

CABINET MEETING – 8 DECEMBER 2020

EXECUTIVE SUMMARY SHEET – PART I

Title of Report:

Land East of Washington (Washington Meadows) Supplementary Planning Document Scoping Report

Author(s):

Executive Director of City Development

Purpose of Report:

The purpose of this report is to seek Cabinet approval to consult on the Land East of Washington (Washington Meadows) Supplementary Planning Document Scoping Report.

Description of Decision:

It is recommended that Cabinet:

- approves public consultation on the Land East of Washington (Washington Meadow) Supplementary Planning Document (SPD) Scoping Report (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 Scoping Report 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 Washington Meadows Scoping Report 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 Land East of Washington (Washington Meadows) was considered. However, the Council considers it necessary to ensure the comprehensive and coordinated development of the area.

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 interest groups.

An Equalities Impact Assessment has been undertaken for the Land East of Washington (Washington Meadows) SPD Scoping Report. In addition, as part of the preparation of the Draft Allocations and Designations 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
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Is this a "Key Decision" as defined in the Constitution?	Yes
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Is it included in the 28-day Notice of Decisions?	Yes
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LAND EAST OF WASHINGTON (WASHINGTON MEADOWS) SUPPLEMENTARY PLANNING DOCUMENT SCOPING REPORT

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 Land East of Washington (Washington Meadows) Supplementary Planning Document Scoping Report.

2. Description of Decision (Recommendations)

- 2.1 It is recommended that Cabinet:
- approves public consultation on the Land East of Washington (Washington Meadow) Supplementary Planning Document (SPD) Scoping Report (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 Scoping Report prior to the consultation.

3. Background

Local Plan

- 3.1 Sunderland's Local Plan consists of three parts:
- the Core Strategy and Development Plan (CSDP);
 - the Allocations and Designations Plan (hereafter referred to as the Draft A&D Plan); and
 - the International Advanced Manufacturing Park Area Action Plan (IAMP AAP).
- 3.2 The Draft A&D Plan identifies, in Policy SP12, North East Washington as an area for regeneration and new development. The policy states that the Council working with its partners will:
- create a new sustainable residential community at Land East of Washington (hereafter referred to as Washington Meadows);
 - work to secure regeneration and renewal at Sulgrave; and
 - work toward re-opening the Leamside Line.
- 3.3 Policy SS9 of the Draft A&D Plan allocates Washington Meadows as a sustainable urban extension to Washington. The site was previously safeguarded by the CSDP. The Draft A&D Plan requires that development of the site should be comprehensive and coordinated and in accordance with the Land East of Washington (Washington Meadows) SPD.

- 3.4 The purpose of an SPD is to expand policy or provide further detail and support of policies in a Development Plan. An SPD does not have Development Plan status, but it can be accorded significant weight as a material planning consideration in the determination of planning applications.

North East Washington Context

- 3.5 Washington Meadows is within an area referred to in the Draft A&D Plan as North East Washington. North East Washington is an area of the city with a significant amount of development potential including IAMP, which is the premier location for advanced manufacturing and automotive technology, Washington Meadows for new housing growth, and the Leamside Line which offers an opportunity to connect into the Metro/rail network. It is important that, alongside developing new homes and jobs, the Council and its partners invest in and regenerate existing communities where there is a recognised need for intervention.
- 3.6 It is anticipated that Washington Meadows and IAMP will be a catalyst for the regeneration of the wider North East Washington area. To ensure the area's potential and the council's and community's aspirations are realised, a comprehensive approach to its development is necessary. This will ensure that new housing, employment, regeneration and infrastructure are delivered in a timely manner. The Council is currently preparing a Regeneration Strategy for North East Washington.

Washington Meadows Site

- 3.7 The site will form a natural extension to Washington. The site is located on the north eastern edge of Washington close to Nissan and west of IAMP. To the north of the site is agricultural land, to the east IAMP, to the south Nissan and Elm Tree Farm Garden Nursery & Tearoom, and to the west of the site is the former Leamside Railway Line. The site is approximately 98 hectares in size.
- 3.8 Washington Meadows will become an example of a low carbon, sustainable development and a destination of choice for families wishing to live in the city. The development will achieve high standards of sustainability, design and provide a range of supporting facilities to help foster a strong sense of community. The creation of well connected, integrated and sustainable transport links will be essential to making this a sustainable neighbourhood.

Washington Meadows Policy Context

- 3.9 The adopted CSDP sets out the Council's long-term plan for development across the city to 2033. It sought to address the lack of development potential in the area to ensure Washington could continue to thrive as a sustainable community. The CSDP designated the site as safeguarded for long term development needs. The CSDP states that consideration will be given to an early release of the safeguarded land through the A&D Plan, if required. In preparation of the Draft A&D Plan and its supporting evidence base, it has become clear that in order to ensure a sufficient supply of deliverable and developable housing sites within the city throughout the plan period and beyond (including a buffer of approximately 10% to ensure deliverability), it would be necessary to release the site early.

3.10 The Draft A&D Plan, therefore, includes a policy which allocates Washington Meadows as an Urban Extension. To ensure the site delivers the necessary infrastructure requirements and creates a sustainable community, Policy SS9 identifies a number of policy constraints which must be addressed at the planning application stage. It also requires development to be in accordance with the Land East of Washington (Washington Meadows) SPD.

3.11 In addition, Policy SS9 safeguards land for a new railway station and associated car parking. This is to ensure that land is protected for a station if the Leamside Line is reopened.

4. Current Position

4.1 It is the intention of the Council to produce and formally adopt the Land East of Washington (Washington Meadows) SPD. This SPD will give further detailed advice on how policies SP12 and SS9 will be applied.

4.2 The purpose of the SPD is to:

- detail the Council's visions and aspirations for Washington Meadows;
- facilitate the delivery of Washington Meadows to ensure that the site is delivered in a comprehensive and coordinated manner; and
- provide a basis for informed and transparent decision making on planning applications.

4.3 The Land East of Washington (Washington Meadows) SPD Scoping Report (Appendix 1) acts as an opening consultation paper to discuss the relevant issues, themes and potential format that the SPD will cover.

4.4 The Scoping Report (Appendix 1) details that the SPD will:

- provide a vision and strategic objectives for the area;
- define key development principles and concepts to enable a strategic approach to delivery;
- provide a masterplan framework, incorporating design parameters and principles to ensure a high standard of design and sustainability;
- identify requirements and provide a broad strategy to deliver supporting infrastructure; and
- form part of the evidence base for the emerging A&D Plan, by demonstrating the site's suitability and deliverability.

4.5 The SPD will comprehensively cover the following key strategic issues including: Natural Environment, Built Environment, Social Infrastructure, Access & Connectivity, Utilities, Pollution, Flood Risk & Drainage, Contamination, Infrastructure Requirements and Costs and Phasing.

Next Steps

4.6 In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, an SPD must be consulted on, for a minimum of four weeks. Consultation on SPDs must 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 Scoping Report can be carried out in line with Government guidance and social distancing requirements. As normal, the consultation will include sending letters/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.

- 4.7 Following consultation on the SPD Scoping Report (Appendix 1), the Council will take into consideration the outcomes of the consultation and will prepare a Land East of Washington (Washington Meadows) Draft SPD. The draft SPD will be consulted on alongside the revised draft of the A&D Plan in 2021.

5. Reasons for the Decision

- 5.1 The decision is required to allow public consultation to be undertaken on the Land East of Washington (Washington Meadows) 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 Land East of Washington (Washington Meadows) was considered. However, the Council considers it necessary to ensure the comprehensive and coordinated development of the area.

7. Impact Analysis

- (a) **Equalities** – An Equalities Impact Assessment has been undertaken for the SPD Scoping Report (Appendix 2).
- (b) **Sustainability** – As part of the preparation of the Draft A&D Plan a Sustainability Appraisal has been undertaken. This assesses the sustainability of the approach to Land East of Washington (Washington Meadows).
- (c) **Reduction of Crime and Disorder – Community Cohesion/Social Inclusion** – The SPD will seek to provide further guidance development for Land East of Washington (Washington Meadows) 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, as referenced in the report, will be adhered to throughout the process.
- (iv) **Policy Implications** – The SPD will provide new planning policy guidance which will be a material planning consideration in the determination of planning applications within Washington Meadows.
- (v) **Implications for Other Services** – The SPD will be used in the determination of planning applications and therefore will not have any direct implications for other Services.
- (vi) **The Public/External Bodies** – The Council will be consulting on the SPD.

9. List of Appendices

- Appendix 1 Land East of Washington (Washington Meadows) SPD Scoping Report.
- Appendix 2 Land East of Washington (Washington Meadows) SPD Scoping Report Equalities Impact Assessment.

Copies are available in the Members' Rooms and online at
<https://www.sunderland.gov.uk/article/12733/Supplementary-Planning-Documents-SPDs->

