

## CONSULTATIONS FROM NEIGHBOURING COUNCILS ON PLANNING APPLICATIONS

## REPORT OF THE DEPUTY CHIEF EXECUTIVE

## 1.0 PURPOSE OF THE REPORT

- 1.1 To seek the Committee's agreement to a response about to be made to a consultation from a neighbouring Council about a planning application affecting a site close to the common boundary with the City of Sunderland.

## 2.0 BACKGROUND

- 2.1 Where the Council is consulted by a neighbouring authority on planning applications in their area but which may have an impact on Sunderland's interests, the approval of the Planning and Highways Committee is obtained to agree the form of the proposed response.

## 3.0 CURRENT CONSULTATIONS AND RESPONSE

- 3.1 Sunderland City Council has recently been consulted by Durham County Council (Easington Area) on application PL/5/2009/0548, which is a outline planning application for an extension (Phase 2) to Dalton Park Outlet Shopping Centre, Murton SR7 9HU. The quantum / mix of proposed development is as follows:-

- Foodstore (8454 Sq metres)
- Hotel (90 Bedrooms, 3360 Sq metres)
- Cinema (2148 Sq metres)
- Petrol Filling Station(3700 Sq metres)
- Food/Drinks outlets(2105 Sq metres)

- 3.2 It is estimated that the proposals would result in the creation of approximately 400 new jobs and would also create an additional 450 parking spaces, taking the total number of parking spaces on site 1650. The site / proposals are shown on appendices 1 and 2 at the end of this report.

- 3.3 The site is approximately 8 miles south from the A19 / A690 Junction at Doxford Park. As this is an outline application with all matters reserved there are few details submitted. The original planning permission approved by the Secretary of State in January 2000 comprised, along with the outlet shopping centre (9,300 Sq m) and supporting food and drink uses now operating on the site, a wider range of uses including cinema, hotel, a petrol filling station, and fast food units. Due to economic conditions these elements were not constructed. The proposal subject of this application represents an alternative scheme which whilst including a large proportion of the elements previously approved, notably also includes a food store / supermarket element

- 3.4 Only Phase 1 of the original scheme was developed. This comprised a factory outlet shopping complex (9,300 sqm), with the remainder of the consent a hotel, a cinema and food and drink uses unimplemented. There was no provision for a food supermarket.
- 3.5 The Sunderland Retail Needs Assessment (SRNA) found that Dalton Park currently has only a limited effect on drawing comparison trade from Sunderland; the primary draw is from the southern part of the City, i.e. Hendon / Ryhope (£2.8m). Trade draw from the southern Coalfield is much lower (£1.1m). As there is currently no convenience food provision at Dalton Park no trade draw from existing convenience facilities was identified in the SRNA.
- 3.6 The applicant has supplied a Planning and Retail Report (PRR) in support of the planning application. In terms of the food superstore element of the scheme the main areas examined include:-
- 3.7 **Need:** Capacity estimates for the catchment area of Dalton Park based on the Experian Briefing note issued in August 2009:-
- Convenience expenditure is likely to rise from £187.6m to £198.7m in 2013 and by £3.8m to £202.47 in 2014
  - Comparison expenditure is likely to rise from £280.25m to £302.55m by 2013 and to £313.47 in 2014
- 3.8 **Sequential testing:** No attempt has been made to disaggregate uses to existing centres (as highlighted in PPS4): the Report simply states that the “elements of the proposed scheme are financially and operationally dependent on each other and therefore cannot be disaggregated”
- 3.9 **Impact:** The Planning and Retail Report (PRR), indicates in relation to Sunderland that the main impact of this proposal will be on the Morrison's store at Doxford Park - this could be in the order of £7.9m trade diversion (17.4% of trade). Whilst this seems high - *and there are no specific thresholds set out in national planning guidance to guide determination* - the question remains as to whether such a level of trade diversion would adversely affect the store's viability, particularly in the light of the competition that it will face from approved extensions at nearby ASDA and Sainsbury stores.
- 3.10 The PRR indicates that there would be no significant impact on any other local centre in that part of Sunderland falling within the catchment area. Specifically, the table in the PRR showing trade draw from existing centres (Table 9) includes Hetton le Hole. This shows that Hetton has a small food retail turnover (£5.67m) but does not indicate how this might be affected by the proposed foodstore (as has been done for other centres in the catchment). Hetton Town Centre is identified as a Local Centre in the UDP and is the closest of the City's local centres to the proposed development (5 kilometres away and directly linked by the B1285).

3.11 It is considered that the impact could be significant bearing in mind the small size of the centre and that it is anchored by a single Somerfield store. This should be the subject of further examination by the applicant.

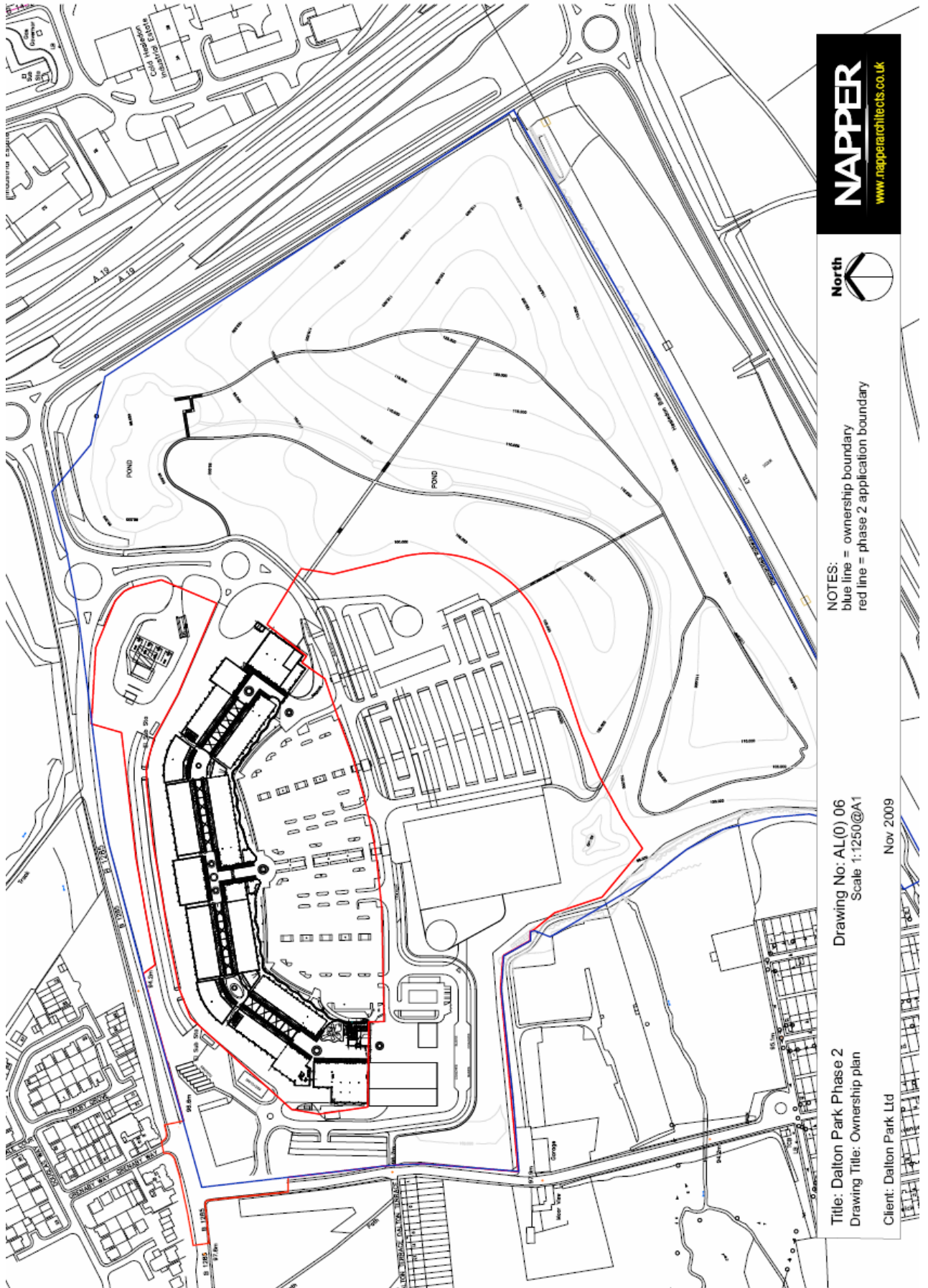
#### 4.0 CONCLUSION

4.1 It is unlikely that the proposed cinema and hotel will affect the vitality and viability of existing Local Centres in Sunderland or efforts to regenerate the City Centre. However it is important to ensure that the vitality and viability of Hetton Centre is not adversely affected by the development of the proposed food superstore. As such, it is recommended that Sunderland City Council advise Durham County Council to request further information from the applicant to address this issue.

#### 5.0 RECOMMENDATION

The Committee is therefore recommended to agree the above comments, which will then be sent to Durham County Council in relation to application PL/5/2009/0548.

# Appendix 1 – Dalton Park – Location Plan



**NAPPER**  
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NOTES:  
blue line = ownership boundary  
red line = phase 2 application boundary

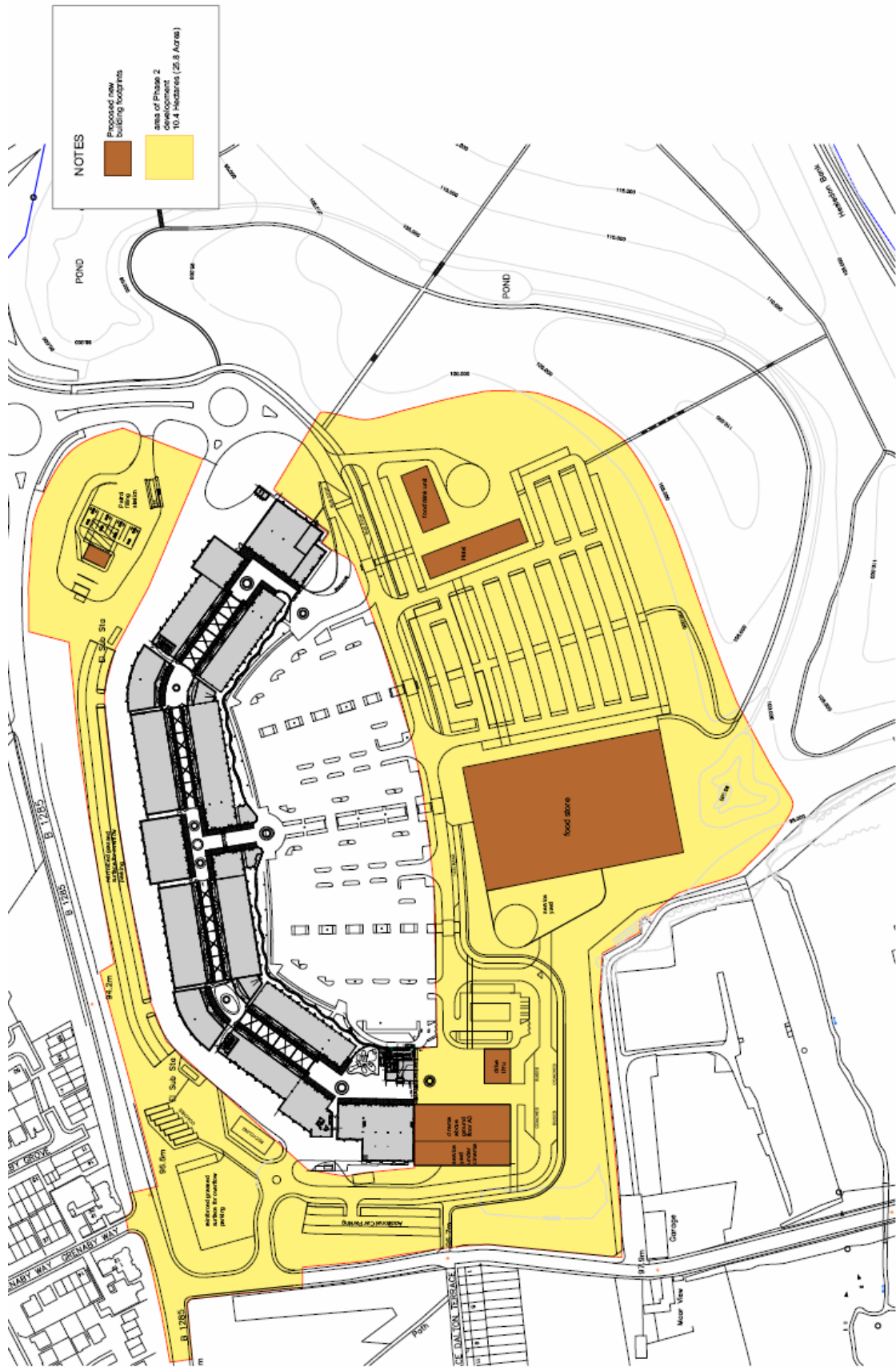
Drawing No: AL(0) 06  
Scale 1:1250@A1

Title: Dalton Park Phase 2  
Drawing Title: Ownership plan

Client: Dalton Park Ltd

Nov 2009

# Appendix 2 – Dalton Park – Proposed Layout



Drawing No: AL(0) 02 rev 2  
Scale 1:1000@A1

Oct 2009

Title: Dalton Park Phase 2  
Drawing Title: Phase 2 Proposed

Client: Dalton Park Ltd