

CABINET MEETING – 8 DECEMBER 2020

EXECUTIVE SUMMARY SHEET – PART I

Title of Report:

Draft Allocations and Designations Plan.

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 Allocations and Designations Plan (A&D Plan) (Appendix 1), Policies Map (Appendix 2) and supporting evidence (as listed in Appendix 5).

Description of Decision:

It is recommended that Cabinet:

- approves public consultation on the Draft Allocations and Designations Plan attached at Appendix 1, Policies Map as attached in Appendix 2 and supporting Evidence as listed in Appendix 5; 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 Allocations and Designations Plan and Policies Map in advance of 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 Allocations and Designations Plan in accordance with Regulation 18 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 Allocations and Designations Plan was considered. However, the Council is legally required to prepare a Local Plan Document.

Impacts analysed:

Equality ☐ Y **Privacy** ☐ x **Sustainability** ☐ Y **Crime and Disorder** ☐ x

The Draft A&D Plan will designate and allocate land to meet the strategic objectives outlined in the Core Strategy and Development Plan. The Plan 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 Allocations and Designations Plan (Appendix 4). In addition, the Allocations and Designations Plan has also been subject to a Sustainability Appraisal (incorporating Strategic Environmental Assessment). A summary of the outcomes of this process is attached in Appendix 3.

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

DRAFT ALLOCATIONS AND DESIGNATIONS PLAN

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 Allocations and Designations Plan (Appendix 1), Policies Map (Appendix 2) and supporting evidence (as listed in Appendix 5).

2. Description of Decision (Recommendations)

- 2.1 It is recommended that Cabinet:
- approves public consultation on the Draft Allocations and Designations Plan attached at Appendix 1, Policies Map as attached in Appendix 2 and supporting Evidence as listed in Appendix 5; 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 Allocations and Designation Plan and Policies Map in advance of consultation.

3. Background

Local Plan

- 3.1 All Local Planning Authorities are required to produce a Local Plan. Local Plans set out a vision and framework for the future development of an area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design. The Local Plan is an essential tool for guiding decisions on individual development proposals and is the starting point for considering whether a planning application can be approved.
- 3.2 Local plans must be positively prepared, justified, effective and consistent with national policy in accordance with section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the National Planning Policy Framework.
- 3.3 Sunderland's Local Plan consists of three parts: the Core Strategy and Development Plan (CSDP) which was adopted in 2020, the International Advanced Manufacturing Park Area Action Plan (IAMP AAP) which was adopted in 2017 and the final part will be the Allocations and Designations Plan (hereafter referred to as the A&D Plan).

- 3.4 Upon its adoption, the A&D Plan will supersede and replace all remaining saved policies of the Unitary Development Plan and Unitary Development Plan Alteration No.2.

The A&D Plan

- 3.5 As set out above, the A&D Plan is the third and final part of the Local Plan. Its purpose is to allocate and designate land to help deliver the overarching strategy and strategic objectives set out within the CSDP. The CSDP set out the overarching development strategy for Sunderland until 2033. This included the requirement to deliver at least 13,410 net new homes, 7,200 new jobs and the development of at least 45,400m² of new comparison retail development. The CSDP also established detailed development management policies to protect the area's assets such as its greenspaces and the historic environment, and policies to create sustainable, healthy communities.
- 3.6 Whilst the policies of the CSDP go some way in facilitating the delivery of the overarching development strategy, the A&D Plan will allocate and designate land to ensure that the development strategy can be delivered in full.

Preparing the A&D Plan

- 3.7 As part of the preparation of the draft A&D Plan (Appendix 1), the Council has prepared a detailed evidence base (as listed in Appendix 5) which has been used to inform the policies contained within the A&D Plan. In addition to the evidence base, the A&D Plan has also been subject to a Sustainability Appraisal (incorporating Strategic Environmental Assessment), Habitats Regulations Assessment, Health Impact Assessment and Equalities Assessment. These impact assessments have considered the impacts of the A&D Plan on the environment, health and equalities issues. In addition to satisfying statutory requirements, this has helped to shape the content of the A&D Plan in order to maximise beneficial effects for local communities and the environment.
- 3.8 The Council has also worked closely with neighbouring authorities and statutory bodies during the preparation of this Plan on strategic planning matters as part of its duty-to-cooperate. The Council will continue, as part of the duty-to cooperate, to discuss any strategic issues which arise as a consequence of this consultation. The Plan has been prepared in accordance with the National Planning Policy Framework (NPPF)¹, Planning Practice Guidance (PPG)² and legislation³.

¹ <https://www.gov.uk/guidance/national-planning-policy-framework/3-plan-making#para17>

² <https://www.gov.uk/government/collections/planning-practice-guidance>

³ Planning and Compulsory Purchase Act 2004 <https://www.legislation.gov.uk/ukpga/2004/5/section/19>, Neighbouring Planning Act 2017 <https://www.legislation.gov.uk/ukpga/2017/20/section/8>, The Town and Country Planning (Local Planning) (England) Regulations 2012 <https://www.legislation.gov.uk/uksi/2012/767/part/4/made>

4. Current Position

4.1 To meet the overall development strategy set out in the CSDP, the draft A&D Plan proposes to:

- **Allocate sufficient land to meet housing needs** – The CSDP identifies that Sunderland will need to deliver approximately 13,410 new homes during the plan period (between 2015 and 2033). Although a substantial amount of these homes have already been delivered, or have planning permission, there is a need to identify sufficient land to meet the housing needs. The A&D Plan proposes to allocate sites for housing across the city to deliver approximately 4246 new homes by 2033. These sites are mainly brownfield sites and are all within the existing urban area.
- **Allocate Riverside Sunderland** - Riverside Sunderland is located in the heart of the Urban Core. Over the next 20 years, it is expected that Riverside Sunderland will transform into a successful business location, a popular place to live and a focal point for community life. The A&D Plan will allocate the site and alongside the Riverside Sunderland Supplementary Planning Document (SPD) ensure that development is coordinated and comprehensive.
- **Focus regeneration and new development at North East Washington** - North East Washington is an area of the city with a significant amount of development potential. The A&D Plan identifies Land East of Washington (Washington Meadows) as a sustainable urban extension to Washington. The site was previously safeguarded by the CSDP, however through preparing the draft A&D Plan it has become apparent that the site should be allocated to meet the city's needs. It is considered that Washington Meadows will become an example of a low carbon, sustainable development and a destination of choice for families. 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, which is why the A&D Plan proposes to safeguard land for a metro/rail station on the site. The Council is preparing the Land East of Washington (Washington Meadows) SPD in tandem with the A&D Plan to ensure the site is delivered comprehensively. The A&D Plan recognises the wider benefits development in the area may bring and therefore identifies Sulgrave as a Regeneration Area.
- **Allocate the former Houghton Colliery site as a development opportunity and extension to Houghton Town Centre** - The CSDP sets out the aspiration to deliver at least 45,400m² of new comparison retail floorspace over the plan period to 2033. The Council recognise that the dynamic of the retail sector has been changing over recent years, with the growth of online retail and consolidation of many retailers into fewer outlets particularly focussed upon high order centres. Notwithstanding this, the Sunderland Retail Needs Assessment (2016) recognises that there is currently a significant amount of leakage in terms of retail expenditure from the Coalfield

sub-area. The former Houghton Colliery site has been a long-standing allocation for retail development in order to help address this need and would represent a logical extension to Houghton Town Centre. Therefore, the A&D Plan allocates this site.

- **Designate heritage assets** – The Council recognise the importance of the built and historic environment within the city and the need to preserve these assets for future generations. The CSDP contains several detailed policies which set out how the Council will determine applications which may have a potential impact upon the historic environment, including designated and non-designated heritage assets. Whilst the specific policies for dealing with such applications were set out within the CSDP, the formal designations were not shown on the Policies Map. The draft A&D Plan therefore seeks to formally designate these heritage assets.
- **Protect the natural environment** – The Council recognise the important role that the natural environment plays within the city and has set out a range of policies within the CSDP to protect and enhance this. Whilst the CSDP sets out the policy framework against which applications will be assessed, the majority of the environmental designations are not currently shown on the adopted CSDP Policies Map. The Council has done a substantial amount of work to ensure that key environmental assets are protected for our communities. This includes greenspaces, Local Wildlife Sites, Wildlife Network, key views as well as burial sites.
- **Designate land potentially suitable for wind energy development** – The Council recognise the importance of renewable energy supply in helping the city reduce its carbon emissions and the threat of climate change. CSDP Policy WWE1 sets out the Council's supportive approach to the development of decentralised, renewable and low carbon energy. However, with regard to onshore wind turbine development, the NPPF indicates that proposed wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind development in the development plan. The A&D Plan therefore seeks to identify areas potentially suitable for new wind energy development. The areas identified are based on the recommendations of the council's Wind Capacity Study (2020). At this stage of plan making, potential locations have been identified for consultation purposes. Subject to this consultation, the Council will then determine which areas should be designated in the next iteration of the Plan.
- **Safeguard land for the future expansion of the Metro network, including potential Park and Ride locations** – The Metro Futures Study identifies opportunities for future expansion of the Tyne and Wear Metro network including a possible future extension to Doxford Park, resources permitting. In addition, the study also identifies a number of locations for potential future Metro stations, some of which will be located on national lines and may have scope to provide national rail services. The A&D Plan seeks to designate these on the Policies Map and safeguard them against any other forms of development which may restrict the future expansion of the Metro network or provision of national rail services.

Park and Ride sites can help to improve accessibility to sustainable transport routes and services in the city. In particular, they support Metro and rail routes in the city area, providing a convenient and safe location for users to park while they make use of Metro/rail services to travel to their destination. Schemes such as this assist in reducing vehicle congestion in city and town centres and contribute to lower carbon outputs. The A&D Plan proposes to safeguard land for Park and Ride facilities.

- **Safeguards Eppleton Quarry** - Eppleton Quarry is of strategic importance to mineral extraction in Sunderland and the rest of the Tyne and Wear sub-region. It represents the only operational quarry within the local authority area and one of only two operational quarries within the Tyne and Wear sub-region. To ensure that the operations of the quarry are not impeded by other development, the site is identified on the Policies Map as a safeguarded site.

5. Next Steps

- 5.1 In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, a Local Plan Document must be consulted on for a minimum of six weeks. The Council are keen to involve as many people in the process and have prepared a communication and engagement plan to ensure that people are aware of the consultation. This includes sending letters, emails, social media campaigns, press campaign and engaging with partners. Consultation is expected to commence on 18 December but has been extended to an eight weeks consultation given the Christmas period. Consultation will close on 12 February 2020.
- 5.2 Due to the exceptional circumstances regarding Covid 19, arrangements have been put in place to ensure consultation on the draft A&D Plan can be carried out in line with Government guidance and social distancing requirements. The Council has prepared a Statement of Representation Procedure (Appendix 6) which sets out how the Council will publish the draft A&D Plan, inform all statutory bodies and Duty to Cooperate partners and make the relevant material available in accessible locations including online and in paper format.
- 5.3 Following consultation on the draft A&D Plan, the Council will take into consideration the outcomes of the consultation and will prepare the pre-submission draft in 2021.

6. Reasons for the Decision

- 6.1 The decision is required to allow public consultation to be undertaken on the draft A&D Plan in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

6. Alternative Options

- 6.1 The option to proceed without developing an Allocations and Designations Plan was considered. However, the Council is legally required to prepare a Local Plan Document.

7. Impact Analysis

- (a) Equalities** – An Equalities Impact Assessment has been undertaken for the Allocations and Designations Plan (Appendix 4).
- (b) Sustainability** – the Allocations and Designations Plan has also been subject to a Sustainability Appraisal (incorporating Strategic Environmental Assessment). A summary of the outcomes of this process is attached in Appendix 3.
- (c) Reduction of Crime and Disorder – Community Cohesion/Social Inclusion** – The A&D Plan will seek to provide allocations and designations for development across the City which will have positive benefits in terms of community cohesion.

8. Other Relevant Considerations/Consultations

- (i) Financial Implications** – The costs associated with the A&D Plan consultation will be met through existing Local Plan 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 A&D Plan, once adopted, will be a Development Plan Document and therefore will be a material consideration when determining planning applications.
- (v) Implications for Other Services** – The A&D Plan 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 Draft A&D Plan.

9. List of Appendices (available online on the link below)

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

[Appendix 1 Draft Allocations and Designations Plan](#)

[Appendix 2 Draft Allocations and Designations Plan Policies Map](#)

[Appendix 3 Draft Allocations and Designations Plan Sustainability
Assessment Summary](#)

[Appendix 4 Draft Allocations and Designations Plan Equalities Impact
Assessment](#)

[Appendix 5 Draft Allocations and Designations Plan Evidence List](#)

[Appendix 6 Draft Allocations and Designations Plan Statement of
Representation Procedure](#)

