

SOUTH SUNDERLAND  
GROWTH AREA SPD  
ADOPTION STATEMENT



In accordance with Regulation 11 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) notice is hereby given that Sunderland City Council adopted the South Sunderland Growth Area Supplementary Planning Document (SSGA SPD) on 17 June 2020.

A number of modifications were made to the Plan pursuant to section 23 of the Planning and Compulsory Purchase Act 2004 (the Act). These are set out Appendix 1.

In accordance with Regulations 35 of the 2012 Regulations the following documents have been made available:

- i. South Sunderland Growth Area SPD
- ii. SSGA SPD Adoption Statement
- iii. SSGA SPD Statement of Consultation

The documents listed above are available to view on the Council's website or the examination webpage <https://www.sunderland.gov.uk/article/14748/Adopted->. Paper copies are available to view at Sunderland City Council, Civic Centre, Burdon Road, Sunderland, SR2 7DN (Monday to Thursday 8.30am to 5.15pm and Friday 8.30am to 4.45pm).

Any person aggrieved by the decision to adopt the SPD may apply to the High Court under Section 113 of the Act for a judicial review of the decision to adopt the document. Any such application must be made promptly and in any event, not later than three months after the day on which it was adopted.

## Appendix 1 Schedule of modifications

Ref	Section/Para	Modification	Comments
1.	Front Cover	<del>Updated Draft South Sunderland Growth Area SPD February June 2020</del>	To reflect adoption of SPD
2.	Contents	<p><del>Appendix 2 General Cross Cutting Sustainable Development</del></p> <p>Appendix 32 Historic Environment Records</p> <p>Appendix 43 SSAANGs</p> <p>Appendix 54 SAMMS</p> <p>Appendix 5 Expanded Maps</p>	To reflect changes to Appendices
3.	1.1	<p>Part One – Core Strategy and Development Plan (<u>CSDP</u>)</p> <p><del>This Plan will covers the period from 2015 to 2033 and covers all land within Sunderland’s administrative boundaries. Following submission of the Core Strategy and Development Plan to the Planning Inspectorate in December 2018, the plan was subject to examination in public hearing sessions during May/June 2019. Public consultation on the Planning Inspectors proposed modifications to the plan took place during September and October 2019 and tThe plan was adopted in January 2020.</del></p> <p><del>..... Work has started on the first draft of this plan and public consultation is expected to take place summer 2020.</del></p> <p>The <del>Core Strategy</del> <u>CSDP</u> allocates a new growth area...</p>	To reflect adoption of CSDP
4.	1.4	<del>The SA Report was published for consultation alongside the initial draft SPD and no comments were raised. An addendum to the SA Report sits alongside this SPD which appraises the changes made to the SPD as a result of the initial consultation process and form part of the consultation documents.</del>	To reflect SA process
5.	1.7	<p><del>This revised draft is being published for consultation</del> In February 2020 the SPD was published for a further <u>4 week public consultation</u> to allow the wider public and interested groups to comment on changes that have been made to the document since the last draft was published. These changes included the outcome of discussions of the SSGA at the Examination in Public and to reflect Policy SS6 of the adopted <del>Core Strategy</del> <u>CSDP</u>.</p> <p><del>The Council has approved this draft of the SPD for the purposes of public consultation for a period of 4 weeks of consultation. Following public consultation, the comments made by individuals and</del></p>	To reflect adoption of SPD

		<p><del>organisations will be considered and incorporated into the document where possible. Where necessary the final SPD has been updated to take account of the representations received as part of this consultation.</del></p> <p><del>The SPD will then be considered by the Council's Cabinet and a decision will be made as to whether to adopt the document as an SPD.</del></p>	
6.	2.1	<p>Land north of Burton Lane Land to the North of Burdon Lane is a 84ha greenfield site allocated for residential development within the <del>Core Strategy CSDP</del>. .....</p> <p>South Ryhope The <del>Core Strategy CSDP</del> allocates the site for residential development and the site has the benefit of Outline Planning consent for up to 450 dwellings. ....</p>	For clarity
7.	3 Introduction	<p>Strategic local policy such as the City Plan 2019-2030 and the Sunderland Strategy (2008 – 2025)} emphasises the need to encourage the retention and attraction of new households by improving housing for residents and providing an increased proportion of higher value housing.</p> <p>The <del>Core Strategy CSDP</del> allocates strategic sites, which are seen as fundamental to the delivery of the plan. ....</p>	For clarity
8.	3.3	<p><b>National Planning Policy Framework (NPPF) &amp; <del>National Planning Practice Guidance (NPPG)</del></b></p> <p>The Coalition Government substantially reformed the planning system through the introduction of the NPPF and NPPG, .....</p> <p><del>Appendix 2 details NPPF paragraphs relevance to the SPD and South Sunderland Growth Area.</del></p>	To reflect deletion of Appendix 2
9.	3.4	<p>..... The Core Strategy and Development Plan was submitted to the Planning inspectorate December 2019 and adopted in January 2020. It <del>will</del> replaces the majority of policies within the Unitary Development Plan (UDP); as an adopted plan it holds full weight.</p> <p>Image of Sunderland Local Plan document replaced with image of Sunderland Core Strategy and Development Plan.</p> <p>The <del>Core Strategy CSDP</del> takes forward the three unimplemented allocated sites within the UDP groups them together along with the settlement break land discussed above, .....</p> <p><del>Appendix 2 details the Core Strategy and Development Plan CSDP policies and UDP policies of relevant to the SPD and South Sunderland Growth Area.</del></p>	To reflect adoption of CSDP and deletion of Appendix 2
10.	3.5	<p>Local Plans must be informed by up-to-date evidence bases. As such the <del>Core Strategy and Development Plan</del> CSDP is the product of comprehensive evidence undertaken by the City Council and its partners. ....</p>	For clarity

		<p><b>Settlement Break Review</b> For the purposes of the <del>Core Strategy</del> CSDP it was necessary to undertake a review of the Settlement Break allocations within the UDP, .....</p> <p>The Settlement Break designation was removed through the adoption of the <del>Core Strategy and Development Plan</del> <u>CSDP</u>.</p>	
11.	3.6	<p>The Residential Design Guide adopted in 2008 as a <u>SPD (now replaced by the Interim Development Management Guidance)</u> provides advice and guidance on design principles, which should be reflected in any proposed development for the city. Key points from <del>the Residential Design Guide</del> <u>SPD guidance</u> have informed the SSGA SPD. ....</p> <p>Removed two images – Sunderland 2012 Strategic Housing Market Assessment and Residential Design Guide.</p>	To reflect replacement of the Residential Design Guide SPD with Interim Development Management Guidance
12.	4	<p>..... The work provides a foundation to help shape and form the SPD and inform the quantum's of different land uses that are proposed.</p>	For clarity
13.	4.1	<p>National Designations Durham Coast SSSI, designated because of it's considerable biological, ....</p> <p><b>Green Infrastructure/Wildlife Corridors</b> The <del>emerging Core Strategy</del> <u>CSDP</u> identifies a network of indicative strategic Green Infrastructure (GI) Corridors for the city, .....</p> <p><b>Green Space</b> The council completed an updated Greenspace Audit and Report in 2018 to provide an up-to-date assessment of the needs for open space, sports and recreational facilities in Sunderland.</p>	For clarity
14.	4.2	<p><b>Archaeology</b> As a consequence of the areas history, there are a number of Historic Environment Records (HERs), Further details on HERs can be found in Appendix <del>32</del>.</p>	To reflect deletion of Appendix 2 and for clarity
15.	4.4	<p><b>Summary</b> As can be seen from Fig 11 there are clear gaps in provision with regards SSGA access to services and facilities,</p>	
16.	4.5	<p><b>Vehicular</b> ..... The impact of the SSGA was also considered as part of the Transport Assessment modelling for the <del>Core Strategy</del> <u>CSDP</u>.</p>	For clarity
17.	4.6	<ul style="list-style-type: none"> <li>Solar water heating, photo-voltaic<u>is</u>, biomass boilers and ground/air source heat pump systems should be considered and promoted where viable.</li> </ul>	For clarity

18.	4.8	<p><b>Contamination</b></p> <p>The majority of the SSGA has a long history as arable farmland and has not been in industrial use, with the exception of three small former quarry sites,. See Appendix 32 for further information. Historic plans suggest the quarries ceased to operate in .....</p> <p><b>Water Quality</b></p> <p>..... The catchments main pressures are agricultural and urban runoff. Urban surface water run off presents a diffuse pollution risk which can be managed through SUDSs schemes that prevent pollutants reaching water bodies on a case by case basis.</p>	To reflect deletion of Appendix 2 and for clarity
19.	5.2	<p><b>Table 2</b></p> <p>Topography lends its self to incorporate SUDSs into the landscape.</p>	For clarity
20.	5.3	<p><b>Table 3</b></p> <p>Close to secluded landscape of Cherry Knowle Dene LWS with it's ancient semi natural woodland cover.</p>	For clarity
21.	6.1	<p>As highlighted the City continues to see population loss, to address this the council recognises that amongst other things there is a need to diversify the City's housing stock. The development of SSGA, as highlighted in the <del>Core Strategy</del> <u>CSDP</u>, is seen as a crucial element in addressing the current housing imbalance. The area has the opportunity to introduce a much needed mix of housing and provide the City with a supply of <u>larger family higher value executive</u> homes within an attractive and unique setting.</p>	For clarity and to address comments from Burdon Lane Consortium.
22.	7	<p>To ensure that SSGA really meets its potential and realises the council and community's aspirations for the area it is necessary to establish a set of principles and parameters to deliver the visions and objectives for the SSGA.</p> <p>The principles and parameters set out within this chapter are based on and provide a local interpretation of existing policies from the UDP adopted <del>Core Strategy</del> <u>CSDP</u> and Adopted SPDs.</p>	For clarity
23.	7.1	<p>Figure 19 Potential Location of SSAANGs</p> <p><b>SSAANGSs</b></p> <p>..... SSAANGs should seek to provide areas of alternative natural greenspace to divert people from, in the case of SSGA, the coast. SSAANGSs should be implemented by the developer and split over no more than two sites.</p> <p>Designated sites should not be used as SSAANGSs.</p> <p>Due to the important role that SSAANGSs play in providing alternative naturalised greenspace for dogs to exercise it is crucial that they are fit for purpose to ensure they are attractive to the user. Appendix 43 provides further detail on SSAANG requirements.</p>	For clarity and to reflect deletion of Appendix 2. Allotment changes to address comments from Burdon Lane Consortium

		<p>The role of SSAANGS<sub>s</sub> at SSGA is to provide alternative green space to divert people away from the nearby SPA and SAC on the coast. SSAANGS<sub>s</sub> are intended to provide mitigation for the potential impact of residential development on the SPA by preventing an increase in visitor pressure on the SPA/SAC.</p> <p>..... The full list of SAMM measures are detailed in Appendix 54 and discussed further within the South Sunderland Growth Area HRA.</p> <p><b>Table 5</b></p> <p>Chaplegarth                      SSAANGS<sub>s</sub> - with connections to wider proposed/implemented SSAANGs</p> <p>Land North of Burdon        Lane SSAANGS<sub>s</sub> - with connections to wider proposed/implemented SSAANGs</p> <p>Cherry Knowle                SSAANGS<sub>s</sub> - with connections to wider proposed/implemented SSAANGs, including green link between SSAANG and Route 1 Mineral green link</p> <p>SSGA will comprise significant areas dedicated to landscape, open space, Sustainable Urban Drainage Systems (SUDS<sub>s</sub>) and wildlife habitats commensurate to the scale of development. Green Spaces should be multifunctional; retaining and enhancing the existing valued landscape and ecological features of the area, .....</p> <p>Allotments should be provided on site and implemented by the developer <u>or through</u>, <del>where it is not feasible to provide on site</del>, appropriate off-site <u>provision</u> <del>location should be discussed</del> in consultation with the council's allotment officer.</p>	
24.	7.2	<p>There are a number of Heritage Environment Records (<u>HER</u>) within SSGA, two of particular interest are the Windmill and Lime Kiln HERs as such archaeological works will be required to further investigate these sites.</p>	For clarity
25.	7.3	<p>The SSGA has been identified in the <del>Core Strategy</del> <u>CSDP</u> as a growth area to provide much needed new housing; new housing that extends the current housing offer in the City and provides housing options that are not currently available. ....</p> <p>The SHLAA identifies potential housing sites across the City and considers potential capacities, in terms of dwelling numbers for each individual site. Sites within the SSGA have been included in the SHLAA as forming part of the city's housing supply and are set out in the <del>Core Strategy</del> <u>CSDP</u>, within Policy SS6.</p> <p>The following table provides details of the potential capacities of each site, based on the <del>Core Strategy</del> <u>CSDP</u>.</p>	For clarity



		<p>Our evidence (<del>SHMA</del>) highlights that a better range and choice of quality housing is needed to improve the housing offer. It is essential to plan to meet the needs of all parts of the community. ....</p> <p>It is anticipated that development of SSGA will continue for 15-20 years. During this time housing needs and policies will change therefore proposals must demonstrate a housing mix in keeping with <u>the most up-to-date</u> <del>the most recent version of the SHMA and Local Plan.</del></p>	
26.	7.4	<p>Objective 4</p> <p>Provide new facilities including neighbourhood centre, <del>centre</del> primary school <del>a</del> and open space where the greatest number of new and existing residents can access them easily and safely</p> <p>In order to minimise the need to travel and to ensure future residents are able to meet their day-to-day needs locally, a small neighbourhood centre will be required within Land North of Burdon Lane, at the heart of SSGA (approximately 1ha in size for <del>the</del> A1/A3/A4 uses which includes car parking provision). ....</p> <p>..... (An impact assessment will need to be submitted if the total amount of A1 provision exceeds 500m<sup>2</sup> with the neighbourhood centre) in <del>accordance</del> <u>accordance</u> with the Local Thresholds set out in Policy VC2 of the <del>Core Strategy</del> <u>CSDP</u>.</p> <p>..... While it <u>is</u> not anticipated that a new secondary school will be required to meet the demand for secondary school places as a result of the South Sunderland <u>G</u>rowth <u>A</u>reastucture it is expected that some capital modification will be required to increase the capacity at one or both of the secondary schools serving the development and contributions will be sought to reflect this requirement.</p>	For clarity
27.	7.5	<p>Objective 5</p> <p>To create development which is well connected to the surrounding area and facilities by road, footpath, cycle route and public transport links.</p> <p>All parts of the SSGA should be accessible by foot, cycle and public transport, with networks designed to promote these modes over private transport, reflecting the policies of the UDP &amp; <del>Core Strategy</del> <u>CSDP</u>.</p> <p>..... Proposals should create an environment which is not dominated by car parking and follow the principles set out within <del>the Interim Residential Design Guide SPD</del> <u>Development Management Planning Guidance</u> (excluding spacing standards 10G), Manual for Streets and Building for Life<sup>12</sup>.</p> <p>SCC have secured Pinch Point funding to implement junction/signalling improvements on the A19/A690 junction, these measures should alleviate any concerns <del>that</del> <u>the</u> Highways <u>England</u> <del>Agency</del> may have regarding development at SSGA and as a consequence increased congestion at key junctions on the Strategic Highway.</p> <ul style="list-style-type: none"> <li>• Pedestrian/<u>cycle</u> only links: Minimum <u>23</u>m – (not attached to highway)</li> </ul>	For clarity, to reflect replacement of the Residential Design Guide SPD with Interim Development Management Guidance, to address comments from Burdon Lane Consortium and Highways England

28.	7.6	<p>..... The inclusion of green roofs throughout the growth area will be encouraged and looked favourably upon particularly in areas with issues with surface water flooding.</p> <p>Building materials should also be sustainably sourced where possible and have a reduced environmental impact whilst requiring low maintenance and are durable to the UK climate.</p> <p>Development at SSGA will have to ensure integration of Sustainable Drainage System (SUDS) to manage surface water drainage. Where SUDS are provided arrangements must be put in place for their whole life management and maintenance. SUDS should contribute to the provision of Green Infrastructure.</p> <p>In addition, the area is sensitive in terms of drainage and parts of the growth area are in a Critical Drainage Area. It is imperative that the development has an integrated sustainable drainage system (SUDS) that effectively manages water quantity and improves water quality. ....</p> <p>SUDS features should be considered in the earliest stages of the site design. The use of SUDS will be an important part of the drainage infrastructure and landscape structure of SSGA. The SUDS should aim to produce wider benefits for amenity and biodiversity. Any development will need to consider the relationship with SUDS as a key leisure and visual amenity asset.</p>	For clarity
29.	9.2	<p>The <del>Residential Design Guide SPD</del> <u>Interim Development Management Planning Guidance</u> provides detailed guidance on the various types of residential parking options. Car parking within the SSGA should comply with the guidance set out within the Manual for Streets and the <del>Residential Design Guide SPD</del> <u>Interim Development Management Planning Guidance</u>.</p>	To reflect replacement of the Residential Design Guide SPD with Interim Development Management Guidance
30.	9.3	<p>Further information and guidance on development blocks can be found in <del>chapter 5 of the Residential Design Guide SPD</del> <u>Interim Development Management Planning Guidance</u>.</p>	To reflect replacement of the Residential Design Guide SPD with Interim Development Management Guidance
31.	9.5	<p>Further details on SSAANGs can be found in Appendix <u>3</u>.</p> <p>Planting within SSAANGs should be in accordance with guidance set out in Appendix <u>4</u></p>	To reflect deletion of Appendix 2
32.	10.3	<p>b) Details of the design of the SSAANG are included in Appendix <u>3</u>.</p> <p>a) Weymouth Road roundabout's are the primary entrance into the site and the built form will need to reinforce this through the scale and massing of the buildings and strong architectural detailing. The use of public art will also be welcomed in these locations.</p>	For clarity and to reflect deletion of Appendix 2

33.	10.4	<p>1. Access to this section to be provided from Burdon Road however, this will not provide private vehicle links into the rest of the LNoBL development and will serve up to 100 units, unless agreed otherwise</p> <p>c) Gateway to the site via pedestrian and cycle connections from the Country Park (SSAANG). This gateway will consist of a more green entrance to LNoBL through landscaping with the surrounding residential development enhancing this. It is not expected for increased building heights in this location.</p>	For clarity
34.	10.5	a) RDLR roundabout's are the primary entrance into the site and the built form will need to reinforce this through the scale and massing of the buildings and strong architectural detailing. The use of public art will also be welcomed in these locations.	For clarity
35.	11.3	..... It is anticipated that it will be a similar delivery rate for developments within SSGA, although this is expected to be exceeded where there is more than one house builder on site at any-one time.	For clarity
36.	11.4	<ul style="list-style-type: none"> <li>Cherryknowle, outline consent in place for 496 dwellings and full planning in place for 304 dwellings. Works has commenced on site and a number of dwellings are now complete. It is anticipated that the full site will be complete by 2035.</li> </ul> <p><b>Table 7</b> <u>Approximate n</u>Number of dwellings</p>	For clarity and to address comments from Burdon Lane Consortium
37.	11.7	Below is a summary of the likely infrastructure requirements for the SSGA. These are discussed further in the SSGA SPD Infrastructure Delivery Study. Costs are based on current or recent prices. Costs will rise year on year, in line with inflation and will be indexed linked.	For clarity
38.	11.8	*Costs will rise in line with inflation and will be indexed linked	For clarity
39.	11.9	Paragraph 17334 of the NPPF emphasises <del>the need for that development contributions should not undermine the deliverability of the development plan. consideration of viability and costs in plan making and decision taking.</del>	To reflect revisions to NPPF
40.	Appendix 2	Delete Appendix 2	To reflect NPPF references being out of date and these no longer being considered necessary
41.	Appendix 3	<p><b>What land can be used as SSAANGs?</b></p> <p>SSAANGS<sub>s</sub> may be created from:</p> <p><b>Phasing/Delivery of SSAANGs</b></p> <p>SSAANGS must be operational prior to the occupation of new residential development to ensure that the interests of the SPA are not damaged, <u>unless a phased approach is agreed appropriate with the Council and Natural England.</u></p> <p>Table</p>	For clarity and to address comments from Burdon Lane Consortium

		Raise awareness of SSAANG/GI .... Costs covered above (coastal ranger's budget)	
<b>42.</b>	Appendix 5	Full page maps included of Figures 19, 22, 23 24	To address comments from Burdon Lane Consortium