



RIVERSIDE SUNDERLAND SUPPLEMENTARY PLANNING DOCUMENT

Consultation Statement

Contents

Introduction	2
What is the Riverside Sunderland Supplementary Planning Document	2
Consultation on the Riverside Sunderland SPD	2
Persons the local planning authority consulted when preparing the supplementary planning document.....	3
Consultation at each stage.....	3
Stage 1 Draft SPD	3
Stage 2 Revised Draft SPD.....	3
A summary of the main issues raised by those persons; and how those issues have been addressed in the Supplementary Planning Document	5
Table 1: Stage 1 Draft SPD	5
Table 2 Revised Draft SPD.....	17
Appendix 1 – Letters	31
Appendix 2 – Stage 2 – Revised Draft SPD - Consultation Responses	35

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 detail of the consultation Sunderland City Council has undertaken in the preparation of Sunderland Riverside Supplementary Planning Document (SPD).

What is the Riverside Sunderland 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 Riverside Sunderland SPD provides further guidance to CSDP policies in particularly CSDP Policy SP2: Urban Core.

CSDP Policy: SP2: Urban Core

The Urban Core will be regenerated and transformed into a vibrant and distinctive area by:

- 1) Increasing the range and type of office accommodation, prioritising this at the Vaux (Policy SS1)
- 2) Concentrating retail development in the Primary Shopping Area (as defined on the Policies Map) (Policy VC3);
- 3) Support the development of higher and further education facilities at University Campus;
- 4) Promoting mixed use development in the Area of Change:
 - i. Sunnyside – residential led mixed use;
 - ii. Heritage Action Zone – heritage led mixed use development;
 - iii. Minister Quarter – Culture led mixed use
 - iv. Holmeside – civic and commercial led mixed use; and
 - v. Stadium Village – leisure led mixed use;
- 5) Growing the leisure, tourism and cultural economy; and
- 6) Diversifying the residential offer to create sustainable mixed-use communities.

Development in the Urban Core should:

- i. Make improvements to connectivity and pedestrian movements in the Urban Core;
- ii. Provide a high quality of public realm to create attractive and usable spaces;
- iii. Protect and enhance heritage assets; and
- iv. Ensure high standard of design that integrates well with the existing urban fabric.

Consultation on the Riverside Sunderland SPD

The Council, in accordance with the Statement of Community Involvement has undertaken two rounds of public consultation.

Stage 1 – Draft SPD	17 June 2020 to 15 July 2020
Stage 2 – Revised Draft SPD	21 September 2020 to 19 October 2020

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

At both stages of consultation, 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 Draft SPD

The Council undertook consultation from 17 June 2020 to 15 July 2020. A copy of the consultation letter can be found at Appendix 1. The consultation on the draft SPD consultation included writing to all consultees in the Local Plan database (Appendix 1) publishing the SPD and supporting documents on the council's website¹ and making available to view the SPD at the Sunderland Civic Centre between the hours of 8.45am-5.15pm Monday – Thursday and 8.45am-4.45pm Friday.

Responses were received from eight external bodies and a summary of the main issues raised is set out at Table 1 which incorporates the Council's response.

The main changes to the SPD as a result of the consultation relate to:

- Revised naming of character areas;
- Slight amendments to red line boundary to reflect the updated masterplan;
- Updates to the use class order within site specific design guidance;
- Reference made to energy storage;
- Inclusion of relevant saved UDP/Alteration No.2 policies within Appendix 1;
- Updates to the public engagement section as a result of the consultation;
- References to SSSIs included within the document;
- Inclusion of reference to ensuring satisfactory levels of amenity can be achieved when considering site layouts;
- Removal of health centre reference on Farringdon Row and inclusion of it on Vaux;
- Reference to parking facilities on Farringdon Row;
- Increasing dwelling numbers on Farringdon Row/Ayre's Quay to 240 (previously 200);
- Increasing dwelling numbers on Sheepfolds to 450 (previously 400).
- Increasing dwelling numbers on Bonnersfield to 200 (previously 100); and
- Inclusion of requirement for planning applications to set out details of mitigation measures to satisfy Habitat Regulation Assessment (HRA).

Stage 2 Revised Draft SPD

Public consultation on the Revised Draft Riverside Sunderland SPD Supplementary Planning Document took place over a four week period, commencing on Monday 21 September 2020 and finishing on Monday 19 October 2020.

The consultation on the revised draft SPD included writing to all consultee in the Local Plan database (Appendix 1) publishing the SPD and supporting documents on the council's website², and making available to view the SPD at the Sunderland Civic Centre between the hours of 8.45am-5.15pm Monday – Thursday and 8.45am-4.45pm 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,

¹ <https://www.sunderland.gov.uk/article/14749/Draft>

² <https://www.sunderland.gov.uk/article/14749/Draft>

how consultees could make representations, where and at what times consultation documents were available for the public and interested parties to view.

Responses were received from eleven external bodies and a summary of the main issues raised is set out at Table 2 which incorporates the Council's response. (Full copies of the responses can be found at Appendix 2).

The main changes to the SPD as a result of the consultation relate to:

- Additional historic environment context;
- Additional references to Stadium Park and links to Riverside Sunderland;
- Minor changes to the University of Sunderland references;
- Minor changes to reflect updates to the Riverside Masterplan and
- Further clarity within the natural environment chapter.

All representation were taken into consideration when preparing the final SPD and the necessary changes made where appropriate. The Adoption Statement details the modifications to the SPD as a consequence of the consultation.

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 Draft SPD

Consultee	Summary of Representations	Council's Response
Gentoo	Gentoo would commend the draft of this SPD in regard to its readability and its approach to setting out the vision.	Acknowledged.
Gentoo	Gentoo are fully supportive of the RSSPD and the exciting opportunities that the Riverside will deliver for the City.	Acknowledged.
Gentoo	Gentoo support the vision as set out in the RSSPD and will be seeking to work with the partners to meet that vision. Gentoo seek to play their part in the provision of affordable homes within the Riverside Neighbourhood areas.	Acknowledged.
Gentoo	In relation to site requirements in Section 4.2, at present these are set out in a box which is untitled, Gentoo consider that further iterations of the SPD should include a form of referencing for this section.	Box to be numbered or text above to be incorporated into the box to aid referencing.
Gentoo	Gentoo recognise the importance of energy efficiency in modern development and aspire to deliver homes that frequently go above and beyond current Building Regulation requirements in their developments. Gentoo welcome the acknowledgments within the proposed criterion of "where possible" as there may be limitations on sites, which includes viability considerations, that need to be taken into account.	Acknowledged.
Gentoo	Gentoo consider it would be beneficial if the RSSPD makes reference within the body of the document, to which adopted planning policies underpin the requirements outlined in the SPD.	Appendix 1 sets out the relevant CSDP policies that cover Riverside Sunderland and a further list is to be inserted to this appendix setting out the saved policies of the UDP/Alteration No.2 which are of relevance to Riverside Sunderland. It is not

		considered necessary to set these out within the body of the text.
Gentoo	Gentoo consider the SPD needs to balance requirements with what will be achievable on sites.	It is considered that the SPD sets out guidance which is sufficiently flexible and deliverable.
Gentoo	For readability and usability, at 4.3, the SPD should include a form of referencing for the dialogue box that includes the criterion the SPD is seeking development to respond to.	Box to be numbered or text above to be incorporated into the box to aid referencing.
Gentoo	In regard to the specific criterion listed, many are good design practise and are aligned to policies within the CSDP, however for transparency it should be clear which policies of the CSDP the SPD is providing additional guidance on.	The SPD seeks to provide additional guidance on Policy SP2 of the CSDP as set out within section 1.6/1.7 of the SPD. The SPD establishes development principles and design guidance within the remit of existing CSDP policies/saved UDP/Alteration No.2 policies.
Gentoo	At Section 4.3, Gentoo consider the SPD needs to have sufficient flexibility to enable site specific considerations/viability to be taken into account	It is considered that the SPD sets out guidance which is sufficiently flexible to allow for site specific considerations to be taken into account.
Gentoo	In relation to Section 4.4, 4.5 and 4.6 Gentoo do not have any specific comments excluding issues of referencing related to the guidance boxes not being titled.	The boxes will be titled to aid referencing.
Gentoo	The layout and legibility of this section of the SPD is commended and illustrates the aspirations for the sites and the Riverside, which is to be supported.	Acknowledged.
Gentoo	Gentoo welcome the commitment to the delivery of approximately 900 dwellings	Acknowledged.
Gentoo	It is suggested that the text is amended to state that the applicant must satisfy the validation requirements set out in Sunderland's Validation list, and that the SPD just outlines the specific information it will require relating to schemes within the RSSPD.	It is not considered that this amendment would be useful or add value to the SPD. Chapter 6 directs developers to Sunderland's Validation checklist and changes have been made to the order of the text within this section to make clearer.

Gentoo	Reference is also made to the utilisation of the Council's 3D testing virtual model at pre-application stage. No information appears to be available to outline what that would entail in terms of provision of information, timescales to utilise, fees etc which would be helpful	This section of the SPD will be updated to include further information on the Council's 3D testing virtual model.
Highways England	In relation to the SPD document, Highways England would request that section 6.1 (Planning Applications Requirements) include an additional bullet point within the Transport Assessment and Travel Plan section, which should consider the impact on the A19.	SPD amended to include reference to considering impact on A19.
Highways England	Highways England set out that its close relationship with the Council is demonstrated through the agreed Statement of Common Ground and the continued work towards a Memorandum of Understanding to deliver the improvements which have been identified as a result of the local plan developments including Riverside Sunderland.	Acknowledged.
Highways England	Highways England are also currently undertaking a joint study with the Council which explores the A1231/A19 junction and the improvements required as a result of proposals within local plan developments. This junction study will make recommendations on appropriate solutions in this location to support the pending Major Road Network Bid.	Acknowledged.
Coal Authority	The Coal Authority has no specific comments to make on the draft SPD. Coal Authority can confirm that it falls outside of the Coal Authority's defined Development High Risk Area.	Acknowledged.
Natural England	Section 2.7 acknowledges that Riverside lies within the zone of influence of the Durham Coast Special Area of Conservation (SAC) and Northumbria Coast Special Protection Area (SPA) (European Sites) but doesn't appear to mention any other designated sites (e.g. SSSIs). The Local Authority may wish to consider whether other designated sites (e.g. SSSI) should be acknowledged within the SPD.	The Council has included reference to other applicable designated sites within the SPD.

Natural England	The term 'Site of Special Scientific Interest (SSSI)' is found under the Natural Environment section for The Vaux (page 27) and Farringdon Row (page 29). Specific SSSIs aren't named.	Amendments made to specify the relevant SSSIs where applicable.
Natural England	The Local Authority may wish to check SSSIs to which the SPD refers, e.g. Durham Coast SSSI should perhaps be included, as this is linked with the zone of influence for recreational disturbance.	Amendments made to specify the relevant SSSIs where applicable.
Natural England	Biodiversity Net gain doesn't appear to be mentioned specifically in the design/details for the other development sites within the Riverside area.	An amendment has been made to the planning application requirements at section 6 to include a further point stating that planning applications should be accompanied by details of how development will deliver biodiversity net gains, where appropriate.
National Grid	We have reviewed the above document and can confirm that National Grid has no comments to make in response to this consultation.	Acknowledged.
Nexus	Riverside area of the city has enormous potential in terms of urban regeneration and placemaking and it is great to see the publication of a draft document which seeks to underpin principles of sustainability from the outset.	Acknowledged.
Nexus	Nexus set out that they will work with the Council to maximise their contribution towards the development of specific areas in terms of offering pre-planning advice and detailed comments on planning applications, as well as through examining how potential changes in public transport provision, post-pandemic, can work to the advantage of areas such as Sunderland and Seek appropriate levels of financial contributions from developers for capital and/or revenue support for public transport infrastructure and/or service enhancements.	Acknowledged.
Nexus	In relation to paragraph 1.4, Nexus state they will work constructively with the Council to achieve carbon neutrality by 2030, with sustainable transport playing an important role in the process.	Acknowledged.

Nexus	As shown on the Strategic Movements map, Metro has one station within the SPD area – St Peter’s – and two nearby – Sunderland and Millfield. Pedestrian and cycle links between these stations and Riverside areas should be designed and improved as required, to provide sustainable accessibility and connectivity for all.	Reference is made within section 4.4 Pedestrian and Cycle movement to connecting pedestrian and cycle links and improving connections. Wording has been amended to incorporate comment suggestions.
Nexus	In relation to paragraph 2.7, Nexus set out that proposed pedestrian and cycle river crossings over the Wear will play a big part in improving connectivity between Riverside sectors. Nexus has been aware for some time of issues with low-level connectivity during discussions regarding the feasibility of a ferry service; the bridge proposals appear to offer the best solution to these issues.	Acknowledged.
Nexus	Nexus support paragraph 2.8 in relation to St Peters identification as a transport hub. In addition, Nexus state, that the area beneath the station platforms offers potential for additional facilities such as further secure cycle storage and the creation of a network of secure cycleways.	Acknowledged.
Nexus	Nexus are of the view that the forthcoming regeneration of Sunderland station will provide a fitting gateway to the Riverside area. Nexus will continue to work with the City Council and with Network Rail to bring this scheme to fruition.	Acknowledged.
Nexus	The reference to the barriers created by road traffic to pedestrian permeability between Riverside areas and the city centre is noted. Nexus seeks maximum bus priority and road safety measures for active travel users to be designed into measures which address these issues.	Acknowledged.
Nexus	In relation to paragraphs 3.2 and paragraph 5.1 Nexus supports the development of The Vaux and the high density of development proposed.	Acknowledged.

Nexus	In relation to paragraph 5.2 Nexus support the proposal to improve active travel links between the Farringdon Row development and the Millfield area via the route of the former Hetton wagonway.	Acknowledged.
Nexus	In relation, to paragraph 5.3 the proposed densification of development in the Sheepfolds area closest to St Peter’s Metro station is supported, as this helps to maximise accessibility to the public transport network and the numbers of people travelling by sustainable transport. The creation of safe and direct routes between the Sheepfolds development and the Metro station is welcomed.	Acknowledged.
Northumbrian Water	Northumbrian Water support the development intentions it seeks to achieve.	Acknowledged.
Northumbrian Water	Northumbrian Water recommend that wording relating to sustainable water management in Section 4.2 of the development is reconsidered and should take a stronger positive position on the issue of water efficiency opportunities within new development.	The SPD is not an appropriate planning mechanism for the delivery of more efficient water efficient opportunities. CSDP Policy BH2: Sustainable Design and Construction sets out criteria in relation to residential development and conserving water resources.
Northumbrian Water	Part H of the Building Regulations 2010 requires a sustainable approach to surface water drainage. We encourage the adoption of these principles in planning policy as well as in proposed development and this should be incorporated into the policy making process.	The Council set out within the Core Strategy and Development Plan, that developments must align to the drainage hierarchy.
Northumbrian Water	Blue/green roofs, rain gardens and water storage and reuse solutions should be the design standard for new development.	The SPD sets out, at 4.2 Sustainable Development Principles that development should incorporate the use of green and blue roofs where possible. This is considered appropriate offering flexibility where design constraints, viability and other factors do not allow for the incorporation of green and blue roofs.

Northumbrian Water	Northumbrian Water support the recognised need for Flood Risk Assessments and Drainage Strategies to be a core part of a planning application submission and we support the recognition of early consultation with Northumbrian Water.	Acknowledged.
Transport North East	Transport North East would like to offer their support for the ambitious development opportunity.	Acknowledged.
Transport North East	Transport North East agree with the council's assessment that the development of the area will be strengthened by the delivery of a new pedestrian and cycle crossing of the river which will enhance connectivity.	Acknowledged.
Transport North East	In relation to the Movement Strategy, the focus on walking and cycling in the design of the six opportunity areas within Riverside is supported. This can be realised through high quality and direct routes for pedestrians and cyclists.	Acknowledged.
Transport North East	We would encourage a review of the walking routes to the local rail and Metro stations (Sunderland, St Peters and Millfield) with any improvements made to facilitate onward connectivity.	Acknowledged. Work has been undertaken on this whilst preparing the Riverside Masterplan.
Transport North East	To ensure the outlying parts of the SPD area have reliable public transport services we recommend an analysis of bus connectivity into the sites, particularly for Sheepfolds, Bonnersfield and Farringdon Row is undertaken with Nexus.	Acknowledged. Work has been undertaken on this whilst preparing the Riverside Masterplan.
Transport North East	The proposal for cycle parking spaces and electric vehicle charging infrastructure to be made available is supported together with limiting the amount of car parking spaces across the sites.	Acknowledged.
Transport North East	In relation to enabling infrastructure, Transport North East agree that the council's assessment that the development of the area will be strengthened by the delivery of a new pedestrian and cycle crossing of the river which will enhance connectivity. This has been a longstanding ambition of the council.	Acknowledged.

Transport North East	Transport North East is ready to work with the council to assess the bridge project in the context of the region's transport pipeline of projects and understanding wider regional and local benefits. In the event the scheme matches transport plan priorities, they will assist the council in bidding for funding against an agreed funding strategy (including local contributions) to enable the project.	Acknowledged.
Environment Agency	The EA set out that the proposed bridges could pose a flood risk and should be designed to have the soffit level above the 1:200 plus climate change. If any abutments are designed to be in-channel then flood risk modelling may be required to show there is no increase in flood risk or erosion rates. We would welcome reference to this with the SPD.	The Council considers that this issue will be addressed at the Planning Application stage.
Environment Agency	The EA state that the SPD should have regard to the objectives of the Water Framework Directive (WFD) and the Northumbria River Basin Management Plan (NRBMP).	The Council does not think it necessary to refer to the Water Framework Directive (WFD) and the Northumbria River Basin Management Plan (NRBMP) as CSDP policy WWE2 specifically refers to it. The SPD has been amended to refer to WWE2.
Environment Agency	The EA state that the River Wear is modified through the use of artificial revetments and other structures. These structures should form part of a WFD assessment and can lead to waterbodies failing to achieve good status/potential. The WFD requires natural banksides and riparian zones as well as good chemical and biological conditions in the watercourse. The SPD should look to enhance these features and appropriate design should be encouraged with any development.	The Council will seek to make reference to these assets within the SPD.
Environment Agency	The EA are pleased to see that biodiversity is a consideration in the SPD, with the consideration of protected sites in the area as well as Species and Habitats of Principal Importance. Limiting disturbance to the river corridor from both temporary constructions works and permanent operational use should be taken into consideration.	Acknowledged.

Environment Agency	The EA state that Biodiversity Net Gain is mentioned within the document, which is positive. Development in all areas must deliver a measurable overall increase in biodiversity and that should be enshrined in all areas of the SPD.	Acknowledged.
Environment Agency	The EA set out that no mention has been given to providing better fish passage in the area. Providing better fish passage and considering fish passage should be included in the SPD.	The SPD has been amended to include reference to fishing along the River Wear.
Environment Agency	The EA state the area around the Wear is also used by anglers for fishing purposes. The SPD should consider these interest groups in any strategic thinking and should maintain access for these groups and look to enhance the area for angling purposes.	The SPD has been amended to include reference to fishing along the River Wear.
Environment Agency	The EA state that development that encroaches on watercourses can have a potentially severe impact on their ecological value. The River Wear is a significant river in the area that supports a range of protected and notable species that depend on the corridor the river creates.	Acknowledged.
Environment Agency	The EA set out that encroachment from development activities has potential to cause habitat loss, disturbance and nutrient enrichment. The SPD has recognised this area as an important corridor to protect. However, reference should be included within the SPD ensuring that certain developments are set back with appropriate buffer zones from the River Wear and its riparian zone.	The Council does not consider this an issue for the SPD. The planning application stage is considered the most appropriate process to require set back distances for buildings in relation to impact on ecology.
Environment Agency	The EA set out that the SPD does not make reference to the importance of the river corridor as a challenge to protect and enhance. The EA state the river corridor and its supporting species and habitats needs to be considered alongside protected wildlife sites. They would welcome reference to this.	The SPD has been amended to include reference to the challenge of protecting and enhancing the River Corridor.

Environment Agency	The EA indicates that the SPD provides an opportunity to improve the WFD Status of the River Wear. The SPD is a good example of how this can be incorporated with multi-benefit measures and working with river processes. This should be reflected within the SPD.	The SPD refers to policy Core Strategy WWE4 which makes reference to the WFD. It is not considered necessary to repeat the reference in the SPD.
Environment Agency	The EA would welcome reference to fish species such as Sea Trout, Sea Lamprey and River Lamprey to this section. These are present on the Wear and are important species to consider.	The Council does not consider it appropriate to include this level of detail within the SPD.
Environment Agency	In relation to the strategic illustrative masterplan, the EA note that although this is only illustrative the drawing does not take into account local wildlife sites, the blue-green corridor or intertidal habitat, with housing development right up to the River Wear and within the Riverside Park Area.	Acknowledged.
Environment Agency	In terms of the Sustain Development Principles chapter (4.2) the EA suggest that instead of 'discharge water directly into the river where possible' can it read – 'treat water and sustainably discharge through wetland habitats if possible direct to the River Wear'	The Council will make the required change to the Sustainable Development Chapter of the SPD.
Environment Agency	The EA suggest that within the Sustainable Development Principles chapter (4.2) the Biodiversity Net Gain will need to be implemented. Development in all areas must deliver a measurable overall increase in biodiversity.	The Council will seek to embed this principle within the Sustainable Development Chapter of the SPD.
Environment Agency	The EA suggest that as part of the Sustainable Development Principles chapter (4.2) that reference is made to enhancing the river corridor by removing hard engineering and setting back development from the River Wear and provide positive environmental enhancement where possible. The EA suggest that within the Sustainable Development Principles chapter (4.2) that reference is made to reducing the number of outfalls that contribute to mudflat (a priority habitat) erosion.	The Council has amended this section to incorporate EA changes where appropriate.

	In relation to Natural Environment and Biodiversity (4.5) the EA would welcome reference in this section to protecting the river corridor and species that utilise it such as otter, birds, marine mammals and estuarine and migratory fish including disturbance such as light, noise and vibration. The EA also request reference in this section to, where necessary, undertake otter surveys.	
Environment Agency	In reference to Farrington Row the EA state that references should be included to retaining the buffer of woodland and riparian habitat from the river through woodland retention and management to improve riparian interface.	The SPD has been amended to reflect this comment.
Environment Agency	In reference to Farrington Row the EA also state that limiting disturbance from development on the escarpment above will also be critical. They note that one area of development does encroach into this area and is close to the River Wear. This should be reviewed to reduce impact to the Blue–Green corridor.	Comment noted. The SPD does not establish boundary for development. The Blue-Green Corridor will be taken into consideration at the planning application stage.
Environment Agency	The EA also set out in reference to Farrington Row, that much of the interest in this area is for broadleaved woodland and magnesian limestone grassland. In order to achieve biodiversity net gain, consideration should be given to biodiversity uplift.	The SPD is in accordance with the CSDP.
Environment Agency	In relation to Riverside Park emphasis should be placed on protecting and enhancing the river and its interest features as well as its riparian corridor. Consideration should also be given to the objectives of the WFD and the Northumbria River Basin Management Plan.	The SPD is in accordance with the CSDP.
Environment Agency	In relation to the Planning Application Requirements chapter, the following should be referenced, Ecological Impact Assessment which should include a Biodiversity Net Gain Assessment, WFD Assessment (should any development have the potential to impact the WFD status of the waterbody) as well as a Noise Assessment with species that utilise it should be included as a receptor to any noise assessment.	The SPD has been amended to reflect the EA comments where appropriate.

Environment Agency	The EA provide reference to activities requiring licencing via the Environmental Permitting (England and Wales) Regulations 2016.	The Council does not consider it necessary to include reference in the SPD.
Environment Agency	The EA state that any works within the tidal limit may require a licence from the Marine Management Organisation.	The Council does not consider it necessary to include reference in the SPD.

Table 2 Revised Draft SPD

Consultee	Summary of Representations	Council's Response
Historic England	The document does not go into sufficient detail about the historic environment of the site and downplays the relevant requirements of legislation and policy.	The SPD has been amended to include more detail about the historic environment in section 2, in the area descriptions and in section 4 in relation to the vision and principles, with the wording of the relevant requirements strengthened.
Historic England	The document gives no clear understanding of the heritage assets on the site or within its setting. Various references are made to heritage assets but are not clear about their location, quantity, scope, designation status or heritage significance. Chapter 2 should include a plan showing these known assets.	The SPD has been amended to include references to heritage assets in individual area descriptions and a map of heritage assets is to be included within chapter 2.
Historic England	Assets in the setting of the site that might gain significance from their relationship with it should also be addressed. This includes two conservation areas on the Heritage at Risk Register, of which the document could usefully discuss how the site could tackle the issues putting them at risk.	Heritage Impact Assessments are to be undertaken on the sites within Riverside Sunderland, the results of which will be incorporated where possible in the A+D plan.
Historic England	Without such a clear audit and brief analysis of the significance of all such heritage assets, the SPD should not be regarded as complete.	Heritage Impact Assessments are to be undertaken on the sites within Riverside Sunderland, the results of which will be incorporated where possible in the A+D plan.
Historic England	This SPD is the best place to include an assessment of the significance of heritage assets and the contribution they make to their environment, as well as predicting the likelihood of unidentified heritage assets in the future. Evidence should focus on what makes them significant and where relevant, vulnerable.	Heritage Impact Assessments are to be undertaken on the sites within Riverside Sunderland, the results of which will be incorporated where possible in the A+D plan. A reference to the HIAs has been incorporated into section 6 direct applicants to the HIAs which should be taken into consideration when submitting planning applications.
Historic England	The SPD should reference the current heritage-led regeneration activity in the vicinity of the site and how the site can capitalise on and support this.	The SPD has been amended to make reference to this where appropriate.
Historic England	Para 4.2 should include a statement about appropriate re-use of heritage assets to help achieve sustainable development.	The SPD has been amended to make reference to this.

Historic England	The title of 4.6 should include 'Historic Environment' so the spatial policy topic is clear.	The SPD has been amended to make reference to this.
Historic England	4.6 The guidance box should make better reference to higher level requirements and ensure phrases are in line with Local Plan Policy BH7.	The SPD has been amended to reflect this.
Historic England	The definition of conservation areas in the glossary is incomplete.	The SPD has been amended to reflect this.
Historic England	Chapter 5 could set out how the wider social, cultural, economic and environmental benefits flowing from heritage can be maximised, which can include:- the location of new development; details on scale, density, massing, height, landscape, layout, materials and access; offering solutions to heritage assets that are at risk or vulnerable to becoming so; considering how heritage assets can be enhanced.	The SPD has incorporated further guidance in the built form section of the relevant areas to reflect this.
Historic England	Suggest stronger mention of heritage in chapter 5. There is no mention of conservation area setting on High Street West, Pg 67 or how non-designated heritage assets on the periphery of the site can play in help shaping new development.	The SPD has incorporated further guidance in the built form section of the relevant areas to reflect this.
Historic England	Chapter 5 – as stated above, phrases are not in line with Local Plan Policies and as such downplay the attention developers need to pay to heritage assets.	The SPD has been amended to reflect this.
Historic England	We are satisfied that the new draft text addresses most of our concerns but advise below some further minor amendments to the text and the document preparation process. We have yet to see the new map to be inserted in Part 2 and so cannot comment on that.	Acknowledged. A map of historical asserts has been included.
Historic England	We are aware of the somewhat complex planning nature of the Riverside area of Sunderland. The six localities of Vaux, Farringdon Row, Sheepfolds, Bonnersfield, High Street West (we understand that there is no current allocation for High Street West, however, the uses proposed fit with existing town centre uses) and Riverside Park are individually allocated within the Unitary Development Plan Alteration Number 2 (UDP) adopted in 2007. These allocations remain saved until the emerging Allocations and Designations Plan (A&D Plan) is adopted, when they will be superseded by new allocation policies. We therefore acknowledge that the principle of development has been established in planning policy.	Comment acknowledged.

Historic England	<p>Best practice would be that the development parameters in the SPD are informed by an assessment of the significance of the historic environment including in the site’s setting. This would have been particularly important should the allocations not have been established within planning policy already. However, we recognise that the SPD seeks to establish guidance on allocations already adopted prior to the CSDP, which is an unusual situation.</p> <p>We understand that the SPD seeks to align with the allocations in the UDP in respect of the site boundaries, mix of uses and quantum of development for each locality. We also understand that a Heritage Impact Assessment (HIA) is currently being prepared for each locality, using a methodology which aligns with our 2015 guidance in Historic England Advice Note 3 <i>Site Allocations in Local Plans</i>. We would request that the HIAs are undertaken with expediency and that we are able to review them before they are finalised. We also understand that the SPD is to be revised to include wording that development shall be undertaken in accordance with the HIAs. We support this change</p>	<p>Acknowledged.</p> <p>Additional text inserted into Historic Environment and Cultural Heritage section to reflect that development shall be undertaken in accordance with the HIAs.</p>
Historic England	<p>We would also express the importance that wording should be added within the SPD that development proposals affecting heritage assets will be accompanied by an analysis of the asset’s significance (including, where relevant, that generated by the relationship with its setting) and the impact of proposals upon that significance, through a Heritage Statement. Finally, we also understand that the SPD will be reviewed upon adoption of the emerging A&D Plan which itself will be informed by the completed HIAs.</p>	<p>Additional text inserted into the Heritage Statement paragraph within the planning application requirements section of the SPD.</p>
Sir Bob Murray	<p>In the Challenges and Opportunities section (page 18), the need to preserve the potential to expand the Stadium of Light and safeguard its day to day operations by avoiding any constraints arising from development in the Sheepfolds area should be identified as a challenge. The potential for integrating land uses and pedestrian/vehicular links in the two areas should be identified as an opportunity.</p>	<p>It is not considered that the Stadium of light presents a challenge to the development of the Sheepfolds area, however the potential for integration with the Stadium of Light is recognised and has been included as an opportunity.</p>

Sir Bob Murray	<p>Whilst the description of the Sheepfolds area (page 31) includes a photograph of the Stadium of Light, there is no reference in the written text to the stadium, its relationship to adjacent areas of built development or pedestrian/vehicular links between the two areas. In view of the clear need to ensure the careful integration of development at Sheepfolds with existing/future uses in and around the stadium, this oversight should be rectified. A careful description of the relationship between the two areas will provide a proper context for the SPD's proposals.</p>	<p>The SPD includes reference to the Stadium of Light when the site is described, however this section has been expanded upon to include additional text where appropriate.</p>
Sir Bob Murray	<p>Whilst the summary of development proposals in the Sheepfolds area (page 59) includes a reference to the need for a 'mixed use buffer zone to insulate homes from the stadium' there is nothing which addresses the counter point, i.e. the need to ensure that new development will not constrain the potential to expand the Stadium of Light, or otherwise adversely affect the operation of the stadium or the long term viability of Sunderland AFC.</p>	<p>Additional text has been included within the design principles for Sheepfolds to reflect any impact on the Stadium of Light.</p>
Sir Bob Murray	<p>The SD refers to the need to establish a major pedestrian boulevard/shared surface street linking the Stadium of Light with St Peter's Metro Station, and this is welcomed and supported in principle. However, on the basis of the illustrative layout the Council is missing an opportunity to create a high quality pedestrian dominated thoroughfare orientated towards the Stadium of Light, using the stadium as a visual focus, similar to Wembley Way, London. Such a feature could be a central focus of the Sheepfolds layout. Unfortunately, as the illustrative layout currently stands the boulevard follows a secondary route which fails to take full advantage of the stadium's recognised 'landmark' status. This should be rectified.</p>	<p>The Council does not consider it necessary to amend the SPD in light of this comment.</p> <p>The masterplan in the Sheepfolds area proposes to retain the existing grid pattern of streets. The introduction of the high level bridge will provide the high quality pedestrian dominated thoroughfare to the Stadium</p>
Sir Bob Murray	<p>In the Planning Application Requirements section of the draft SPD (page 76) it is noted that masterplans will be required to be submitted with applications for 250 dwellings or more, or non-residential development on sites of 5 hectares or more. In the light of the matters referred to in this submission, the guidance on masterplans should be expanded to</p>	<p>Additional text has been included within the masterplan section of the SPD to reflect this comment.</p>

	indicate that any masterplan for Sheepfolds should include (at least in illustrative terms) the adjacent areas of Stadium Park.	
Sir Bob Murray	Planning Application Requirements section advises that applications for development proposals should be accompanied by a Transport Assessment. Given that the proposed mix of uses at Sheepfolds can be expected to generate significant levels of vehicular traffic with extensive car parking requirements, careful consideration will need to be given to how such uses would co-exist with the existing traffic generation and car parking needs of the Stadium of Light, the Hilton Hotel, the Aquatic Centre and the Beacon of Light, particularly on match days and evenings. The guidance should be expanded to explicitly require any Transport Assessment prepared in respect of Sheepfolds to consider these issues.	An additional point has been included within the Transport Assessment section to ensure transport assessments undertaken for development within the sheepfolds area take into consideration Stadium Park.
Sir Bob Murray	Given the Council's previous recognition of the importance of the Stadium of Light to the success and regeneration of the Sheepfolds area, and the aforementioned risk of new uses constraining future development and expansion of the stadium, it is important that both Sunderland AFC and the Foundation of Light are added to the list of non-statutory consultees that are consulted on all planning applications that are submitted in and around the Stadium Park/Sheepfolds area. This will ensure that the Club is kept informed of any potential conflicts to either its current or its future operations.	Sunderland AFC and the Foundation of light can be included onto the Strategic Plans consultation database so as to be informed of any Local Plan related consultations. However, in relation to Development Management (the service responsible for the determination of planning applications) any consultation will be undertaken in accordance with the statutory requirements (namely neighbour consultation letters and/or site notice and/or a press notice published in the Sunderland Echo). The service cannot guarantee that any interested third party will be consulted on an application where they fall outside of the statutory consultation requirements. Consequently, it is strongly encouraged that any interested third party registers with Planning Public Access so that they can regularly check the applications pending consideration in their area of interest.
Sir Bob Murray	Sir Bob welcomes the overall aims of the draft Sunderland Riverside SPD, including the objective of promoting the improvement, redevelopment and regeneration of the Sheepfolds area. However, the strategy needs to take greater account of the importance of the Stadium of Light to the social fabric, community and economy of	The SPD has been amended to reflect this where possible.

	Sunderland both now and long into the future. Much more emphasis needs to be placed on the importance of securing improved integration with Stadium Park in order to strengthen the role of the area still further (notwithstanding that Stadium Park is outside the SPD area).	
Sir Bob Murray	Sir Bob is extremely concerned that the principles and details regarding the importance of the Stadium of Light and Sunderland AFC that were included in the 2017 Stadium Village Masterplan Draft SPD now appear to have been abandoned because Stadium Park has not been included in the Sunderland Riverside area. This approach is regarded as being inconsistent and unreasonable, and the position should be rectified by the re-inclusion of appropriate guidance in the draft SPD	The SPD has been amended to incorporate where appropriate, references to Stadium Park and its integration with the Riverside area.
The Coal Authority	The Coal Authority has no specific comments to make on the SPDs as proposed.	Acknowledged
NHS Sunderland Clinical Commissioning Group	Whilst developments are welcomed there is likely to be an increase in registrations with local GP practices and there is a concern that the existing healthcare infrastructure is not adequate to support such developments without some development funding to allow an increase in spatial capacity within local practices	The sites will be allocated through the forthcoming Allocations and Designations Plan, which will be accompanied by a supporting Infrastructure Delivery Plan. It is this document which will consider this issue in detail, alongside any future planning applications. The SPD does not go into this level of detail and as such the Council does not consider this an issue for the SPD.
Highways England	We will consider individual and cumulative impacts on the Strategic Road Network through the forthcoming consultation on the Allocations and Designations Plan.	The Council acknowledges this comment.
Liebherr Sunderland Works Ltd.	We are delighted to see the ambitious Riverside Sunderland Masterplan being published, we are convinced that it will significantly enhance the quality of life for the people of Sunderland. Nevertheless, we have a concern about the planned footbridges crossing the River Wear and its potential impact on utilising the river for transport activities and can't see that this has been reflected in the Masterplan. We expect that the footbridges will not worsen the potential barge	The SPD reflects the Riverside Sunderland Masterplan and sets design parameters for the development sites. However, it does not go into this level of detail for the two proposed bridges, it simply indicates them as potential new improved connections. It will be through the submission of individual planning applications where this level of detail will be set out for the bridges.

	transport options for our products. The clearance height of the high-level bridge shall meet the one of the Wearmouth Bridge and for the low-level bridge an opening mechanism shall be foreseen, e.g. drawbridge, to allow free passage of a loaded barge.	
Northumberland County Council	No comments.	Acknowledged
Northumbrian Water	We have reviewed your draft Supplementary Planning Document and support the development intentions it seeks to achieve. We have previously liaised with Sunderland Council regarding the wider masterplan proposals for the Vaux site and can confirm that our network can support the proposed level of development set out in the masterplan. However, it would be beneficial to include an indicative phasing timetable for the delivery of development to assist utilities and other infrastructure providers in ensuring that supporting infrastructure is ready.	As the SPD provides the design parameters for Riverside Sunderland is not considered appropriate to include a phasing timetable within the SPD. The Masterplan, which the SPD reflects, includes a phasing timetable at section 11 indicating the time periods for delivery of the key elements of Riverside Sunderland.
University of Sunderland	Point 2.2 context diagram has the label title 'C' as Sunderland University, this should be University of Sunderland.	The SPD has been amended to reflect this comment.
University of Sunderland	Point 2.8 Development opportunities - University City Campus labelled up and then St Peter's Campus is just down as University of Sunderland. Could this be amended to either University St Peter's Campus or change both to University of Sunderland.	The SPD has been amended to reflect this comment.
University of Sunderland	Under 'opportunities' on page 18, it does make general mention of the importance of having the new river crossings to improve connectivity, it would have been nice to make mention of how these new access routes will benefit key stakeholders in the City such as the University and link in well to the University's One Campus Masterplan.	The SPD has been amended to make reference to the University Campuses within the river crossing point under opportunities.
Steve Lavelle	The SPD does not show me what due diligence has been performed with respect to sewage capacity. There is mention of concerns about possible sewer flooding in the area but there are no details.	The sites within Riverside Sunderland were allocated through the 2007 Unitary Development Plan Alteration No.2 and form part of the saved policies of the adopted Core Strategy and Development Plan and will remain in place until superseded by the forthcoming Allocations and Designations Plan. The Vaux site was then allocated as a strategic site within the

		<p>recently adopted Core Strategy and Development Plan. No sewage capacity issues were raised as part the CSDP process and in particular through the supporting Infrastructure Delivery Plan.</p> <p>The Draft Allocations and Designations Plan allocates Riverside Sunderland. The A&D Plan is supported by an Infrastructure Delivery Plan.</p> <p>The SPD provides development principles and design guidance for Riverside Sunderland.</p> <p>Notwithstanding this, Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, which the SPD is based upon (Appendix 2).</p>
Steve Lavelle	There are concerns that the Hendon Sewage Treatment Works faces significant capacity issues even during moderate rainfall that leads to persistent and voluminous discharges of untreated sewage into the River Wear through a number of Combined Sewer overflows, including the CSO at Gill cemetery, Vaux Yards, and Bishopwearmouth CSO) which in In 2018 spilled 108 times for a total of 562 hours).	Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, which the SPD is based upon. The Infrastructure Delivery Plan for the Allocations and Designations Plan assesses the cumulative impacts of development across the City.
Steve Lavelle	I must remind you that the responsibility, in planning terms, for sewage capacity rests not with the sewage undertaker but with the Local Planning Authority. References are made to the requirements set out within national policy and guidance in relation to sewage and local plans and planning applications and the requirements of the LPA and information required to be submitted with planning applications in relation to drainage and sewage network.	The sites within Riverside Sunderland were allocated through the 2007 Unitary Development Plan Alteration No.2 and form part of the saved policies of the adopted Core Strategy and Development Plan and will remain in place until superseded by the forthcoming Allocations and Designations Plan. The Vaux site was then allocated as a strategic site within the recently adopted Core Strategy and Development Plan. No network capacity issues were raised as part the CSDP process and in particular through the supporting Infrastructure Delivery Plan.

		<p>The Draft Allocations and Designations Plan allocates Riverside. The A&D Plan is supported by an Infrastructure Delivery Plan. The SPD provides development principles and design guidance for Riverside Sunderland. The Infrastructure Delivery Plan for the Allocations and Designations Plan assesses the cumulative impacts of development across the City.</p> <p>Notwithstanding this, Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, which the SPD is based upon.</p> <p>Northumbrian Water also confirm that as key sites within the masterplan area come forward through the planning process, they welcome the opportunity to provide advice and support on water and sewerage provision as needed.</p>
Steve Lavelle	Reference is made to Sunderland being in breach of the Urban Waste Water Treatment Directive due to discharges of wastewater into the North Sea and Articles of Directives referenced.	Comment noted
Steve Lavelle	<p>This breach is directly attributable to the lack of capacity at Hendon treatment works. The record of spills at Bishopwearmouth CSO recorded in 2018 will only be exacerbated by development on the Riverside unless something is done to address the capacity shortfall.</p> <p>Can you please confirm and provide me with detailed evidence that the Sunderland Planning Authority have carried out their duty of due diligence to confirm that sewage capacity (that will not result in breaches of the UWWTD) exists for this development to take place.</p> <p>It is not enough to request the sewage undertaker to confirm that capacity exists. This is more pertinent when concerns have been drawn to the attention of the LPA and when Sunderland have been shown to be</p>	<p>The sites within Riverside Sunderland were allocated through the 2007 Unitary Development Plan Alteration No.2 and form part of the saved policies of the adopted Core Strategy and Development Plan and will remain in place until superseded by the forthcoming Allocations and Designations Plan. The Vaux site was then allocated as a strategic site within the recently adopted Core Strategy and Development Plan. No network capacity issues were raised as part the CSDP process and in particular through the supporting Infrastructure Delivery Plan.</p> <p>The Draft Allocations and Designations Plan allocates Riverside. The A&D Plan is supported by an Infrastructure</p>

	in breach of the UWWTD for 29 years and remain in breach of this directive.	Delivery Plan. The SPD provides development principles and design guidance for Riverside Sunderland. Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, of which the SPD is based upon.
Bob Latimer	I wish to make the strongest objection to this plan, because neither the sewerage network or the Hendon Treatment Sewage Works has the capacity to cope with sewage flows from these developments. (The sewerage network has not the capacity with the foul flows it is receiving now let alone take more).	The Draft Allocations and Designations Plan allocates Riverside. The A&D Plan is supported by an Infrastructure Delivery Plan. The SPD provides development principles and design guidance for Riverside Sunderland. Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, which the SPD is based upon.
Bob Latimer	In relation to developments at Vaux site, Farrington Row and Ayre's Quay, reference is made to, and extracts of documentation submitted, in relation to a Public Inquiry held in 2001 into an application by Northumbrian Water to the Environment Agency to vary a consent to discharge screened sewage from Whitburn Steele Pumping Station under emergency conditions and during periods of planned maintenance and consent to discharge sewage effluent from Hendon Sewage Treatment Works under storm of emergency conditions and to discharge treated sewage effluent for the purpose of flushing an outfall pipe after periods of dry weather. The recommendations of the inquiry are set out and the conditions, which Mr Latimer states have not been complied with.	The sites within Riverside Sunderland were allocated through the 2007 Unitary Development Plan Alteration No.2 and form part of the saved policies of the adopted Core Strategy and Development Plan and will remain in place until superseded by the forthcoming Allocations and Designations Plan. The Vaux site was then allocated as a strategic site within the recently adopted Core Strategy and Development Plan. No network capacity issues were raised as part the CSDP process and in particular through the supporting Infrastructure Delivery Plan. The Draft Allocations and Designations Plan allocates Riverside. The A&D Plan is supported by an Infrastructure Delivery Plan. The SPD provides development principles and design guidance for Riverside Sunderland. Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the

		proposed level of development set out in the masterplan, which the SPD is based upon.
Bob Latimer	Reference is made to the SPD and the requirement for a flood risk assessment and drainage strategy to be submitted with planning applications. In relation to the specifics of this requirement, Mr Latimer states that there will be no benefit to existing sewerage network, it cannot cope now let alone adding more, and this is the reason NWL have failed to measure the flows arriving at the STW and the EA have sat back and allowed it.	Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, of which the SPD is based upon. Northumbrian Water also confirm that as key sites within the masterplan area come forward through the planning process, they welcome the opportunity to provide advice and support on water and sewerage provision as needed.
Bob Latimer	In relation to developments at Sheepfolds and Bonnersfield, the CSOs are spilling when there is no rainfall because of the incapacity in the sewerage network to have the ability to pump forward to St Peters. Both of these developments will connect to the already overloaded St Peters pumping station, which will cause an even greater flow backup from the CSOs (combined sewer overflow) at Roker and Seaburn	Comment noted. Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, which the SPD is based upon.
Bob Latimer	Flow records submitted indicate flows are spilling from the CSOs when there is no rainfall, although much of the storm water flows have been removed from the system.	Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, which the SPD is based upon.
Bob Latimer	Missing page from the records turns up four years after the European Court of Justice judged the Whitburn system, including St Peters, was not complying with the Urban Waste Water Treatment Directive. In an attempt to overcome this failure the flows from the CSOs were reduced from 6 times dry weather flow to 4.5XDWF the permit does not allow for this. The spill volume has been lowered although the permit does not allow it, likewise the tunnel capacity volume has been allowed to be increased to 7,000 cu metres before a discharge takes place again this is in breach of the permit.	Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, which the SPD is based upon.

Bob Latimer	The system is spilling at a rate of 25% less than it should, also the road gullies at Roker and Fulwell have been removed along with Roker Ghyll and Boldon Flats such is the desperation of NWL and the EA. They are overlooking the fact that it was flows from these outlets that were diluting the sewage, so now when a first flush takes place it is almost all foul sewage.	Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, which the SPD is based upon.
Bob Latimer	The application form for the current permit issued in 2003 stated that the calculations from 1992 remain valid. I enclose a list of properties added to the system between 1992 and 2001 showing it was impossible that those calculations remained valid.	<p>The sites within Riverside Sunderland were allocated through the 2007 Unitary Development Plan Alteration No.2 and form part of the saved policies of the adopted Core Strategy and Development Plan and will remain in place until superseded by the forthcoming Allocations and Designations Plan. The Vaux site was then allocated as a strategic site within the recently adopted Core Strategy and Development Plan. No network capacity issues were raised as part the CSDP process and in particular through the supporting Infrastructure Delivery Plan.</p> <p>Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, which the SPD is based upon.</p>
Bob Latimer	This sewerage network has passed its peak capacity, in fact I believe it passed its peak many years ago. It is alarming that the Council have not picked up on the fact that the New Town Hall is to connect to the CSO shown spilling into the River Wear with the seagulls feeding on the sewage.	The sites within Riverside Sunderland were allocated through the 2007 Unitary Development Plan Alteration No.2 and form part of the saved policies of the adopted Core Strategy and Development Plan and will remain in place until superseded by the forthcoming Allocations and Designations Plan. The Vaux site was then allocated as a strategic site within the recently adopted Core Strategy and Development Plan. No network capacity issues were raised as part the CSDP process and in particular through the supporting Infrastructure Delivery Plan.

		Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, of which the SPD is based upon.
Bob Latimer	I believe the evidence I have provided in this objection shows conclusively that before another connection is made to this sewage system it has to be independently assessed by an independent expert who has no connection with either NWL or the EA. For this reason I am also sending this email to the Secretary of State for Housing, Communities and Local Government to request that this consultation is called in for him to decide.	Acknowledged.
Bob Latimer	When you consider that the discharge permit is based on CSO calculations from 1992 - during 1992 to 2001 (Public Inquiry) there have been at least 600 houses constructed and many more since then. There are about 50 houses from Whitburn been added to the system, and the proposal is to add around 1,500 more. This proposal suggests 240 at Farrington Row/Ayre's Quay, 200 on the Vaux Site, 200 at Bonnersfield and 450 at the Sheepfolds and this does not count the 85 at Seaburn or the 62 at South Bents, can the sewerage system cope?	<p>The sites within Riverside Sunderland were allocated through the 2007 Unitary Development Plan Alteration No.2 and form part of the saved policies of the adopted Core Strategy and Development Plan and will remain in place until superseded by the forthcoming Allocations and Designations Plan.</p> <p>The Vaux site was then allocated as a strategic site within the recently adopted Core Strategy and Development Plan. No network capacity issues were raised as part the CSDP process and in particular through the supporting Infrastructure Delivery Plan.</p> <p>Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, which the SPD is based upon.</p>
Bob Latimer	Reference is made to adopted CSDP Policy WWE5.3 in relation to disposal of foul water - <i>Development of new or extensions/improvements to existing waste water, sludge or sewage treatment works, will normally be supported unless the adverse impact of the development significantly outweighs the need for greater capacity.</i>	The sites within Riverside Sunderland were allocated through the 2007 Unitary Development Plan Alteration No.2 and form part of the saved policies of the adopted Core Strategy and Development Plan and will remain in place until superseded by the forthcoming Allocations and Designations Plan. The Vaux site was then allocated as a strategic site within the

	<p>The need for greater capacity is paramount and that this planning document should not proceed further until the adverse impact of the developments regarding sewage capacity has been fully independently investigated (evidence submitted includes petition correspondence with European Commission in relation to sewage found in the sea and beach at Whitburn).</p>	<p>recently adopted Core Strategy and Development Plan. No network capacity issues were raised as part the CSDP process and in particular through the supporting Infrastructure Delivery Plan.</p> <p>Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, of which the SPD is based upon.</p>
Bob Latimer	<p>I provide the discharge records for St Peters Pumping Station which state that St Peters discharged 51 times for a total of 102 hours. This shows no difference from each of the previous years. What it does show is while in 2018 there was only 60% of the average yearly rainfall, a large holding tank had been constructed at St Peters as well as all road gullies in the Fulwell and Roker flows being removed from the combined sewage network yet the system was worse. Adding to this the flows from Roker Ghyll and Boldon Flats were also removed from the combined sewerage network so the records show St Peters cannot cope with the existing flows let alone adding more.</p>	<p>Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, which the SPD is based upon.</p>
Bob Latimer	<p>I enclose the discharge records for Bodlewell Street, 2018 – 51 times for a total of 216 hours, Bishopwearmouth CSO Silksworth Row – 108 times for a total of 562 hours – this includes the Vaux Site.</p> <p>I enclose a number of lists showing the number of additional dwellings which have been added to the sewerage network without greater capacity or treatment being provided, this is completely add odds with Policy WWE5.</p>	<p>Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, which the SPD is based upon.</p>
Bob Latimer	<p>I do not object to the developments as such, I only object to the fact that the sewerage network has not the capacity to accommodate the foul sewage flows, so increased sewage from further houses etc. will result in even more foul discharges into the River Wear and into the sea at Seaburn and Whitburn with their resultant harmful pollution</p>	<p>Northumbrian Water have confirmed in writing through the SPD consultation process that the network can support the proposed level of development set out in the masterplan, which the SPD is based upon.</p>

Appendix 1 – Letters

Addressee
Address line 1
Address line 2
Address line 3
Address line 4
Address line 5
Address line 6
Postcode



Date: 17 June 2020
Our ref: Riverside SPD
Your ref:

Dear Sir/Madam

**DRAFT RIVERSIDE SUNDERLAND SUPPLEMENTARY PLANNING DOCUMENT (SPD)
AND ADOPTION OF SOUTH SUNDERLAND GROWTH AREA (SSGA) SPD,
PLANNING OBLIGATIONS SPD AND STATEMENT OF COMMUNITY INVOLVEMENT.**

I am writing to inform you that Sunderland City Council is consulting on the Draft Riverside Sunderland SPD and to inform you that Sunderland Council has adopted SSGA SPD, Planning Obligations SPD and updated its Statement of Community Involvement.

Draft Riverside Sunderland SPD consultation

Sunderland City Council has bold ambitions and aspirations for Riverside Sunderland which, over the next 20 years, will be established as a successful business location, a popular place to live and a focal point for community life. The SPD will provide a planning framework that will be used in the consideration of relevant development proposals within Riverside Sunderland.

Consultation on the Riverside SPD will take place over a four-week period, commencing on 17 June 2020 and closing on 15 July 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 SPD and supporting documents will be available in the Civic Centre, Burdon Road, Sunderland, SR2 7DN during normal opening hours (8.45am-5.15pm Mon-Thurs and 8.45-4.45pm Fri) 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 SPD. 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.

Adoption of SSGA SPD and Planning Obligations SPD

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) and Planning Obligations SPD on 17 June 2020.

A number of modifications were made to the SPD's pursuant to section 23 of the Planning and Compulsory Purchase Act 2004 (the Act). These are set out in their respective Adoption Statements. In accordance with Regulations 35 of the 2012 Regulations the following documents have been made available:

- South Sunderland Growth Area SPD
- SSGA SPD Adoption Statement
- SSGA SPD Statement of Consultation
- Planning Obligations SPD
- Planning Obligations SPD Adoption Statement
- Planning Obligations SPD Statement of Consultation

The documents listed above are available to view on the Council's website webpage at <https://www.sunderland.gov.uk/article/14746/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 SPDs may apply to the High Court under Section 113 of the Act for a judicial review of the decision to adopt the documents. Any such applications must be made promptly and in any event, not later than three months after the day on which it was adopted.

Statement of Community Involvement (SCI)

The Council has updated its SCI to be in accordance with recent legislative requirements. The document is available to view on the Council's website at <https://www.sunderland.gov.uk/planningpolicy>. 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).

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



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

[Preferences](#) | [Unsubscribe](#)

Appendix 2 – Stage 2 – Revised Draft SPD - Consultation Responses

Coal Authority – E-mail

From: coal.gov.uk

Sent: 12 October 2020 13:15

To: Planning Policy

Subject: Sunderland City Council - Supplementary Planning Documents (SPD) Consultation

Attachments: Consultation-Response-PPO-011-370-117.docx

Dear Planning Policy Team

Following the policy consultation on 21 September 2020, please find attached our comments relating to the above policy.

If you would like to discuss any of the issues raised, please contact us.

Regards

Planning and Local Authority Liaison team

Coal Authority – Letter

Sunderland City Council - Supplementary Planning Documents (SPD) Consultation

Contact Details

Planning and Local Authority Liaison Department

The Coal Authority

Date 12 October 2020

Dear Sirs

Sunderland City Council - Supplementary Planning Documents (SPD) (Consultation)

Thank you for your notification received on the 21 September 2020 in respect of the above consultation.

I have reviewed the draft Riverside SPD, the Development Management SPD Scoping Report and the Homes in Multiple Occupation SPD. I can confirm that the Coal Authority has no specific comments to make on the SPDs as proposed.

Yours faithfully

Highways England – E-mail

From:

Sent: 19 October 2020 15:46

To: Planning Policy

Cc:

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

*****This message originates from outside your organisation. Do not provide login or password details. Do not click on links or attachments unless you are sure of their authenticity. If in doubt, email 'Ask.ICT@Sunderland.gov.uk' or call 561 5000 *****

Dear Sir/Madam,

Thank you for consulting Highways England on the above SPD documents and would offer the following comments below.

Revised Draft Riverside Sunderland SPD

I am pleased to note that following our previous consultation response dated 8th July 2020, an additional bullet point in Section 6.1 has been included in the revised draft to state that assessment of the impact on the A19 would be required.

It is understood that the full site will be included in the Allocations and Designations Document which will undergo formal consultation in December 2020, at which point we can consider individual and cumulative impacts on the Strategic Road Network. In addition, we are also currently undertaking a joint study with Sunderland City Council looking at the A1231/A19 junction and the improvements required as a result of local plan developments, including the Riverside area.

Development Management SPD Scoping Report

While Highways England does not wish to make specific comment on the Scoping Report, we wish to continue to be consulted on the document specifically in relation to parking standards and design guidance (particularly should it include measures such as a requirement to include office space within dwellings to lock in the benefits of COVID-19 related travel changes).

Homes in Multiple Occupation SPD

Highways England does not wish to offer any comments as it is considered unlikely that it would materially impact on the operation of the Strategic Road Network.

Kind regards

Mark

Historic England – E-mail

Draft Riverside Supplementary Planning Document - Revision, October 2020

Thank you for consulting Historic England on the latest revision to above draft supplementary planning document (SPD). As the public body that advises on England's historic environment, we are pleased to offer our comments. We note that, due to your administrative processes, you were unable to include amendments based on our advice in the revised version released for comment on 21 September 2020. You have since shared with us a subsequent version of the revised document which does include those amendments. You also shared a tabulated consultation statement detailing how you addressed our advice.

Summary

We welcome that you have broadly addressed the advice in our letter of 15 July 2020 by making amendments to the draft document. We are satisfied that the new draft text addresses most of our concerns but advise below some further minor amendments to the text and the document preparation process. We have yet to see the new map to be inserted in Part 2 and so cannot comment on that.

Advice

We are aware of the somewhat complex planning nature of the Riverside area of Sunderland. The six localities of Vaux, Farringdon Row, Sheepfolds, Bonnersfield, High Street West and Riverside Park are individually allocated within the Unitary Development Plan Alteration Number 2 (UDP) adopted in 2007 as follows:

- Vaux, Farringdon Row, Riverside Park (policy SA55A.2 Former Vaux/ Galleys Gill/ Farringdon Row);
- Sheepfolds (policy NA3A.2 Sheepfolds);
- Bonnersfield (policy NA3B.1 Bonnersfield/St. Peters University Campus);
- We understand that there is no current allocation for High Street West, however, the uses proposed fit with existing town centre uses and a planning application for a hotel on which we had no comments to make at the time.

These allocations remain saved until the emerging Allocations and Designations Plan (A&D Plan) is adopted, when they will be superseded by new allocation policies. We therefore acknowledge that the principle of development has been established in planning policy.

Previous masterplans and frameworks for individual localities were deleted when the Core Strategy and Development Plan (CSDP) was adopted in 2019, with much of the guidance being out of date due to changing economic conditions. Therefore, without current adopted planning guidance, there is a risk that piecemeal development proposals may not deliver desired planning outcomes including the continued conservation and enhancement of the historic environment within the area and its setting.

Best practice would be that the development parameters in the SPD are informed by an assessment of the significance of the historic environment including in the site's setting. This would have been particularly important

should the allocations not have been established within planning policy already. However, we recognise that the SPD seeks to establish guidance on allocations already adopted prior to the CSDP, which is an unusual situation. We understand that the SPD seeks to align with the allocations in the UDP in respect of the site boundaries, mix of uses and quantum of development for each locality. We also understand that a Heritage Impact Assessment (HIA) is currently being prepared for each locality, using a methodology which aligns with our 2015 guidance in Historic England Advice Note 3 *Site Allocations in Local Plans*. We would request that the HIAs are undertaken with expediency and that we are able to review them before they are finalised. We also understand that the SPD is to be revised to include wording that development shall be undertaken in accordance with the HIAs. We support this change.

We would also express the importance that wording should be added within the SPD that development proposals affecting heritage assets will be accompanied by an analysis of the asset's significance (including, where relevant, that generated by the relationship with its setting) and the impact of proposals upon that significance, through a Heritage Statement. Finally we also understand that the SPD will be reviewed upon adoption of the emerging A&D Plan which itself will be informed by the completed HIAs.

In light of the above we do not object to the adoption of the revised SPD, including the above further amendments, prior to the finalisation of the HIAs.

Please do not hesitate to contact us if you have any queries relating to our comments or would like any further information.

Yours sincerely

Liebherr-Sunderland Works Ltd – E-mail

Wed 14/10/2020 06:40

Dear Sir,

We understand that the consultation for Stage 2 – Revised Draft SPD is open till today, 14th October.

We are delighted to see the ambitious Riverside Sunderland Masterplan being published, we are convinced that it will significantly enhance the quality of life for the people of Sunderland.

Nevertheless we have a concern about the planned footbridges crossing the River Wear and its potential impact on utilising the river for transport activities and can't see that this has been reflected in the Masterplan.

Over the years we have conducted numerous barge shipments of our Maritime Cranes from the quayside at our factory to the final destination via the Port of Sunderland. This transport option still gets offered to clients and it potentially could be taken up again at any given point in time. An example of such a transport activity can be watched on: <https://www.youtube.com/watch?v=vMQRnRyeCDO>

We hence expect that the footbridges will not worsen the potential barge transport options for our products. The clearance height of the high level bridge shall meet the one of the Wearmouth Bridge and for the low level bridge an opening mechanism shall be foreseen, e.g. drawbridge, to allow free passage of a loaded barge.

Recognition of this requests would be highly appreciated.

With best regards

Managing Director

Liebherr-Sunderland Works Ltd.

NHS Sunderland CCG – E-mail

Thu 15/10/2020 16:13

SENT ON BEHALF OF, NHS SUNDERLAND CLINICAL COMMISSIONING GROUP

Please find attached a response from NHS Sunderland CCG regarding the SPD consultation for Riverview Development and South Development

Best wishes

NHS Sunderland CCG - Letter

15 October 2020

To whom it may concern

The CCG has considered the Riverview SPD documents which stipulates that there will be 1000 new C3 (2 person) homes built on Vaux site, Farrington, Sheepfolds and Bonnersfield.

Whilst developments are welcomed there is likely to be an increase in registrations with local GP practices and there is a concern that the existing healthcare infrastructure is not adequate to support such developments without some development funding to allow an increase in spatial capacity within local practices. Spatial capacity within our practices has previously been evidenced to the local authority planning department.

There are 5 practices in particular who are most likely affected by additional patient registrations from these developments. The amount of space each practice needs to deliver primary medical care services is dependent upon their list size. All 5 practices are currently over capacity in accordance with their list size; 3 of those practices are located within NHS Property Services Buildings and would therefore require financial support to ensure current buildings' spatial configuration are suitable for general practice use in terms of size and function. 2 of the 5 practices are in practice-owned buildings and we have consulted with those practices to determine if they are able/willing to extend their building to accommodate extra patients. Both buildings have the ability to extend (outwards and/or upwards) to accommodate additional space and practices have determined that they are willing to consider extension if required.

In terms of the South SPD, the practices affected by this series of developments would require additional space within their current NHS Property Services leased buildings as they could not accommodate this significant number of patients within existing premises. It will be dependent on when and how many houses will be built per annum and the size of the dwellings that may impact on request for S106 funding so further details regarding rate of expansion are required.

Yours faithfully

Northumberland County Council – E-mail

From:

Sent: 15 October 2020 16:05

To: Planning Policy

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

Dear Sir/ Madam

Thank you for consulting Northumberland County Council on the Revised Draft Riverside Sunderland SPD.

We can confirm we have no comments to make.

We look forward to continuing to work together under the Duty to Cooperate.

Regards

Senior Planner (Planning Policy)

Planning Services

Northumberland County Council

Northumbrian Water – E-mail

From:

Sent: 13 October 2020 15:06

To: Planning Policy

Subject: Sunderland Riverside SPD

Attachments: Sunderland Riverside SPD October 2020.pdf

*****This message originates from outside your organisation. Do not provide login or password details. Do not click on links or attachments unless you are sure of their authenticity. If in doubt, email 'Ask.ICT@Sunderland.gov.uk' or call 561 5000 *****

Dear Policy Team

As per your consultation statement which notes a consultation period for the above document until 14th October 2020, Northumbrian Water wishes to submit a further observation for your consideration – see attached.

With Kind Regards

Northumbrian Water – Letter

Sunderland City Council
Strategic Planning Team
Civic Centre
Burdon Road
Sunderland
SR2 7DN

13th October 2020

Dear Strategic Plans Team

October 20 - Consultation response to the Sunderland Riverside SPD

Thank you for the opportunity to provide a further consultation response to the above Supplementary Planning Document. Northumbrian Water Developer Services will make comment on topics which we feel are of relevance or have an impact on us, as the statutory water and sewerage undertaker.

We have reviewed your draft Supplementary Planning Document and support the development intentions it seeks to achieve. We have previously liaised with Sunderland Council regarding the wider masterplan proposals for the Vaux site and can confirm that our network can support the proposed level of development set out in the masterplan.

Thank you for incorporating our consultation comments from July 20 into the latest version of the document. We would add only one further observation at this stage for your consideration. As it is confirmed that there is significant investment now committed to the area by a major organisation and therefore it is likely that development will be achieved in the short to medium term, it would be beneficial to include an indicative phasing timetable for the delivery of development to assist utilities and other infrastructure providers in ensuring that supporting infrastructure is ready.

We look forward to seeing this Supplementary Planning Document being approved and providing a framework for development for this key city centre area. As key sites within the masterplan area come forward through the planning process, we welcome the opportunity to provide advice and support on water and sewerage provision as needed.

Yours Sincerely

Robert L – E-mail

Mon 28/09/2020 16:49

The Secretary of State the Rt Hon Robert MP

I request that you call in this Planning Application for the reasons given below

Re; Revised Draft Riverside Sunderland Supplementary Planning Document (SPD) Development Management SPD scoping report and Homes in Multiple Occupation SPD.

I wish to make the strongest objection to this plan, because neither the sewerage network or the Hendon Treatment Sewage Works has the capacity to cope with sewage flows from these developments.

1. To back up my objection I enclose scan 1394: - Developments on the Vaux Site – Farrington Row and Ayres Quay.

- a) Pages from the Inspectors report held in 2001 in which I took part (If required I can provide a full copy of the report – this information shows I took part in that Public Inquiry.
- b) The outcome being was that the Inspector made recommendations to the Secretary of State who directed the Environment Agency to issue a new consent with conditions.
- c) I enclose and refer you to condition 8 which required NWL to measure the flows **arriving** at the Hendon STW, this has never been done, so the discharge permit is not valid.
- d) I enclose page 106 from the Inspectors report and refer to para 16.6.9.5. – The measurements were carried out on the overflow not the flows arriving at the works.

- e) I enclose page 105 from the Inspectors report and refer to para 16.6.9.4, the importance of referring to this para it states that: - *“a much better understanding of the flows arriving at the STW is an essential prerequisite of the ongoing AMP3 option appraisals”*
- f) The Flood Risk Assessment and Drainage Strategy states – *“A flood Risk Assessment and Drainage Strategy will be required. This should include proposals for above ground Sustainable Urban Drainage system (SuDS) demonstrating how they will provide landscape, amenity and ecological benefits. Early liaison with the Local Lead Flood Authority (LLFA) and Northumbrian Water is required to identify any benefit to the existing sewerage network particularly within critical drainage areas. A Water Framework Directive Assessment will be needed should any development have the potential to impact the WFD status of the Waterbody”* There will be no benefit to existing sewerage network, it cannot cope now let alone adding more, and this is the reason NWL have failed to measure the flows arriving at the STW and the EA have sat back and allowed it.

2. To back up my objection I enclose scan 1395 – Developments at Bonnersfield and the Sheepfolds.

- a) Discharge permit for Whitburn Steel Storm Sewage Pumping Station, condition 4 Occurrence states, *“The discharge shall begin to occur when the volume of collected flows in the interceptor tunnel exceeds 2,000 cu metres due to the operation of one or more combined sewer overflows...”* The CSOs are spilling when there is no rainfall because of the incapacity in the sewerage network to have the ability to pump forward to St Peters. Both of these developments will connect to the already overloaded St Peters pumping station, which will cause an even greater flow backup from the CSOs at Roker and Seaburn.
- b) The evidence there to see, I enclose the return flow records for April 2019 to demonstrate what is going wrong. These records show flows are spilling from the CSOs when there is no rainfall, although much of the storm water flows have been removed from the system.
- c) Missing page from the records turns up four years after the European Court of Justice judged the Whitburn system, including St Peters, was not complying with the Urban Waste Water Treatment Directive. In an attempt to overcome this failure the flows from the CSOs were reduced from 6 times dry weather flow to 4.5XDWF the permit does not allow for this. The spill volume has been lowered although the permit does not allow it, likewise the tunnel capacity volume has been allowed to be increased to 7,000 cu metres before a discharge takes place again this is in breach of the permit.
- d) UK defence document 13 September para 62 gives a full account of the design and operation in reports dated 23 January 2001 and 3 June 2003 it gives a spill rate of over 6XDWF. The system is spilling at a rate of 25% less than it should, also the road gullies at Roker and Fulwell have been removed along with Roker Ghyll and Boldon Flats such is the desperation of NWL and the EA. They are overlooking the fact that it was flows from these outlets that were diluting the sewage, so now when a first flush takes place it is almost all foul sewage.
- e) The application form for the current permit issued in 2003 stated that the calculations from 1992 remain valid. I enclose a list of properties added to the system between 1992 and 2001 showing it was impossible that those calculations remained valid.
- f) Photograph showing a discharge from the CSO called Gill Cemetery, this overflow also covers the Vaux site. I should have included this photograph in scan 1394, but it does not really matter as both sewers, the one from St Peters and the Vaux site, feed into the same trunk sewer leading to Hendon. This sewerage network has passed its peak capacity, in fact I believe it passed its peak many years ago. It is alarming that the Council have not picked up on the fact that the New Town Hall is to connect to the CSO shown spilling into the River Wear with the seagulls feeding on the sewage.

I believe the evidence I have provided in this objection shows conclusively that before another connection is made to this sewage system it has to be independently assessed by an independent expert who has no connection with either NWL or the EA. For this reason I am also sending this email to the Secretary of State for Housing, Communities and Local Government to request that this consultation is called in for him to decide.

When you consider that the discharge permit is based on CSO calculations from 1992 - during 1992 to 2001 (Public Inquiry) there have been at least 600 houses constructed and many more since then. There are about 50 houses from Whitburn been added to the system, and the proposal is to add around 1,500 more. This proposal suggests 240 at Farrington Row/Ayre's Quay, 200 on the Vaux Site, 200 at Bonnersfield and 450 at the Sheepfolds and this does not count the 85 at Seaburn or the 62 at South Bents. I can only say, as an old retired engineer, where are the overseers in all this, how could a planning document have got this far through the process without anyone asking - can the sewerage system cope?

If I can help further please contact me or if you require further evidence I am more than willing to provide it.

Regards

Robert L - Attachment 1

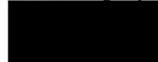


Report to the Secretary of State for the Environment, Food and Rural Affairs

by [REDACTED] Grantham [REDACTED]

an Inspector appointed by the Secretary of State for the
Environment, Food and Rural Affairs

The Planning Inspectorate



Date 25 FEB 2002

Water Resources Act 1991, Schedule 10(4)

Applications by Northumbrian Water Limited, to the Environment Agency, for:

- 1 - Variation of consent to discharge screened sewage, from Whitburn Steel Pumping Station, to allow discharge under emergency conditions and during periods of planned maintenance; and
- 2 - Consent to discharge sewage effluent, from Hendon Sewage Treatment Works, under storm or emergency conditions and to discharge treated sewage effluent for the purpose of flushing an outfall pipe after periods of dry weather.

Inquiry opened on 03 October 2001

Discharges from Whitburn Steel Pumping Station and from Hendon Sewage Treatment Works.

File Ref: WQ/01/1070

Whitburn Steel Pumping Station and Hendon Sewage Treatment Works

- On 21 March 2001 and under Schedule 10 of the Water Resources Act 1991, as amended, the Secretary of State directed the Environment Agency to transmit the applications to her.
- The applications are made by Northumbrian Water Limited to the Environment Agency.
- The application in respect of Whitburn Steel Pumping Station (Ref. 245/1207) is dated 7 January 1999. The application in respect of Hendon Sewage Treatment Works (Ref. 245/1213) is dated 9 March 1999.
- The Whitburn application (Ref. 245/1207) is for a variation to the existing consent (Ref. 245/1031) to discharge storm sewage to the North Sea by way of an outfall located at NGR NZ 4206 6115. The application is in respect of requirements for: 1) emergency overflow using the pumped discharge from Whitburn Steel when either Roker, Seaburn or Whitburn Bents Pumping Stations, or a combination of the same, are inoperable due to electrical or mechanical failure of the Station(s) or when there is a failure of a rising main downstream; and 2) pumped discharge from Whitburn Steel during planned shutdown of the sewerage system downstream.
- The Hendon application (Ref. 245/1213) seeks consent to discharge sewage effluent to the North Sea, under storm or emergency conditions, by way of an outfall at NGR 4138 5621 and by way of an outfall in the seawall to the south of the STW site. The application also seeks consent to discharge treated effluent, at NGR NZ 4138 5621, to flush the outfall pipe after storm after 3 days without rainfall.
- The reason given for making the direction was the volume of correspondence received and the complex and detailed nature of the comments.
- Letters dated 4 and 17 July 2001 outlined the matters on which the Secretary of State particularly wished to be informed for the purpose of her consideration of the applications. These may be summarised as follows:-
 - Flows directed towards the Hendon Sewage Treatment Works (STW) and the proportion of these that discharge to sea without receiving full treatment;
 - Flows discharged to sea from the Whitburn Steel Sewage Pumping Station (SSPS);
 - The frequency and effect of these discharges on bathing water quality, beaches and public health risks;
 - Whether these installations are working as intended; and
 - The accuracy and robustness of technical data associated with the current applications.

Summary of Recommendations: The Environment Agency be directed to vary its Whitburn SSPS consent to allow for discharges in an emergency, subject to conditions, and to give its consent to discharge storm sewage and sewage in an emergency from Hendon STW, subject to conditions, and to revoke its existing consents to discharge from the storm outfalls at Hendon STW. Conditions are also recommended for a modification of consent to discharge storm sewage from Whitburn SSPS.

1. PROCEDURAL MATTERS

1.1. The Secretary of State's Statement

- 1.1.1. Acting in the spirit of Rule 5 of the Town and Country Planning (Inquiries Procedure) (England) Rules 2000, the SoS issued the following statement of matters about which she particularly wished to be informed for the purposes of her consideration of the applications.
- "On Hendon STWs, the Secretary of State's main concern is about the operation of the sewage treatment works and the associated discharges of screened storm sewage and screened sewage under emergency situations which are to be made from separate outfalls. The Secretary of State considers that this could be fully explored to ascertain that the

system is working as it is intended to do so, and to consider carefully the effects of the discharges in respect of public health risks to the beaches and bathing waters in the immediate vicinity of those discharges.

- On Whitburn SSPS, the Secretary of State has concerns about the operation of the pumping station in terms of the discharges that it makes and would welcome a thorough consideration of its handling of these discharges and the frequency and effects of the discharges on the bathing waters in the vicinity of the outfall.
- In general, the Secretary of State is concerned that full consideration should be given to the impact of both schemes on the sewerage system in the Sunderland area. She would welcome consideration being given to this, particularly the question of whether the system is sufficient in size to handle the volume of sewage from the Sunderland catchment area. She would like this to be fully explored at the inquiry.
- The Secretary of State is aware that many doubts have been raised about the operation of the sewage treatment works and the pumping station. She would therefore like the inquiry to address this issue and to consider whether the system has been properly constructed, and is working as it is intended to do. The Secretary of State is concerned that there is a possibility that the system is not working properly and that excessive flows of sewage bypass the treatment works far too often, even when there is no rainfall to increase the flow.
- The Secretary of State would welcome clarification over the accuracy of the technical details associated with both applications. The Secretary of State understands the importance that is given to such matters and appreciates that it is largely based on these technical details that discharge consents are drafted. The Secretary of State considers that it is of the utmost importance that facts and figures used in this way should be accurate and subject to examination without cause for concern. Because of the approaches that have been made to her about these details, and the suggestion that figures may be flawed, she would like the inquiry to fully explore the technical data associated with both applications to ascertain their accuracy and robustness."

1.1.2. After a pre-inquiry meeting, held on 10 July 2001 (Document 2/1), representations were made with respect to the scope of the inquiry and clarification was sought regarding the SoS's statement. The following clarification of that statement (Document 3/2) was issued on 17 July.

- "In response to the questions about the scope of the inquiry, particularly in respect of paragraph 3 of the Secretary of State's Rule 6 (*sic*) Statement, the Secretary of State is concerned foremost that the relevant discharges from Hendon STWs and Whitburn SSPS should be made properly and in accordance with the proposed consents. Following consideration of the representations that the Secretary of State has received in respect of these two applications, she is of the view that sufficient concern has been raised to suggest that the sewage treatment plant may not be operating within the terms of the proposed consent due to the volume of the effluent that is being directed to the works. The Secretary of State is also concerned that discharges made from Whitburn SSPS may not be within the terms of the proposed consent given that representations received suggest that discharges may be being made continuously rather than as proposed. The Secretary of State is consequently concerned that discharges will occur far more frequently and not in accordance with the consents. The Secretary of State would like the inquiry to explore this and to look at the reasons why this may be occurring at the two

Dr David [REDACTED] The Council's Medical Officer of Environmental Health.

OBJECTORS TO THE PROPOSALS:

Professor Malcolm [REDACTED] Chairman of [REDACTED]

He called
Mr Ron [REDACTED]
Mr Eddy [REDACTED]
Mr Martin [REDACTED]

Mr John Thompson

Mrs Pat Howe

[REDACTED]

Mr Robert [REDACTED] [REDACTED]

Mr Stan [REDACTED] [REDACTED]

He called
Mr James [REDACTED]
Mr Robert [REDACTED]
Mr Michael [REDACTED]
Mr William [REDACTED]

[REDACTED]

Mr Harry [REDACTED]
He called
Mr Frank [REDACTED]
Mr Norman [REDACTED]
[REDACTED]
Mr John [REDACTED]
Ms Carole [REDACTED]
Mrs Brenda [REDACTED]

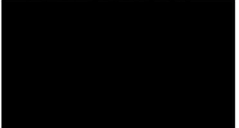
Councillor David [REDACTED]

[REDACTED]

CONSENT NO:	245/1213
-------------	----------

ENVIRONMENT AGENCY
WATER RESOURCES ACT 1991
 (As amended by the Environment Act 1995)
SECTION 88 - SCHEDULE 10
CONSENT TO DISCHARGE

TO: NORTHUMBRIAN WATER LIMITED



FAO MR ALLAN

The ENVIRONMENT AGENCY ("The Agency") in pursuance of its powers under the Water Resources Act 1991 HEREBY CONSENTS to the making of two discharges of STORM SEWAGE & SEWAGE EFFLUENT ("the Discharges") as follows:	
FROM: Hendon Sewage Treatment Works	
AT: Hendon Dock, South Docks, Port of Sunderland, Sunderland. SR12ES	
TO: North Sea (Coastal Waters)	
SUBJECT TO the conditions set out in the attached schedules:	
Schedule No: 245/1213-01 245/1213-02	STORM SEWAGE SEWAGE in an emergency
Subject to the provisions of Paragraphs 7 and 8 of Schedule 10 of the Water Resources Act 1991 (as amended by the Environment Act 1995), no notice shall be served by the Agency, altering this consent without the agreement in writing of the Consent Holder, prior to the 31 st day of March 2004 or such later date as may be specified in an endorsement to this document.	
This consent is issued and takes effect on theday of200	
Signed: BURNS, On behalf of the Environment Agency	

CONSENT NO:	245/1213
SCHEDULE NO:	245/1213-01
DATE ISSUED:	

CONDITIONS OF CONSENT TO DISCHARGE

STORM SEWAGE (the Discharge)

1. NATURE

The Discharge shall consist solely of screened storm sewage.

2. OUTLET AND LOCATION

The Discharge shall be made in manner and at the place specified as:

- i) discharging to the North Sea;
- ii) at National Grid Reference NZ 4138 5621 shown marked "Consent Point" on the plan attached to this consent;
- iii) via a 1420 millimetre pipe terminating with four risers of which three risers has 3 ports each of 600 millimetres in diameter and one riser has a single port of 500 millimetres in diameter;
- iv) with the top inner surface of the diffuser ports located below -4.5 metres Ordnance Datum Newlyn;
- v) in the event of a high spring tide coinciding with an extreme storm event such that the whole of the storm sewage cannot be discharged via the outfall referred to in (iii), then the storm flow in excess of the discharge from that outfall may be made at the following location shown on the attached plan:-
 - i) discharging to the North Sea through the outfalls known as Outfalls 4A and 4B which are situated in the quay wall adjacent to Hendon sewage treatment works;
 - ii) at National Grid Reference NZ 4108 5615.

3. OCCURRENCE

- a) ~~The Discharge shall occur only when and for so long as the rate of flow in the inlet sewer of the sewage treatment works at the combined sewer overflow exceeds 1856 litres per second due to rainfall and/or snow melt and shall consist only of flows beyond this figure.~~

- b) Should purging of the outfall pipe be required following a discharge permitted by section 3(a) of this Consent it shall be carried out as follows:-
-for no longer than one hour;
-up to 31 March 2002 with secondary treated effluent;
-from 1 April 2002 with ultra violet irradiated secondary treated effluent.

4. COMPOSITION

- a) The Discharge shall not contain a significant quantity of solid matter having a size greater than 6 millimetres in more than one dimension.
- b) The Discharge shall not be comminuted or macerated to achieve the standard in a) above.
- c) The Discharge shall contain no significant trace of visible oil and grease

5 MAINTENANCE AND EMERGENCY

- a) The storm sewage screens and overflow shall be maintained in an efficient operational condition.
- b) A duplicate electricity supply shall be provided for the storm sewage screens and maintained for use in the event of failure of the normal electricity supply.
- c) Facilities shall also be provided so that a mobile standby generator may readily be installed to operate the storm sewage screening arrangements in the event of electrical failure and the Consent Holder shall install and operate such a generator as soon as reasonably practicable and no later than 6 hours after the failure.

6 SAMPLING POINT

A sample point shall be provided and maintained at National Grid Reference NZ 4110 5620, shown marked "sample point" on the plan attached to this consent, so that a representative sample of the Discharge may be obtained. The Consent Holder shall ensure that all constituents of the discharge pass through the said sampling point at all times and in any legal proceedings it shall, for the purposes of Section 10 of the Rivers (Prevention of Pollution) Act 1961, be presumed, until the contrary is shown that any sample of the Discharge taken at the said sampling point is a sample of what was discharging into controlled waters.

7 EVENT MONITORING

- (a) A recording system shall be provided and maintained to record the occurrence and duration of the discharges of storm sewage.
- (b) On request the Consent Holder shall supply the Agency with a written report on the occurrence and duration of the discharges of storm sewage.

8 FLOW MONITORING

- (a) A flow monitoring and recording system, with on-site visual display from which readings can be readily obtained by the Agency, shall be provided and operated to record the daily volume and instantaneous flow of all sewered flows to the Hendon sewage treatment works site over a period of no less than 3 months.
- (b) As soon as practicable after completion of the flow system installation the Consent Holder shall employ an independent expert to certify the accuracy of measurements made by the installation. The Consent Holder shall satisfy himself as to the professional competence of the expert and shall provide the Agency with a copy of the certifier's report no later than one month after the commencement of the recording that is required by condition 8a) above.
- (c) Records of the flow readings shall be maintained by the Consent Holder and shall be provided to the Agency when requested, in a format specified by the Agency.

9 RECORDING AND REPORTING

- (a) The Consent Holder shall establish and operate a documented maintenance programme for the screening and operation of the storm sewage overflow and shall record all non-routine events that may have adversely affected the operation or the screening of this overflow. Copies of the maintenance programme shall be made available for inspection by the Agency's officers at all reasonable times.
- (b) On request the Consent Holder shall supply the Agency with a written report on the maintenance and on all non-routine events that may have adversely affected the operation or the screening of the storm sewage overflow.
- (c) The Consent Holder shall supply the Agency with an annual written summary report confirming the operation of the maintenance programme.
- (d) The Consent Holder shall as soon as reasonably practicable report to the Agency all non-routine events that may have adversely affected the operation or the screening of the storm sewage overflow.

10 CHANGE IN TRADE EFFLUENTS

The Consent Holder shall notify the Agency in writing if any known or planned introduction or material change in respect of discharges from trade premises to the sewerage system occurs, that may increase or introduce into the effluent any "dangerous substance" included on Lists I, II or Red List (set out in Annex A to this notice as updated from time to time, and notified to the Consent Holder in writing), and any other substance considered by the Consent Holder as having or likely to have a significant effect on the receiving waters.

16.6.9.5. These measurements should be made for at least 3 months, but I see no need to suggest a time limit for installation of the device as it is in NWL's interests to obtain the data quickly. Certification of the accuracy of this device should be provided to the EA within one month of measurements commencing; this is to allow the EA the opportunity to express any concerns over the value of the measurements at an early stage. The independently confirmed accuracy of the measurements would affect the confidence to be placed in NWL's AMP3 proposals and therefore the need for safety margins to be built into the design of those improvements. It would also influence the EA's future decisions on whether to review the consent and whether to require the installation of a permanent flow monitoring device. [15.5.2.7]

16.6.9.6. In the absence of a permanent flow measurement installation, there is a long term need to record the duration and occurrence of individual storm overflow events. This low cost approach is to assist in the interpretation of bathing water quality data and to monitor the impact of changes within the sewerage catchment, without placing undue reliance on the predictions of sewer hydraulic modelling. [6.5.9, 15.5.2.5]

16.6.9.7. In relation to condition 9, as appended, the EA need to be informed of all events that may have hampered the proper operation of the storm overflow, irrespective of whether these are natural events or not. [12.4.3.3, 15.5.2.8]

16.6.9.8. The EA also need to be informed of all events that may have interfered with the proper operation of pumping stations, within the STW, and thereby resulted in an emergency discharge. [12.4.3.3]

16.6.9.9. Flow monitoring of emergency discharges is unnecessary, as it would not supply useful information on the flows arriving at the STW. However the EA do need to know the duration and frequency of emergency discharges. This could be provided by event monitoring. [15.5.3.5]

16.6.10. *Overall conclusions in respect of Hendon*

16.6.10.1. Flows through the storm outfalls have reduced, since the existing consents were given, but may increase again as a result of planned improvements to the sewerage infrastructure. However NWL have agreed to an early review of a new consent if one were to be granted. Replacement of the existing consents by a new consent, to reflect this situation, would provide the opportunity to impose more relevant and environmentally protective conditions during the interim. By contrast, revocation of the existing consents and rejection of the current application would serve no useful purpose; discharges through the STW's storm outfalls cannot simply be stopped. [1.4.2.4, 4.2.4.6, 9.3.1.1, 9.3.2.1, 11.1.2, 11.4.8.1, 12.4.2.1, 14.1.6.5, 14.3.5.1, 14.4.12.1, 16.6.3.3]

16.6.10.2. I conclude that, subject to the imposition of suitable conditions and revocation of the existing consents, a new consent to discharge storm sewage and sewage in an emergency would not cause undue harm to the quality of the receiving waters, but would improve confidence in the design of future changes to the sewerage network.

17. RECOMMENDATIONS

17.1. I recommend, in respect of the Whitburn Steel Pumping Station application, that the Environment Agency be directed to vary its consent (Ref. 245/1031) to discharge storm sewage so as to also allow for the discharge of sewage in an emergency, subject to the

rainfall has been low, but this may be due to local variations in weather across the catchment. [11.3.3.9]

16.6.8.2. Spillage has been caused by operational problems at the STW, both during and after commissioning. There is nothing to show that these problems have been fully resolved, although some are still being addressed. [11.4.1.1]

16.6.8.3. The presence of sewage debris in the sea and on the beaches gives rise to understandable concerns over health risks, but is not attributable to storm discharges from the STW. [11.4.6.3, 14.3.2.4, 14.3.2.6, 14.3.4.1, 14.5.2, 14.5.3, 14.6.3, 16.6.4.1]

16.6.8.4. Use of the beaches and bathing waters has not been associated with any local clusters of infectious disease, although doctors do not necessarily have to report illnesses which might have resulted from contact with sewage. There is always the potential for illnesses to emerge in the long term and respiratory tract infections, amongst residents of Seaham, could theoretically be caused by breathing aerosols blown off a contaminated sea. However the levels of indicator organisms, in the water, suggest that the risk is low. [5.1.1, 11.4.6.3, 11.4.6.4, 13.2.3, 14.3.4.1, 14.4.8, 14.5.5]

16.6.8.5. The consents, that are now sought, largely seek to formalise arrangements that are already in place for storm and emergency discharges from Hendon STW. Under these arrangements the EC bathing waters that seem to be most directly affected by the discharges appear to have complied with the Directive's mandatory standards, for total and faecal coliforms, during the limited period for which data are available. If compliance is taken as a measure of acceptable health risk, this would suggest that continuation of the existing arrangements would cause no undue harm, in public health terms. That view might change as more data become available and if the frequency and duration of discharges were to increase. [12.4.2.1, 16.4.1]

16.6.9. Conditions

16.6.9.1. I have redrafted the conditions suggested by the EA and NWL, bearing in mind the comments made at the inquiry and the considerations outlined above. The redrafted list is appended to this report. [15.5]

16.6.9.2. A maximum purging time of one hour is reasonable, given the use of disinfected effluent and the need to clear the outfall. [15.5.2.2]

16.6.9.3. Complete power failures will be infrequent. When they occur, high priority will need to be given to the restoration of water supplies and of power to the sewage pumping stations, so as to avoid flooding. Power to the storm screens should be provided as soon as possible, but I accept that delays of up to 6 hours may sometimes be unavoidable. [15.5.2.4]

16.6.9.4. For the reasons I have already given, a much better understanding of flows arriving at the STW is an essential prerequisite of the ongoing AMP3 option appraisals. Storm duration event monitoring alone would not provide this. Measurement of the storm flows is needed to provide confidence in the predictions of future flows. In my opinion the most cost effective way of obtaining the necessary information, in the shortest possible time, is to install a temporary flow measuring device within the pipework leading to the STW. Measurements made by that device could then be used to calibrate the broad crested weir calculations of flows passing through the storm screens. [12.4.3.3, 15.5.2.5, 15.5.2.6, 15.5.2.7, 16.6.3.2, 16.6.3.3, 16.6.3.5, 16.6.3.6, 16.6.4.6, 16.6.5.6]

its screens. NWL would prefer the condition to refer to actions, rather than events, as this would avoid confusion with natural occurrences. No timescale is provided in condition 8d) because of the difficulty in balancing the urgency of a major event, with the lack of urgency for a minor event.

15.5.3. *Consent to discharge in an emergency*

15.5.3.1. The definitions need amendment to make it clear that the "site" means the STW site.

15.5.3.2. Condition 1(ii) needs amendment to deal with PSs that become inoperative as a result of screen breakdowns. However there is no need for a breakdown in the final effluent pumping station to be catered for in this Schedule as this is already covered by the (April 2000) consent to discharge treated effluent from the STW. (Document 10/13)

15.5.3.3. Reference to visible oil and grease, in condition 3, has unaccountably been omitted from this second draft. Also allowance needs to be made, in condition 3a), for exceptions in the event of temporary breakdown or loss of power to the screens. (Document 70) Condition 5d) needs amendment to ensure that power to the screens is restored as soon as reasonably practicable.

15.5.3.4. The purpose of the telemetry system, referred to in condition 6a), is to notify the Consent Holder of failure or breakdown of the PSs. In conditions 6c)-f), the maintenance and adverse effects refer to the operation of PSs. If an emergency discharge does occur, the Consent Holder should inform the EA of its expected duration, within 2 hours of commencement; an additional condition needs to be added to reflect this.

15.5.3.5. The use of flow or event monitoring, in conditions 7 and 8, is subject to the same considerations as have already been described in relation to storm discharges.

take place before 1 April 2002. A maximum purging duration of one hour is suggested, rather than the 15 minutes that was originally proposed (Document 10/14), to allow sufficient time to flush the pipe through 5 times. This is needed to clear any saline intrusion and accumulated sediment.

- 15.5.2.3. Condition 4a) is worded in line with the EA's policy requirement for 6mm aperture screening. NWL believes that it would comply with this.
- 15.5.2.4. Condition 5 requires amendment to cover maintenance of the screens and emergencies. A duplicate power supply is available on the site, but facilities for a stand-by generator need to be installed at the screens to cater for a total loss of power in this part of the city. In the EA's view stand-by power generation should be in place within one hour. (Document 70) NWL believes that this period should be 6 hours, because this would allow time to deal first with the higher priorities of providing power to the water treatment works and PSs.
- 15.5.2.5. An ultrasonic detector reads levels in the inlet channel to the STW, about 2m upstream of the CSO, but there is no measurement of total flows arriving at the site. NWL and the EA agree on the need for some form of monitoring of discharges, through the overflow, but disagree on the approach. NWL's preference is for event monitoring, which would require software changes, but could be achieved at minimal cost. The EA wants accurate flow measurements, to enable the time, duration and volume of spills to be derived. I understand that the EA's standard requirements for flow monitoring, as set down in conditions 7a)-f), are under appeal at many sites around the country because of disagreement over the EA's specification for flow monitors and over the role of the independent expert in relation to that specification.
- 15.5.2.6. NWL presents options for flow measurement. (Document 72) The cheapest is to use levels, measured in the inlet channel, to calculate flows on the basis that the screening installation behaves as a broad crested weir. However the screens would reduce the free flow and so the calculated volumes could be overstated. The most expensive and most accurate approach would be to measure the flows arriving at the STW and then to subtract the measured flows going to treatment. This would involve the installation of 40m flumes on each of the deeply submerged pipes that lead to the STW. The feasibility of this has not been established, but the cost is unlikely to be less than £1million.
- 15.5.2.7. The broad crested weir calculation could be calibrated by flow measurements made in the overflow channel. The channel is easily accessible, but the likely accuracy of calculations calibrated in this way is only about +/-50% as the channel is normally dry and this would impair the value of measurements made here. However an accuracy of approximately +/-10% might be achieved if the measurements were to be made in the existing pipework leading to the STW. A permanent measurement installation in this pipework would cost some £150,000 plus ongoing calibration and maintenance costs of about £50,000 per year. Alternatively the monitoring equipment could be hired for just 3 to 6 months, at a cost of approximately £10,000, to obtain the necessary readings. The capital cost of a temporary installation would be less than for a permanent installation and might be minimal, depending on the results of a more detailed appraisal of site conditions.
- 15.5.2.8. Condition 8 needs amendment to ensure that records are kept of any non-routine events which result in a discharge or adversely affect the operation of the overflow and

(HIA) is one method for ensuring this is carried out. A HIA should appraise the potential positive and negative impacts of a proposal on new communities and adjacent existing communities, identify any differential distribution of impacts on health among groups within the population and suggest actions to minimise any potential negative health impacts and maximise potential positive health impacts. Further guidance is set out within the Council's Health Impact Assessment Developer Guidance Note.

Heritage Statement

Applications that relate to, or would impact on, the setting of heritage assets will need to be accompanied by a Heritage Statement. This statement should include plans showing historic features that may exist on or adjacent to the site (including listed buildings and structures, and an analysis of the significance of archaeology), a history and character of the building/structure, a justification for the proposed works and their heritage impact. Applicants are advised to discuss proposals with a planning officer and/or a conservation officer before any application is made and to agree the scope of the assessment.

For applications that may affect buried archaeological remains, an archaeological desk top assessment should be submitted. Subject to the recommendations of this assessment, there may be the requirement for further archaeological evaluation, investigation and excavation where appropriate.

Flood Risk Assessment and Drainage Strategy

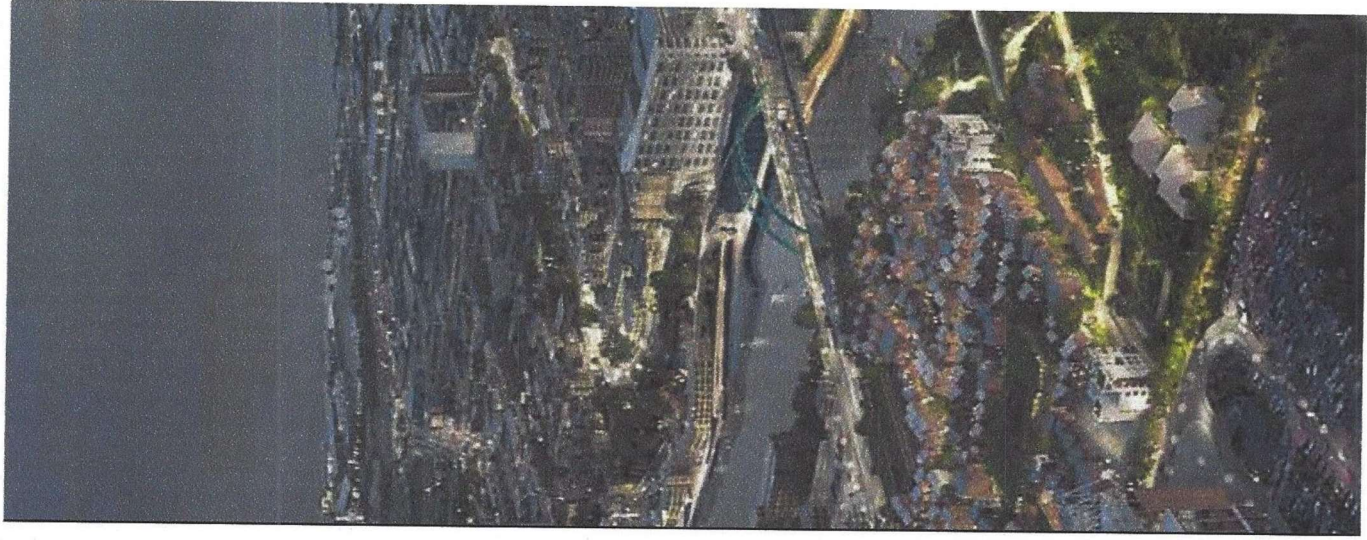
A Flood Risk Assessment and Drainage Strategy will be required. This should include proposals for above ground Sustainable Urban Drainage system (SuDS) demonstrating how they will provide landscape, amenity and ecological benefits. Early liaison with the Local Lead Flood Authority (LLFA) and Northumbrian Water is required to identify any benefit to the existing sewerage network particularly within critical drainage areas. A Water Framework Directive Assessment will be needed should any development have the potential to impact the WFD status of the waterbody.

Sequential Test/Impact Assessment

For main town centre uses a sequential assessment and impact assessment may be required in line with Policies VC1 and VC2 of the CSDP. Outline planning applications should provide a detailed design code for future phases.

Developer Contributions

Developers will be encouraged to engage with the Council at an early stage to negotiate



CONSENT NO: 245/1207

ENVIRONMENT AGENCY
WATER RESOURCES ACT 1991
(as amended by the Environment Act 1995)
SECTION 88 - SCHEDULE 10
CONSENT TO DISCHARGE

TO: NORTHUMBRIAN WATER LIMITED



FAO MR ALLAN SNAPE

The ENVIRONMENT AGENCY ("The Agency") in pursuance of its powers under the Water Resources Act 1991 HEREBY VARIES AND MODIFIES CONSENT NUMBER 245/1031 to the making of a discharge of storm sewage granted on 8 March 1993 to read as follows:

The Agency in pursuance of its powers under the Water Resources Act 1991 HEREBY CONSENTS to the making of the several discharges of SEWAGE EFFLUENT as follows:

- 1. Storm Sewage
- 2. Sewage in an emergency

FROM: WHITBURN STEEL STORM SEWAGE PUMPING STATION

AT: Sea Lane, Whitburn, Tyne and Wear

TO: THE NORTH SEA

SUBJECT TO the conditions set out in the attached schedules:

Storm Sewage Schedule No: 245/1207 - 01
Sewage in an emergency Schedule No: 245/1207 - 02

Subject to the provisions of Paragraphs 7 and 8 of Schedule 10 of the Water Resources Act 1991, no notice shall be served by the Agency, altering this consent without the agreement in writing of the Consent Holder, prior to the 31st day of March 2004 or such later date as may be specified in an endorsement to this document.

This consent is issued and takes effect on the 14 day of MARCH 2003

Signed
J CAI
On be



2. NATURE

The Discharge shall consist solely of screened storm sewage (in admixture with any surface water entering the Interceptor Tunnel directly from the stream known as Roker Ghyll and other direct land drainage inputs.)

3. OUTLET AND LOCATION

The Discharge shall be made in the manner and the place specified as:

- i) discharging via a 1200 millimetre pipe terminating with a single riser section with four ports;
- ii) discharging to the North Sea;
- iii) with the top inner surface of the diffuser ports located below -5.25 metres Ordnance Datum Newlyn;
- iv) at National Grid Reference NZ 4206 6115; and
- v) shown marked "Consent Point" on the plan attached to this consent.

4. OCCURRENCE

- a) The discharge shall begin to occur only when the volume of collected flows in the Interceptor Tunnel exceeds 2000 cubic metres due to the operation of one or more Combined Sewer Overflows in accordance with condition 4(c) or (d) or (e) of this schedule and/or any flow of surface water from Roker Ghyll and shall cease upon the Interceptor Tunnel being emptied to 704 cubic metres and shall not resume until the volume of collected flows in the Interceptor Tunnel again exceeds 2000 cubic metres for one or more of the same reasons.
- b) Should purging of the outfall pipe be required following a discharge permitted by section 4 (a) of this Consent it shall be carried out with potable water from a mains supply.
- c) A flow of storm sewage from the Whitburn combined sewers to the Interceptor Tunnel shall occur only when, and for as long as
 - i) the rate of flow in the combined sewer at CSO location STY21 exceeds 129l/s due to rainfall and/or snow melt and shall only consist of flows in excess of that figure; or
 - ii) Whitburn Bents Foul sewage Pumping Station (SPS) is pumping forward at least 129l/s to Seaburn Foul SPS.

d) A flow of storm sewage from the Seaburn combined sewers to the Interceptor Tunnel shall occur only when, and for as long as:

(i) The flow is (1) coming from one of the following locations at which location the rate of flow is in excess of the rate specified below due to rainfall and/or snow melt and (2) consists only of overflows beyond that rate:

Location	Flow Rate
SU51	145 l/s
SU52	61 l/s
SU53	206 l/s
SU66	12 l/s
SU67	33 l/s

or:

(ii) Seaburn Foul Sewage Pumping Station (SPS) is pumping forward at least 434 l/s to St Peter's Foul SPS.

e) A flow of storm sewage from the Roker combined sewers to the Interceptor Tunnel shall occur only when, and for as long as:

(i) The flow is (1) coming from one of the following locations at which location the rate of flow is in excess of the rate specified below due to rainfall and/or snow melt and (2) consists only of overflows beyond that rate:

Location	Flow Rate
SU65	317 l/s
SU70	20 l/s
SU71	13 l/s
SU72	10 l/s

or:

(iii) Roker Foul Sewage Pumping Station (SPS) is pumping forward at least 165 l/s to St Peter's Foul SPS.

f) The rate of flow of the Discharge shall not exceed 3000 litres per second.

5. CAPACITY

The total capacity of the Interceptor Tunnel shall be at least 15661 cubic metres.

6. COMPOSITION

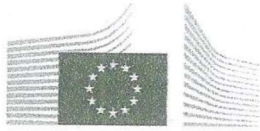
- The Discharge shall not contain a significant quantity of solid matter having a size greater than 6 millimetres in more than one dimension.
- The Discharge shall not be comminuted or macerated to achieve the standard in (a) above.
- The Discharge shall contain no significant trace of visible oil or grease.

Date	Rainfall mm	Return Flow m ³ /Day	Discharge Figures m ³
01/04/2019	7.4	0	
02/04/2019	4.4	455.81	
03/04/2019	3.8	821.65	
04/04/2019	1.8	983.74	
05/04/2019	0	1033.68	
06/04/2019	0.2	1009.7	
07/04/2019	0	949.13	 ✕
08/04/2019	0	867.73	
09/04/2019	0	726.34	✓
10/04/2019	0	198.03	
11/04/2019	0	128.6	
12/04/2019	0	178.84	✓
13/04/2019	0	0	
14/04/2019	0.4	232.96	✓
15/04/2019	0	455.83	✓
16/04/2019	0	132.18	✓
17/04/2019	0	160.04	
18/04/2019	0	133	
19/04/2019	0	164.37	
20/04/2019	0	145.92	✓
21/04/2019	0	160.42	✓
22/04/2019	0	148.69	✓
23/04/2019	0	154.91	✓
24/04/2019	0	165.7	✓
25/04/2019	2.6	768.11	✓
26/04/2019	0.2	2173.62	✓
27/04/2019	0	139.4	✓
28/04/2019	0	126.26	✓
29/04/2019	0	130.94	✓
30/04/2019	0	107.64	 ✕
01/05/2019	0	186	
02/05/2019	0.4	126.91	
03/05/2019	1.4	114.31	
04/05/2019	0	2373.26	
05/05/2019	1.8	166.3	
06/05/2019	0.4	150.15	
07/05/2019	4	158.24	
08/05/2019	6	136.08	
09/05/2019	0	403.94	
10/05/2019	0	158.95	
11/05/2019	0.4	154.15	
12/05/2019	0	132.04	
13/05/2019	0	121.43	
14/05/2019	0	117.57	

8548-66

8389

23027



EUROPEAN COMMISSION

Brussels, 26. 02. 2016
ENV.D.3/AH/ad/Ares(2016)

Mr Robert [REDACTED]

Dear Mr [REDACTED]

Your application for access to documents – Ref GestDem No 2016/713 and update

Your document request

Thank you for your email of 12 February 2016 regarding paragraphs 70 and 71 of the UK's response of 20 June 2006 to the Reasoned Opinion in case 1999/5132. This request was formally registered on 15 February 2016 with Gesdem reference number 2016/713.

The letter was originally provided to you on 16 May 2014 under Gesdem reference number 2014/2113. Having reviewed our correspondence, it seems that the page containing paragraphs 70 and 71 was accidentally omitted. I apologise for this and attach herewith a copy of that page.

As usual, you may reuse the document requested free of charge for non-commercial and commercial purposes provided that the source is acknowledged, that you do not distort the original meaning or message of the document. Please note that the Commission does not assume liability stemming from the reuse.

Update

I would also like to take the opportunity to update you on our latest discussions with the UK authorities. We met with the UK Government on 26 January to discuss various issues, including the proposed works at Whitburn. Representatives from the Environment Agency explained that a number of works are proposed. They informed us that whilst the proposals to add storage are still being planned, additional assessments have resulted in additional proposals for surface water drainage to increase the removal of surface flow and pressure from the system. The main additional project is a new surface water collection system in a residential area to the north of Roker which will alleviate many of the problems and reduce the need for even more storage capacity in the system by 3,500 m³.

We understand that it was planned to publicise these works in February and to work with residents to get their approval and to resolve any concerns. We are told that it is hoped that construction can begin in June 2016 and that the project will be completed by

October 2017. Further works will take place at a Morrisons store adjacent to the beach, where surface water will be directed into an existing stream which crosses the beach.

In addition to this, Environment Agency explained that surface drainage works at Roker Retail Park will direct surface waters to St Peters. Additional storage at Ocean Park further up the system has also been identified which will allow waters to be held until treatment capacity is available without having to pump this all back up from the main storage tunnel. A problem has been discovered within the main Whitburn tunnel system where because of the gradient of the pipes, the trigger point for pumping to sea is triggered earlier than is desirable, so a " baffle " barrier will be inserted half way down the tunnel to reduce the flow, which Environment Agency say should resolve this problem and reduce the number of spills from the Long Sea outfall. The UK authorities explained that it is hoped that all works will be completed by December 2017. They also explained that no planning permissions will be needed but consent will be required from householders to refurbish for sustainable drainage.

We understand that these developments are being communicated publicly.

I hope that this information is helpful.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Paul 



(page 9, second full paragraph). This claim appears to be based on a misunderstanding of the way the collecting system is designed and constructed.

70. The Sunderland agglomeration has a population equivalent of 225,000 and is served by a single combined collecting and treatment system. The Whitburn part of the system provides sewage collection and transfer for approximately 35,000 of the total population. This makes up the coastal leg of the system north of the River Wear.

71. The Whitburn part of the system operates in the following way.

i) Urban waste water collected from the Whitburn area flows by gravity in the collecting system to the pumping stations (Whitburn Bents, Seaburn and Roker). All collected urban waste water up to 4.5 times the dry weather flow is pumped forward for treatment at Hendon waste water treatment works for full treatment and ultraviolet disinfection. Up to this volume the CSOs do not operate.

ii) When the amount of collected urban waste water exceeds 4.5 times the dry weather flow, the CSOs at the pumping stations operate.

iii) The excess waste water flows to the storm sewage interceptor tunnel to be stored (up to 7,000 m³). When flows in the collecting system subside ie fall below 4.5 times the dry weather flow, the stored waste water is returned to the main collecting system for pumping forward for secondary treatment and ultra violet disinfection at Hendon waste water treatment works.

iv) If the operational storage capacity (7,000 m³) of the interceptor tunnel is exceeded, then excess waste water is screened (through 6mm mesh) and then pumped to the sea through the 1.2km long sea outfall. The length of the outfall has been designed so as to minimise the effect of discharges on the receiving waters.

v) This is normal procedure except where severe weather is predicted. In such situations, the volume in the interceptor tunnel may be pumped to sea until the volume reduces to 2000m³ to create as much storage capacity as possible to attenuate the predicted

dilution waters (the approach adopted in the Guidance Note and the UPM Manual).

60. In the circumstances, the United Kingdom maintains that its system of CSO regulation is robust and in line with emerging best practice amongst Northern European states. It further contends that a flexible approach designed to maintain or improve water quality standards requires a flexible and needs-based approach to be taken to the application of BTKNEEC. This affords a discretion to Member States in identifying the best technical solution in seeking to limit pollution from a particular CSO. Adopting absolute standards such as a spill limit would undermine the needs-based approach and would often require Member States to incur unnecessary costs in pursuing inappropriate and inflexible solutions.

5. THE FACTS

A. Whitburn

Basic facts

61. The Sunderland agglomeration has a population equivalent of 225,000 and is served by a single combined collecting and treatment system. As from 1 January 2001, secondary treatment has been provided at Hendon for waste water from the whole drainage area of Sunderland, including Whitburn.⁵⁶ The Whitburn part of the system provides collection of urban waste water for approximately 35,000 of the total population.
62. A full account of the design and operation of the collecting system serving the Whitburn area was given in the United Kingdom's reply of 23 January 2001 to the pre-Article 226 letter,⁵⁷ its reply of 3 June 2003 to the Article 226 letter,⁵⁸ its

⁵⁶ In addition, UV disinfection treatment was provided at Hendon from 2002.

⁵⁷ Annex A-3 paras 13-35 (pp 240-245).

⁵⁸ Annex A-10 paras 12-28 (pp 536-538); this annex is incomplete as it appears in the application.

23 JAN 2001 (2010 STUDY) PAR. 62

QUOTED IN

DESIGN OF SYSTEM BASED ON 6x DWF

NOT AS EA CLAIM 4.5 x DWE

Storm water/combined sewer overflow policy



DEFRA

21. The amount of foul sewage flowing to each of the three pumping stations is controlled by a series of CSOs. These are effectively low sided weirs with 500mm bar screens which do not operate unless the sewage flows to the sewage treatment works exceed a set amount. This amount is set to a formula based on the population served, the trade effluent discharges and the minimum pass forward flows (see table below). Included in the calculations is an allowance for surface water infiltration of 30 %. There is a wetland nature reserve at Boldon, which was created in the 1950's, and drainage for surplus water from the area was connected into the foul sewer as this was the only available disposal route. The effect of this connection has been to extend the period of influence of heavy rainfall on the drainage system in the area. The Roker Ghyll, a small urban stream, is connected to the storm sewage interceptor tunnel (not the foul sewer). The effect of this has been to increase the volume of flow entering the tunnel.

CSO	Dry Weather Flow - litres per second (l/s)	Overflow Setting litres per second (l/s)	Multiple of DWF
Roker	33	195	5.9
Seaburn	52	349	6.7
Whitburn	19	129	6.8

22. These CSOs formerly discharged directly to the designated bathing beaches at Whitburn and Roker. Since 1995, these CSO's have been intercepted and are now connected to the storm sewage interceptor tunnel which collects and stores excess flows, and the Whitburn Steel storm pumping station.
23. The operational storage capacity of the storm sewage interceptor tunnel is set at 1,550m³ (of a total capacity of 14,000m³), to ensure sufficient storage capacity is available in the tunnel in the event of a 'critical' storm. This is defined as a storm which is predicted to occur when a rainfall event of greater than 1 in 5 year return period occurs. An operational storage volume of 1,550m³ was chosen to minimise the risk of the storm sewage in the tunnel overflowing on to the beaches at Whitburn and Roker, due to the incoming flow exceeding the total storage volume plus the capacity of the pumps. It would be possible to delay the start of pumping storm sewage to sea until a greater proportion of the storage capacity in the tunnel was used up. However, this was tried as part of the risk assessment carried out when the scheme became operational in 1995. This resulted in a number of occasions when storm sewage overflowed on to the beaches, including some during the bathing season. A second study has recently been carried out which confirmed the 1,550m³ setting as being correct to prevent overflows except in a 1 in 5 year storm event.
24. For low volumes of storm sewage (ie amounts less than 1,550m³), or when the amount in the tunnel returns to 1,550m³, the contents of the storm sewage interceptor tunnel rejoin the sewerage system and are pumped to Hendon sewage works to receive treatment.
25. If this capacity is exceeded, screened (to a 6mm standard) storm sewage discharges are made from the Whitburn Steel storm pumping station, at a maximum pumping rate of 3,000 l/s, through the 1.2 km long sea outfall. Under most storm conditions the storm

3 JUNE 2003

UNITED KINGDOM REPLY

SHOWING DWF EXCEEDED 6 X DWF

538



carry any storm sewage on to nearby beaches. Also the storm sewage in the interceptor tunnel is diluted by surface water from the Roker Ghyll, and is screened down to 6mm in one dimension before being pumped out through the long sea outfall.

24. The current storm sewage discharge consent to Northumbrian Water Limited for the Whitburn Steel Storm Sewage Pumping Station sets the storage threshold of the interceptor tunnel at 2,000 m³, and requires that the company operates the in-system pumping facility (used to return flows collected in the interceptor tunnel to the collecting system for forwarding for treatment at Hendon treatment works) to the maximum extent practicable to prevent and minimise discharges to sea.

25. The actual amount of storm sewage collected in the tunnel is returned to the collecting system for treatment at Hendon, or stored before screened and pumped discharges are made to sea is likely to be more because the sewerage company has recently refined its procedures so that they now look to store approximately 7,000m³ of storm sewage in the tunnel before making a discharge to sea. We consider this demonstrates that my authorities are using best technical knowledge to maintain this collecting system.

Account taken of urban waste water volumes and characteristics

* 26. The rate of dry weather flow (which includes the flow contributions from Seaburn Roker and Whitburn pumping stations) in the collecting system is 103.8 litres/sec and the combined sewer overflows only operate when the dry weather flow is exceeded by between 5.9 and 6.8 times, we consider the collecting system takes account of volumes of urban waste water. *

27. No discharges are made through the long sea outfall unless more than 2,000 m³ of storm water is in the interceptor tunnel. This represents slightly more than 14% of the total tunnel capacity of 14,000 m³. This storage threshold was set to leave enough capacity in the tunnel to attenuate any intense localised storms in the catchment that may otherwise have caused the high-level overflows in the interceptor tunnel to discharge directly onto the beaches at Whitburn and Roker, to prevent back flooding of properties, and to provide sufficient capacity in the event of a critical storm. Again we consider this shows that account was taken of volumes and characteristics of urban waste water in the collecting system.

Conclusion

28. My authorities consider the UK fully complied with Articles 3, 4 and Annex 1(A) of the Urban Waste Water Treatment Directive concerning the collecting and treatment system which serves the Whitburn area and associated agglomeration by the deadline of 31 December 2000.

PROPERTIES BUILT BETWEEN 1991 - 2001.

PROVIDED BY SUNDERLAND COUNCIL

ALL SEWAGE ADDED TO EXISTING SYSTEM.

NOT CONSIDERED IN SCREENING OPINION

1. (North Dock) Marina what year were the houses, apartments restaurants built and how many are there?	<p>228 Houses and flats completed between May 1996 and September 2000</p> <ul style="list-style-type: none"> Barbary Drive 35 Bloomfield Court 34 Craven Court 18 Hallgarth Court 36 Hamilton Court 28 Liddell Court 27 Normanby Court 18 Whearsheaf Court 32 	Cocktail bar/Pizzeria 1995 Yacht Club 1997
2. The old Thompsons shipyard - what year were the houses, apartments, Glass Centre, built and how many are there?	<p>188 residential units completed between September 1982 and August 1984</p> <ul style="list-style-type: none"> Hardwick Rise 10 Huddleston Rise 10 Mulgarve Drive 104 Topcliff 64 	glass centre 1997
3. Manor Quay, St Peters - how many University Buildings are there and when were they built, how many students do they cater for?	<p>4 no. buildings 1992, 1995 & 2001</p> <p>(Please contact the University for information relating to students catered for)</p>	
4. Bonnersfield - what year was this building converted into apartments and how many apartments are there?	Bonners Raff 63 Apartments completed June 2004	
5. Stadium of Light - when was it constructed and what is the crowd capacity?	Stadium completed July 1997, initially 42 000 capacity extended to 48 000 in 2002	
6. The Aquatic Centre - when was it constructed and how many people does it cater for?	Aquatics Centre completed March 2008	
7. Could you tell us when was the old Roker Park site demolished and how many houses, apartments were built in its place and what year?	<p>Roker Park Football Stadium demolished August 1977, 132 residential units completed between April 1988 and November 1999</p> <ul style="list-style-type: none"> Association Road 26 Clockstand Close 17 Goalmouth Close 18 Midfield Drive 9 Promotion Close 16 Roker Park Close 18 Sandringham Terrace 8 Turnstile Mews 22 	
8. The old abattoir (Fulwell) was demolished and houses apartments built in its place - please could you tell us how many properties there are and what year were the built?	Abattoir demolished June 2006 and 24 houses completed August 2006	
9. The old Bank Top Garage (Fulwell) was demolished and houses constructed in its place, please could you tell what year this was and how many houses were built in its place?	3 detached properties - Jefferson Close built April 1995	
10. (Seaburn) Next to the Mere Knolls Cemetery on the old golf putting range a number of houses and apartments were built - please could you tell us what year these were built and how many?	44 residential units Seafields completed between October 1989 and September 1992	



Robert L – E-mail (2)

Wed 14/10/2020 11:29

Re: Revised Draft Riverside Sunderland Supplementary Planning Document (SPD) Development Management SPD scoping Report and Homes in Multiple Occupation SPD.

I wish to make a formal objection to this Revised Draft Riverside Supplementary Planning Document (SPD) Development Management SPD report and Homes in Multiple Occupation SPD on the basis that the sewerage network has not the capacity with the foul flows it is receiving now let alone take more. Policy WWE5 paragraph 3 stipulates –

“WWE5 3. - Development of new or extensions/improvements to existing waste water, sludge or sewage treatment works, will normally be supported unless the adverse impact of the development significantly outweighs the need for greater capacity”

I enclose overwhelming evidence to demonstrate that the need for greater capacity is paramount and that this planning document should not proceed further until the adverse impact of the developments regarding sewage capacity has been fully independently investigated.

1. The proposal is to construct 200 dwellings at Bonnersfield, 450 dwellings at the Sheepfolds where the sewage flows will enter St Peters Pumping Station. I enclose a Notice to the European Parliament Committee of Petitions dated 21 May 2019 which states: - *“The results of the monitoring for the first half of 2018 were recently made available to the Commission. These show that overflows from St Peters Pumping Station discharge point have significantly decreased with only three spills having been recorded in the first 7 months of 2018. This compares with 50 for each of the previous years”* I provide the discharge records for St Peters Pumping Station which state that St Peters discharged 51 times for a total of 102 hours. This shows no difference from each of the previous years. What it does show is while in 2018 there was only 60% of the average yearly rainfall, a large holding tank had been constructed at St Peters as well as all road gullies in the Fulwell and Roker flows being removed from the combined sewage network yet the system was worse. Adding to this the flows from Roker Ghyll and Boldon Flats were also removed from the combined sewerage network so the records show St Peters cannot cope with the existing flows let alone adding more.
2. The proposal goes further, suggesting construction of 240 dwellings on the Farrington Row/Ayre’s Quay site and 200 dwellings on the Vaux Site. I again refer to the European Parliament letter which states; - *“In a letter of formal notice, the Commission raised concerns that these continued spills imply that despite the upgrades implemented locally in the collecting system, the infrastructure remains in breach of the requirements of Article 3 of the Council Directive 91/271/EEC concerning urban waste water treatment”* I enclose the discharge records for Bodlewell Street, 2018 – 51 times for a total of 216 hours, Bishopwearmouth CSO Silksworth Row – 108 times for a total of 562 hours – this includes the Vaux Site and I enclose a photograph of the Gill Cemetery spilling on the 27 August 2020.
3. I enclose a number of lists showing the number of additional dwellings which have been added to the sewerage network without greater capacity or treatment being provided, this is completely add odds with Policy WWE5.
4. I would like to add, I do not object to the developments as such, I only object to the fact that the sewerage network has not the capacity to accommodate the foul sewage flows, so increased sewage from further houses etc. will result in even more foul discharges into the River Wear and into the sea at Seaburn and Whitburn with their resultant harmful pollution.

Please acknowledge receipt of the objection.

Regards

Robert L – Attachment

Bonnorsfield

This small site extends east of the Wearmouth Bridge and slopes down towards the river, with impressive eastward views towards the sea.

Use class	Design Element	Principle
Required uses Dwellings (up to 200) (Use Class C3)	Built Form	Development should present an active frontage to the riverside.
Acceptable Uses Restaurants and cafés (small scale ancillary) - (Use Class E- Commercial, business and service uses)		A high standard of contemporary design that is informed by the best qualities of the topography and built form. Ensure consideration given to settings of Wearmouth Bridge, Monkwearmouth Bridges, Station Museum and Grade I listed St Peter's Church.
Drinking	Indicative Height Parameters	3 - 4 storeys.

Sheepfolds

Approximately 450 new homes will be built in phases on the south-facing Sheepfolds site. The new high-level bridge will land in Easington Street, close to the listed North Eastern Railway Stables, which presents an opportunity for creative re-use. The 19th century street layout survives and will be maintained, and the size of this site means that it may be suitable for community infrastructure such as a meeting room, nursery school, healthcare facility or neighbourhood shop. The eastern boundary of the site, next to the railway, is suitable for light industry and a higher density residential. A mixed-use buffer zone is needed to insulate homes from the stadium.

Murray – E-Mail

From:

Sent: 19 October 2020 17:08

To: Planning Policy

Cc:

Subject: Riverside Sunderland SPD - consultation response

Attachments: Murray - Consultation response.pdf

*****This message originates from outside your organisation. Do not provide login or password details. Do not click on links or attachments unless you are sure of their authenticity. If in doubt, email 'Ask.ICT@Sunderland.gov.uk' or call 561 5000 *****

Dear Sir / Madam,

Peacock + Smith have been instructed on behalf of Murray to prepare and submit the attached representations to the Riverside Sunderland SPD consultation.

I trust the representations are clear, but if you have any queries please do not hesitate to contact me,

Kind regards

Sarah

Sarah

peacockandsmith.co.uk

This e-mail is for the use of the intended recipient(s) only. If you have received this e-mail in error, please notify the sender immediately and then delete it. If you are not the intended recipient, you must not use, disclose or distribute this e-mail without the author's prior permission. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses. If you are the intended recipient and you do not wish to receive similar electronic messages from us in future then please respond to the sender to this effect.

Registration No. 0130 6847

Murray - Attachment

Representations of behalf of Murray

Introduction and Background

These representations in respect of the Revised Draft Riverside Sunderland SPD are submitted on behalf of Murray. This submission follows previous representations that were made on behalf in respect of (a) the Stadium Village Masterplan Draft SPD that was published for consultation purposes in 2017 and (b) the Core Strategy and Development Plan Publication Draft. In each case, whilst these previous submissions expressed support for the concept of leisure-led mixed use redevelopment in the areas around the Stadium of Light (and in particular the Sheepfolds Area) they focussed on the critical need to ensure that any such development does not prejudice the operation, future development or expansion of the Stadium of Light. In this regard, particular concerns were expressed in respect of the parking, traffic generation and pedestrian circulation implications of new development.

In developing its policies for Stadium Park and the Sheepfolds area (i.e. as addressed in the 2017 draft SPD) the Council was asked by to explicitly incorporate the above principles into its strategy, which should have as a fundamental aim the need to fully protect the well-being and commercial viability of Sunderland AFC as a key institution, not only within the immediate area, but in the City as a whole, and in the wider region.

The earlier Stadium Village Masterplan Draft SPD now appears to have been overtaken by, but critically not entirely incorporated into, the Revised Draft Riverside Sunderland SPD. In this regard, the Sheepfolds area is included within the more extensive Riverside area but Stadium Park including the Stadium of Light is excluded. It is considered that this approach has significant adverse implications in terms of the interrelationship between new development at Sheepfolds and the long term future of the Stadium of Light, including its development and expansion potential and its day to day operations.

Whilst fully supports the aim of high quality development and regeneration in Riverside Sunderland, he is extremely concerned that the draft SPD fails to recognize the critical importance of ensuring that the long term operational requirements and development potential of the Stadium of Light (including well established expansion plans) are protected.

In this regard, whilst the draft SPD contains general references to the Stadium and its relationship to/linkages with adjacent areas, there is an absence of detailed consideration – indeed, presumably because it has been omitted from the Riverside area, the level of attention paid to the Stadium of Light is significantly less than that which was contained in the 2017 Stadium Village Masterplan Draft SPD. 2

These issues are considered further in the following sections of this submission.

The Revised Draft Riverside Sunderland SPD: General Position

has an in depth knowledge of Stadium Park and the surrounding areas, and a well - informed perspective derived from his direct involvement over many years with the development of the area, including in particular the development and subsequent expansion of the Stadium of Light for Sunderland AFC, and more recently the development of the Beacon of Light which opened in 2018.

These major developments, delivered under guidance, reflect his long-standing vision for the Stadium Park area which together with the surrounding sports and leisure facilities now represents a venue which is of regional importance, and which is a key sports and community destination within the City of Sunderland.

It is in this context that welcomes the overall regeneration objectives of the Revised Draft Riverside Sunderland SPD, which include the improvement and redevelopment of the Sheepfolds area, and the introduction of a new mix of land uses and facilities.

Within the context of this general support however, considers that it is vitally important that the specific proposals for the Sheepfolds area are formulated in a manner which recognises as core principles the need to fully protect (a) the existing and future operating characteristics of the Stadium of Light and (b) the well-being and commercial viability of Sunderland AFC as a key institution, not only within the Stadium Park, but in the City as a whole, and in the wider region.

In this regard, there is a need for the SPD to fully recognise that there is a need for extreme care in terms of the type, nature and disposition of new land uses adjacent to the Stadium in order to ensure that (a) the potential future physical expansion of the Stadium of Light is secured and protected and (b) that its satisfactory operation on match days is maintained.

In addition however, to be successful in the long term, the strategy must fully consider all the potential implications for Sunderland AFC, and must ensure that the proposals do not result in any adverse effects or constraints on the ability of Sunderland AFC to expand and develop as a football club and business in the future. Any such constraints could cause significant harm in terms of the club's long-term viability in the national and international football market, and this in turn could undermine the long-term prospects of a successful Stadium Park.

These issues were brought to the Council's attention by in his previous representations in respect of the 2017 Stadium Village Masterplan Draft SPD. That document explicitly recognised that the potential future implementation of the stadium's South Stand extension should be accommodated within the Sheepfolds regeneration scheme, and that match day operations should not be compromised. Whilst those statements were welcomed, argued that the strategy needed to go further in order to take

full and proper account of the importance of the Stadium of Light to the social fabric, community and economy of Sunderland both now and long into the future.

He also expressed the view that the 2017 draft SPD failed to adequately recognise and address a major issue which significantly detracts from the overall quality of Stadium Park, i.e. the fact that the main direct pedestrian desire line from the City Centre to the stadium passes through the adjacent Sheepfolds area. This key pedestrian route is currently indistinct and of a poor environmental quality, and whilst the 2017 proposals included the provision of a new pedestrian boulevard between St Peters Metro and the Stadium of Light, expressed the view that the orientation of the route is a missed opportunity to make the stadium a visual focus of any such thoroughfare, similar to Wembley Way. Concern was also expressed that insufficient consideration had been given to pedestrian movement between the City Centre and the stadium – a key means of arrival on match days.

Against this background, it is therefore profoundly disappointing to note that not only does the Revised Draft Riverside Sunderland SPD contain no response(s) to previously stated concerns, it now fails to include the references to the role of the Stadium of Light and Sunderland AFC that the Council considered to be relevant as recently as 2017.

Examples of details that were included in the 2017 document but which are now omitted from the 2020 draft SPD are as follows. On page 5 of the 2017 document, reference was made to the previous planning policy background, which included a requirement for a comprehensive master plan in order to ensure the integration of the Stadium Park and Sheepfolds areas. There is little if anything in the current draft SPD which emphasises the need for real integration, and the omission of Stadium Park from the area covered by the SPD suggests that the concept of a master plan which includes the stadium has now been abandoned.

Page 8 of the 2017 document indicated that there is an extant planning consent for the extension of the South Stand to the Stadium of Light which would take the built footprint of the stadium up to the back of Millennium Way. It was noted that at the time, the football club did not have immediate plans to extend the stadium but retained the aspiration to implement the permission.

At page 35, the 2017 document referred to the Stadium of Light and Football Club as an internationally known landmark and brand. It was recognized that the mere presence of the football club as the main anchor to Stadium Village is a major draw for future investment, and the combination of sporting facilities including the football stadium, aquatic centre, indoor and outdoor pitches/venue space in the Beacon and hotel bed spaces collectively provide a real hub of facilities that will draw people to the area and future events.

Page 37 of the 2017 document made a similar point, indicating that the Stadium of Light and the Aquatic Centre play an important role locally, regionally, nationally and in an international context. The Stadium of Light is a major venue for world class events, and attracts millions of visitors each year. It is an iconic landmark, a large employer and a significant revenue generator for current and future local businesses. These facilities will continue to act as the major magnets to the area drawing people and visitors from across the region and the U.K.

Finally on this point, page 41 of the 2017 document made the important point that:

‘Given the need to accommodate the potential expansion of the Stadium of Light and ensure that the football club can continue to operate successfully on both match days and other event days it is important that areas of land around the stadium are safeguarded for either parking or public realm space’.

The Revised Draft Riverside Sunderland SPD is therefore regarded as being wholly deficient in its failure to recognise the crucial importance of the Stadium of Light and Sunderland AFC, and to ensure that the redevelopment of the Sheepfolds area is undertaken in a manner that will not compromise the future operation and development of the Stadium. Indeed, by omitting to include the sort of references that were included in the 2017 Stadium Village Masterplan Draft SPD (which felt did not go far enough) the 2020 Revised Draft Riverside Sunderland SPD represents a huge step backwards.

Thoughts on the importance of the SPD derive in no small part from his experience of attempting to redevelop Sunderland AFC’s former home, Roker Park, in the 1990s. Built in 1898 in what was then open countryside, subsequent development around the ground meant that when a new solution was necessary (see below) neither improvement nor redevelopment were feasible options. Whilst that situation ultimately led to the development of the Stadium of Light, it is vital that in finalising the SPD the lessons of the past are learned, and that the future prospects of the stadium and the club are in no way compromised.

The following section of this statement deals with this historical context, sets out the background to the development of the Stadium of Light, and highlights the importance of the Stadium Park area. This is followed by observations and suggestions in relation to the content of the SPD, and where appropriate, specific proposals.

The Stadium of Light: Background

Having been a lifelong supporter of Sunderland AFC, joined the Club’s Board of Directors in 1984 before acquiring a controlling interest in the club and becoming Chairman in 1986. He subsequently held that position for 20 years before stepping down in 2006.

In 1989 Taylor held the Inquiry into the Hillsborough disaster and his final report (‘the Taylor Report’) was published in January 1990. That report sought to establish the causes of the tragedy, and it put forward a series of recommendations regarding safety in sports stadiums.

The Taylor Report recommended that all major stadiums should be converted to provide seating for all spectators, bringing an end to the traditional standing terraces. As a result, the Football League subsequently introduced regulations which required that clubs in Divisions 1 and 2 of the league (then the highest divisions) must comply with this recommendation by August 1994. In the light of the Taylor Report, commissioned a study into the implications of its recommendations for Roker Park, the club’s home since 1898. The results of that assessment clearly indicated that Sunderland AFC faced huge challenges if its future was to be secured. On one hand, the upgrading of the ground and the introduction of all seating spectator areas would have reduced the capacity of Roker Park from 50,000 to 22,000, a reduction that would have seriously threatened the club’s financial viability and hence its long terms prospects. On the other hand, the extremely close proximity of housing, business premises and local roads together with the inadequacy of the local highway network precluded the possibility of redeveloping Roker Park with a new all seated stadium of adequate size.



Figure 1: Roker Park

As a result, resolved that the only realistic option for Sunderland AFC was a move away from Roker Park to a new, purpose-built stadium which would meet the recommendations of the Taylor Report whilst providing a spectator capacity that would satisfy requirements and safeguard the club's long-term future.

Initial investigations in 1991/1992 concentrated on the possibility of building a new stadium on a Green Belt site adjacent to the A19, to the north of the Nissan plant. However, that potential location proved to be less than ideal in terms of planning policy, accessibility and for operational reasons, and the club turned its attention to the site of the former Monkwearmouth Colliery which had closed in 1993. With the support of key bodies including Sunderland City Council, Tyne and Wear Development Corporation and the Homes and Communities Agency, planning and design work commenced for a new stadium on the former colliery site, and following a grant of planning permission in 1995 the Stadium of Light opened in 1997 with a capacity of 42,000 spectators.

The original approval for the Stadium of Light was followed in 1999 and 2000 by further planning permissions to extend both the north and south stands respectively. The north stand consent was implemented in 2000, increasing the capacity to about 49,000. The south stand permission (for a further 7,300 seats) was subsequently renewed and remains to be implemented.



Figure 2: The Stadium of Light

In recent years land to the north of the Stadium of Light has been progressively developed with the Aquatic Centre and the adjacent Hilton Hotel, followed by the Beacon of Light which opened in May 2018. The Beacon, promoted by in his role as Chair of the Foundation of Light and supported by Sport England amongst others, is an innovative development that provides regional education and training facilities with an indoor football pitch above with motivational zones for sport, education, health and wellbeing, and work.

The Beacon already stands as a landmark building which provides world class facilities open to all in the region, the objective being to address specific challenges such as unemployment, poor attainment and economic inactivity, low skill levels, poor health and issues around crime and anti-social behaviour.

Rationale to Comments on the Revised Draft Riverside Sunderland SPD

As indicated above, is generally supportive of the aims of the draft Riverside Sunderland SPD, including the objective of promoting the redevelopment and regeneration of the Sheepfolds area in a manner which will bring about economic and social renewal.

However, he is extremely concerned that the principles underlying the previous draft Stadium Village masterplan framework, developed by the City Council through a collaborative process with stakeholders, including Sunderland AFC and the Foundation of Light, appear to have been abandoned.

In particular, the Stadium Village Masterplan Draft SPD no longer recognizes (as did the 2017 document) that (a) the Stadium of Light is a significant regional landmark, and (b) that Sunderland AFC is an internationally known landmark brand, and that together with the adjacent aquatic centre, hotel and the Beacon, the combination of existing facilities provides a major hub within which the football club is the main anchor.

Furthermore, there is no longer any acknowledgement within the draft SDP that there is a need to accommodate the potential expansion of the Stadium of Light, or to ensure that the football club can continue to operate successfully on both match days and when other events are held.

These are regarded as major deficiencies in the current approach, which reflect a lack of consistency on the part of the Council. The previously recognised need to ensure the careful, well integrated introduction of new development in the Sheepfolds area in a manner which has no adverse effects on the long-term operation and expansion potential of the Stadium of Light has not disappeared simply because the stadium has been omitted from the SPD area.

He considers that it is vitally important that the specific proposals for the Sheepfold area within the draft SPD are formulated in a manner which recognises as core principles the need to fully protect (a) the existing and future operating characteristics of the stadium, and (b) the well-being and commercial viability of Sunderland AFC as a key institution, not only within the Stadium Village, but in the City as a whole, and in the wider region.

In this regard, his view is that the need for extreme care in the type, nature and disposition of adjacent new land uses goes beyond either the requirement to accommodate the potential future physical expansion of the Stadium of Light, or the need to maintain its satisfactory operation on match days. He considers that should the Masterplan result in any adverse effects or constraints on the ability of Sunderland AFC to expand and develop as a football club and business in the future, this could cause significant harm in terms of the club's long-term viability in the national and international football market.

This perspective results from long history with both the football club and the City, and in particular from his experience of (a) acquiring a football club that was then in dire need of major reinvestment and being unable to redevelop the original stadium site (b) as a consequence being obliged to invest heavily in the development of a new stadium and the relocation of the club, and (c) subsequently selling the club to new owners in 2006.

This long history has given a thorough understanding of the issues that the current or future owners of Sunderland AFC may need to address, and he believes that given the scale of investment involved and the increasing globalisation of football, the ability to expand and develop the stadium and its usage will be a key (perhaps the key) consideration.

In this regard, fundamental points are twofold. First, the objectives of the previous 2017 Stadium Village Masterplan Draft SPD in terms of preserving the potential to expand the Stadium of Light and safeguarding its day to day operations should be re-introduced into and confirmed by the Stadium Village Masterplan Draft SPD. Second, and as stated in previous representations, those objectives are not necessarily sufficient to protect the viability of the football club and its ability to attract necessary investment to secure its long term future. A further key aim should be the need to ensure that the SPD's specific proposals for the Sheepfolds area place no constraints (or even the perception of potential constraints) on the ability of the club to develop and expand the stadium in any reasonable manner over time.

In essence, the draft SPD should ensure that the lessons of history are learned. When Roker Park was built in 1898 it occupied former farm land outside the then built up area of Sunderland. By the time 90 years later when the implications of the Taylor Report had their effect, built development all around the stadium represented an insuperable constraint to redevelopment and further investment. Extreme care should be taken to ensure that the SPD's proposals are not the first step to a similar outcome for the Stadium of Light.

Specific Comments on the Revised Draft Riverside Sunderland SPD

In the light of the above, comments on the Revised Draft Riverside Sunderland SPD Draft Masterplan are as follows:

1. In the Challenges and Opportunities section (page 18), the need to preserve the potential to expand the Stadium of Light and safeguard its day to day operations by avoiding any constraints arising from development in the Sheepfolds area should be identified as a challenge. The potential for integrating land uses and pedestrian/vehicular links in the two areas should be identified as an opportunity.
2. Whilst the description of the Sheepfolds area (page 31) includes a photograph of the Stadium of Light, there is no reference in the written text to the stadium, its relationship to adjacent areas of built development or pedestrian/vehicular links between the two areas. In view of the clear need to ensure the careful integration of development at Sheepfolds with existing/future uses in and around the stadium, this oversight should be rectified. A careful description of the relationship between the two areas will provide a proper context for the SPD's proposals.
3. Whilst the summary of development proposals in the Sheepfolds area (page 59) includes a reference to the need for a 'mixed use buffer zone to insulate homes from the stadium' there is nothing which addresses the counter point, i.e. the need to ensure that new development will not constrain the potential to expand the Stadium of Light, or otherwise adversely affect the operation of the stadium or the long term viability of Sunderland AFC.
4. It is noted that the summary of Sheepfolds Access, Movement and Parking proposals (page 59) refers to the need to establish a major pedestrian boulevard/shared surface street linking the Stadium of Light with St Peter's Metro Station, and this is welcomed and supported in principle. However, on the basis of the illustrative layout, he continues to believe that the Council is missing an opportunity to create a high quality pedestrian dominated thoroughfare orientated towards the Stadium of Light, using the stadium as a visual focus, similar to Wembley Way, London. Such a feature could be a central focus of the Sheepfolds layout. Unfortunately, as the illustrative layout currently stands the boulevard follows a secondary route which fails to take full advantage of the stadium's recognised 'landmark' status. This should be rectified.
5. In the Planning Application Requirements section of the draft SPD (page 76) it is noted that masterplans will be required to be submitted with applications for 250 dwellings or more, or non-residential development on sites of 5 hectares or more. This guidance would therefore apply to the Sheepfolds site. Masterplans should be in accordance with (inter alia) the SPD and this brings into focus the changes suggested in paragraphs 1 to 4 above. In the light of the matters referred to in this submission, the guidance on masterplans should be expanded to indicate that any masterplan for Sheepfolds should include (at least in illustrative terms) the adjacent areas of Stadium Park.

6. Similarly, the Planning Application Requirements section advises that applications for development proposals should be accompanied by a Transport Assessment. Given that the proposed mix of uses at Sheepfolds (approximately 450 dwellings, hotels, shops, restaurants, drinking establishments etc) can be expected to generate significant levels of vehicular traffic with extensive car parking requirements, careful consideration will need to be given to how such uses would co-exist with the existing traffic generation and car parking needs of the Stadium of Light, the Hilton Hotel, the Aquatic Centre and the Beacon of Light, particularly on match days and evenings. The guidance should be expanded to explicitly require any Transport Assessment prepared in respect of Sheepfolds to consider these issues. Given the Council's previous recognition of the importance of the Stadium of Light to the success and regeneration of the Sheepfolds area, and the aforementioned risk of new uses constraining future development and expansion of the stadium, considers it important that both Sunderland AFC and the Foundation of Light are added to the list of non-statutory consultees that are consulted on all planning applications that are submitted in and around the Stadium Park/Sheepfolds area. This will ensure that the Club is kept informed of any potential conflicts to either its current or its future operations, and Planning Officers can then be advised of any concerns on the part of either consultee.

Conclusion

welcomes the overall aims of the draft Sunderland Riverside SPD, including the objective of promoting the improvement, redevelopment and regeneration of the Sheepfolds area. However, the strategy needs to take greater account of the importance of the Stadium of Light to the social fabric, community and economy of Sunderland both now and long into the future. Much more emphasis needs to be placed on the importance of securing improved integration with Stadium Park in order to strengthen the role of the area still further (notwithstanding that Stadium Park is outside the SPD area).

In these respects, is extremely concerned that the principles and details regarding the importance of the Stadium of Light and Sunderland AFC that were included in the 2017 Stadium Village Masterplan Draft SPD now appear to have been abandoned because Stadium Park has not been included in the Sunderland Riverside area. This approach is regarded as being inconsistent and unreasonable, and the position should be rectified by the re-inclusion of appropriate guidance in the draft SPD.

In addition, considers that the draft SPD fails to adequately recognise and address a major issue which significantly detracts from the overall quality of Stadium Park, i.e. the fact that the main direct pedestrian desire line from the City Centre to the stadium passes through the adjacent Sheepfolds area. Whilst it is recognised that the pedestrian boulevard concept seeks to address this issue, has a number of practical and conceptual concerns about this feature as currently depicted on the illustrative material (i.e. as summarised above).

trusts that these representations will be accorded due weight by Officers, and he would welcome an opportunity to discuss his concerns with Officers of the Council before the final SPD is published.

Stephen L – E-mail

From:

Sent: 21 September 2020 12:40

To: Planning Policy

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

*****This message originates from outside your organisation. Do not provide login or password details. Do not click on links or attachments unless you are sure of their authenticity. If in doubt, email 'Ask.ICT@Sunderland.gov.uk' or call 561 5000 *****

Dear Sir or Madam

my initial reading of the REVISED DRAFT RIVERSIDE SUNDERLAND SUPPLEMENTARY PLANNING DOCUMENT (SPD), DEVELOPMENT MANAGEMENT SPD SCOPING REPORT AND HOMES IN MULTIPLE OCCUPATION SPD does not show me what due diligence has been performed with respect to sewage capacity.

There is mention of concerns about possible sewer flooding in the area but there are no details.

There are concerns that the Hendon Sewage Treatment Works faces significant capacity issues even during moderate rainfall that leads to persistent and voluminous discharges of untreated sewage into the River Wear through a number of Combined Sewer overflows, including the CSO at Gill cemetery, Vaux Yards, and Bishopwearmouth CSO (which in In 2018 spilled 108 times for a total of 562 hours). <https://bit.ly/3hMYr4f>

I must remind you that the responsibility, in planning terms, for sewage capacity rests not with the sewage undertaker but with the Local Planning Authority.

Case law is quite explicit in the role of the planning authority:

Barratt Homes Limited v Dwr Cymru Cyfyngedig (Welsh Water) [2009] UKSC13[5][1]

The Supreme Court noted that, since the building of a development requires planning permission under the Town and Country Planning Act 1990, planning authorities are able to make planning permission conditional upon the public water authority first taking steps to ensure that the public sewer can accommodate any increased flow.

Therefore, an assessment of the sewage capacity must be made before a planning application is agreed. There are various other regulations that demonstrate how sewage infrastructure is a planning matter.

a) The [National Planning Policy Framework](#)^[2]

The Framework expects local planning authorities to plan for the development and infrastructure required in their area, including infrastructure for wastewater. They should work with other providers, such as water and sewerage companies, to assess the quality and capacity of infrastructure and its ability to meet forecast demands.

A key sustainability objective for the preparation of Local Plans and Neighbourhood Plans should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the National Planning Policy Framework (NPPF), March 2012, states: “Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver:.....the provision of infrastructure for water supply and wastewater....” Paragraph 162 of the NPPF relates to infrastructure and states: “Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment.....take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.”

The web based National Planning Practice Guidance (NPPG) published in March 2014 includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that “Adequate water and wastewater infrastructure is needed to support sustainable development” (Paragraph: 001, Reference ID: 34-001-20140306).

b) [Ministry of Housing, Communities & Local Government](#) Guidance: Water supply, wastewater and water quality^[3]

The preparation of plans should be the focus for ensuring that investment plans of water and sewerage companies align with development needs. If there are concerns arising from a planning application about the capacity of wastewater infrastructure, applicants can be asked to provide information about how the proposed development will be drained and wastewater dealt with. Applications for developments relying on anything other than connection to a public sewage treatment plant will need to be supported by sufficient information to understand the potential implications for the water environment.

When drawing up wastewater treatment proposals for any development, the first presumption is to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works (those provided and operated by the water and sewerage companies). This will need to be done in consultation with the sewerage company of the area.

The timescales for works to be carried out by the sewerage company do not always fit with development needs. In such cases, local planning authorities will want to consider how new development can be phased, for example so it is not occupied until any necessary improvements to the public sewage system have been carried out. Read [further information on conditions](#).^[4]

c) Town and Country Planning (Development Management Procedure) (England) Order 2015 (as per the Tyne and Wear Validation List 2019)

The Tyne and Wear Validation List 2019 outlines what information is required in planning applications.

Drainage Assessment – Foul Water

When is this required?

All major development as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

What information is required?

Confirmation that capacity exists both on and off site in the sewerage network to serve the proposed development.

Where capacity doesn't exist, the assessment should include information on what infrastructure needs to be upgraded and how this upgrade will be delivered.^[5]

[1] <https://www.supremecourt.uk/cases/docs/uksc-2009-0038-judgment.pdf>

[2] <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

[3] <https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality#water-supply-wastewater-and-waterquality--considerations-for-planning-applications>

[4] <https://www.gov.uk/guidance/use-of-planning-conditions#para008>

[5] <https://www.gateshead.gov.uk/media/6692/Tyne-and-Wear-validation-list->

[2019/pdf/Validation_of_Planning_Applications.pdf?m=636970634485030000](https://www.sunderland.gov.uk/media/2019/pdf/Validation_of_Planning_Applications.pdf?m=636970634485030000)

Sunderland at Whitburn remains in breach of the Urban Waste Water Treatment Directive due to discharges of wastewater into the North Sea.

Judgment of the Court (First Chamber), 18 October 2012.

Reference - European Commission v United Kingdom of Great Britain and Northern Ireland.

Failure of a Member State to fulfil obligations – Pollution and nuisance – Urban waste water treatment – Directive 91/271/EEC – Articles 3, 4 and 10 – Annex I(A) and (B).

The court declared that, by failing to ensure appropriate collection of the urban wastewater of the agglomerations, with a population equivalent of more than 15000, of Sunderland (Whitburn), in accordance with Article 3(1) and (2) of, and Annex I(A) to, Council Directive 91/271/EEC of 21 May 1991 concerning urban wastewater treatment, the United Kingdom has failed to fulfil its obligations under that directive.

In the Commission's view, Member States are obliged to ensure that a collecting system is designed and built so as to collect all the urban waste water generated by the agglomeration it serves and that that waste water is conducted for treatment. The capacity of the collecting system must therefore be able to take into account natural climatic conditions (dry weather, wet weather, even stormy weather) as well as seasonal variations, such as non-residential populations, tourists and seasonal economic activities.

The objective pursued by Directive 91/271 goes beyond the mere protection of aquatic ecosystems and seeks to conserve man, fauna, flora, soil, water, air and landscapes from any significant adverse effects of the accelerated growth of algae and higher forms of plant life that results from discharges of urban waste water aware that in 2019 over 760,000 tonnes of untreated sewage were discharged into the North Sea from the Long Sea Outfall at Whitburn. This sewage contains bacteria, viruses (including Coronavirus), toxins, pharmaceutical residues and microplastics. Untreated sewage also causes the eutrophication of the receiving waters.

This breach is directly attributable to the lack of capacity at Hendon treatment works. The record of spills at Bishopwearmouth CSO recorded in 2018 will only be exacerbated by development on the Riverside unless something is done to address the capacity shortfall.

Can you please confirm and provide me with detailed evidence that the Sunderland Planning Authority have carried out their duty of due diligence to confirm that sewage capacity (that will not result in breaches of the UWWTD) exists for this development to take place.

As stated above it is not enough to request the sewage undertaker to confirm that capacity exists.

This is more pertinent when concerns have been drawn to the attention of the LPA and when Sunderland have been shown to be in breach of the UWWTD for 29 years and remain in breach of this directive.

Regards

Stephen

University of Sunderland – E-mail

From:

Sent: 19 October 2020 15:40

To: Planning Policy

Cc:

Subject: Feedback on draft SPDs

*****This message originates from outside your organisation. Do not provide login or password details. Do not click on links or attachments unless you are sure of their authenticity. If in doubt, email 'Ask.ICT@Sunderland.gov.uk' or call 561 5000 *****

Hello,

Thank you for giving the University the opportunity to comment on the draft SPDs.

Riverside Sunderland SPD comments:

1) Point 2.2 context diagram has the label title 'C' as Sunderland University, this should be University of Sunderland.

2) Point 2.8 Development opportunities you've got University City Campus labelled up and then St Peter's Campus is just down as University of Sunderland so we wondered about this being University St Peter's Campus but technically the full name is Sir Tom Cowie Campus at St Peter's which is a bit long! So you could either put University St Peter's Campus as lots of people do refer to it as that or change both to University of Sunderland? As the other confusing factor is that Sunderland College refer to their city base as City Campus too?

3) Under 'opportunities' on page 18, although it does make general mention of the importance of having the new river crossings to improve connectivity, it would have been nice to make mention of how these new access routes will benefit key stakeholders in the City such as the University and link in well to the University's One Campus Masterplan.

HMO SPD comments:

1) Figure 8 on page 17 - There are lots of mention of 'other material planning considerations' but no definition of what these might be which appears a bit too open ended. It also asks the question whether there are any exceptional circumstances but gives no idea of what might be classed as an exceptional circumstance?

2) Regularising HMOs on page 17 - This is a common type of application when it comes to HMOs and we are therefore concerned that there is no indication given as to what is satisfactory evidence to demonstrate the lawful occupation for the requisite period of time? This should be robust as otherwise it could be used as a route to avoid having to meet all the criteria that new applications do.

Kind regards,

Property Management