

MM13

Policy SS6 South Sunderland growth area

Sites within SSGA include Chapelgarth, Land North of Burdon Lane, Cherry Knowle and South Ryhope. These sites are allocated to create a new high quality, vibrant and distinctive neighbourhood.

Development should deliver:

1. approximately 3000 new homes to be broadly distributed across the four sites as follows:

i. Chapelgarth – approximately 750 homes

ii. Land North of Burdon Lane – approximately 1,000 homes

iii. Cherry Knowle – approximately 800 homes

iv. South Ryhope – approximately 450 homes;

2. 10% affordable housing;

3. a ~~local~~ neighbourhood centre within Land North of Burdon Lane to provide a focal point within the SSGA and complement nearby existing centres which will comprise:

(i) a range of appropriate uses from within the following uses classes: A1 (up to 500 sqm gross external area to fall within the thresholds defined in Policy VC2), A3, A4, D1 and D2 uses;

(ii) a new 1.5 form entry primary school which will also serve as a community hub;

(iii) wheeled Sports Area;

(iv) formal play space;

(v) Multi User Games Area;

(vi) 3G pitch;

(vii) appropriate parking facilities and served by bus service;

4. extensions to two existing primary schools in close proximity to SSGA;

~~5. expanses of public open space;~~

~~6.5. allotments to be provided on site or off site via a financial contribution;~~

~~7.6. suitable ecological mitigation in line with HRA requirements. Where areas of Suitable Alternative Natural Greenspace (SANG) are to be provided on site, this can incorporate areas of open space/greenspace;~~

~~8.7. cycleways and footpaths;~~

~~9.8. new and improved public transport services and infrastructure; and~~

~~10.9. contributions (or delivery as part of development proposals) to support the completion of the Ryhope-Doxford Link Road.~~

All development should be in general accordance with the SSGA SPD.