

PLANNING AND HIGHWAYS COMMITTEE

AGENDA

**Meeting to be held in COMMITTEE ROOM 2, CIVIC CENTRE on
Tuesday 7th June, 2016 at 5.30 p.m.**

| ITEM | | PAGE |
|------|--|------|
| 1. | Receipt of Declarations of Interest (if any) | |
| 2. | Apologies for Absence | |
| 3. | Minutes of the last meeting of the Committee held on 13th April, 2016 (copy attached) | 1 |
| 4. | Report of the meetings of the Development Control (North Sunderland) Sub Committee held on 26th April, 2016 (copy attached) | 4 |
| 5. | Report of the meetings of the Development Control (South Sunderland) Sub Committee held on 12th April (Extraordinary) and 19th April, 2016 (copies attached) | 6 |

6. **Report of the meeting of the Development Control
(Hetton, Houghton and Washington) Sub Committee
held on 26th April, 2016** 12

(copy attached)

7. **Sunderland Local Plan Core Strategy: Consultation
on Growth Options** 14

Report of the Executive Director of Commercial
Development

(copy attached)

Elaine Waugh,
Head of Law and Governance,
Civic Centre
SUNDERLAND

27th May, 2016

Item 3

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in COMMITTEE ROOM 2 on WEDNESDAY, 13TH APRIL, 2016 at 5.30 p.m.

Present:-

Councillor Bell in the Chair

Councillors M. Dixon, English, I. Galbraith, Howe, Jackson, Lauchlan, Mordey, Porthouse, Price, Taylor, M. Turton, W. Turton and P. Walker.

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Ball, Beck, Copeland, Cummings, Middleton and P. Watson.

Minutes of the meeting of the Committee held on 17th February, 2016 and the extraordinary meeting held on 26th January, 2016.

1. RESOLVED that the minutes of the meeting held on 17th February, 2016 and the extraordinary meeting held on 26th January, 2016 be confirmed and signed as a correct record.

Report of the Meetings of the Development Control (North Sunderland) Sub Committee held on 24th February and 24th March, 2016.

The reports of the meetings of the Development Control (North Sunderland) Sub-Committee held on 24th February and 24th March, 2016 (copies circulated) were submitted.

(For copy reports – see original minutes)

2. RESOLVED that the reports be received and noted.

Report of the meeting of the Development Control (South Sunderland) Sub Committee held on 23rd February, 8th March (Extraordinary) and 22nd March, 2016

The report of the meeting of the Development Control (South Sunderland) Sub-Committee held on 23rd February, 8th March (Extraordinary) and 22nd March, 2016 (copies circulated) were submitted.

(For copy reports – see original minutes)

3. RESOLVED that the reports be received and noted.

Reference from Development Control (Hetton, Houghton and Washington) Sub Committee – 16/00216/REM

Reserved matters application following the approval of 14/00506/OUT (outline application for residential development all matters reserved except for access.) for the appearance, landscaping, layout and scale of development for 93 dwellings – Land Bounded by Durham Road, Hetton Bridleway/Footpath 9 and Markle Grove, Hetton-Le-Hole, Sunderland

The Executive Director of Commercial Development submitted a report (copy circulated) in respect of the above application for the consideration of the reserved matters stage which had been referred to the Planning and Highways Committee from Development Control (Hetton, Houghton and Washington) Sub Committee.

(For copy report – see original minutes)

4. RESOLVED that the application be approved for the reasons set out in the report subject to the three conditions set out therein and the amendment to condition 1 to read, plots 1-15.

Sunderland Local Plan Core Strategy: Consultation on Growth Options

The Head of Law and Governance submitted a report (copy circulated) to seek the advice and consideration of the Planning and Highways Committee on a report considered by Cabinet on 23 March 2016. The report (from the Executive Director of Commercial Development) sought approval of the Core Strategy Growth Options document and to undertake formal public consultation on the Growth Options.

Members' views would contribute to the consultation process.

(For copy report – see original minutes)

The Chairman advised that due to the content of the consultation document still to be agreed upon, the item would be deferred to a later meeting once the Cabinet Committee had approved the finalised document.

5. RESOLVED that the item be deferred to a later date.

The Chairman thanked everyone for their attendance and closed the meeting.

(Signed) R. BELL
(Chairman)

Item 4

At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on THURSDAY 26TH APRIL, 2016 at 4.45 p.m.

Present:-

Councillor Jackson in the Chair

Councillors Beck, Bell, Elliott, Mordey, Porthouse, Scaplehorn and D. Wilson.

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillor Francis.

Applications made under the Town and Country Planning Acts and Regulations made thereunder

The Executive Director of Commercial Development submitted a report (copy circulated) relating to the North Sunderland area, copies of which had also been forwarded to each Member of the Council upon applications made thereunder.

(For copy report – see original minutes).

15/02571/FUL – Change of use from use class B2 (General Industry) to use class D2 (Soft Play) to include associated parking and realignment of security fence at rear.

Unit 6 Sunrise Enterprise Park, Sunderland, SR5 3RX

1. RESOLVED that the application be approved for the reasons set out in the report, subject to the four conditions set out therein.

Items for Information

2. RESOLVED that site visits be undertaken to the following sites:-
 - a. 15/02544/FUL – Land to South of North Hylton Road and North of Riverbank Road at the request of Councillor Bell
 - b. 15/02379/FUL – Former Speedings Sailworks, 15 Whickham Street, Monkwearmouth, Sunderland, SR6 0ED at the request of the Chairman

- c. 16/00522/LP3 – Car Park, Pier View/Marine Walk, Sunderland at the request of the Chairman.

The Chairman thanked everyone for their attendance and closed the meeting.

(Signed) J JACKSON,
Chairman.

Item 5

At a Meeting of the Extraordinary DEVELOPMENT CONTROL (SOUTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 12th APRIL, 2016 at 4.45 p.m.

Present:-

Councillor Porthouse in the Chair

Councillors Bell, M. Dixon, English, Jackson, Mordey, Price and Scaplehorn

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Atkinson, Ball, D. Dixon, I. Galbraith, Gallagher, D. Smith, Tye, P. Watson and S. Watson.

Applications made under the Town and Country Planning Acts and Regulations made thereunder

The Executive Director of Commercial Development submitted a report (copy circulated) relating to the South Sunderland area, copies of which had been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(For copy reports – see original minutes).

16/00244/FU4 – Extension of the existing metal fence to enclose the school site along its boundary line – Academy 360, Portsmouth Square, Sunderland SR4 9BA

1. RESOLVED that consent be granted in accordance with Regulation 4 (amended from the report) of the Town and Country Planning General Regulations 1992 and subject to the 3 conditions set out in the report.

The Chairman thanked everyone for their attendance and closed the meeting.

(Signed) S. PORTHOUSE,
Chairman.

At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 19th APRIL, 2016 at 4.45 p.m.

Present:-

Councillor Porthouse in the Chair

Councillors Ball, Bell, D. Dixon, M. Dixon, English, Jackson, Mordey, Price, Scaplehorn and S. Watson

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillor P. Watson.

Applications made under the Town and Country Planning Acts and Regulations made thereunder

The Executive Director of Commercial Development submitted a report and circulatory report (copies circulated) relating to the South Sunderland area, copies of which had been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(For copy reports – see original minutes).

**15/02557/HY4 – HYBRID APPLICATION: The development will comprise a first (detailed) phase (7319 sq.m Gross External Area) to include 6319sq.m (GEA) Office Accommodation (B1) and ground floor uses (1000sq.m GEA) including leisure (D1,D2) food and drink (A3,A4) and retail uses (A1) stopping up of existing highways and creation of associated infrastructure including internal access roads, landscaping, public realm and the continuation of the Keel Line landscape feature. The application also seeks outline consent for up to 201 residential units, commercial uses including offices (B1), Hotel (C1), Leisure (D1, D2), Food and Drink (A3, A4), Car Parking (Sui Generis) and Retail (A1) (maximum of 2499sq.m for retail developments across the entire site) together with associated landscaping, car parking, public realm and creation of extended promontory to support the Keel Line beyond the upper site plateau. All matters apart from access to be reserved in relation to the outline element of the proposals. Stopping up of highway.
Former Vaux Brewery Site, Gill Bridge Avenue, City Centre, Sunderland**

The representative of the Executive Director of Commercial Development presented the report and drew Members attention to the representations which had been received; these objections were broadly supportive of the scheme although archaeological concerns had been raised and these would be covered by conditions attached to any consent granted.

In terms of land use and policy the application was considered to be acceptable as the application accorded with the policies and the land use allocation. The proposal represented a full masterplan for the redevelopment of this key site.

The proposal included parts of the site being used for town centre uses; as the site was located within the city centre boundary it was considered to be an appropriate use and a sequential test was not necessary.

A transport assessment had been completed which had looked at the impact of the proposal on the accesses to the site; it was considered that the junctions would be able to accommodate the traffic created by the development. There were plans for a multi-storey car park and undercroft parking to be included in later stages of the development. For plot 1 the level of car parking provision required was 114 spaces and this would be served by the existing car parks at Livingstone Road and St Mary's Way until the new parking provision was implemented. Vehicle access into the site would be taken from Livingstone Road to the west and Cumberland Street to the east.

There were good links into the site for pedestrians and cyclists as there were a number of crossings on St Mary's Way. There would be 12 cycle spaces included as part of the plot 1 development and further plots would have further cycle provision included. It was also proposed that there would be communal cycle storage located adjacent to the public realm space. There were also a number of bus services which stopped on St Mary's Way and the site was close to the St Peter's metro station and Sunderland Central Station. The proposal was considered to be acceptable in highways terms.

A habitats regulations assessment had been undertaken by the Council and this considered the likely impacts of the development on the Durham Coast Special Area of Conservation and the Northumbria Coast Special Protection Areas; it was not considered that there would be an adverse impact from the development. An Ecological assessment had also been undertaken and this had identified that there was a negligible likelihood of protected species using the site.

The impacts on the setting of heritage assets including the Wearmouth Bridges and the Bishopwearmouth Conservation Area was unlikely to be significant although there was a need to carefully consider the impact of the development of plot 12 on the Magistrates Courts building. The proposal presented a significant regeneration opportunity and there were potential spin-off benefits to the wider area including potential benefits to the heritage assets in the area. The design of the scheme had also been given careful consideration and the Masterplanning approach had involved architects, urban designers, engineers, landscape architects and developments managers to create a masterplan which provided a framework for the development and would help deliver varied development over the projects 20 year build period. The layout of the site had been designed to maximise pedestrian and cyclist access through the site. The active facades and windows facing the street would provide

natural surveillance which would help to create safer spaces and would add interest to the street scene. It was proposed that each of the buildings would be 6 – 7 storeys high with block 12 being envisaged as a landmark building of up to 8 storeys; this combined with the streets being between 14m and 18m wide would ensure that there was a suitably dense feel to the development.

A flood risk assessment had been undertaken and this had confirmed that the site was at very low risk of river or sea flooding. The assessment had identified that surface water flooding occurred in isolated areas of the site; this would be addressed by using an existing surface water outflow into the River Wear and by the use of Sustainable Urban Drainage Systems to attenuate the outflow.

A Section 106 agreement would be imposed on the development which would require the provision of up to 21 affordable housing units based on the proposal being for up to 201 dwellings. There would also be a financial contribution made in respect of education provision based on the payments being: £713 for each 2 bed dwelling; £2,853 for each 3 bed dwelling and £3,567 for each 4 bed dwelling. There would also need to be a contribution to recreation play space to provide new play facilities or the improvement of existing facilities; this would be a maximum of £140,901 based on the current rate of £701 for each dwelling of 2 or more bedrooms. The section 106 agreement would also require the developer to maintain the publically accessible spaces in accordance with an agreed management and maintenance plan. There would also be a contribution of £9,111.03 towards the clearance and maintenance of the steps leading from the site to Riverside Park.

It was not considered appropriate to impose the usual time restrictions on the proposal given that it was a large multiphase development; as such it was proposed that should Members be minded to grant the application that the time limit be extended to 15 years for the submission of all reserved matters applications along with a 5 year expiry date for the commencement of the final stages of development following the approval of the last reserved matter.

The Chairman then introduced John Seager who was in attendance to speak in support of the application. Mr Seager advised that he was the Chief Executive of Siglion. Siglion would be regenerating a number of key sites in the city and this proposal was the first stage of the redevelopment of the Vaux site. He had nothing to add to the officer's report and he was happy to answer any questions from Members.

Councillor M. Dixon referred to the concerns raised in representations 1 and 3 that there was too much office space being proposed. Mr Seager advised that in order to attract businesses there needed to be high quality office space available; there had already been enquiries from companies. The first step was to provide accommodation which would then attract businesses. The site was proposed to be a mixed use site.

The Chairman commented that this proposal was a key component of the Economic Masterplan and was a positive step towards the regeneration of the city.

Councillor Mordey welcomed the development which was an important part of the ambitions to regenerate the city. The new Wear Bridge would help to improve connectivity to the site.

The Chairman then put the officer's recommendation to the Committee and with all Members being in agreement it was:-

1. RESOLVED that consent be granted in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 for the reasons set out in the report subject to the 36 conditions set out in the circulatory report.

16/00405/FU4 – Installation of 4no. 6m high lampposts and 1no. 6m high CCTV column.

Land at Johnson Street, Sunderland

The representative of the Executive Director of Commercial Development advised that the columns were similar in size to the existing columns and it was proposed that a condition be added to any consent granted requiring that the columns be painted black to match the existing columns.

There had been no representations received and the proposal was considered to be acceptable in terms of policy, amenity issues and highways issues.

Councillor Price expressed concerns that the university were looking to acquire the car park from the Council; there were already major parking problems in the area and he was concerned that the car parking being changed from public car parking to university parking would lead to the parking situation being made worse. He suggested that it could be appropriate to defer the decision making on this application until after there was more information available on the Community Parking Management Scheme for the area.

Councillor Mordey advised that the consultation on this Community Parking Management Scheme was expected to start in June or July.

The Chairman advised that this application was just for the installation of columns to accommodate street lighting and CCTV and was nothing to do with parking. The university intended to acquire the land however it was possible that this might not happen. The ownership of the land was not a material consideration for this planning application. He did not feel that it would be appropriate to defer the application.

2. RESOLVED that consent be granted in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 for the reasons set out in the report subject to the three conditions set out therein.

Items for Information

3. RESOLVED that the following site visits be undertaken:-
 - a. 16/00388/HY4 – Chapelgarth, South of Weymouth Road, Sunderland at the request of the Chairman
 - b. 15/01546/FDC – Ryhope Village CE Primary School, Ryhope Street South, Sunderland, SR2 0HG at the request of the Chairman.

Town and Country Planning Act 1990 – Appeals

The Executive Director of Commercial Development submitted a report (copy circulated) concerning the appeals received and determined for the period 1st March, 2016 to 31st March, 2016.

(For copy report – see original minutes).

4. RESOLVED that the report be received and noted.

The Chairman thanked everyone for their attendance and closed the meeting.

(Signed) S. PORTHOUSE,
Chairman.

Item 6

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 26th APRIL, 2016 at 5.45 p.m.

Present:-

Councillor Scaplehorn in the Chair

Councillors Allen, Bell, M. Dixon, Jackson, Lauchlan, Mordey, Porthouse, Taylor and P. Walker

Declarations of Interest

There were no declarations of interest made.

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillors Cummings, Middleton, M. Turton and G. Walker.

Applications made under the Town and Country Planning Acts and Regulations made thereunder

The Executive Director of Commercial Development submitted a report (copy circulated), which related to Hetton, Houghton and Washington areas, copies of which had also been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(for copy report – see original minutes)

16/00178/VAR – Variation of Condition 8 of planning application 15/00942/FUL (Construction, Operation and Decommissioning of a 4.774MWp Solar Photovoltaic (PV) Array comprising 19,096, 250W, 60 cell 1650 x 990 x 35mm Photovoltaic Panels, Mounting System, Holtab 400kVA stations, DNO Connection, Cabling and Cable Trenches, CCTV, Weather Station and Temporary Storage Area), to extend construction hours to include weekend and bank/public holiday working hours of 07:00 – 19:00 at Nissan Test Rack, Nissan Motor Manufacturing (UK) Limited, Washington Road, Usworth, Sunderland

The representative of the Executive Director of Commercial Development presented the report and was on hand to answer Members questions.

Members having considered the application, it was:-

1. RESOLVED that the application be granted approval for the reasons as detailed in the report and subject to the nine conditions as set out therein.

16/00341/VA4 - Variation of condition 2 of planning approval 14/01704/LP4 (Demolition of existing school and redevelopment of the site to provide replacement school premises, parking, landscaping and sports facilities) to include new substation on the west side of the site, alterations to size/shape of external plant compound, clarification of proposed ventilation/ductwork arrangements to roof, alterations to windows/doors and removal of plant louvres at first floor in lieu of brickwork (to west elevation) (part retrospective) at Hetton School, North Road, Hetton le Hole, Houghton le Spring, DH5 9JZ

2. RESOLVED that the application be granted consent under Regulation 4 of the Town and Country General Regulation 1992 (as amended) for the reasons as set out in the report and subject to the twenty six conditions therein.

Items for Information

3. RESOLVED that the following site visit be undertaken:-
 - 15/02450/FUL – Stratstone Garages, North and South of A690 Stoneygate, Houghton le Spring, DH4 4NJ

Town and Country Planning Act 1990 – Appeals

4. RESOLVED that the appeals determined between 1st and 31st March, 2016 be received and noted.

The Chairman thanked everyone for their attendance and closed the meeting.

(Signed) B. SCAPLEHORN,
Chairman.

Item 7

PLANNING AND HIGHWAYS COMMITTEE

7th June 2016

REFERENCE FROM CABINET – 23 MARCH 2016 SUNDERLAND LOCAL PLAN CORE STRATEGY: CONSULTATION ON GROWTH OPTIONS

Report of the Head of Law and Governance

1. Purpose of Report

- 1.1 To seek the advice and consideration of this Committee on a report considered by Cabinet on 23 March 2016. The report sought approval of the Core Strategy Growth Options document and to undertake formal public consultation on the Growth Options.
- 1.2 Members' views will contribute to the consultation process.

2. Background and Current Position

- 2.1 The Cabinet, at its meeting held on 23 March 2016 gave consideration to a report of the Executive Director of Commercial Development. The report sought approval of the Core Strategy Growth Options document and to undertake formal public consultation on the Growth Options.
- 2.2 Copies of the 23 March 2016 Cabinet agenda were circulated to all Members of the Council. Members are requested to note that subject to Cabinet approval, a six-week public consultation on the Growth Options would commence in early April. Consultation would be undertaken in accordance with the Council's adopted Statement of Community Consultation (SCI) to ensure the widest possible audience is reached. Consultation actually commenced on 19 May.
- 2.3 A copy of the Consultation document is attached to this report. The consultation material and the detailed consultation strategy has been developed with the Council's Corporate Communications Team.
- 2.4 All responses received during the consultation period would be taken into account in preparing the Publication draft of the Core Strategy.
- 2.5 The Cabinet will consider:
 - (a) Approving the Growth Options set out in the report as a basis for public consultation; and
 - (b) Delegating authority for the preparation of appropriate consultation material to the Executive Director of Commercial Development.

3. Conclusion

- 3.1 The report is referred to this Committee for advice and consideration. The report is also referred to the Scrutiny Committee for advice and consideration. Comments from the Committees will be reported back to Cabinet.

4. Recommendation

- 4.1 The Committee is invited to give advice and consideration to Cabinet on the attached report of the Executive Director of Commercial Development.

5. Background Papers

- 5.1 Cabinet Agenda 23 March 2016.
- 5.2 A copy of the Agenda is available for inspection from the Head of Law and Governance or can be viewed on-line at:-

<http://www.sunderland.gov.uk/committees/cm5/Meetings/tabid/73/ctl/ViewMeetingPublic/mid/410/Meeting/8598/Committee/1890/Default.aspx>

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| CABINET MEETING – 23 MARCH 2016 EXECUTIVE SUMMARY SHEET – PART I |
| Title of Report: SUNDERLAND LOCAL PLAN CORE STRATEGY: CONSULTATION ON GROWTH OPTIONS |
| Author(s): Executive Director of Commercial Development |
| Purpose of Report: The purpose of this report is to seek Cabinet approval of the Core Strategy Growth Options document and to undertake formal public consultation on the Growth Options. |
| Description of Decision: Cabinet is requested to:- 1) Approve the Growth Options set out in this report as a basis for public consultation; and 2) Delegate authority for the preparation of appropriate consultation material to the Executive Director of Commercial Development. |
| Is the decision consistent with the Budget/Policy Framework? *Yes |
| If not, Council approval is required to change the Budget/Policy Framework |
| Suggested reason(s) for Decision: The decision is required to allow public consultation to proceed on the next stage in the planning process of bringing the City's development plan forward. |
| Alternative options to be considered and recommended to be rejected: The consultation on Growth Options is a vital stage in the planning process required to bring forward the City's Local Plan. The Planning Inspectorate (PINS) has advised that consideration of Growth Options is required before the Core Strategy can proceed to the next formal stage of plan-making (Publication/ pre-submission). To not undertake this stage could put the plan at risk of being rejected at Examination. The alternative option of not undertaking the consultation on the Growth Options is not recommended. |
| Impacts analysed: <div style="display: flex; justify-content: space-between;"> Equality <input type="text" value="N"/> Privacy <input type="text" value="n/a"/> Sustainability <input type="text" value="Y"/> Crime and Disorder <input type="text" value="n/a"/> </div> |

| | |
|---|-------------|
| Is the Decision consistent with the Council's co-operative Values? | Yes |
| Is this a "Key Decision" as defined in the Constitution? | *Yes |
| Is it included in the 28 day Notice of Decisions? | *Yes |

SUNDERLAND LOCAL PLAN CORE STRATEGY: CONSULTATION ON GROWTH OPTIONS

EXECUTIVE DIRECTOR OF COMMERCIAL DEVELOPMENT

1.0 PURPOSE OF THE REPORT

- 1.1 The purpose of this report is to seek Cabinet approval of the Core Strategy Growth Options and to undertake formal public consultation on the Growth Options.

2.0 DESCRIPTION OF DECISION

- 2.1 Cabinet is requested to:-
- 1) Approve the Growth Options set out in this report as a basis for public consultation; and
 - 2) Delegate authority for the preparation of appropriate consultation material to the Executive Director of Commercial Development.

3.0 BACKGROUND

- 3.1 It is a statutory requirement that Councils prepare a formal development plan that will steer the development of their areas over a 15-20 year period.
- 3.2 In Sunderland's case, the Council is preparing a Local Plan that will comprise two parts:-
- A Core Strategy that will set out strategic City-wide policy (including strategic site allocations), and
 - An Allocations Plan that will define sites for specific land uses

In addition, the Council is working jointly with South Tyneside Council on the preparation of an Area Action Plan for the International Advanced Manufacturing Park (IAMP) on land to the north of the Nissan plant.

4.0 PROGRESS ON THE CORE STRATEGY

- 4.1 Work on the Core Strategy has been ongoing for some time. The current version comprises the Revised Preferred Options document that was produced in August 2013 and subject to public consultation over late Summer 2013. The intention was to prepare the subsequent Publication Plan for consultation in Spring 2014 and thereafter, following Examination, progressing the plan to Adoption in early 2015.

- 4.2 However, despite work commencing on the Publication Plan, a number of factors arose in early 2014 which impacted on the ability to progress the Plan as programmed. These comprised:-

Emerging Major Regeneration Proposals: There was a need for the Core Strategy to properly reflect the proposals for the International Advanced Manufacturing Park (IAMP) on land to the north of Nissan that had recently been endorsed through the City Deal process (June 2014). Whilst the Core Strategy proposed a 20ha strategic employment site in this location, the proposed scale of IAMP (150ha) far exceeded this and this raised technical questions as to how the Core Strategy could best reflect the proposal. Following discussion with the Planning Inspectorate (PINS), it was decided to take IAMP forward through a separate Area Action Plan (AAP) prepared jointly with South Tyneside. However this still required consideration of the implications and impacts of IAMP on the Core Strategy so that the two plans could be properly co-ordinated.

Alternative Growth Scenarios: Although a consultation had taken place in 2009 on the alternative approaches to the physical development of the City that could feature in the Core Strategy, this had been based on development quantum set out in the Regional Spatial Strategy (RSS). Whilst this was an appropriate approach at that time, following the revocation of the RSS there was a need to consider alternative, locally-based, housing and economic development requirements. PINS advice was that if the development quantum in the 2013 Preferred Options Plan were carried straight through to the Publication Plan there would be a significant risk of the Plan failing at Examination because the consideration of alternative growth levels had not been undertaken and subject to public consultation.

Housing and Employment Needs: A key factor in identifying growth levels for the Core Strategy was the need to set out a robust approach to development requirements over the plan period. Although the 2013 Core Strategy featured policies which proposed levels for housebuilding (15,000 houses) and employment land (81ha of new land) in the City, it was becoming clear that the approach taken to identifying these quantum did not fully accord with the requirement in the National Planning Policy Framework for plans to establish and meet the “Objectively Assessed Need” (OAN) for development in an area.

It was also becoming clear that flaws in the policy approach to robustly demonstrate the OAN was becoming a major factor in the failure of many local plans at Examination, and this highlighted the need for plan strategies to be based on a detailed understanding of the inter-relationship between housing numbers, employment growth and population change. The OAN for the City needed to be established before the Core Strategy could be progressed to the next stage. In this respect, a major factor in identifying the OAN would be the need to take into account the impact of IAMP on housing and employment requirements in the local area. A series of technical papers on the impact of IAMP were produced in late 2015 and have been used to inform the OAN work.

- 4.3 Work on the plan has continued and it is now important to progress the Core Strategy to the next stage in the preparation process.

5.0 The identification of Growth Options

- 5.1 As outlined above there is a clear need to consider, identify and consult upon different growth scenarios that could form the basis of the policy framework in the forthcoming Publication version of the Core Strategy.

- 5.2 Due to the complex and specialist nature of the work, it was necessary to employ planning consultants to assist in establishing the OAN and develop this into a series of growth options for the City. This work has entailed:-

- Updating the Strategic Housing Market Assessment (SHMA) in order to establish housing requirements;
- Undertaking a full Employment Land Review
- Identifying and testing realistic alternative scenarios
- Recommending appropriate Growth Options

- 5.3 Whilst this process would determine the need for new development in the city, it was equally important that work be undertaken on the land supply to establish whether the supply of sites would be sufficient to support the levels of new housing and employment emerging from the growth scenarios. Officers in the Policy Team have undertaken a Strategic Land Review (SLR) which provides a comprehensive assessment of potential land supply in the City. This includes a review of Settlement Breaks and Green Belt land, in order to identify how each of the Growth Options can be delivered (in this respect, the Medium and High Growth Options might require land in Settlement Breaks and, potentially, Green Belt to be brought forward).

- 5.4 In deriving the Growth Options it was important to establish how the City's population had changed and how it might be expected to change over the period of the Local Plan:-

The City in Context: Between 2001 and 2011 the Census shows that the City's population declined from 281,000 to just under 276,000. The recent Centre for Cities Outlook 2016 report highlighted that Sunderland was the only major UK city to lose population. Whilst official Government population projections indicate that the City's population is expected to grow over the next 20 years – through a combination of natural change and international migration - the level of growth is low, amounting to only a 4,700 increase by 2035.

The City continues to suffer from net out-migration to neighbouring districts with the highest annual outflow being to County Durham. Out-migration has been highest amongst the economically active age-groups, particularly the 20-39 group.

Whilst there has been significant jobs growth in the City over this period (total jobs growth of 9,630 between 1997 and 2015), Census figures indicate that the number of workers living in Sunderland is exceeded by the number of jobs; that is, the level of in-commuting to the City has increased.

- 5.5 If this population loss is left unchallenged, it will significantly harm the regeneration prospects of the City. It is therefore clear that a step change is required to reduce outmigration and improve the economic growth prospects of the City. The Core Strategy will be a key mechanism in the delivery of this ambition.
- 5.6 There is a clear need for the Core Strategy to take a positive approach so that the City can grow sustainably in the long-term. However, it is important that this growth is based on robust evidence so that it can be demonstrated to be reasonable and achievable. This is particularly important as the Core Strategy will be subject to further public consultation where its approach to growth will, no doubt, attract some objection and ultimately the assumptions and methodology underpinning the Core Strategy will be scrutinised in detail by the Inspector at the Examination. The approach to growth therefore needs to strike an appropriate balance between aspiration and evidence in order for it to be found 'sound'.

6.0 The Growth Options

- 6.1 Based on the above factors, three separate Growth Options have been identified. These comprise:-

Baseline: a demographic-led baseline taking into account recent Government sub-national population projections and adjusting these to take account of past migration rates;

Medium Growth: a scenario based on improved economic growth and reduced levels of out-migration;

High Growth: a scenario based on improved economic growth (the same level as the Medium Growth scenario), but with significantly reduced levels of out-migration – effectively a reversal of trends.

- 6.3 The overall range of housing requirements arising from these three options equates to an overall plan requirement of between 9,300 and 19,000 new houses over the 18-year plan period of the Core Strategy, that is an annual average of between 514 to 1,054 new houses per year. This higher figure represents an ambitious number when compared to recent housing completion rates in the City, that is around 900 new houses (net) in 2014/15 and an estimated 875 in 2015/16.
- 6.4 The realistic ability to deliver proposed new housing numbers will be questioned by the Inspector at the Core Strategy Examination and this is an area where other Local Plans have failed due to their housing ambitions being clearly unachievable and unrelated to past completion rates. In this respect, efforts to increase housebuilding in the City are already underway; the Council's emerging Housing Strategy will focus on initiatives and processes aimed at enhancing housing delivery in the City. This will complement the Core Strategy and assist in achieving its housing growth objectives.
- 6.5 As outlined in paragraph 10.1 below, each of these Options has been subject to Sustainability Appraisal and a screening has been undertaken in accordance with the Habitats Regulations in order to gain a view on potential high-level impacts arising from them.
- 6.6 The Strategic Land Review indicates that sufficient land is potentially available to accommodate all the options, though it may be necessary to consider Green Belt deletions for the High Growth option. The Publication Plan will set out the "exceptional circumstances" case for Green Belt changes should this option be chosen.

7.0 Next Steps

- 7.1 Subject to Cabinet approval, a six-week public consultation on the Growth Options will commence in early April. Consultation will be undertaken in accordance with the Council's adopted Statement of Community Consultation (SCI) to ensure the widest possible audience is reached.
- 7.2 The consultation material and the detailed consultation strategy is being developed with the Council's Corporate Communications Team.
- 7.3 All responses received during the consultation period will be taken into account in preparing the Publication draft of the Core Strategy.

7.4 Updating the Local Development Scheme

- 7.5 With the commencement of the Growth Options stage, it is an appropriate time to look forward over the remaining stages of the Core Strategy programme and outline key milestones in the process; that is Publication, Submission, Examination and Adoption. The programme will need to be set out in the Council's Local Development Scheme (LDS) which sets out the timetable for the plan and is a requirement of the Planning Regulations.
- 7.6 Recent discussions with the Department of Communities and Local Government (DCLG) have highlighted the importance of the LDS as it will be used by Government in monitoring the preparation of the city's local plan (Core Strategy and Allocations Plan). These discussions have also highlighted that whilst it is important that the Core Strategy is progressed as rapidly as possible, it is equally important to ensure that the programme is deliverable as any significant slippage from the LDS timetable could result in "intervention" by DCLG – this could potentially take the form of the plan being taken away from the Council and prepared by another body (at the Council's expense). To avoid the likelihood of intervention it is therefore vital to ensure that the timetable is robust and takes proper account of resources and the legal requirements of the plan-making process. Allied to this, there is a pressing need to Submit the plan early in 2017 to avoid any impact on the New Homes Bonus allocation received by the Council.
- 7.7 The programme is currently being developed and a report on the LDS will be presented to April Cabinet for approval. It is important that the approved LDS is placed on the Council's website as soon as possible as this will give an important message to Government that the Council is committed to the delivery of the plan.

8.0 REASON FOR DECISION

- 8.1 The decision is required to allow public consultation to proceed on the next stage in the planning process of bringing the City's development plan forward.

9.0 ALTERNATIVE OPTIONS

- 9.1 The consultation on Growth Options is a vital stage in the planning process required to bring forward the City's Local Plan. The Planning Inspectorate (PINS) has advised that consideration of Growth Options is required before the Core Strategy can proceed to the next formal stage of plan-making (Publication). To not undertake this stage could put the plan at risk of being found 'unsound' at Examination. The alternative option of not undertaking the consultation on the Growth Options is not recommended.

10.0 RELEVANT CONSIDERATIONS AND CONSULTATIONS

10.1 Environment and Sustainability

The Core Strategy has been assessed through Sustainability Appraisal at each stage.

10.2 In terms of the Growth Options, an initial Sustainability Assessment (SA) Scoping Report was consulted upon and agreed with the main statutory environmental consultees (Natural England, Historic England and the Environment Agency). This forms the basis of the approach undertaken by the “full” Sustainability Appraisal undertaken on the Growth Options.

10.3 Consideration also needs to be given to assessing the potential impacts of the Growth Options on the European designated nature conservation sites on the Coast, that is, an assessment under the Habitats Regulations (HRA). At this stage, as the Growth Options are at a strategic level with no locations being specified, it is only necessary to seek a screening opinion under the Regulations.

10.4 Financial Implications

There are no direct financial implications arising from this report. Some costs will be incurred in the subsequent public consultation exercise and these can be accommodated within existing budgets.

10.5 Human Rights

There are no human rights implications directly arising from this report.

10.6 Equalities and Diversity

At this stage an Equality Analysis is not required. Issues and concerns identified through the consultation will be addressed within the subsequent stages of plan development. The Council’s Statement of Community Involvement (SCI) already takes Equality considerations into account.

10.7 Duty to Cooperate

The duty to cooperate was created in the Localism Act 2011. It places a legal duty on local planning authorities and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

10.8 In this respect there has been clear joint working between Sunderland and neighbouring Councils at all stages of the Core Strategy process. A key forum for these discussions has been the regular meetings of the South of Tyne Planning Policy Officers Group (also attended by officers from Durham, Gateshead and South Tyneside Councils). However, as the Growth Options have implications for the housing and economic development strategies in the emerging Local Plans of neighbouring Councils – particularly Durham and South Tyneside – there is a need for continued discussion of the Growth Options and their potential effect on migration and commuting between Sunderland and these districts. On a wider level, the issue of how individual Council's growth strategies relate to each other and to likely population/ jobs change across the region is being explored through meetings facilitated by the Planning Advisory Service.

11.0 BACKGROUND PAPERS

Demographic Analysis and Forecasts (Edge Analytics)
Strategic Housing Market Assessment (Arc 4 Consultants)
Sunderland Employment Land Review (Nathaniel Lichfield and Partners)

Growth options consultation

What is this consultation all about?

Sunderland City Council is preparing a Local Plan to help guide how Sunderland develops between now and 2033. All local authorities are required by central government to prepare a Local Plan.

A key part of the Local Plan is the Core Strategy. The Core Strategy sets out the direction for planning in the city including the number of new homes needed, where offices and factories could be built and what new roads and other infrastructure will be needed to support development.

The last draft of the Core Strategy was produced in 2013. Since then new developments have taken place in the city and new opportunities have arisen such as the emerging proposal to develop an International Advanced Manufacturing Park near the current Nissan factory. These changes mean that we need to review and update the Core Strategy. New evidence on the city's population and economy has been prepared to support this review.

As part of that review we need to consider options for how growth in Sunderland could take place. This consultation is about your views on those options. The City Council needs to know which option is the best for Sunderland and the people who live and work here so it can be built into our future plan.



Some of the issues Sunderland faces

In recent years Sunderland has seen significant jobs growth, but figures suggest that an increasing number of these jobs are taken by people who live outside of Sunderland and commute into the city for work. This means that more people travel into the city for work, but live elsewhere. It also means that Sunderland is not getting the full financial benefit of the extra jobs created.

The number of new houses completed in Sunderland has been generally high; around 700 each year over the past 10-15 years, but this number has been affected quite considerably by demolitions that have taken place. These losses reduced the annual net average to around 300 houses per year. However, these demolitions have now largely come to an end and last year saw 895 new houses being built in the city.

Between 2001 and 2011, Sunderland's population fell from 284,000 to just under 276,000. Sunderland was the only city in the United Kingdom to see population fall during that period. Official Government projections show that Sunderland's population is expected to grow only slightly over the next 20 years. It is a concern that the number of people choosing to move out of Sunderland is highest amongst the 'working-age' population, particularly those aged 20-39.

These factors could have a major long term impact on the prosperity of the city and need to be addressed if the city is to prosper.

The Core Strategy is one of the most important documents that can influence future development and tackle some of these issues.

Assessing the future level of housing need for new homes in Sunderland has been carried out with a new in-depth study. This study, carried out by experts, includes what is known as the 'Objectively Assessed Need for Housing'. It has helped us to understand how many new homes might need to be built in the city.

What are growth options?

Sunderland City Council has been carrying out extensive research to fully understand the development needs of Sunderland in the foreseeable future. This includes likely changes to population in the city, to housing needs and employment.

Some of the research carried out includes:

- A Strategic Housing Market Assessment, which provides a detailed overview of the future housing needs of Sunderland
- An Employment Land Review, which looks into expected employment growth in the city
- A Demographic Analysis, which provides forecasts of Sunderland's population and household changes
- A Strategic Land Review, which details and assesses all potential development sites in the city
- A Green Belt Review, which looks at the role of the green belt and examines whether any parts could be amended.
- An updated Strategic Housing Land Availability Assessment

These documents provide a robust basis to identify possible options for the growth of Sunderland between now and 2033. Copies of all of these documents are available to view in your local library, at the Civic Centre (during office hours) and also online at www.sunderland.gov.uk/growthoptions

We would welcome your comments on any of these documents, particularly the Strategic Land Review and Green Belt Review.

Growth options map

Washington

55,200 residents

Key issues/constraints

- There is limited potential for new housing and employment allocations within the built-up area
- Limited brownfield land

Opportunities/growth

- Washington's location on the strategic road network makes it highly marketable for industry and business
- The development of IAMP

Sunderland North

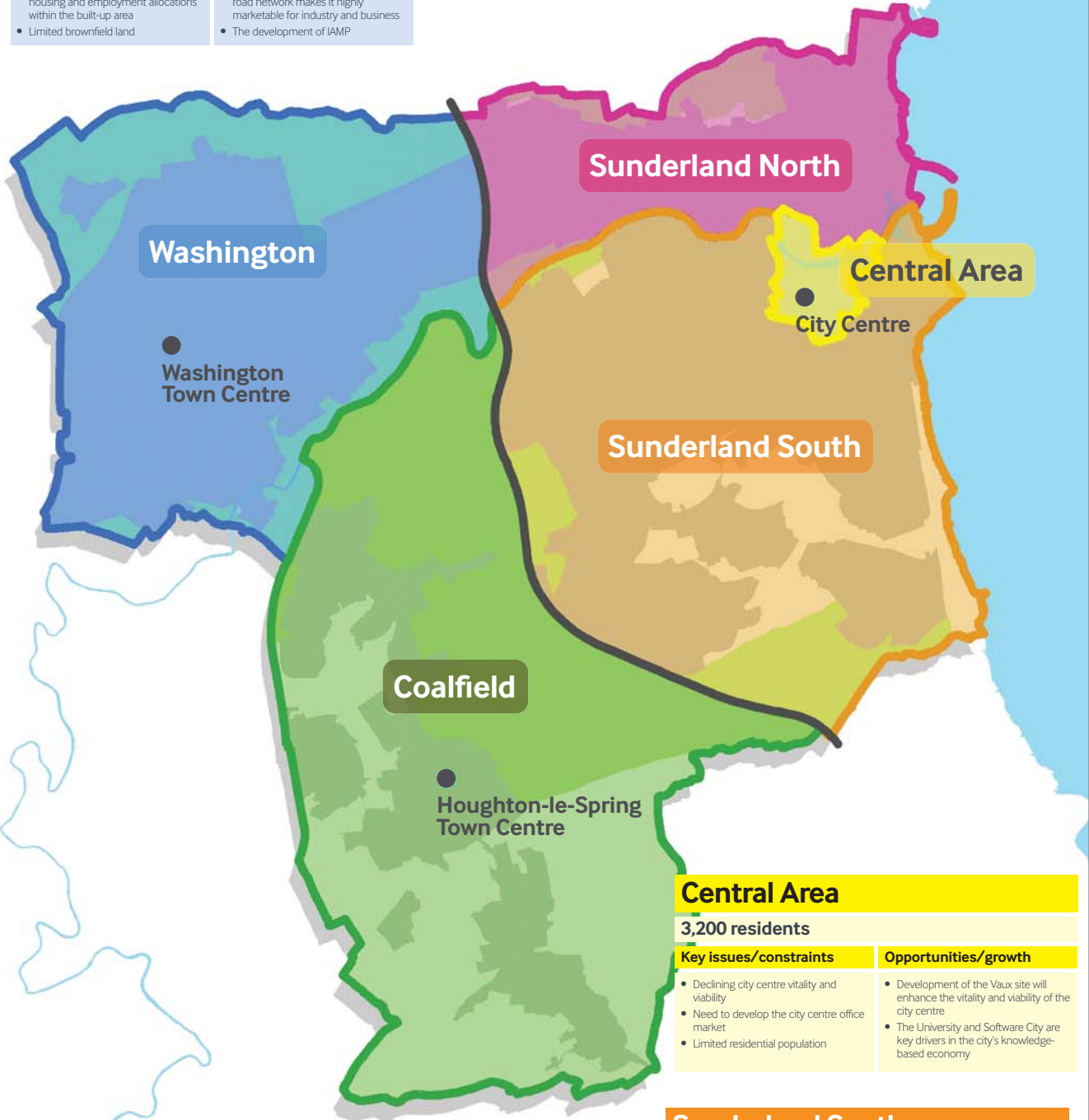
55,100 residents

Key issues/constraints

- The area is highly urbanised and limited in land for new housing and future employment allocations
- The coast has Natura 2000 European wildlife protection

Opportunities/growth

- The Seafront Strategy and Marine Walk Masterplan will assist in revitalising the seafront



Sunderland North

Central Area

City Centre

Sunderland South

Coalfield

Houghton-le-Spring Town Centre

Central Area

3,200 residents

Key issues/constraints

- Declining city centre vitality and viability
- Need to develop the city centre office market
- Limited residential population

Opportunities/growth

- Development of the Vaux site will enhance the vitality and viability of the city centre
- The University and Software City are key drivers in the city's knowledge-based economy

Coalfield

46,000 residents

Key issues/constraints

- Poor access to employment areas
- Poor housing choice leading to out-migration
- The Coalfield has more flood risk areas than elsewhere in the city

Opportunities/growth

- Release of unviable employment land provides regeneration opportunities
- The re-opening of the Leamside line would improve accessibility for the area
- The Central Route would improve access to the area

Sunderland South

116,000 residents

Key issues/constraints

- Parts of the coast has European wildlife protection

Opportunities/growth

- The South Sunderland Growth Area will add to housing choice
- The South Sunderland Transport Corridor will provide access opportunities for sites along the river corridor

The options

Low growth

The low growth option broadly follows current predictions from Central Government about population growth. This will see a declining working age population in the city. It is likely that continuing low population growth would see declining public services such as schools and could further reduce shopping activity in the city centre and local centres. The low level of housebuilding would result in limited choices in new housing.

What this option could look like:

Housing: Construction of around 515 new homes a year across the city. This would give a limited choice in the housing types needed to meet the needs of a resident workforce. It would not meet the Objectively Assessed Need for housing.

Economy and Employment: Likely decline of almost 10,000 in the working age population by 2033. Economic growth in the city could be harmed through a lack of local workforce to fill potential new jobs. This will have an adverse impact on investment and the planned economic growth for Sunderland.

Sustainable Communities: The continued decrease in the working age population and in the number of children means that there may be a need to close some services as demand reduces. In parallel there will be an increase in the proportion of residents who are over 70.

Transport: Would not provide all the homes needed for a local resident labour force. High levels of commuting would still occur, having the significant impact on transport infrastructure across the city.

Environment: Development would be delivered on currently identified 'brown field' and 'green field' sites. No additional areas of greenfield land will be required.

Medium growth

This option would see improved growth that could help to maintain existing services. There would be some increase in overall population. A higher number of new homes would help to reduce the number of people choosing to move out of the area and increase the working age population. With a greater choice in housing types, there would be economic benefits as more people choose to live in Sunderland. A moderate increase of commuting to meet the expected jobs growth would also mean a lower impact on transport infrastructure.

What this option could look like:

Housing: Construction of around 820 new homes each year across the city, with more choice in types of housing encouraging fewer people to leave Sunderland.

Economy and Employment: An increase of around 2,000 in the working age population of the city. Some improvement in access to local employment, with jobs across all skill levels.

Sustainable Communities: A modest increase in the population of the city. The higher working age population supports economic growth, protects local services such as schools and maintains demand for shops and services in local centres and the city centre.

Transport: The limited increase in the working age population means that commuting into Sunderland will continue.

Environment: Very likely that additional greenfield sites and land in settlement breaks will be required. Option could potentially accommodate growth but does not provide for flexibility in the land supply in the long term, so some Green Belt land could be required.

Higher growth

This option would see the biggest increase in housing numbers. Higher numbers and much improved choice in housing would significantly reduce the number of people choosing to leave the city and attract more people to live in Sunderland. The high levels of housing development would deliver a growing population, completely reversing current trends.

What this option could look like:

Housing: Construction of around 1,055 new homes each year across the city with significant improvement in the choice of housing types and tenures. This is a high number bearing in mind the recent level of housing completions in the city.

Economy and Employment: An increase of around 7,000 in the working age population. Improved access to local employment, with more jobs across all skill levels.

Sustainable Communities: Increased resident population will help support vibrant town and local centres. There may also be other benefits for communities through funding of services through Section 106 money and potentially Community Infrastructure Levy from developers. This option could result in additional schools being needed due to increasing pressure from the higher population.

Transport: High growth would see an increase in traffic movement across the city. To an extent this would be offset by the reduction in in-commuting.

Environment: Increased risk to landscape character as significant land would need to be released from Settlement Breaks and Green Belt.

'Green field' sites are those that have not been developed in any way. Sites that have previously been used for homes or industry or other development are known as 'brown field'. Settlement Breaks are areas of open land that lie between villages or between parts of the built area of the City, separating different communities. Green Belt is a specific term used for land that is formally protected from most types of new development unless an exceptional need can be shown.

In your area:

In order to deal with planning effectively, in the 2013 Core Strategy Sunderland is split into 5 areas. Each of these has a different character and range of planning issues and opportunities.

- The **Central Area** is a small area straddling both sides of the Wear, close to the mouth of the river. It has a modest population of 3,200 residents. It houses the main commercial and administrative area of Sunderland, including the city centre. On the northern bank of the river sits the Stadium Park and Sheepfolds development sites. **In the 2013 Core Strategy the Central Area is proposed to be the main location for major office, retail and leisure uses.**
- The **Sunderland South** area covers 4,284 hectares and is the most populated part of the city, with 116,000 people living in it (around 42% of the city population). It has natural boundaries of the River Wear to the north and the coast to the east. The A19 is the boundary to the west and south. **In the 2013 Core Strategy the Sunderland South area is proposed to be the location for major growth of new housing in the city.**
- The **Sunderland North** area is mainly urban with just over 55,100 residents, or 20% of the city's population. It is bounded by the coast to the east, the Green Belt to the north, the A19 to the west and River Wear to the south. **In the 2013 Core Strategy, emphasis in Sunderland North was given to the regeneration of the sea front with new housing in the area developed when opportunities arise.**
- **Washington** began building in the 1960s as part of the 'new towns' programme. It has the second largest population of all of the sub-areas, with approximately 55,200 residents (20% of the total population). Developed as a series of villages, it also has modern employment areas. Washington is surrounded by Green Belt. **In the 2013 Core Strategy, Washington is seen as a key location for new economic development and job creation. Only a low amount of new housing was proposed.**
- The **Coalfield** is the largest of the areas in the city, covering over 5,500 hectares or around 42% of the city. It is made up of a number of former mining towns and villages that include Houghton-le-Spring and Hetton-le-Hole. It is the least densely populated of the areas with 46,000 residents (17% of the city's population). **In the 2013 Core Strategy, regeneration in the Coalfield is proposed to focus on building new homes.**

Sunderland City Council needs to consider whether the approach for each area as set out in the 2013 Core Strategy is still appropriate to meet the growth of the city. Findings from the recent evidence documents suggest that:

- There is a need for more housing in Washington; there is also a lack of employment land in this area;
- There may be a need to reconsider the capacity of the Coalfield to accommodate new housing due to infrastructure constraints such as road access;
- The role of North and South Sunderland could change with the completion of the new bridge across the Wear effectively joining these areas. There is a current lack of employment land in Sunderland North but an over-supply in Sunderland South.

Further work is being carried out on retail need in the city and at this stage we would welcome your thoughts on where any new shopping facilities might be located.

More information

For further information on the Growth Options please visit the council's website:
www.sunderland.gov.uk/growthoptions

The best way to comment on the Growth Options is on-line and you can do this through the website
You can also e-mail your comments to us at: planningpolicy@sunderland.gov.uk
Or you can also write to us with your comments at:-
Policy Section (Growth Options) Room 3.94, Civic Centre, Sunderland, SR2 7DN

Where can you meet us?

Policy officers will be available to answer your questions at the following venues:-

| Date | Venue | Time |
|------------------|---|----------------------------------|
| Saturday 21 May | City Library, Fawcett Street SR1 1RE | 10am – 12.30pm |
| Monday 23 May | Houghton Library, Newbottle Street DH4 4AF Bunnyhill Centre, Hylton Lane SR5 4BW | 10am – 12pm 3.30pm – 6.30 pm |
| Tuesday 24 May | Kayll Road Library SR4 7TW Ryhope Library, Black Road SR2 0RX | 10am – 1pm 2pm – 5pm |
| Wednesday 25 May | Washington Library, The Galleries NE38 7RZ Fulwell Library, Dene Lane SR6 8EH | 10am – 1.30pm 4.30pm – 6.30pm |
| Thursday 26 May | Sandhill Centre, Grindon Lane SR3 4EN Shiney Row Library, Chester Road DH4 4RB | 10am – 1pm 2pm – 4pm |
| Friday 27 May | Hetton Centre Library, Welfare Road DH5 9NE Washington Millennium Centre, Concord NE37 2QD | 10am – 12pm 2pm – 5pm |
| Monday 6 June | City Library, Fawcett Street SR1 1RE Washington Millennium Centre, Concord NE37 2QD | 10am – 2pm 3.30pm – 6pm |
| Tuesday 7 June | Shiney Row Library, Chester Road DH4 4RB Ryhope Library, Black Road SR2 0RX | 10am – 12pm 2pm – 4pm |
| Wednesday 8 June | Hetton Centre Library, Welfare Road DH5 9NE Sandhill View, Grindon Lane SR3 4EN | 10am – 1pm 2pm – 5pm |
| Thursday 9 June | Bunnyhill Library, Hylton Lane SR5 4BW Wearside Health & Racquets Club, Camberwell Way, Doxford Park, SR3 3XN | 10am – 12pm 3pm – 7pm |
| Friday 10 June | Kayll Road Library SR4 7TW Fulwell Library, Dene Lane SR6 8EH | 11am – 1pm 3pm – 5pm |
| Saturday 11 June | Houghton Library, Newbottle Street DH4 4AF Washington Library, The Galleries NE38 7RZ | 10am – 12pm 1pm – 3pm |

What happens next?

All responses that we receive on the Growth Options will be used to shape the next version of the Core Strategy. This will be known as the "Publication Plan" and marks the next stage in the preparation of the Core Strategy. It is due out later in 2016.

The Core Strategy will then be submitted to the Secretary of State in early 2017. It will be examined by an independent Government Inspector during summer 2017 before it can be formally adopted by the council as the statutory development plan for the city.

Remember to submit your comments to us by 1 July 2016

What are your views on the growth options?

1. Of the three Growth Options proposed which one do you think is the most appropriate for the city and should be taken forward in the Core Strategy?

☐ Low Growth ☐ Medium Growth ☐ High Growth

2. Are there any other options that you think should be considered?

As set out previously, the 2013 draft Core Strategy divides the city into 5 sub-areas and proposes a different approach to how each of these areas might be developed over the next 20 years.

3. Do you think that these approaches are still appropriate and should be used as a basis for the next version of the Core Strategy?

☐ Yes ☐ No

4. If No, do you think different approaches should be used? What proportion of land for development do you think should be used in each sub-area? More/less for housing? More/less for employment? What are your views on the location of new retailing? Please set out your views below:

| Sub-area | Housing | Employment | Retailing | Your views or suggestions: |
|------------------|---------|------------|-----------|----------------------------|
| Central | | | | |
| Sunderland South | | | | |
| Sunderland North | | | | |
| Washington | | | | |
| Coalfield | | | | |

Your Name:

e-mail:

Address:

☐ Please tick here if you do not wish to be kept informed of future consultations on the Core Strategy

Please submit your comments to us by 1 July 2016