

<p><b>CABINET MEETING – 8th April 2009</b></p> <p><b>EXECUTIVE SUMMARY SHEET – PART I</b></p>	
<p><b>Title of Report:</b> Lisburn Terrace Triangle: Draft Development Framework</p>	
<p><b>Author(s):</b> Director of Development and Regeneration</p>	
<p><b>Purpose of Report:</b> The purpose of this report is to seek Cabinet’s approval of the Draft Lisburn Terrace Triangle Development Framework for the purposes of consultation.</p>	
<p><b>Description of Decision:</b> Cabinet is recommended to:</p> <ul style="list-style-type: none"> <li>a) Approve the Draft Lisburn Terrace Triangle Development Framework for the purposes of consultation.</li> <li>b) Approve the endorsement of the Draft Lisburn Terrace Triangle Development Framework as a material consideration in assessing planning applications, pending its finalisation following consultation.</li> </ul>	
<p><b>Is the decision consistent with the Budget/Policy Framework?</b> Yes</p>	
<p><b>If not, Council approval is required to change the Budget/Policy Framework</b></p>	
<p><b>Suggested reason(s) for Decision:</b> To initiate a formal process to progress the Council’s endorsement of the Draft Lisburn Terrace Triangle Development Framework, including consultation on its content, in order to facilitate the redevelopment of the area by a private developer.</p>	
<p><b>Alternative options to be considered and recommended to be rejected:</b> The alternative option is not to prepare a development framework. The consequences of this would be a failure to meet the requirement set out in the adopted UDP Alteration No.2 policy ECB5 to prepare a broad framework for each Strategic Location for Change site. In addition, failure to prepare an endorsed framework will reduce the Council’s ability to ensure a high quality of development on the site.</p>	
<p><b>Is this a “Key Decision” as defined in the Constitution?</b> Yes</p>	<p><b>Relevant Review Committee:</b> Environmental and Planning Planning and Highways</p>
<p><b>Is it included in the Forward Plan?</b> Yes</p>	



**DRAFT LISBURN TERRACE TRIANGLE DEVELOPMENT FRAMEWORK**

**REPORT OF THE DIRECTOR OF DEVELOPMENT AND REGENERATION**

**1.0 Purpose of Report**

- 1.1 The purpose of this report is to seek Cabinet's approval of the Draft Lisburn Terrace Triangle Development Framework for the purposes of consultation.

**2.0 Description of Decision**

- 2.1 Cabinet is recommended to:

- a) Approve the Draft Lisburn Terrace Triangle Development Framework for the purposes of consultation.
- b) Approve the endorsement of the Draft Lisburn Terrace Triangle Development Framework as a material consideration in assessing planning applications, pending its finalisation following consultation.

**3.0 Background**

- 3.1 Alteration Number 2 to the Unitary Development Plan (UDP) was adopted by the City Council in September 2007. It establishes planning policy for Central Sunderland including the designation of a number of 'Strategic Locations for Change' of which the Lisburn Terrace Triangle site is one. Site-specific policy for the Lisburn Terrace Triangle is set out in policy SA6B.1, which indicates that the City Council will support mixed-use development.

Under Policy SA6B.1 the following uses are set out:

**ACCEPTABLE**

- B1 Business
- C3 Housing – but not before 2012
- D1 Non-residential institutions

**UNACCEPTABLE**

- B2 General Industry
- B8 Storage and Distribution.

Proposals for land uses not referred to in Policy SA6B.1 will be considered on their individual merits having regard to other policies of the UDP.

The Policy also emphasises the importance of high quality environmental improvements that would benefit residential areas surrounding this key gateway site.

- 3.2 The development of housing had a longer term timetable as at the time the alteration was being progressed it was not envisaged that the site would be available in the short-term; however the closure of the glassworks and demolition of the buildings have changed this situation.
- 3.3 Nevertheless, policy EC5B of UDP Alteration No.2 - as amended by the Planning Inspector – still requires the preparation of a broad framework document for each of the Strategic Locations for Change sites identified in the Plan. The framework is required to set out key principles to be taken into account by developers in preparing detailed masterplans for development.

#### **4.0 Current Position**

- 4.1 In order to comply with adopted planning policy in respect of the Lisburn Terrace Triangle site, a draft framework has been prepared for the purposes of consultation.
- 4.2 The owner of the majority of the site (St. Modwen) has expressed firm and current interest in delivering a mixed-use development at the Lisburn Terrace site. The establishment of a development framework for the site is now required to guide this interest.
- 4.3 The draft framework sets key principles and parameters to guide the future redevelopment of the Lisburn Terrace Triangle, which must be reflected by the developer in the preparation of a comprehensive masterplan for the site and subsequent planning applications. A copy of the draft framework is appended to this report.

#### **5.0 The Preferred Option - Lisburn Terrace Triangle Development Framework**

- 5.1 In order to facilitate the endorsement of the Lisburn Terrace Triangle Development Framework, in addition to compliance with all relevant planning policies, it is recommended that the Framework be the subject of a formal six-week consultation process with stakeholders. This will ensure that those with an interest have an opportunity to comment on the content of the document. Following the consultation period amendments will be made to the Framework as appropriate in response to comments received. The amended Framework will then be submitted to Cabinet for approval as planning guidance. If endorsed by Cabinet, the Framework would be used by developers as a basis for preparing a masterplan and detailed proposals for the site and would be afforded weight as a material consideration when determining future planning applications.

## **6.0 The Sunderland Strategy (2008 – 2025)**

6.1 The aspirations identified in the Lisburn Terrace Triangle Development Framework accord with the Sunderland Strategy. They support the strategic priorities of 'Attractive and Inclusive City' and 'Prosperous City' and address a number of the cross-cutting priorities, in particular Sustainability and Housing.

## **7.0 Reasons for Decision**

7.1 To initiate a formal process to progress the Council's endorsement of the Draft Lisburn Terrace Triangle Development Framework, including consultation on its content, in order to facilitate the redevelopment of the area by a private developer.

## **8.0 Alternative Options**

8.1 The alternative option is not to prepare a development framework. The consequences of this would be a failure to meet the requirement set out in the adopted UDP Alteration No.2 policy EC5B to prepare a broad framework for each Strategic Location for Change site. In addition failure to prepare an endorsed framework will reduce the Council's ability to ensure a high quality of development on the site.

## **9.0 Relevant Considerations**

9.1 a) Financial Implications - With the exception of the costs associated with the consultation process, the Framework will not involve any direct costs to the Council. The consultation costs can be met from existing revenue budgets.

b) Policy Implications - The document has been prepared to meet the requirements of UDP Alteration No. 2 policy EC5B in respect of the Lisburn Terrace Triangle Strategic Location for Change Site. It will become a material consideration in determining planning applications for development within the Lisburn Terrace Triangle policy area, but will not be a full Supplementary Planning Document and therefore will not form part of the Local Development Framework.

## **10.0 Background Papers**

- UDP Alteration No.2
- Draft Lisburn Terrace Triangle Comprehensive Development Site Framework.

