

The Sunderland Local Development Framework

Progressing the Core Strategy Revised Preferred Options Report

**Coalfield Area Committee
25 April 2012**

What does the Core Strategy do?

- A long term planning document to 2032 – will replace Unitary Development Plan
- Help deliver the Sunderland Strategy and Economic Master Plan
- How much development (scale of development)
- Provide broad locations for development / spatial vision
- “Allocations” Plan will follow, and focus on local detail

New Directions...

Major changes to planning policy:

Localism Act

Revocation of Regional Spatial Strategies

Emphasis on Neighbourhood Planning

“Duty to cooperate” between Councils

National Planning Policy Framework

Replaces PPG's and PPS's

New evidence

Plan needs to be based on robust information:

Housing land availability assessment (SHLAA)

Employment land update

Retail needs assessment

Sustainability Appraisal

Infrastructure Delivery Plan

What does it mean for Sunderland ?

To ensure a sustainable pattern of development in the city, new development will reflect the following spatial principles:

- *The Central Area will be the primary location for offices, retail and main town centre uses*
- *The majority of new housing in the city will be located within South Sunderland*
- *Washington will be a key provider of land for economic development; only a minor amount of new housing is proposed*
- *Regeneration in the Coalfield will focus on its potential as an area for new housebuilding*
- *Both housing and employment in North Sunderland will be developed when opportunities arise.*

The Big Picture

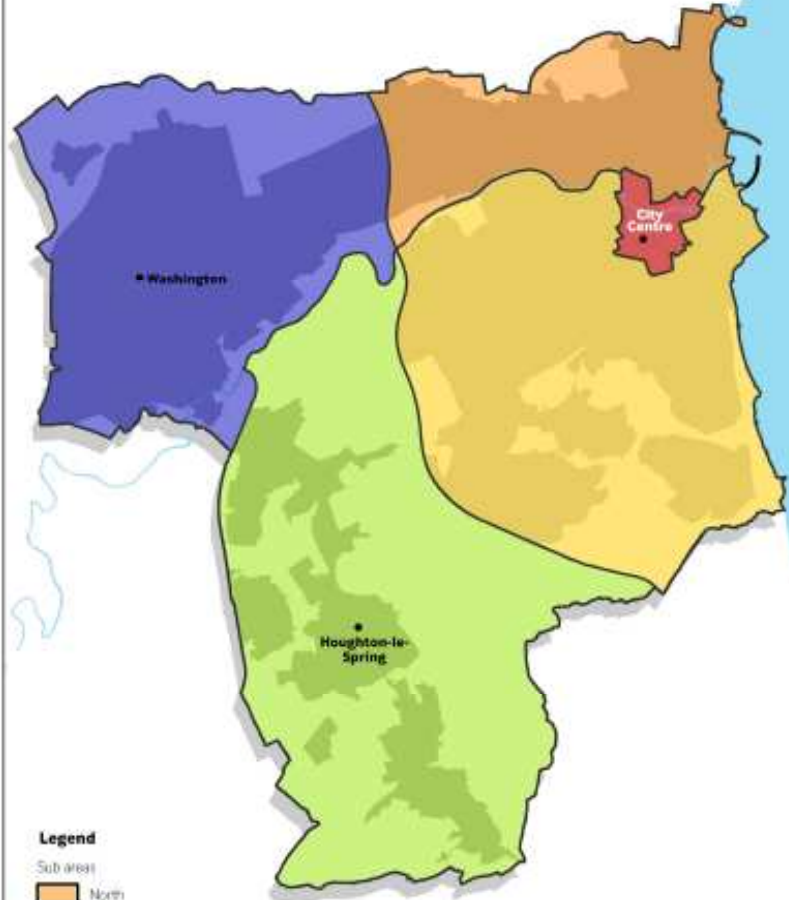
- 15,000 new houses over plan period
- Growth area at Burdon Lane
- 80ha of land for new industries
- Strategic Sites at Vaux and North of Nissan
- 12 Locations for Major Development
- Requirement for 79,000sqm of comparison goods floorspace; minor requirement (7,000sqm) for convenience goods
- New Wear Bridge and SSTC
- City-wide Green Infrastructure corridors

Sunderland LDF Core Strategy Preferred Options (April 2012)

Key diagram



Sub areas of the city



Legend

Sub area

North

South

Washington

Coalfield

Central Sunderland

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What does it mean for Coalfield?

- **Primary Employment Area**
 - Rainton Bridge
- **Secondary Employment Areas**
 - More flexible approach
- **Locations for Major Development**
 - Philadelphia – mixed use

What does it mean for Coalfield ?

- **Improving Housing Choice and Quality**
 - Support Gentoo Renewal Programme
 - New provision (including affordable housing)- 3005 dwellings
 - Additional sites for Showpeople
- **Supporting local centres**
 - Houghton
 - Hetton
- **Regeneration Areas**
 - Hetton Downs/ Eppleton
 - Houghton Town Centre

What does it mean for Coalfield?

- **Environment**

- Nine identified district green corridors
- Promote & Preserve identity and cultural heritage
- Herrington Country Park as a regional attraction
- Improving quality and quantity of greenspace.

Transport

- Direct cycle link Doxford International to Houghton-le- spring
- Aspirations- Central Route/ East Durham Link Road/ Leamside Line

Next Steps

- Internal consultation/ discussion with major stakeholders
- Consultation on Preferred Option - August 2012
- Publication of Core Strategy - November 2012
- Submission to Secretary of State - April 2013
- Examination - Summer 2013
- Adoption and Publication - February 2014