

Erection of 103 affordable residential dwellings (Class C3)

Planning Statement (Including Affordable Housing Statement and Open Space Assessment)

Land at Amberley and Harrogate Street, Hendon, Sunderland

Town & Country Planning Act 1990 (As Amended)

Planning and Compulsory Purchase Act 2004

On behalf of Thirteen Housing Group Limited

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Contents.

1. Introduction.....	1
2. Site and Surrounding Area.....	3
3. Proposed Development.....	5
4. Planning Policy Context.....	8
5. Affordable Housing Statement.....	19
6. Open Space Assessment.....	21
7. Planning Assessment.....	24
8. Summary and Conclusion.....	31

Appendices contents.

Appendix A – Draft Section 106 Planning Agreement Heads of Terms



1. Introduction

1.1. This Planning Statement has been prepared by Pegasus Group on behalf of Thirteen Housing Group Limited (the Applicant), in support of a detailed planning application submitted to Sunderland City Council (the Council) for the development of housing at land at Amberley and Harrogate Street, Hendon, Sunderland (the Site). The description of development is:

Erection of 103 affordable residential dwellings (Class C3) with associated access, landscaping and infrastructure

1.2. It is intended that the 103 homes will be offered by the Applicant for affordable rent.

1.3. This document seeks to analyse the planning background and outline the overall planning justification for the proposed development.

1.4. Thirteen Housing Group Limited are a housing developer and landlord, committed to providing quality, affordable homes in Sunderland, the wider North East and Yorkshire. This affordable housing scheme will deliver vibrant new homes that are affordable to all and will be delivered through affordable rent.

1.5. The Site is to be brought forward by Thirteen Group and will include units manufactured through Modern Methods of Construction (MMC) which are to be provided by Ilke Homes. Ilke Homes is a company with who build volumetric housing where components are manufactured and then assembled on site. This allows for high-quality, quick and sustainable housing delivery.

1.6. Alongside this Statement, the application submission includes:

- Application drawings including site layout and relevant house type details (prepared by JDDK Architects);
- Design and Access Statement (prepared by JDDK Architects);
- Landscape Strategy and Planting Plans (prepared by Fairhurst);
- Engineering Layouts (Prepared by Portland Engineering);
- Statement of Community Involvement (prepared by Pegasus Group);
- Health Impact Assessment (Prepared by Pegasus Group);
- Transport Assessment and Travel Plan (Prepared by i-Transport);
- Flood Risk and Drainage Assessment (prepared by Portland Consulting);
- Ecological Impact Assessment (prepared by E3 Ecology);
- Habitats Regulation Assessment Screening (prepared by E3 Ecology);
- Biodiversity Net Gain Assessment and Metric (prepared by E3 Ecology);



- Archaeological Desk-Based Assessment (prepared by Archaeological Services Durham University);
- Noise and Air Quality Assessments (Prepared by NoiseAir Ltd);
- Sustainability Statement (Prepared by Thirteen Group); and
- Phase 1 and 2 Geo-environmental Appraisals (Prepared by Arc Environmental Ltd).

1.7. This Statement follows the below structure:

- **Section 2 – Site and Surrounding Area:** This section describes the Site in terms of form and function. It also summarises the nature of the surrounding area.
- **Section 3 – Proposed Development:** This section provides a brief summary of the proposals.
- **Section 4 – Planning Policy Context:** This section sets out the relevant background to this Site and the surrounding area, including a summary of the relevant planning policy context.
- **Section 5 – Affordable Housing Statement:** This section sets out the approach to the provision of affordable homes on the Site.
- **Section 6 – Open Space Assessment:** This section assesses the proposed development in terms of its provision of open space.
- **Section 7 – Planning Assessment:** This section sets out the planning justification for the proposal having regard to the development plan, national planning policy and guidance as well as other relevant material considerations.

1.8. This Statement ends with a **Summary and Conclusions at Section 8.**

Pre-Application Engagement

1.9. The proposed development has been prepared following discussions with Officers at the Council and a programme of community engagement.

1.10. A Stage 2 Pre-Application Advice Request was submitted by the Applicant in 2021 with a written response received July 2021. The response to the pre-application from the Council confirmed that the principle of residential development on the Site is considered to be acceptable. Recommendations were provided to address technical development management matters. As such, this planning application is accompanied by a suite of technical reports.

1.11. The community engagement involved two public consultation events that the community were encouraged to attend and were able to ask questions and provide feedback on the proposals. Further details of the pre-application engagement are found in the Statement of Community Involvement (SCI) which accompanies this planning application submission.

2. Site and Surrounding Area

The Application Site

- 2.1. The Site covers a total area of approximately 3.07 hectares and is located on land that previously accommodated dwellings (which have previously been demolished) in-between Salem Street and Suffolk Street within the Hendon area of Sunderland (See Figure 2.1 below).

Figure 2.1 – Site Location



- 2.2. The Site is bounded by built development on all sides including Amberley Street and Lindsay Close to the north, Suffolk Street to the east (alongside the Deerness Park Medical Centre), Ward Court/Hendon Valley Road to the south, whilst Salem Street lies to the west. Within the Site is Amberley and Harrogate Street running north to south and Mowbray Road running east to west.

The Surrounding Area

- 2.3. The surrounding area is largely characterised by residential uses which are a mix of both traditional and more modern styles and typically 1-3 storeys in height. The notable exceptions to this are the Deerness Park Medical Centre and Pharmacy on the Site's eastern boundary and a church and takeaway located to the south east of the Site.
- 2.4. The area benefits from public transport links with a bus stop providing services to other areas of Sunderland found approximately 30m to the east of the Site on Suffolk Street.



- 2.5. There are a number of small convenience stores within close proximity, including Gills Minimarket which sits adjacent to the Site's south west boundary.
- 2.6. Approx. 750m to the south east of the Site lies Valley Road Academy which is the nearest Primary School.

Planning History

- 2.7. We understand that the Site was previously comprised of dwellings along Amberley and Harrogate Street which have since been demolished, with the Site now vacant.
- 2.8. An application for the redevelopment of the Site to include stopping up of highway and change of use to provide community enterprise centre, 10 no office units, 10 no workshops and urban park with associated access, parking and landscaping was submitted on the Site in 2003 and was withdrawn the same year (planning reference: 03/00660/OUT).
- 2.9. There has been no planning activity on the Site since.

3. Proposed Development

3.1. The proposed development is described in detail within the submitted Design and Access Statement which accompanies this planning application submission. Nevertheless, we rehearse the key elements of the proposals below for completeness.

Overview of the Proposals

3.2. The planning application is submitted in full and proposes the erection of 103 no. dwellings comprising a mix of 2, 3 and 4 bedroom properties. These are to be brought forward by the Applicant and offered as affordable rented properties.

3.3. The overall mix is summarised in Table 3.1 below.

Table 3.1 – Summary of the Housing Mix Proposed

House Type	Number of Bedrooms	Number of Units
HT1 (bungalow)	2	8
HT2 (bungalow)	2	8
HT2A (bungalow)	2	4
HT5 (bungalow – accessible)	2	6
CAR	2	8
HOL	2	36
DAL	3	13
THE	3	12
ROC	4	8
Total	-	103

3.4. The housing mix features a range of dwelling types including bungalows, two storey, two and a half and three storey dwellings and therefore, provides a wide range of house types to suit a range of different occupiers and their requirements.

Design and Layout

- 3.5. The proposed development seeks a logical and coherent layout which is also compatible with existing neighbouring properties and offers an architectural design that is sensitive to the local vernacular.
- 3.6. The proposal will include units manufactured through MMC known as volumetric housing, which are to be provided by Ilke Homes. Volumetric housing involves components of the homes being manufactured off-site and then assembled on site. This allows for high-quality, quick and sustainable housing delivery. The western part of the site will be built from volumetric housing. Although the units will be built off-site, the design of the units has been carefully considered to reflect the other proposed units and the surrounding area.
- 3.7. The remainder of the Site consists of bungalows which will be more conventionally constructed with brickwork and timber frame but still qualifying as MMC.
- 3.8. An extract of the Site Layout is provided in Figure 3.1 below:

Figure 3.1 – Site Layout



Access and Parking

- 3.9. The proposed development will be accessed by the existing road network from Mowbray Road, Salem Street, Amberley Street, Harrogate Street and Hendon Valley Road. All existing roads, except Mowbray Road, which run through the Site between the north and south will



either be entirely removed or combined with open green space to prevent through-routes across the Site, promoting road safety, a higher quality environment and enhancing security for residents.

- 3.10. This is supplemented by pedestrian footpaths which enhance site permeability and help the proposals integrate with the surrounding residential development.
- 3.11. The parking for the proposals is to be provided by individual plot driveways, shared parking areas and visitor parking spaces, and proposes 125no. spaces in total, comprising of 107 private parking spaces and 18 adoptable visitor parking space. A bike shed is also proposed to the rear garden space for 1.no cycle per property. Space has been provided on each plot the storage of refuse bins in a dedicated area.

Landscaping

- 3.12. The proposed development is interspersed with green spaces and tree planting between rows of housing which link to adjacent existing residential streets and paths. Planting on the Site is to include native shrub, wildflower, species rich grass, amenity grass and native trees. This will provide amenity space for existing and future residents and seeks to soften the appearance of the development, providing an attractive setting.
- 3.13. 2no. dry SUDS basins will be located on the Site. 1no. basin will be located to the south east of the Site, on the junction between Mowbray Road and Harrogate Street. The second basin will be located to the south east of the Site along Hendon Valley Road. The SUDS will benefit from landscaping including wet wildflower within the basins and native shrub around the perimeter of the basins.

Planning Obligations/Heads of Terms

- 3.14. As the dwellings are to be offered as affordable homes, the Applicant operates differently to a typical commercial housebuilder and as such, its ability to provide additional planning obligations associated with the development are more limited in nature.
- 3.15. Consequently, to ensure the contribution to affordable housing is secured, any additional planning obligations will need to be considered carefully during the determination of the planning application and subject to detailed discussions between the relevant parties. This is to ensure that the Site remains deliverable.
- 3.16. Heads of Terms which reflect this approach are provided in **Appendix A** of this document.

4. Planning Policy Context

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2. The current development plan comprises the Core Strategy and Development Plan (2015–2033), adopted in January 2020, the 'saved' policies within the Sunderland Unitary Development Plan (UDP), adopted in 1998 (with policies 'saved' in 2007 and further reviewed as part of the preparation of the Core Strategy and Development Plan), the UDP Alteration No.2, and the Local Plan Part Three – International Advanced Manufacturing Park (IAMP) Area Action Plan (AAP) 2017–2032.
- 4.3. The latter two documents do not cover the Site and therefore will not be referenced further in this report.
- 4.4. The Council's Interactive Policies Map shows the Core Strategy and Development Plan Policies alongside the other adopted development plan Policies. An extract of the interactive Policies Map can be seen in Figure 4.1.

4.5. Figure 4.1. Extract of the Council's Interactive Policies Map



- 4.6.
- 4.7. The Site is designated as part of a wider Housing Improvement Area where Policy SA12.3 from the UDP applies.
- 4.8. Policy SA12.3 has been retained in part since the adoption of the CSDP. This is a general policy which outlines that the Council will seek to improve the environment through landscaping

derelict land and improving external spaces in the vicinity of Mainsforth Terrace, Hendon. The Site is also identified as part of a wider designation for Community and Environmental Priority. Saved Policy SA10.4 of the UDP states that for sites to be developed, the Council will seek to maximise benefits in the form of additional open space and community facilities.

Core Strategy and Development Plan (2015–2030)

- 4.9. The Core Strategy and Development Plan (2015–2033) (CSDP) was adopted by the Council on 30 January 2020. The CSDP sets out the Council’s long-term strategy for development across the city up to 2033.
- 4.10. The below policies relate to the proposed development:
- 4.11. **Policy SP1 – Development Strategy**, the Council will deliver at least 13,410 net new homes and create sustainably mixed communities which are supported by adequate infrastructure.
- 4.12. **Policy SP5 – South Sunderland**, South Sunderland will continue to grow and become a spatial priority for housing and economic development with an aim for the council and its partners will work to secure regeneration and renewal at Hendon, Millfield and Pennywell (Criteria 3).
- 4.13. **Policy SP7 – Healthy and Safe Communities**, the Council seeks to ensure that new developments are age friendly, inclusive, safe, attractive, and easily accessible on foot or by bicycle. New developments are to have a strong sense of place which encourages social interaction.
- 4.14. **Policy HS1 – Quality of Life and Amenity**, development must demonstrate that it does not result in unacceptable adverse impacts which cannot be addressed through appropriate mitigation arising from air quality, noise, dust, vibration, land contamination, or traffic.
- 4.15. **Policy HS2 – Noise Sensitive Development**, noise-sensitive development affected by existing sources of noise should be supported by an appropriate noise assessment and where necessary, a detailed schedule of mitigation.
- 4.16. **Policy HS3 – Contaminated Land**, seeks to ensure the appropriate remediation is undertaken when developing contaminated land.
- 4.17. **Policy SP8 – Housing Land Supply**, the Council will work with partners and landowners to seek to exceed the minimum target of 745 additional dwellings per year.
- 4.18. **Policy H1 – Housing Mix**, residential development should create mixed and sustainable communities by contributing to meeting affordable housing needs and specialist housing needs, as well as by providing a mix of house types and sizes appropriate to their location, achieving an appropriate density for its location which takes into account the character of the area, and by requiring 10% of the dwellings to be accessible and adaptable dwellings under M4 (2) Category 2. Residential developments should also ensure there is a choice of suitable accommodation for older people and those with special housing needs, including bungalows.
- 4.19. **Policy H2 – Affordable Homes**, residential developments of more than 10 dwellings, or on sites of 0.5ha or more, should provide at least 15% affordable housing.

- 4.20. **Policy BH1 – Design Quality**, development is required to achieve a high-quality standard of design and positive improvement. Development should be of a scale, massing, layout, appearance and setting which respects and enhances the positive qualities of nearby properties and the locality.
- 4.21. **Policy BH2 – Sustainable Design and Construction**, sustainable design and construction should be integral to development.
- 4.22. **Policy BH6 – Quality Communications**, development should include high quality digital infrastructure providing access to services from a range of providers.
- 4.23. **Policy BH9 – Archaeology and Recording of Heritage Assets**, development which adversely affects the archaeological interest or setting of a Scheduled Ancient Monument (or non-designated heritage asset of equivalent significance) will be refused planning permission unless exceptional circumstances exist that satisfy the requirements of the NPPF. Where loss of the asset is justified in accordance with national policy, the remains should be appropriately archaeologically excavated and recorded, the findings assessed and analysed, the resulting archive report deposited with the Tyne and Wear Historic Environment Record and the physical archive deposited with the relevant collecting museum.
- 4.24. **Policy NE1 – Green and Blue Infrastructure**, to maintain and improve the Green Infrastructure Network, development should incorporate green infrastructure features within their design; support the management of wildlife corridors; apply flood risk management. Development that would sever or significantly reduce green infrastructure will not normally be permitted unless the need for and benefits of the development demonstrably outweigh any adverse impacts and suitable mitigation and/or compensation is provided.
- 4.25. **Policy NE2 – Biodiversity and Geodiversity**, where appropriate, development must demonstrate how it will provide net gains in biodiversity, and avoid or minimise adverse impacts on biodiversity, and geodiversity in accordance with the mitigation hierarchy.
- 4.26. **Policy NE4 – Greenspace**, development is required to contribute towards the provision of new and/or enhanced greenspace where there is evidenced requirement. All major development is required to provide a minimum of 0.9ha per 1000 bed spaces of useable greenspace on site, unless a financial contribution for the maintenance/upgrading to neighbouring existing greenspace is considered to be more appropriate.
- 4.27. **Policy NE9 – Landscape Character**, outlines the requirement to demonstrate a high-quality landscape design, implementation and management as an integral part of the new development.
- 4.28. **Policy NE11 – Creating and Protecting Views**, all development should take account of views into, out of and within the development.
- 4.29. **Policy WWE2 – Flood Risk and Coastal Management**, development will be required to demonstrate, where necessary, through an appropriate Flood Risk Assessment (FRA) that development will not increase flood risk on site or elsewhere, and if possible, reduce the risk of flooding.
- 4.30. **Policy WWE3 – Water Management**, development must consider the effect on flood risk, on-site and off-site, commensurate with the scale and impact. Development must incorporate a Sustainable Drainage System (SuDS) to manage surface water drainage. Where

SuDS are provided, arrangements must be put in place for their whole life management and maintenance.

4.31. **Policy WWE5 – Disposal of Foul Water**, development should utilise the following drainage hierarchy:

- connection to a public sewer;
- package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption); then
- septic tank.

4.32. **Policy ST2 – Local Road Network**, to ensure that development has no unacceptable adverse impact on the Local Road Network, proposals must ensure they have safe and adequate means of access, egress and internal circulation/turning arrangements for all modes of transport relevant to the proposal. Development must not create a severe impact on the safe operation of the highway network; resulting in potential risk to all highway users with specific consideration given to vulnerable road users.

4.33. **Policy ST3 – Development and Transport**, development should provide safe and convenient access for all road users, incorporate pedestrian and cycle routes within and through the site, be supported by an appropriate Transport Assessment/Statement and a Travel Plan (where required), and include vehicle and cycle parking in accordance with the Council's parking standards.

Unitary Development Plan (Saved Policies)

4.34. A number of UDP policies continue to be saved and are extant pending preparation and adoption of the Council's emerging Allocations and Designations Plan. The planning weight given to these policies depends on their consistency with national planning policy and guidance. This will be explored later in this document. Specific saved policies relevant to this application are outlined below.

4.35. **Policy B1 – Built Environment**, the Council will implement a programme of environmental improvements. Particular emphasis will be given to older housing areas with poor quality surroundings, areas with derelict land and poor-quality buildings, and degraded land on the urban fringe and prominent edges of the built-up area.

4.36. **Policy B19 – User Friendly Environment**, all development to which the public have access will normally be required to incorporate measures to ensure ease of access and assist community safety and protection from crime.

4.37. **Policy T21 – Parking**, the provision of parking will take account of the need to maintain safe road conditions, reduce travel demand and promote sustainable methods of transport.

Material Considerations

4.38. We consider the main material considerations which relate to this planning application are:

- Brownfield Register;

- Supplementary Planning Documents;
- Greenspace Audit and Report;
- Emerging Allocations and Designations Plan; and
- National Planning Policy and Guidance.

4.39. We consider these in more detail below.

Brownfield Register (2019)

4.40. The Brownfield Land Register is a schedule of those previously developed 'brownfield' sites that have been assessed to be suitable, available, and potentially achievable for housing development within the next 15 years.

The entire Site is identified on the Brownfield Register using its SHLAA reference number (site reference: 163), as shown by Figure 4.2 below.

Figure 4.2. Extract from SCC Brownfield Register 2019



Supplementary Planning Documents (SPDs)

- 4.41. To go alongside the adopted Local Plan, the Council is preparing a number of SPDs to help further explain a number of the Local Plan's policies. This includes a Planning Obligations SPD which was adopted in June 2020.
- 4.42. This SPD provides guidance in relation to potential planning obligations concerning affordable housing, open space/play space/sport and recreation, education, ecology and highways/public transport.
- 4.43. The Council adopted the Development Management SPD in June 2021. This SPD provides guidance on residential design, including separation distances, open space and SUDS, and guidance on residential parking spaces.

- 4.44. The Council has also undertaken a Biodiversity SPD Scoping Report (2020). This document however is at a preliminary stage.

Greenspace Audit and Report

- 4.45. As part of the evidence base to inform the Council's emerging Allocations and Designations Plan, a Greenspace Audit and Report (GAR) was published in 2020. This seeks to map the authority's greenspaces, analyse their quantum and quality and identify areas where there is higher and lower provision of greenspaces.
- 4.46. The Site is not identified as greenspace within the GAR.
- 4.47. It is intended that the Greenspace Audit and Report will feed into the formal identification of such spaces through the Allocations and Designations (A&D) Plan.

Strategic Housing Land Availability Assessment (SHLAA)

- 4.48. The Site has been assessed as part of the Council's Strategic Housing Land Availability Assessment (SHLAA, 2020) for its potential future suitability for residential development (site reference: 163 – Land at Amberley Street and Harrogate Street). The SHLAA forms part of the evidence base for the emerging Allocations & Designations Plan and will be used to inform and justify residential site allocations.
- 4.49. The SHLAA concludes that the Site is suitable for residential development of 79 units with construction to commence in 2026.

Emerging Allocations and Designations Plan

- 4.50. The Council is preparing the Allocations and Designations (A&D) Plan which will set out detailed site allocations and land use designations in support of the overarching CSDP. Once adopted, the A&D Plan will replace the remaining saved policies of the UDP.
- 4.51. A Regulation 18 draft of the A&D Plan underwent consultation over December 2020 – February 2021. Within this document the Site is allocated for housing development (reference H8.36). The A&D Plan refers to the Site as 'Amberley Street and Harrogate Street, land at – Mowbray Road' and shows an indicative capacity for 79 dwellings, although the supporting text notes that if the sites can be shown to be able to accommodate additional dwellings, then this will be supported.
- 4.52. Appendix 1 of the draft A&D Plan provides site specific requirements/areas to address for the site. These are:
- The impact on local infrastructure including roads, schools and health care is addressed.
 - Access to local facilities and services are enhanced where appropriate.
 - A mix of house types and affordable housing are provided.
 - Layouts integrate into the existing built form.

- Active frontages are provided onto Salem Street, Salem Street South and Mowbray Road.
- Suitable primary vehicular access existing in the current street layout.
- Pedestrian and cycle routes connect into the existing network, and where the existing network needs to be changed to accommodate the development, replacement routes are to be provided.
- Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy.
- Any potential archaeological remains are identified and recorded and that appropriate measures agreed where necessary.
- Amenity greenspace requirements are addressed.
- SuDS must be included within the development in connection with other mitigation measures as required.
- Any identified contamination on site is suitably remediated.
- Appropriate measures are incorporated to achieve a satisfactory noise climate.
- Air quality levels are acceptable.

4.53. It is anticipated that the Publication (Regulation 19) Draft of the A&D Plan will undergo consultation in Autumn 2022.

4.54. Given the stage at which the A&D Plan has reached, only limited weight can be attached to its policies. However, the plan shows a clear 'direction of travel' in its approach to housing including the requirement of the A&D Plan to identify enough land to accommodate over 5,000 new homes over the plan period so that the Council's minimum overall housing requirement (14,751 dwellings) can be successfully met. The Site would make a meaningful contribution towards this, and the current evidence base supports the Site's allocation.

National Planning Policy Framework

4.55. National planning policy is found within the published National Planning Policy Framework (NPPF/the Framework).

4.56. The latest NPPF was published in July 2021 and sets out the Government's planning policies for England and how these are expected to be applied.

4.57. The Introduction to the NPPF reiterates that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise; that the NPPF is a material consideration in planning decisions; and that the Framework should be read as a whole.

The presumption in favour of sustainable development

- 4.58. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the different objectives). These objectives are:
- an economic objective;
 - a social objective; and
 - an environmental objective.

- 4.59. Paragraph 11 of the NPPF provides the presumption in favour of sustainable development. For decision-taking it states:

“c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

Decision Making

- 4.60. Paragraph 47 of the NPPF further re-affirms the statutory role of the development plan and material considerations in decision-taking. The Framework also clearly sets out that:

“The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.” (Paragraph 12).

- 4.61. The NPPF states at paragraph 38 that planning should be a creative exercise rather than being focused on scrutiny, stating that:

“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permissions in principle, and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

Delivering a sufficient supply of homes

- 4.62. Paragraph 60 sets out the support for the Government’s objective to *significantly boost* the supply of homes and that land with planning permission is developed without delay.

4.63. The Framework also emphasises the need to ensure affordable housing provision is accommodated on major development sites (paragraphs 62 – 64) and that relevant tenures are provided.

4.64. Paragraphs 74 – 76 relates to ‘Maintaining supply and delivery’, with Paragraph 74 stating that a five-year supply of deliverable housing sites must be demonstrated. This is to ensure that a constant shorter-term supply of new homes is maintained by an authority. Where an authority cannot demonstrate a five-year supply of deliverable housing land, the presumption in favour of sustainable development applies.

4.65. The NPPF also sets out the policy framework for a number of factors that need to be considered in regard to achieving sustainable development. The relevant policies are identified in the preceding paragraphs.

Developer Contributions and Planning Conditions

4.66. Paragraph 57 reiterates the statutory tests of Regulation 122 (2) of the Community Infrastructure Levy Regulations 2010 regarding securing planning obligations. In this respect, proposed contributions need to be:

- Necessary;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind.

Promoting Healthy and Safe Communities

4.67. Section 8 of the NPPF details that planning policies and decision should aim to achieve healthy, inclusive, and safe places which:

- Promote social interaction;
- Are safe and accessible; and
- Enable and support healthy lifestyles.

Promoting Sustainable Transport

4.68. Sustainable transport is addressed in Section 9. Paragraph 110 seeks to ensure new development can:

- Create appropriate opportunities to promote sustainable transport modes, given the type of development and its location;
- Provide safe and suitable access to the Site for all users; and
- Mitigate any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety to an acceptable degree.

- 4.69. Paragraph 111 then advises that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Making Effective use of Land and Achieving Well-Designed Places

- 4.70. Section 11 of the NPPF seeks to ensure schemes efficiently use land for development and this is balanced with Section 12, which emphasises the need to provide well designed places that function well and add to the overall quality of the area; maintaining a strong sense of place that is safe, inclusive and accessible.

Meeting the Challenge of Climate Change, Flooding and Coastal Change

- 4.71. Paragraph 159 highlights that new development should avoid areas of high flood risk and that they should be made safe from flooding for their lifetime and not increase the possibility of flooding elsewhere.

Conserving and Enhancing the Natural Environment

- 4.72. Protecting the natural environment is detailed in Section 15 of the NPPF. Part d of paragraph 174 in particular highlights the need to minimise impact on and provide net gains for biodiversity. Part e of paragraph 174 seeks to ensure that planning decisions prevent new and existing development contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Where possible, development should improve local environmental conditions.

Conserving and Enhancing the Historic Environment

- 4.73. Paragraph 194 of the NPPF outlines that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets' importance. It details that where heritage interests include archaeology there will be a requirement to undertake a desk-based assessment and where necessary, a field evaluation.

Accompanying Planning Practice Guidance

- 4.74. To accompany the NPPF, Central Government has also published guidance on how to interpret and apply national planning policy. This is contained in the Planning Practice Guidance (PPG) which is a live document which Central Government updates periodically. In relation to this application specifically, it provides information regarding design with an emphasis on the need to achieve good quality design which responds in a practical and creative way to site specific issues to create a sense of place.
- 4.75. The National Design Guide, published in 2019 and updated in January 2021, illustrates how good design can be achieved in practice and outlines the characteristics of well-designed places. The National Model Design Code also forms part of the Government's planning practice guidance and expands on the ten characteristics of good design, set out in the National Design Guide.
- 4.76. For housing in particular, the PPG further emphasises the importance of local planning authorities identifying and maintaining a deliverable supply of housing land so as to ensure its objectively assessed housing needs are met.

- 4.77. For matters relating to open space, the PPG emphasises that it is for local planning authorities to assess the need for open space and opportunities for new provision. This should include the duty to cooperate and the consideration of local green space designations.
- 4.78. The PPG also offers practical advice in the following areas, of relevance to the proposed development:
- Flood Risk and Coastal Change;
 - Health and wellbeing;
 - Natural Environment; and
 - Noise.

5. Affordable Housing Statement

5.1. Section 3 of this document summarises the submitted scheme and outlines that the development proposes that all dwellings will be offered as affordable rent properties, delivered and managed by the Applicant. We discuss this in more detail below.

Background and Context

5.2. Policy H2 of the adopted CSDP outlines that developments of 10 dwellings or more must provide at least 15% affordable housing and that ordinarily this should be provided on-site and be retained as affordable in perpetuity. The specific tenure split is to be informed by the latest available evidence.

5.3. This approach is consistent with the NPPF which highlights that local planning authorities should provide housing which meets the needs of different groups in the community (paragraph 62) and thus should identify affordable housing requirements through their development plans and that these should generally be met on-site (paragraph 63).

5.4. Paragraph 65 of the NPPF continues by stating that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership. However, an exception is made for this in relation to a number of specific types of development which inter alia includes development proposals exclusively for affordable housing. As the scheme will comprise of 100% affordable housing, the First Homes requirement will not be applicable.

5.5. To inform its approach to Policy H2, the Council published a Strategic Housing Market Assessment Update (SHMA) in May 2017 which formed part of the wider evidence base which supported the CSDP. A more recent SHMA was published in July 2020 which provided up to date evidence and has been used to inform the draft Allocations and Designation Plan.

5.6. The 2017 SHMA identifies an annual imbalance of 542 affordable dwellings across Sunderland per year (when gross need and current supply is taken into account) and that the need is concentrated more towards affordable (social) rented rather than other affordable tenures, this number is still recognised in the 2020 SHMA. Indeed, the 2017 SHMA suggested tenure split is that up to 80% of affordable housing units should be made available for affordable rent with the remaining to be for shared ownership. This has been revised down in the 2020 SHMA with a suggested tenure split of 75% social/affordable rented and 25% intermediate tenure based on updated information on affordable tenure preferences.

5.7. Therefore, it is reasonable to conclude that:

- There is a notable net shortfall of affordable dwellings once annualised requirements and supply are taken into account; and
- This need is predominantly for affordable rented properties.

Consideration of the Proposals

5.8. As a Registered Provider which serves customers across the North East and Yorkshire, the Applicant has an excellent track-record in the delivery and management of affordable homes



within the city and already manages properties across the authority. The proposed housing which would be offered at affordable rent would therefore be a logical continuation of its activities within the North East and help increase the choice and availability of affordable homes in this area.

- 5.9. Taking into account the above information, the provision of 100% affordable properties on the Site would exceed the minimum requirements set out in Policy H2 of the CSDP and address the requirements found in the Council's latest SHMA by delivering the tenures required.
- 5.10. It is considered that as the delivery of affordable homes is a priority both locally and nationally, that when considering the wider planning case, the provision of affordable dwellings on the Site weighs heavily in favour of the development. This is discussed further within Section 7 of this document.

6. Open Space Assessment

Overview and Context

- 6.1. Section 4 of this report highlights the relevant planning policy context for the Site. This highlights that the Site is not identified as greenspace in the Greenspace Audit and Report (GAR) 2020 and is also not formally designated as such in the development plan.
- 6.2. The Site, whilst currently vacant land occupied by grass, is a brownfield site that was previously occupied by 19th Century terraced housing which has since been demolished. Since then, the Site has been earmarked for redevelopment.
- 6.3. Policy NE4 of the CSDP provides the Council's approach to assessing open space. The policy states:

"The Council will protect, conserve and enhance the quality, community value, function and accessibility of greenspace and wider green infrastructure, especially in areas of deficiency identified in the council's Greenspace Audit and Report by:

1. designating greenspaces in the A&D Plan;

2. requiring development to contribute towards the provision of new and/or enhanced greenspace where there is an evidenced requirement;

3. requiring all major residential development to provide:

i. a minimum of 0.9ha per 1000 bedspaces of useable greenspace on site; unless

ii. a financial contribution for the maintenance/upgrading to neighbouring existing greenspace is considered to be more appropriate;

4. refusing development on greenspaces which would have an adverse effect on its amenity, recreational or nature conservation value unless it can be demonstrated that:

i. the proposal is accompanied by an assessment that clearly demonstrates that the provision is surplus to requirements; or

ii. a replacement facility which is at least equivalent in terms of usefulness, attractiveness, quality and accessibility, and where of an appropriate quantity, to existing and future users is provided by the developer on another site agreed with the council prior to development commencing; or

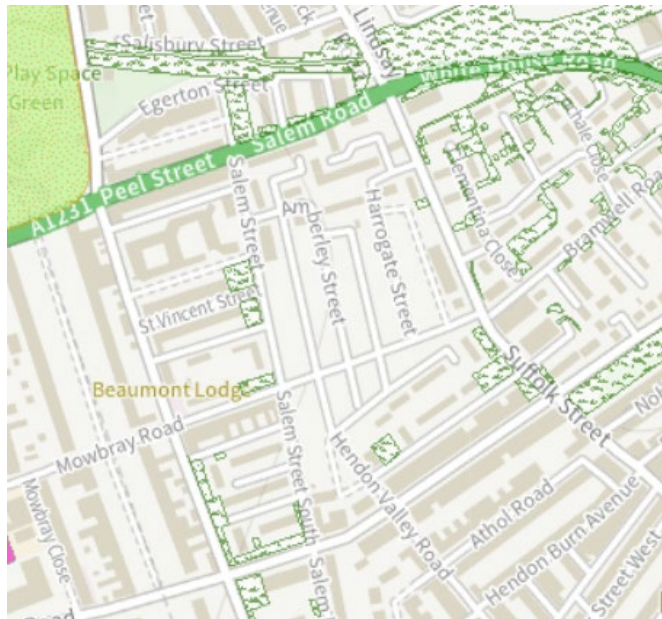
iii. replacement on another site is neither practicable or possible an agreed contribution is made by the developer to the council for new provision or the improvement of existing greenspace or outdoor sport and recreation facilities and its maintenance within an appropriate distance from the site or within the site.

The impact of development on greenspace provision will need to be considered on a case-by-case basis in terms of its potential impact on Natura 2000 (N2K) sites"

The Site and Surrounding Area

- 6.4. The Site is not identified within the Council’s GAR as green space (see Figure 6.1 below), therefore the elements of Policy NE4 which relate to loss of existing green space do not apply.

Figure 6.1 – Greenspace Context to the Site (Extracted from Sunderland City Council’s Greenspace Audit and Report)



- 6.5. This also identifies amenity greenspace on all sides of the Site (shown as green/white shading in Figure 6.1 above). This is supplemented by a park and formal garden as well as outdoor sports facilities to the north west of the Site (shown in light green).
- 6.6. This greenspace, in addition with the proposed shared and private greenspace on the Site will provide residents with adequate amounts of outdoor space to enjoy.

Consideration against Planning Policy

- 6.7. As outlined above, Policy NE4 of the CSDP covers matters relating to open space/greenspace. It is a criteria-based policy focused on the way that the Council will protect and enhance green spaces. We explore each of the criterion in relation to the proposed development in more detail below:

Designating greenspaces in the A&D Plan

- 6.8. This is a policy making test and therefore does not apply to the proposed development. The Site is intended to be allocated for residential development in the A&D plan.

Requiring development to contribute towards the provision of new and/or enhanced greenspace where there is an evidenced requirement

6.9. The development itself will provide 0.48 hectares of greenspace (inclusive of the SUDS zones) which is considered to be better quality than that which is currently on the Site. The development therefore contributes towards the provision of enhanced greenspace.

"Requiring all major residential development to provide:

- ***a minimum of 0.9ha per 1000 bedspaces of useable greenspace on site; unless***
- ***a financial contribution for the maintenance/upgrading to neighbouring existing greenspace is considered to be more appropriate;"***

6.10. The proposals would provide 0.48 hectares of greenspace. Using the Council's information within the CSDP, the proposed development would involve the creation of 350 bed spaces which would result in a requirement for 0.31 hectares of greenspace, meaning the proposals will result in a surplus of greenspace compared to what is required as a result of the new development.

6.11. This open space includes a mixture of amenity space, biodiversity enhancements, and landscaping, in addition to private gardens, which will bring amenity and biodiversity benefits to the Site. The areas of open space which forms part of the development proposals will be of a high quality and incorporate shrub planting, hedges, ornamental trees and wildflower grass.

"Refusing development on greenspaces which would have an adverse effect on its amenity, recreational or nature conservation value unless it can be demonstrated that:

- **the proposal is accompanied by an assessment that clearly demonstrates that the provision is surplus to requirements; or**
- ***a replacement facility which is at least equivalent in terms of usefulness, attractiveness, quality and accessibility, and where of an appropriate quantity, to existing and future users is provided by the developer on another site agreed with the council prior to development commencing; or***
- ***replacement on another site is neither practicable or possible an agreed contribution is made by the developer to the council for new provision or the improvement of existing greenspace or outdoor sport and recreation facilities and its maintenance within an appropriate distance from the site or within the site.***
- ***The impact of development on greenspace provision will need to be considered on a case-by-case basis in terms of its potential impact on Natura 2000 (N2K) sites."***

6.12. This element of Policy NE4 considers development proposals put forward on greenspaces. The Site is not identified within the GAR or development plan as green space and is not identified for specific recreational use or as of nature conservation value, thus the scheme is not considered to have an adverse effect in relation to this part of the policy.

Summary and Conclusions

- 6.13. As the Site is not identified within the GAR or development plan as green space then there is not a loss of green space to consider and justify.
- 6.14. In fact, the proposal will create surplus open space on the Site, above the amount required by Policy NE4. As such, this clearly demonstrates the proposals accord with the relevant elements of Policy NE4.

7. Planning Assessment

- 7.1. This section of the Planning Statement provides an overall assessment of the proposals against the policies of the development plan and other material considerations.
- 7.2. In doing so it considers both the principle of development and relevant material considerations.

Principle of Development

- 7.3. The Site is allocated as a Housing Improvement Area under Saved UDP Policy SA12.3. Furthermore, the Site is proposed to be allocated for housing in the Draft A&D Plan (allocation reference H8.36). The allocation sets an indicative capacity of 79 units and the supporting text notes that the if sites can be shown to be able to accommodate additional dwellings, then this will be supported. In addition, this is an indicative figure and given the stage at which the A&D Plan has reached, only limited weight can be attached to its policies.
- 7.4. The Site is identified as a potential development site on the Council's Brownfield register and has been assessed as part of the Strategic Housing Land Availability Assessment 2020 (SHLAA) for 79 units (site reference: 163). The SHLAA identifies the Site as being developable within 6-10 years.
- 7.5. The overall housing requirement outlined in Policy SP1 of the CSDP is set as a minimum. This approach of setting a minimum housing requirement is consistent with paragraph 60 of the NPPF which outlines that local planning authorities should 'significantly boost' the supply of housing. As a result of this, Policy SP8 of the CSDP outlines that t sites identified within the SHLAA, and A&D Plan can be brought forward in the shorter term. It is considered that the Site is currently deliverable and is therefore capable of being forward immediately. The identification of the land within the Brownfield Register further highlights this suitability.
- 7.6. The submitted plans demonstrate that 103 units can comfortably be accommodated on Site while still providing adequate parking spaces, private garden areas and above the required amount of public open space. As stated in the supporting text for Policy H8 of the A&D plan, the number is purely indicative and further technical studies with a planning application can demonstrate that a higher number is justified.
- 7.7. The pre-application response which was received from the Council (reference 21/00762/S1) also confirmed that the principle of residential development is acceptable on the Site.
- 7.8. Indeed, the development of the Site for new affordable homes would be entirely consistent with paragraph 60 of the NPPF which outlines that local planning authorities should

'significantly boost' the supply of housing and that they should meet the needs of the area. The acceptability of the proposals is further supported by paragraph 120 of the NPPF which states that decisions *"should give substantial weight to the value of using suitable brownfield land within settlements for homes"*. As such, the fact that this scheme proposes the redevelopment of a brownfield site for an affordable housing development must be given substantial weight in the assessment of this scheme, in line with the NPPF.

- 7.9. As the proposed dwellings are to be offered as affordable rent, this too attracts significant planning weight in its own right. This has been shown in various appeals and Secretary of State decisions. As an example, the report to the Secretary of State regarding the appeals by St Modwen Developments Ltd against decisions made by East Riding of Yorkshire Council in 2015 (APP/E2001/A/13/2200981 and APP/E2001/A/14/2213944) there is discussion regarding the weight which can be attributed to the provision of affordable units during the decision process. It concludes that in an area where affordable housing has been under delivered, as in the SCC area with an annual imbalance of 542 affordable units (SHMA), the contribution of affordable units can be given substantial weight when considering the planning application. The decision states:

"substantial weight should attach to the proposals in proportion to the contribution they would make to the supply of affordable housing (para 11)."

- 7.10. In line with the NPPF, it is also worth considering the overall sustainability of the proposals, in relation to the NPPF's the social, economic, and environmental objectives (see Section 4 of this document). In this case the proposals will:
- Provide housing in a sustainable location close to existing facilities, would be a logical addition to the existing residential setting adjacent to the Site, and be located on brownfield land within Sunderland's existing urban area;
 - Provide modern specification housing with sustainable features;
 - Add to the supply of new homes within Hendon (and Sunderland more widely), helping fulfil an established housing need, and specifically affordable housing need (see Section 5 of this document);
 - Assist in sustaining a vibrant community in the area and provide a regeneration opportunity on vacant land within a housing improvement area, also improving the area's housing stock;
 - Be well-designed providing a high-quality and safe environment; and
 - Create job opportunities during their construction and boost local generated expenditure in the area once the development is completed. This in turn will support existing local businesses in the area.

- 7.11. This demonstrates that the proposals can be regarded as sustainable and would clearly comply with Policies SP1, SP5, SP8, H1 and H2 of the adopted CSDP and paragraphs 8 and 59 – 64 of the NPPF.

- 7.12. Given the above analysis and the substantial tangible benefits that the proposals would bring in terms of the provision of affordable housing on a site allocated for residential development

within Sunderland's urban area, it is considered that the principle of development is acceptable.

Sustainable Development

- 7.13. Paragraph 8 of the NPPF identifies that there are three objectives to sustainable development, being of an economic, social, and environmental nature. The proposed development of this Site would contribute positively towards each of these dimensions.

Economic

- Employment opportunities through the construction process.
- The development will add to the number of properties managed by Thirteen and support existing jobs.
- Future residents of the development would contribute to the vibrancy of the local economy and help to support local businesses, shops, and facilities.
- A number of benefits would be received through financial contributions including the additional Council Tax revenues.

Social

- The provision of new affordable dwellings would contribute to the delivery of housing land supply for the District providing a clear social benefit by addressing local need.
- The development of the Site would deter anti-social behaviour which the vacant land currently attracts.

Environmental

- The development of the Site would improve the existing poor quality and visual appearance of the land.
- The Site is located within walking distance of a number of bus stops and in general the Site is well located with good access to services, meaning that residents need not be reliant on private transport provision.
- The development incorporates a number of sustainability measures highlighted in the Energy and Sustainability Statement which accompanies this application submission. The measures include Air Source Heat Pumps, Photovoltaic panels, 5% of properties to have electric vehicle charging points and smart metres fitted to buildings.

- 7.14. The dimensions of sustainable development also align with the Sunderland City Plan 2019-2030. The key themes of the City Plan are to create a dynamic, healthy and vibrant smart city by 2030.

- 7.15. The proposed development aligns with these aims by proposing high-quality affordable housing to be provided as affordable rent for those in housing need; supporting jobs at Thirteen and Ilke Homes and in the construction sector and improving the environmental

quality and safety in the area as the currently vacant site is of poor quality which attracts anti-social behaviour.

- 7.16. The Health Impact Assessment which accompanies the planning application also indicates that the proposal will provide substantial social benefits.
- 7.17. Overall, it is considered that the development accords with the three objectives of sustainable development set out in the NPPF and demonstrates significant social, economic, and environmental benefits.

Development Management Considerations

- 7.18. As it is considered that the principle of development can be demonstrated on the Site, we now discuss site specific development management issues below.

Housing Mix, Size and Tenure

- 7.19. The Design and Access Statement undertaken by JDDK Architects which accompanies this planning application outlines the mix of dwellings provided as part of this development. This is also summarised in Table 3.1 of this document.
- 7.20. The scheme provides a mix of 2, 3 and 4 bedroom properties in a mixture of house types (including bungalows) which seek to meet the needs of a broad range of individuals and families within Sunderland.
- 7.21. All of the properties are proposed to be built to the relevant accessibility and space standards and will seek to incorporate sustainable features including photovoltaic solar panels. These are outlined in the Energy and Sustainability Statement submitted alongside this planning application.
- 7.22. As outlined in Sections 3 and 5 of this document, it is proposed to offer these dwellings as affordably rented properties to meet local housing needs outlined in the development plan.
- 7.23. Given the above analysis, we consider that the proposals address Policies H1 and H2 of the CSDP.

Design and Layout

- 7.24. The proposed development comprises 103no. dwellings which would be well spaced throughout the Site in a logical and legible pattern allowing a series of positive and varied street scenes to be developed. The layout is generally configured around four cul-de-sacs and a row along the existing Salem Street and Mowbray Street, which it will face onto. This encourages low vehicle speeds and efficient arrangement of units; providing overlooking and passive surveillance.
- 7.25. The proposals would provide housing at an appropriate density. This successfully balances matters of design and using the Site in an efficient manner. The scale of proposed dwellings would be consistent with the existing properties adjacent to the Site.
- 7.26. It is proposed to use materials which will be in keeping with the context of the area. Further details of the approach to the Site are found within the accompanying Design and Access Statement prepared by JDDK Architects.

- 7.27. The adherence to these main design principles means that it is considered that the approach to the design would follow the local vernacular and be consistent with the overall character of this part of Hendon.
- 7.28. As a result of this, it is considered that the proposals are consistent with Policies SP7, BH1 and BH2 of the adopted CSDP, saved Policies B1 and B19 of the UDP and sections 11 and 12 of the NPPF.

Landscape

- 7.29. The proposals are accompanied by a Landscape Strategy undertaken by Fairhurst.
- 7.30. The proposed development will not result in the loss of trees on the Site, with no trees currently located on the Site. It is proposed to provide additional planting and managed landscape areas throughout the Site, and which will increase the visual attractiveness of the area and provide amenity space. Wider matters relating to open space are considered in Section 6 of this document.
- 7.31. We therefore consider that the proposals address Policies NE1, NE3, NE9 and NE11 of the CSDP and section 12 of the NPPF.

Transport and Access

- 7.32. The accompanying Design and Access Statement and submitted plans provide details of the Site's access points. Supplementary pedestrian links to the existing residential areas adjacent to the Site are also provided. This demonstrates an acceptable level of site accessibility and permeability.
- 7.33. The planning application is also accompanied by a Transport Assessment (TA) and Travel Plan (TP) prepared by i-Transport. The report concludes that the proposed development meets all safety and planning policy requirements and will result in no material impact on the highway. The highway network will be able to accommodate the anticipated trip generation and safe and suitable access can be achieved for all users.
- 7.34. The Site is close to a number of local shops and facilities as well as public transport links via bus stops Suffolk Street (to the east). This underlines the Site's sustainable location.
- 7.35. Both visitor and resident parking is provided as part of the development proposals and the Site also lies close to Sunderland's wider cycling network which provides further opportunities for sustainable travel for future residents.
- 7.36. As this is the case, we consider that the proposals are consistent with Policies ST2 and 3 of the adopted CSDP, saved Policy T21 of the UDP and paragraphs 110-113 of the NPPF.

Flood Risk and Drainage

- 7.37. The planning application is accompanied by a Flood Risk Assessment and Drainage Strategy Report prepared by Portland Consulting.
- 7.38. This outlines that generally the Site is of low risk of flooding. Flood risk issues are therefore regarded as addressed in relation to the proposed development.

- 7.39. The report outlines the method for examining the possibility of adhering to the Sustainable Drainage Systems (SUDs) hierarchy and ultimately concludes the most appropriate surface water drainage solution is to discharge into the public sewer network at a restricted rate. Likewise, it is proposed that foul water drainage can also discharge into this combined sewer (via a series of existing NWL lateral connections).
- 7.40. The proposals also incorporate 2no. detention basins to accommodate surface water on the Site for the majority of volumes associated with storms up to and including the 100 year storms.
- 7.41. Given this information, it is considered that the proposals comply with Policies WWE2, WWE3 and WWE5 of the CSDP and paragraph 169 of the NPPF.

Ecology and Biodiversity

- 7.42. An Ecological Impact Assessment has been undertaken by E3 Ecology Ltd in relation to the proposals and is submitted with this planning application. It outlines that overall, the Site is of low ecological value makes recommendations for the occupation stages of the development. This includes:
- Planting designed to enhance structural diversity including plants which are attractive to invertebrates.
 - Planting of native, species rich mixtures of scrub and trees
 - The installation of bird and bat boxes throughout the development.
 - SUDs incorporated into the development.
- 7.43. The proposals have also sought to provide opportunities to enhance biodiversity on the Site. As such, the proposed development results in an anticipated net gain of 16.49% on the Site
- 7.44. The Ecological Appraisal also takes into account nearby potential impacts in relation to designated statutory and non-statutory sites in terms of construction and once the development is completed (in terms of additional recreational pressure). This includes consideration regarding sites of international and national importance. In this respect, screening under the Shadow Habitats Regulation Assessment (HRA) has been undertaken by E3 Ecology Ltd to support this planning application.
- 7.45. The pre-application written response outlines a HRA mitigation contribution of £557.14 per dwelling.
- 7.46. It is therefore considered that the proposals will be able to address section 15 of the NPPF as well as Policies NE1 and NE2 of the CSDP.

Noise and Air Quality

- 7.47. Noise Air have undertaken screening in relation to noise and air quality matters. This concludes that issues relating to noise and air quality are not considered significant both during construction and once the development is completed. Consequently, no further analysis is required.

Archaeology

- 7.48. The planning application is supported by an Archaeological Desk Based Assessment (DBA) undertaken by Archaeological Services Durham University. The assessment concluded that no archaeological resource has been identified or is likely to be present. No archaeological works are recommended in relation to this development.
- 7.49. As a result of this it is anticipated that the Applicant will be able to demonstrate that the proposals address the requirements of Policy BH9 of the CSDP and paragraph 194 of the NPPF.

Ground Conditions

- 7.50. The planning application is accompanied by a desk top study and coal mining risk assessment and a ground investigation report both undertaken by Arc Environmental. This highlights that providing the measures and recommendations set out in the documents are adhered to, the land can successfully accommodate the development in geo-environmental terms.
- 7.51. This demonstrates the scheme's compliance with Policy HS3 of the adopted CSDP and section 15 of the NPPF.

Consideration of the Planning Case

- 7.52. The above analysis establishes that the Site lies within a sustainable location on a brownfield site within Sunderland and seeks to provide affordable housing which meets the needs established through the development plan and its evidence base.
- 7.53. It also outlines that subject to achieving relevant mitigation (where this is necessary), there are no development management issues that would hinder the proposals coming forward on the Site which is suited for housing development giving its history.
- 7.54. In this case, the delivery of dwellings in a sustainable, brownfield location on a site allocated for housing, which is to come forward as 100% affordable properties and provide regeneration for the Hendon area is a substantial benefit which carries significant weight. The proposal complies with the relevant national and local planning policy and as such, the development proposals ought to be approved without delay.

8. Summary and Conclusion

- 8.1. This Statement has been prepared by Pegasus Group in relation to a full planning application submitted on behalf of Thirteen Housing Group (the Applicant) to Sunderland City Council (the Council) for the development of 103no. dwellings at land at Harrogate Street, Hendon, Sunderland (the Site).
- 8.2. It is proposed that the dwellings would be offered as an affordable rented tenure. The affordable rented properties and amenity space are to be managed by the Applicant, who is a Registered Provider with an excellent track-record of delivering affordable homes within the North-East.
- 8.3. This Statement demonstrates that the Site lies within a sustainable location within an established residential area and would contribute to fulfilling the Council's housing requirements and specifically the need for affordable housing over the plan period. The development would also assist in the ongoing regeneration of the Hendon area.
- 8.4. Indeed, the intention to offer housing in affordable tenures is itself a significant benefit to the proposal and helps address a requirement which is outlined within the Council's adopted development plan and its supporting evidence base (as detailed in Section 5 of this document).
- 8.5. This Planning Statement has established that the principle of development on the Site is acceptable. The proposal would not result in any significant impact to the surrounding area, environment or amenity. This document also summarises the relevant development management issues and demonstrates that these are capable of being successfully addressed. The planning application is accompanied by a suite of technical reports which assess that there would be no unacceptable impacts from the proposed development which would prevent planning permission from being granted.
- 8.6. The NPPF is unequivocal that planning consent should be granted swiftly where development proposals comply with the development plan and represent sustainable development (paragraph 11). In the case of these proposals, it is considered that the Site's sustainable location on brownfield land, which is a draft allocation for housing development, and the provision of affordable housing accrues significant benefits. It is clear that the proposals comply with the development plan when taking into account relevant material considerations. As this is the case, then planning permission should be granted without delay.



Appendix A

Draft Section 106 Planning Agreement Heads of Terms

- Planning Application Number: TBC
- Target Determination Date: TBC
- Address of Land: Land at Amberley and Harrogate Street, Hendon, Sunderland
- Applicant: Thirteen Housing Group Limited
- Applicant's Solicitor: TBC
- Description of Development: Erection of 103 affordable residential dwellings (Class C3) with associated access, landscaping and infrastructure
- Number of units: 103
- Party Covenants:
 - Affordable Housing;
 - HRA – £57,385.42 (£557.14/unit);
 - Other planning obligations to be confirmed.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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