendix 5		RESTORATION PLAN	
p 129		[List of 24 points a restoration plan should include]	
Appendix 6		IMPLEMENTATION TABLE	
p 130		[Table of policies matched against 11 criteria]	
GLOSSARY			