

# **City of Sunderland Unitary Development Plan Alteration No.2 (Central Sunderland)**

Saved policies

June 2010



**CITY OF SUNDERLAND UNITARY DEVELOPMENT PLAN:  
ALTERATION No.2 (CENTRAL SUNDERLAND)  
SAVED POLICIES**

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**June 2010**



## Introduction

Sunderland's Unitary Development Plan (UDP) was adopted in September 1998. As the statutory development plan for the City, one of its key functions is to provide a starting point in the consideration of planning applications for the development or use of land. Due to the need to provide a more up-to-date planning framework for the Central Sunderland area, a partial revision of the UDP policies for this area was required. This was taken forward through the statutory planning process as a formal Alteration to the UDP (*Alteration No. 2*) and was adopted by the City Council in September 2007.

The Alteration was prepared under "Transitional Provisions" of the Planning and Compulsory Purchase Act 2004. This meant that the policies in the Alteration only had a three-year lifespan after their adoption; i.e. they would expire in September 2010. To ensure that the policies remain in force beyond this date, they now need to be "saved". This schedule outlines the Adopted UDP Alteration No. 2 policies the City Council wishes to save.

The schedule is based on the guidance in the Department of Communities and Local Government protocol (August 2006) regarding issues to be taken into account, which was re-iterated in the revised Planning Policy Guidance Note on Spatial Planning issued in June 2008 (PPS12); these are that:-

- i) There is a clear central strategy;
- ii) The policy has regard to the Community Strategy;
- iii) The policy is in conformity with the Regional Spatial Strategy;
- iv) There are effective policies for areas where significant change in the use or development of land or conservation of the area is envisaged;
- v) The policy is necessary and does not merely repeat national or regional policy.

Policies will also be assessed against wider Central Government objectives for housing delivery, town centre regeneration, waste management, climate change and renewable energy.

**The schedule was considered and approved by the Cabinet of the City Council on 24 June 2010 and subsequently endorsed by full Council on 30 June 2010.**



## PART 1 POLICIES

Policy	Subject	Government criteria					Policies that the government will also have particular regard to					Comments
		Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are for part of the authority's area where significant change in the use or development of land is envisaged	Policies are necessary and do not merely repeat national or regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration, including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change; and safeguard water resources	
<b>EC5A</b>	Comprehensive development sites	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	✓	
<b>EC5B</b>	Strategic Locations for Change	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	✓	
<b>EC6A</b>	Major Regional Developments	✓	✓	✓	✓	✓	-	N/a	✓	N/a	✓	
<b>EC10A</b>	Regeneration of Central Sunderland	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	✓	Regeneration of area is stated priority in emerging Core Strategy
<b>H5A</b>	Housing Allocation	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	✓	Revised allocation being identified through emerging Core Strategy
<b>S2A</b>	Retail Development	✓	✓	✓	✓	✓	-	N/a	✓	N/a	✓	City Centre Retail Core taken forward in emerging Core Strategy

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		Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are for part of the authority's area where significant change in the use or development of land is envisaged	Policies are necessary and do not merely repeat national or regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration, including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change; and safeguard water resources	
<b>B2A</b>	Sustainable Urban Design	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	✓	Policy taken forward in emerging Core Strategy
<b>B2B</b>	Tall Buildings	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	-	Policy taken forward in emerging Core Strategy
<b>T1A</b>	New Transport Investment	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	-	
<b>T2A</b>	Modal Split	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	✓	
<b>T7A</b>	River Wear	✓	✓	✓	✓	✓	-	N/a	✓	N/a	-	
<b>T23A</b>	Parking Standards	✓	✓	✓	✓	✓	-	N/a	✓	N/a	✓	

## AREA PROPOSALS – SUNDERLAND SOUTH

Policy	Subject	Government criteria					Policies that the government will also have particular regard to					Comments
		Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are for part of the authority's area where significant change in the use or development of land is envisaged	Policies are necessary and do not merely repeat national or regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration, including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change; and safeguard water resources	
SA6A.1	Former Groves site	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	-	Identified as Location for Strategic Development in emerging Core Strategy
SA6A.2	The Port	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	-	Identified as Location for Strategic Development in emerging Core Strategy
SA6B.1	Lisburn Terrace triangle	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	-	
SA6B.2	Pallion Yard	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	-	Identified as Location for Strategic Development in emerging Core Strategy
SA6B.3	Pallion Retail Park	✓	✓	✓	✓	✓	-	N/a	✓	N/a	-	
SA52A	New Routes (SSTC)	✓	✓	✓	✓	✓	-	N/a	✓	N/a	-	Policy taken forward in emerging Core Strategy

## AREA PROPOSALS – CITY CENTRE

Policy	Subject	Government criteria					Policies that the government will also have particular regard to					Comments
		Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are for part of the authority's area where significant change in the use or development of land is envisaged	Policies are necessary and do not merely repeat national or regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration, including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change; and safeguard water resources	
SA55A.1	Holmeside Triangle	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	-	Identified as a Location for Strategic Development in emerging Core Strategy
SA55A.2	Vaux/ Farringdon Row	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	-	Identified as Strategic Site in emerging Core Strategy
SA55B.1	Sunniside	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	-	Identified as Location for Strategic Development in emerging Core Strategy
SA55B.2	City Centre West	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	-	
SA55B.3	University – Chester Road Campus	✓	✓	✓	✓	✓	-	N/a	✓	N/a	-	
SA67A	Residential development	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	-	
SA74A	Evening Economy	✓	✓	✓	✓	✓	-	N/a	✓	N/a	✓	Supplementary Planning Document adopted
SA97A	Public Parking	✓	✓	✓	✓	✓	-	N/a	✓	N/a	-	

## AREA PROPOSALS – SUNDERLAND NORTH

Policy	Subject	Government criteria					Policies that the government will also have particular regard to					Comments
		Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are for part of the authority's area where significant change in the use or development of land is envisaged	Policies are necessary and do not merely repeat national or regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration, including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change; and safeguard water resources	
NA3A.1	Stadium Park	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	-	Identified as Location for Strategic Development in emerging Core Strategy  Sites combined under Stadium Village Development Framework
NA3A.2	Sheepfolds	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	-	
NA3B.1	Bonnorsfield/ St. Peter's Campus	✓	✓	✓	✓	✓	✓	N/a	✓	N/a	-	Identified as Location for Strategic Development in emerging Core Strategy
NA28A	World Heritage Site	✓	✓	✓	✓	-	✓	N/a	✓	N/a	-	Management Plan being prepared

