

## **DEVELOPMENT PLAN**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

### **Unitary Development Plan - current status**

The Unitary Development Plan for Sunderland was adopted on 7th September 1998. In the report on each application specific reference will be made to those policies and proposals, which are particularly relevant to the application site and proposal. The UDP also includes a number of city wide and strategic policies and objectives, which when appropriate will be identified.

## **STANDARD CONDITIONS**

Sections 91 and 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 require that any planning application which is granted either full or outline planning permission shall include a condition, which limits its duration.

## **SITE PLANS**

The site plans included in each report are illustrative only.

## **PUBLICITY/CONSULTATIONS**

The reports identify if site notices, press notices and/or neighbour notification have been undertaken. In all cases the consultations and publicity have been carried out in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010

## **LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION**

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees;
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These reports are held on the relevant application file and are available for inspection during normal office hours at the Office of the Chief Executive in the Civic Centre or via the internet at [www.sunderland.gov.uk/online-applications/](http://www.sunderland.gov.uk/online-applications/)

Janet Johnson  
Deputy Chief Executive

**Reference No.:** 11/01796/FUL Full Application

**Proposal:** **Erection of (70) 2, 3 and 4 bedroom dwellings with associated highways, landscaping and car parking.**

**Location:** Land At Maplewood Avenue Marley Potts Sunderland SR5 5BN

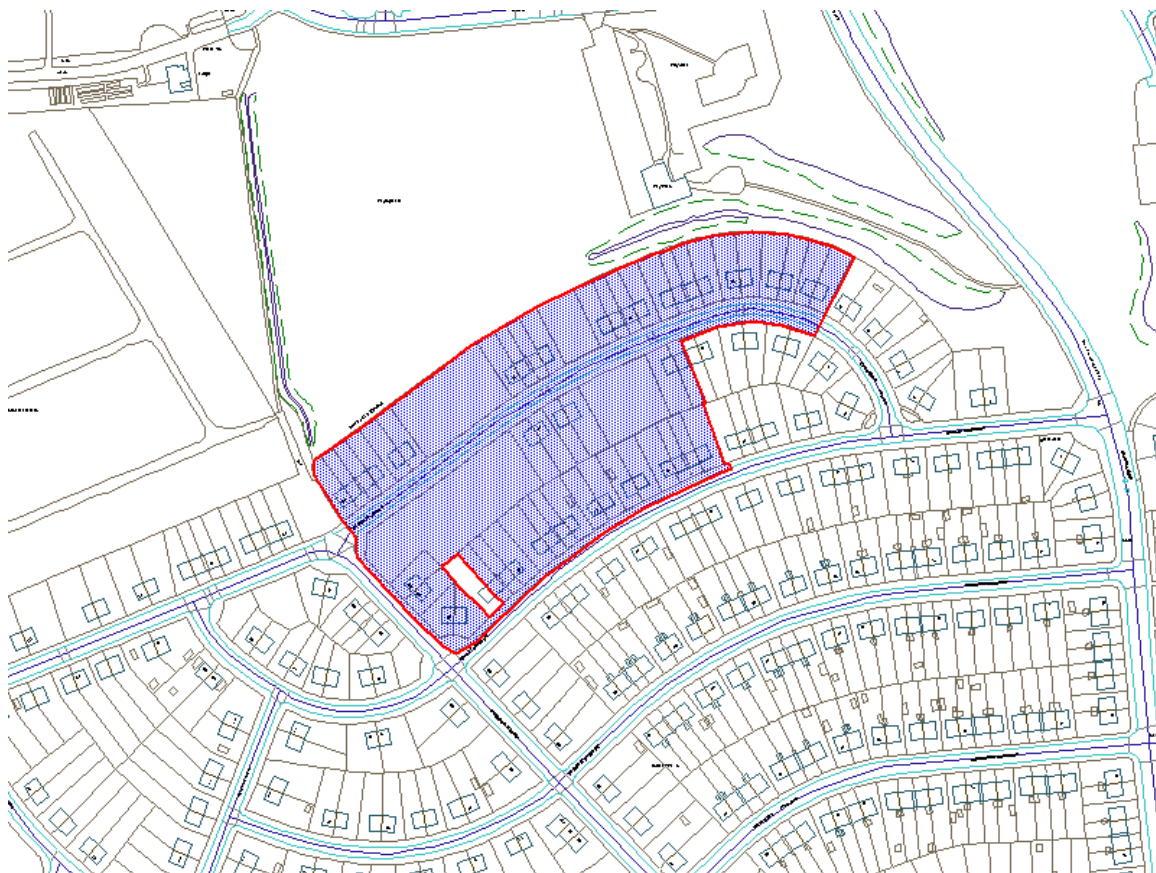
**Ward:** Southwick

**Applicant:** Gleeson Homes and Regeneration Limited

**Date Valid:** 10 June 2011

**Target Date:** 9 September 2011

### Location Plan



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### PROPOSAL:

The proposal relates to a development of 70 (2, 3 and 4 bed) family homes with associated landscaping and parking on this 2.1 hectare site. The site lies to the north of Marley Crescent and is dissected by Maplewood Avenue, with Elmwood Avenue running along its western boundary. To the north of the site are open playing fields and allotments.

The Planning Statement submitted in support of the proposal explains that the site is located within the regeneration area of Marley Potts. Gentoo assembled and cleared the site through the demolition of 64 houses. Gleeson, who are the applicant for this application are currently in the process of purchasing the site from Gentoo.

The housing schedule for the development comprises of the following mix:

10 X 2 bedroomed, all semi-detached  
53 X 3 bedroomed, 32 will be semi and 21 detached  
7 X 4 bedroomed, all detached

Vehicular access to the proposed development will be achieved via the existing road network and therefore Maplewood Avenue and Marley Crescent will remain as through roads, although two cul de sacs off Maplewood Avenue are also proposed.

The planning application has been supported by a plans and elevations, Design and Access Statement, Flood Risk Assessment, Planning Statement, Heads of Terms, Affordable Housing Statement, Transport Statement, Statement of Community Involvement and a Geoenvironmental Appraisal.

#### **TYPE OF PUBLICITY:**

Press Notice Advertised  
Site Notice Posted  
Neighbour Notifications

#### **CONSULTEES:**

City Services - Network Management  
Environment Agency  
Force Planning And Police Architectural Liaison Officer  
Director Of Childrens Services  
Fire Prevention Officer  
North Gas Networks  
Northern Electric  
Northumbrian Water  
Nexus

Final Date for Receipt of Representations: **13.07.2011**

#### **REPRESENTATIONS:**

Neighbours

No letters of representation have been received.

## Pre-Submission Community Involvement.

A Statement of Community Involvement accompanies the application, which sets out the history of engagement with residents in the area. The report explains that consultations regarding the regeneration of this area have been ongoing for some considerable time, dating back to 2002, when Gentoo identified it for housing renewal. Following some initial consultation much of the site was cleared, although as a result of the economic downturn Gentoo no longer consider themselves able to bring the site forward. This has resulted in a developer new to the north east, Gleeson Homes becoming involved.

In order to gain feedback for their proposals, Gleeson arranged a public consultation event on 11 April 2011 at Southwick Community Primary School. Posters were displayed at 23 facilities within one mile of the site including shops, schools, GP, dentist, swimming pool, library and Gentoo Offices and leaflets distributed to 1,121 local households. Ward Councillors were also made aware of the event via email.

The agent advises that the event was well attended and of those who did attend, 7 completed feedback forms. The responses are as follows, which shows that of those who visited and completed a form, the majority were supportive of Gleeson's redevelopment proposals:-

### Question

Do you think Gleeson's new homes will improve the area?

7 (yes)

Do you think the prices of Gleeson's new homes are affordable to local people?

4 (yes) 2 (don't know)

Do you support Gleeson's development of new homes in the area?

7 (yes)

### Comments

- Concern about proposed walkway and access between field and estate as area already suffers from anti-social behaviour e.g. motor bikes and local youths
- Affordable but not to locals
- Stigma of Marley Potts to be overcome
- Use of bushes / thorns to provide extra security

## Environment Agency (EA)

The EA confirmed that they have no objections to the proposed development. However the EA advise that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Given the variety of approaches which could be adopted in respect of sustainable drainage any proposed scheme can be developed based on such principles. Consequently, should Members be minded to approve, a surface water drainage condition could be placed on the decision notice to agree a suitable scheme.

## Nexus

Nexus have no objection in principle to the proposed development. The area is well served by public transport linking the site with outlying estates, the City

Centre and opportunities to interchange onto other public transport and Metro for access to other destinations.

#### Northumbria Police (NP)

NP have no objections to the proposed scheme and request that the applicant contact NP in order that further discussions can be held in relation to achieving Secured by Design (SBD) certification, accordingly should Members be minded to approve the application this can be attached as an informative to the decision notice.

#### Northern Gas Networks

Northern Gas Networks has no objections to the proposed development. However there may be apparatus in the area that may be at risk during construction works and should Members be minded to approve the application then Northern Gas Networks would require the developer to contact them directly to discuss their requirements in detail.

#### **POLICIES:**

In the Unitary Development Plan the site is subject to the following policies;

B\_2\_Scale, massing layout and setting of new developments

T\_14\_Accessibility of new developments, need to avoid congestion and safety problems arising

EN\_10\_Proposals for unallocated sites to be compatible with the neighbourhood

#### **COMMENTS:**

The main issues to consider in determining this application are:-

1. The Principle of the Development.
2. The Appearance and Layout of the Development.
3. The Impact upon Neighbouring Properties.
4. Highways Issues.
5. Play Space Provision.
6. Viability.

The application is being given further consideration, however, it is anticipated that a recommendation will be made on the supplement.

#### **RECOMMENDATION: Deputy Chief Executive to Report**