

## CABINET MEETING – 8 DECEMBER 2020

### EXECUTIVE SUMMARY SHEET – PART I

**Title of Report:**

Draft Development Management Supplementary Planning Document.

**Author(s):**

Executive Director of City Development

**Purpose of Report:**

The purpose of this report is to seek Cabinet approval to consult on the Draft Development Management (DM) Supplementary Planning Document (SPD).

**Description of Decision:**

It is recommended that Cabinet:

- approves public consultation on the Draft Development Management SPD attached at Appendix 1; and
- delegates authority to the Executive Director of City Development in consultation with the Portfolio Holder for Dynamic City to make any minor modifications to the draft DM SPD prior to the consultation.

**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 be undertaken on the draft Development Management SPD in accordance with Regulations 12 & 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

**Alternative options to be considered and recommended to be rejected:**

The option to proceed without developing an SPD for Development Management purposes was considered. However, the Council considers it necessary to provide additional guidance to support decision making on planning applications and replace the Interim Development Management Planning Guidance.

**Impacts analysed:**

**Equality**  **Privacy**  **Sustainability**  **Crime and Disorder**

The SPD will support and provide guidance on a range of planning matters, which will be of benefit to a wide range of interested groups.

An Equalities Impact Assessment has been undertaken for the Draft Development Management SPD. In addition, as part of the preparation of the Core Strategy and

Development Plan, which this document supplements, an Equalities Impact Assessment and Sustainability Appraisal was also undertaken.

**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**

## **DEVELOPMENT MANAGEMENT SUPPLEMENTARY PLANNING DOCUMENT**

### **Executive Director of City Development**

#### **1. Purpose of the Report**

- 1.1 The purpose of this report is to seek Cabinet approval to consult on the Draft Development Management (DM) Supplementary Planning Document (SPD).

#### **2. Description of Decision (Recommendations)**

- 2.1 It is recommended that Cabinet:
- approves public consultation on the Draft Development Management SPD attached at Appendix 1; and
  - delegates authority to the Executive Director of City Development in consultation with the Portfolio Holder for Dynamic City to make any minor modifications to the draft DM SPD prior to the consultation.

#### **3. Background**

##### **Development Plan**

- 3.1 On 29 January 2020, the Council approved the Core Strategy and Development Plan (CSDP) for adoption. The CSDP was subsequently adopted by the Council on 30 January 2020 and now forms part of the adopted Development Plan for the city.
- 3.2 Following the adoption of the CSDP, most of the Council's existing SPDs were revoked as they either were no longer necessary due to the detail included within the CSDP itself, or as they expanded upon guidance contained within Unitary Development Plan (UDP) policies which had been deleted.
- 3.3 To provide further detailed planning guidance on policies within the adopted Development Plan, a number of SPDs are being prepared including a Development Management SPD. These SPDs will be a material planning consideration when determining relevant planning applications.

##### **Development Management Interim Guidance**

- 3.4 To ensure the Council has some Development Management guidance in place to supplement the CSDP, Cabinet approved an Interim Development Management Planning Guidance note on 11 February 2020. This guidance note is a material planning consideration in the determination of planning applications on a temporary basis.

3.5 The interim guidance comprises 3 sections covering the following topic areas:

- Section 1 - Residential Design Guide;
- Section 2 – Householder Alterations and Extensions; and
- Section 3 – Car and Cycle Parking Standards.

3.6 The guidance note was to remain a material consideration until such time as the Council could develop and adopt a Development Management SPD.

### **The Development Management SPD**

3.7 To support the delivery of the Development Management policies contained in the CSDP and to provide additional guidance and clarity, it is considered appropriate to prepare a Development Management SPD. The Development Management SPD once adopted will supersede the interim guidance note and be a material consideration when determining planning applications.

3.8 The purpose of the Draft DM SPD is to:

- Provide additional planning guidance to decision makers on specific Development Management issues, building upon the policies contained within the adopted CSDP;
- Assist applicants to bring forward good quality developments which are policy compliant; and
- Refresh and update the Council's parking standards.

3.9 The Draft DM SPD (Appendix 1) includes 5 main sections;

- **Section 1** – Includes an introduction and overview of policy context.
- **Section 2** - Provides planning and design guidance for those who wish to extend or alter a dwellinghouse. It seeks to ensure that such development is of good design, is visually attractive, respects its surroundings as well as the local environment and does not unacceptably harm the living conditions of neighbouring properties.
- **Section 3** – has been prepared to assist developers, their design professionals and agents, in preparing proposals for residential developments. It provides criteria which planning applications for new residential development will be assessed, illustrating a preferred design approach, streamlining the planning process and ensuring the delivery of high quality, sustainable places within Sunderland.
- **Section 4** - Sets out new parking standards. The revised car and cycle parking guidance including Residential Parking Standards and Non-Residential Parking Standards
- **Section 5** – Includes guidance on advertisements including digital advertisements

3.10 In September, Cabinet approved consultation on the Development Management SPD Scoping Report. Consultation on the SPD was carried out in line with the Council's Statement of Community Involvement (SCI). It began on 21 September for 4 weeks until 19 October. Due to the exceptional

circumstances regarding Covid 19, arrangements were put into place to ensure consultation on the SPD was carried out in line with Government guidance and social distancing requirements. The consultation included sending letters or emails to all contacts on the Local Plan database, informing all statutory bodies and Duty to Cooperate partners, making the relevant material available in accessible locations including online and in paper format.

#### **4. Current Position**

- 4.1 In total, 4 consultees made representations to the Scoping Report. The Consultation Statement (Appendix 2) summarises representations received and the Council's response. In summary the following comments were made in relation to the draft SPD:
- Concern over the sewage network and Hendon Treatment Works having the capacity to manage sewage flows from developments within the Urban Core; and
  - The Coal Authority, Historic England and Highways England have no substantive comments to make at this stage.
- 4.2 The Council has taken into consideration all representations and where possible has included suggestions into the draft DM SPD (Appendix 1). The Consultation Statement (Appendix 2) details the representations received and the Council's response.

#### **Next Steps**

- 4.3 In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, an SPD must be consulted on for four weeks. Following this consultation, a Consultation Statement needs to be prepared and consulted on alongside the revised SPD.
- 4.4 Consultation on the draft DM SPD will be carried out in line with the Council's Statement of Community Involvement (SCI). Due to the exceptional circumstances regarding Covid 19, arrangements have been put in place to ensure consultation on the SPD can be carried out in line with Government guidance and social distancing requirements. As normal, the consultation will include sending letters or emails to all contacts on the Local Plan database, informing all statutory bodies and Duty to Cooperate partners, and making the relevant material available in accessible locations including online and in paper format.
- 4.5 Following consultation on the draft DM SPD, the Council will take into consideration the outcomes of the consultation and will prepare the final SPD for adoption next year.

## 5. Reasons for the Decision

- 5.1 The decision is required to allow public consultation to be undertaken on the DM SPD Scoping Report in accordance with Regulations 12 & 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

## 6. Alternative Options

- 6.1 The option to proceed without developing an SPD for Development Management purposes was considered. However, the Council considers it necessary to provide additional guidance to support decision making on planning applications and replace the Interim Development Management Planning Guidance.

## 7. Impact Analysis

- (a) **Equalities** – An Equalities Impact Assessment has been undertaken for the Draft DM SPD (Appendix 3).
- (b) **Sustainability** – As part of the preparation of the CSDP a Sustainability Appraisal was undertaken at all stages.
- (c) **Reduction of Crime and Disorder – Community Cohesion/Social Inclusion** – The SPD will seek to provide further guidance on good design which will have positive benefits in terms of community cohesion.

## 8. Other Relevant Considerations/Consultations

- (i) **Financial Implications** – The costs associated with the SPD consultation will be met through existing Planning Policy budgets.
- (ii) **Risk Analysis** – It is not considered that a risk analysis is necessary.
- (iii) **Legal Implications** – The applicable legislation will be adhered to throughout the process.
- (iv) **Policy Implications** – The SPD would provide new planning policy guidance which would be a material planning consideration in the determination of planning applications within the city.
- (v) **Implications for Other Services** – The SPD would be used in the determination of planning applications and therefore would not have any direct implications for Other Services.
- (vi) **The Public/External Bodies** – The Council will be consulting on the SPD.
- (vii) **Project Management Methodology** – N/A.

(viii) **Procurement** – N/A.

**9. Background Papers**

9.1 N/A

**10. List of Appendices**

Appendix 1 Development Management Draft SPD

Appendix 2 Development Management Draft SPD Consultation Statement

Appendix 3 Development Management SPD Equalities Impact Assessment

Copies are available in the Members' Rooms and online at

<https://www.sunderland.gov.uk/article/12733/Supplementary-Planning-Documents-SPDs->

<https://committees.sunderland.gov.uk/committees/cm15/Meetings/tabid/73/ctl/ViewMeetingPublic/mid/410/Meeting/10397/Committee/1953/Default.aspx>

