Sunderland City Council

DEVELOPMENT MANAGEMENT SUPPLEMENTARY PLANNING DOCUMENT

Consultation Statement

Sunderland City Council

December 2020

Introduction 2

Consultation on the Development Management SPD 5

A summary of the main issues raised by those persons and how those issues have been addressed in the Supplementary Planning Document 6

Appendix 1 – Letters 7

Introduction

The Town and Country Planning (Local Planning) (England) Regulations 2012, requires that "Before a local planning authority adopt a supplementary planning document it must a) prepare a statement setting out:

i. the persons the local planning authority consulted when preparing the supplementary planning document;
ii. a summary of the main issues raised by those persons; and
iii. how those issues have been addressed in the supplementary planning document".

This Consultation Statement sets out details of the consultation Sunderland City Council has undertaken in the preparation of the Development Management Supplementary Planning Document (DM SPD).

What is the Development Management Supplementary Planning Document

SPDs add further detail to the policies in Development Plans. They can be used to provide further guidance for development on specific sites or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

Sunderland's Local Plan consists of three development plans, the Core Strategy and Development Plan (CSDP) (adopted 2020), the Allocations and Designations Plan (emerging) and the International Advanced Manufacturing Park (IAMP) Area Action Plan.

The purpose of the Development Management SPD is to provide additional detailed planning guidance in relation to household extensions and alterations, urban design, parking standards and advertisements. The SPD provides additional guidance to the policies identified below:

HS1 Quality of Life and Amenity

1. Development must demonstrate that it does not result in unacceptable adverse impacts which cannot be addressed through appropriate mitigation, arising from the following sources:
   i. air quality;
   ii. noise;
   iii. dust;
   iv. vibration;
   v. odour;
   vi. emissions;
   vii. land contamination and instability;
   viii. illumination;
   ix. run-off to protected waters; or
   x. traffic.
2. development must ensure that the cumulative impact would not result in unacceptable adverse impacts on the local community; and
3. development will not normally be supported where the existing neighbouring uses would unacceptably impact on the amenity of future occupants of the proposed development.

BH1 Design Quality

To achieve high quality design and positive improvement, development should:

1. create places which have a clear function, character and identity based upon a robust understanding of local context, constraints and distinctiveness;
2. maximise opportunities to create sustainable, mixed-use developments which support the function and vitality of the area in which they are located;
3. be of a scale, massing, layout, appearance and setting which respects and enhances the positive qualities of nearby properties and the locality;
4. retain acceptable levels of privacy and ensure a good standard of amenity for all existing and future occupiers of land and buildings;

5. promote natural surveillance and active frontages, including the provision of appropriate lighting, to assist in designing out crime;
6. clearly distinguish between public and private spaces, including appropriate use of hard and soft boundary treatments which reflect the character of the area;
7. create visually attractive and legible environments through provision of distinctive high quality architecture, detailing, building materials;
8. provide landscaping as an integral part of the development including retaining landscape features and reflecting surrounding landscape character and where appropriate and viable, the enhancement and upgrading of public realm and existing green infrastructure;
9. maximise the opportunities for buildings and spaces to gain benefit from sunlight and passive solar energy;
10. avoid, where possible, disruption to established views of important buildings, structures and landscape features;
11. in the case of tall buildings, form a positive relationship with the skyline and topography of the site and the surrounding area;
12. create safe, convenient and visually attractive areas for servicing and parking which does not dominate the development and its surroundings;
13. encourage durability and adaptability throughout the lifetime of the development to accommodate a range of uses; and
14. from 1 April 2021, meet national spaces standards as a minimum (for residential).

Large-scale developments should be supported by detailed Masterplans or development frameworks, and where appropriate, design codes.

BH2 Sustainable Design and Construction

Sustainable design and construction should be integral to development. Where possible, major development (as defined in the 2019 Framework) should:

1. maximise energy efficiency and integrate the use of renewable and low carbon energy;
2. reduce waste and promote recycling during construction and in operation;
3. conserve water resources and minimise vulnerability to flooding;
4. provide details of the type of materials to be used at the appropriate stage of development;
5. provide flexibility and adaptability, where appropriate, allowing future modification of use or layout, facilitating future refurbishment and retrofitting;
6. include opportunities to incorporate measures which enhance the biodiversity value of development, such as green roofs;
7. include a sustainability statement setting out how the development incorporates sustainable resource management and high environmental standards; and
8. maintain an appropriate buffer between sensitive development and existing waste water treatment works to ensure amenity and operational continuity, in accordance with Government Code of Practice guidance.

BH4 Advertisements

Development for advertisements should:

1. be well designed and sympathetic to the character and appearance of their location and the building to which they relate, having regard to matters such as size, materials, construction, location, level of illumination and cumulative impact with other signage on the building and within the vicinity; and
2. for illuminated advertisements and signs, not adversely affect the amenity and/or safety of the surrounding area.

ST3 Development and Transport

Development should:

1. provide safe and convenient access for all road users, in a way which would not:
   i. compromise the free flow of traffic on the public highway, pedestrians or any other transport mode, including public transport and cycling; or
   ii. exacerbate traffic congestion on the existing highway network or increase the risk of accidents or endanger the safety of road users including pedestrians, cyclists and other vulnerable road users;
2. incorporate pedestrian and cycle routes within and through the site, linking to the wider sustainable transport network;

3. submit an appropriate Transport Assessment/Transport Statement and a Travel Plan. This must demonstrate that appropriate mitigation measures can be delivered to ensure that there is no detrimental impact to the existing highway;
4. include a level of vehicle parking and cycle storage for residential and non-residential development, in accordance with the council's parking standards;
5. provide an appropriate level of electric vehicle parking and charging infrastructure for commercial and non-residential development to suit site specific requirements, and make provision for the installation of home charging apparatus on major residential schemes; and
6. safeguard the existing network of Definitive Public Rights of Way. If this cannot be accommodated, then a diversion and/or alternative route shall be provided.

Consultation on the Development Management SPD

The Council, in accordance with the Statement of Community Involvement has undertaken an initial round of public consultation.

Stage 1 – Development Management Scoping report	21 September 2020 to 19 October 2020

Persons the local planning authority consulted when preparing the supplementary planning document

At stage 1, the Council wrote to all persons on the Local Plan Database, this includes statutory consultees, general consultation bodies and those who had previously expressed an interest in the Local Plan. Copies of the correspondence inviting persons to make representations on the SPD is included in Appendix 1.

Consultation at each stage

Stage 1 Scoping Report

Public consultation on the Development Management Scoping Report Supplementary Planning Document took place over a four week period, commencing on Monday 21st September 2020 and finishing on Monday 19th October 2020.

The consultation on the Scoping Report included writing to all consultees in the Local Plan database (Appendix 1) publishing the SPD and supporting documents on the council's website[1] and making available to view the SPD at Sunderland Civic Centre between the hours of 8.45am and 5.15pm, Monday to Thursday; and 8.45am and 4.45pm on Friday. A statement of representation procedure was published within the correspondence sent out and on the Council's website. The statement detailed when representations could be made, the deadline for making representations, how consultees could make representations and where and at what times consultation documents were available for the public and interested parties to view.

In total, representations from 4 consultees were received. In summary the only substantive comments made during this consultation was in relation to sewerage capacity relating to potential development sites within the Urban Core.

Table 1 summaries the representations received. All representation were taken into consideration when preparing the Draft DM SPD.

[1] https://www.sunderland.gov.uk/article/14749/Draft

A summary of the main issues raised by those persons and how those issues have been addressed in the Supplementary Planning Document

Table 1: Stage 1 Development Management Scoping Report SPD

Consultee	Summary of Representations	Council's Response
Coal Authority	No specific comments.	Comments noted.
Historic England	No specific comments. Look forward to engaging with the Council during the preparation of the SPD.	Comments noted.
Highways England	No Specific comments to make at this stage but look forward to future engagement particularly with regard to parking standards and home working.	Comments noted.
Bob Latimer	Neither the sewerage network or Hendon sewage Treatment Works have the capacity to manage sewerage flows from developments within the Urban Core.	These comments relate to the Riverside Sunderland SPD which was being consulted upon at the same time at the DM SPD Scoping Report.
Bob Latimer	Neither the sewerage network or Hendon sewage Treatment Works have the capacity to manage sewerage flows from developments within the Urban Core. Concerned that the proposals would result in more foul discharges into the sea at Seaburn and Whitburn.	These comments relate to the Riverside Sunderland SPD which was being consulted upon at the same time at the DM SPD Scoping Report.

Appendix 1 – Letters

Date: Monday 21 September 2020

Our ref: CSDP/MM

This matter is being dealt with by: Strategic Plans Team, Civic Centre, Burdon Road, Sunderland, SR2 7DN
Tel: 0191 561 1577
Email: planningpolicy@sunderland.gov.uk

Dear Sir/Madam,

REVISED DRAFT RIVERSIDE SUNDERLAND SUPPLEMENTARY PLANNING DOCUMENT (SPD), DEVELOPMENT MANAGEMENT SPD SCOPING REPORT AND HOMES IN MULTIPLE OCCUPATION SPD

I am writing to inform you that Sunderland City Council is consulting on a number of Supplementary Planning Documents (SPD), including the Revised Draft Riverside SPD, the Development Management (DM) SPD Scoping Report and the Homes in Multiple Occupation (HMO) SPD.

Consultation will take place over a four-week period, commencing on 21 September 2020 and closing on 19 October 2020. Due to current situation with COVID-19 our methods of engagement will differ from what we have undertaken previously. As such, during the consultation period copies of the SPDs and supporting documents (including the Riverside Sunderland SEA Determination Statement) will only be available in the Civic Centre, Burdon Road, Sunderland, SR2 7DN during normal opening hours (8.45am-5.15pm Monday - Thursday and 8.45am-4.45pm Friday) and on the council's website at https://www.sunderland.gov.uk/article/12733/Supplementary-Planning-Documents-SPDs-

We would welcome any comments you may wish to make on this SPDs. Please email: planningpolicy@sunderland.gov.uk; or if you cannot send comment electronically please post to: Strategic Plans, Civic Centre, Burdon Road, Sunderland, SR2 7DN.

Please note that comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

If you have received this letter and no longer wish to be contacted about future planning consultations, please contact us in writing at: planningpolicy@sunderland.gov.uk or Strategic Plans, Sunderland Civic Centre, Burdon Road, Sunderland, SR2 7DN and we will remove you from the consultation database.

Yours faithfully



Catherine Auld
Assistant Director of Economic Regeneration
Strategic Plans and Housing Team
Civic Centre
Burdon Road
Sunderland
SR2 7DN

Tel: 0191 520 5555
Web: www.sunderland.gov.uk
planningpolicy@sunderland.gov.uk