

DEVELOPMENT MANAGEMENT SPD ADOPTION STATEMENT

In accordance with Regulation 11 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) notice is hereby given that Sunderland City Council adopted the Development Management Supplementary Planning Document (DM SPD) on 16 June 2021.

A number of modifications were made to the SPD pursuant to section 23 of the Planning and Compulsory Purchase Act 2004 (the Act). These are set out Appendix 1.

In accordance with Regulation 35 of the 2012 Regulations the following documents have been made available:

- i. Development Management Supplementary Planning Document;
- ii. Development Management Supplementary Planning Document Adoption Statement; and
- iii. Development Management Supplementary Planning Document Statement of Consultation.

The documents listed above are available to view on the Council's website at

<https://www.sunderland.gov.uk/article/14748/Adopted->. Paper copies are available to view at Sunderland City Council, Civic Centre, Burdon Road, Sunderland, SR2 7DN (Monday to Thursday 8.45am to 5.15pm and Friday 8.45am to 4.45pm).

Any person aggrieved by the decision to adopt the SPD may apply to the High Court for leave to apply for judicial review of the decision to adopt the document. Any such application must be made promptly and in any event, not later than three months after the day on which it was adopted.

Appendix 1 Schedule of modifications

Ref	Section	Modification	Comments
1.	Front Page	Removal of the word 'draft'	To reflect this is the adopted version of the SPD.
2.	Front Page	Remove the word 'December 2020' with 'June 2021'	To reflect the date of adoption of the SPD.
3.	Section 1: Introduction and Policy Context Paragraph 1.1 (Page 2)	Change 'will apply' to 'applies'	To reflect that this is the final SPD.
4.	Section 1: Introduction and Policy Context Paragraph 1.1 (Page 2)	Remove 'once adopted' from paragraph 1.1	To reflect that this is the final SPD.
5.	Section 1: Introduction and Policy Context Paragraph 1.6 (Page 2)	Add the following underlined text and delete the word 'draft' at paragraph 1.6. 'The Council <u>undertook two rounds of consultation</u> , a 4-week public consultation on the DM SPD Scoping Report during September and October 2020, which set out the proposed scope and coverage of the SPD <u>as well as an 8 week public consultation on the Draft SPD during December 2020 to February 2021.</u> All representations received have been taken into consideration when preparing this draft SPD. Further details can be found in the DM SPD Consultation Statement which has been published alongside this document'.	To reflect the draft SPD consultation.
6.	Section 1: Introduction and Policy Context Paragraph 1.9 (Page 2)	Replace paragraph 1.9 and replace it with the following underlined text. ' In February 2020 the Council's Cabinet formally endorsed the Interim Development Management Guidance Note for use as a material planning consideration until a new Development Management SPD could be prepared to replace it. 'In February 2020 the Council's Cabinet formally endorsed the Interim Development Management Guidance Note for use as a material planning consideration until a new Development Management SPD could be prepared to replace it. This DM SPD replaces the Interim Development Management Guidance Note'.	To reflect that this is the final SPD.
7.	Section 1: Introduction and Policy Context,	Remove paragraph 1.10 – 'This document represents the draft SPD which, when adopted, will formally replace the Interim Guidance'.	To reflect that this is the final SPD.

	Paragraph 1.10 (Page 3)		
8.	Section 2: Household Extensions, Alterations and Development Paragraph 3.29 (Page 11)	Make the following changes at paragraph 3.29 – ‘Your development proposal should also seek to maintain at least one off-street parking space within the curtilage of the dwelling <u>the appropriate level of one off-street parking which is set out in the parking standards (Section 8) unless otherwise agreed with the Local Highways Authority</u> . The loss of a parking space may lead to additional on-street parking taking place and where it is evident that the additional on street parking will have a negative effect on highway safety, it may be necessary to refuse planning permission’.	To reflect comments made at the draft stage and to ensure sufficient off-street parking is maintained.
9.	Section 3: Residential Design, Paragraph 5.3 (Page 23)	Make the following changes to paragraph 5.3, so the paragraph reads – ‘ <u>Where</u> Design and Access Statements are required to be submitted as part of planning applications and they should identify how proposals conform with the guidance set out within this document’	To reflect comments made at the draft stage that Design and Access Statements are not always required.
10.	Section 3: Residential Design Guide, Paragraph 5.17 (Page 32)	Make the following changes to the bullet point under paragraph 5.17 “ Proposals should seek to create new, strong distinguishable character through a comprehensive understanding of the site and the surrounding area’;	To improve the readability of the document.
11.	Section 3: Residential Design Guide, Paragraph 5.17 (Page 32)	Make the following changes to the bullet point under paragraph 5.17 ‘ <u>ensure</u> all planting is undertaken should be in accordance with the National Plant Specification and current British Standards, where possible plants should be of local prominence; and’	To improve the readability of the document.
12.	Section 3: Residential Design Guide, Paragraph 5.22 (Page 36)	Make the following changes to the bullet point under paragraph 5.22 ‘ <u>provide</u> new habitats, should, where practical, be located in close proximity to either existing habitats or alongside new areas of habitat to assist in the creation of steppingstones or wildlife corridors <u>which link priority habitats together and aid the movement of local wildlife throughout the area</u> ’	To improve the readability of the document.
13.	Section 3: Residential Design Guide, Paragraph 6.6 (Page 41)	Make the following changes to the bullet point under paragraph 6.6 ‘ <u>locate</u> garages should be located behind the primary building line’	To improve the readability of the document.
14.	Section 3: Residential Design Guide, Paragraph 6.6 (Page 41)	Make the following changes to the bullet point under paragraph 6.6 ‘Under provision <u>providing</u> <u>which can</u> resulting in inappropriate parking on pavements/public spaces’	To improve the readability of the document.

15.	Section 3: Residential Design Guide, Paragraph 7.4 (Page 44)	Make the following changes to the bullet point under paragraph 7.4 ' Consideration <u>consider</u> the treatment of window and door surrounds as well as rainwater goods'	To improve the readability of the document.
16.	Section 3: Residential Design Guide, Paragraph 7.6 (Page 46)	Make the following changes to the bullet point under paragraph 7.6 ' <u>Incorporate</u> landmark buildings at gateways and key view terminus points'	To improve the readability of the document.
17.	Section 3: Residential Design Guide, Paragraph 7.11 (Page 49)	Make the following changes to the bullet point under paragraph 7.11 ' <u>provide</u> private amenity spaces which are should be large enough to fit the furniture needed for the maximum number of intended residents to sit comfortably'	To improve the readability of the document.
18.	Section 3: Residential Design, Paragraph 7.11 (Page 49)	Add the following bullet points to paragraph 7.11 –' <u>design main entrances to give priority to active modes of travel over motor vehicles</u> ' In addition another new bullet point within the 'we advise you' subsection " <u>design access points that are well connected to nearby public transport, amenities, landmarks and cycling routes</u> ".	To reflect comments made at the draft stage in relation to active modes of transport at main building entrance and access points.
19.	Section 3: Residential Design Guide, Paragraph 7.12 (Page 50)	Make the following changes to the bullet point under paragraph 7.12 'Carefully should be carefully considered <u>consider</u> the micro-climate around the base of tall buildings, with landscape and trees designed to reduce wind speeds '	To improve the readability of the document.
20.	Section 3: Residential Design Guide, Paragraph 7.12 (Page 50)	Make the following changes to the bullet point under paragraph 7.12 ' have <u>having</u> a negative impact or block key views'	To improve the readability of the document.
21.	Section 3: Residential Design Guide, Paragraph 7.15 (Page 51)	Make the following changes to the bullet point under paragraph 7.15 ' <u>ensure</u> principles behind eco-friendly, low carbon development are fully explored and integrated into developments'	To improve the readability of the document.
22.	Section 3: Residential Design Guide, Paragraph 7.18 (Page 53)	Make the following changes to the bullet point under paragraph 7.18 ' <u>using</u> Use renewable technologies which negatively impact residential amenity, heritage assets, biodiversity and the landscape'	To improve the readability of the document.
23.	Section 4: Transport and Parking Standards, Residential Parking Standards Table (Page 55)	Under the table the following footnote has been added which states: ' <u>no parking requirement for 1 space per 1 dwelling unit within the Central Area Parking Boundary (as defined in Appendix 4)</u> '	To reflect comments received at the draft stage in relation to parking standards for 1 dwelling units in areas of high accessibility.

24.	Section 4: Transport and Parking Standards, Paragraph 8.2 (Page 55)	At the end of paragraph 8.2 add the following text ' <u>For residential developments with off-street parking provided for residents; developers are encouraged to ensure new homes are capable of accommodating home charging point infrastructure for electric vehicles. Alternatively, where off-street parking is not provided, developers are encouraged to provide communal charging point infrastructure at an appropriate location within the development. For non-residential developments, developers are encouraged to provide workplace charging point infrastructure for electric vehicles. Where appropriate, this can include publicly accessible charge points for uses such as retail and commercial developments</u> '.	To reflect comments received at the draft stage in relation to electric charging points.
25.	Section 4: Transport and Parking Standards, Paragraph 8.3 (Page 55)	At the end of paragraph 8.3 add the following text ' <u>Where a prospective development achieves a low accessibility score, a supporting Transport Assessment should seek to improve accessibility and incorporate recommendations into the development</u> '.	To reflect comments made at the draft stage in relation to utilising Transport Assessments for those developments which achieve a low accessibility score.
26.	Section 5: Advertisements Paragraph 9.2 (Page 59)	At paragraph 9.2 add the following text ' <u>In addition, the Governments Outdoor Advertisements and Signs - A Guide For Advertisers provides a useful source for those proposing the displaying of advertisements</u> '	To reflect comments made at the draft stage and include reference to the Government's Outdoor Advertisements and Signs - A Guide for Advertisers guide within the DM SPD.
27.	Section 5: Advertisements Paragraph 9.6 (Page 60)	Change the following sentence within paragraph 9.6 - 'Proposed advertisements must therefore be of a scale and design which <u>is</u> are appropriate to its their location and setting'.	To reflect comments made at the draft stage and improve readability.
28.	Section 5: Advertisements Paragraph 9.10 (Page 6)	Add the word 'more' to the following sentence in paragraph 9.10 'With regard to road safety, advertisements located at places where motorists need to take <u>more</u> care, such as roundabouts, junctions, pedestrian crossings, bridges and level crossings, are more likely to negatively affect public safety'.	To reflect comments received at the draft stage.
29.	Section 5: Advertisements Paragraph 9.10 (Page 60)	At the end of 9.10 add the following text ' <u>In addition applications which impact on the strategic road network should review their proposal against guidance contained in this document, the Council's Local Plan as well as Government guidance including Annex A of DfT Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development'</u>	To reflect comments made at the draft stage and include reference to the Government's Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development'
30.	Appendix 1: Accessibility (Page 62)	Add the lower bound for the Residential Accessibility Questionnaire. This would add the text: ' <u>High: 35-45 Medium: 20 - 34 Low: 0 – 19</u> '	To update the document to show the lower bound as this was omitted from the draft version.