

PROOF OF EVIDENCE

of

Danielle Pearson

on behalf of

SUNDERLAND CITY COUNCIL

**Town and Country Planning Act 1990 – Section 258
The City of Sunderland (Chapelgarth) Public Path
Extinguishment Order 2016**

1:0 Professional Background

- 1.1 My name is Danielle Pearson. I hold a Degree and Diploma in Town Planning from Newcastle upon Tyne University. I am a Chartered Town Planner and a member of the Royal Town Planning Institute.**
- 1.2 I have been employed by Sunderland City Council since July 2004 and have wide experience in all aspects of town planning. During this time I have held the positions of Senior Planner, Principal Planner, Development Control Technical Manager and now Development Control Manager. Prior to this I worked at Newcastle upon Tyne City Council and North Tyneside MBC.**

2:0 The Site and Related History

- 2.1 The Chapelgarth site, as highlighted on plan ref: Chapelgarth Site Location Plan at Appendix B of the Bundle, received 02.03.2016 within the planning application submission, was first identified for housing purposes in 1962. The current Chapelgarth site formed part of a wider site (651 acres) known as Silksworth. In December 1962 Sunderland Corporation submitted, to the Minister of Housing and Local Government, a Compulsory Purchase Order, made under Part V of the Housing Act 1957, in respect of the 651 acres of land at Silksworth.
- 2.2 At the same time as the above Sunderland Corporation submitted an application to Durham County Council, as Local Planning Authority, for permission to develop the land for housing purposes (the application was subsequently called-in by the Minister).
- 2.3 In July 1964 the Minister gave his decision to grant planning permission to develop 600 acres of land at Silksworth for housing purposes. Also in July 1964 the Minister confirmed the Compulsory Purchase Order in respect of the same area of land.
- 2.4 The Peripheral Development Plan covering the period up to 1974 was submitted by Durham County Council to the Minister in March 1962. The Minister indicated that the allocation of 600 acres of land at Silksworth for predominantly residential development was included as an amendment.
- 2.5 It was initially envisaged at the Periphery Plan Inquiry that Silksworth would have a population of 16,275 people. However, following detailed analysis of the 600 acres of land for residential development it was projected that the figure would be in the region of 19,900.
- 2.6 The Minister drew attention to the importance of Silksworth as a focal centre for the communities on the southern fringe, these areas include the Herringtons, New Silksworth and Tunstall.
- 2.7 Aims of Development – There were two primary functions for the new township, the first related to the creation of a new residential area which would cater for Sunderland's housing need arising from natural growth of the town and from the redevelopment of the older congested areas from within the town whilst the second related to the creation of a new district centre serving as a focus for the adjacent communities on the southern periphery.
- 2.8 On 29 December 1971 the conveyance was made between Wesley Weightman of Hall Farm, Silksworth and the Mayor, Aldermen and Burgesses of the County Borough of Sunderland (now known as the Council). The Order provided that the Council would acquire by compulsory purchase three parcels of land which included the farmhouses previously known as Hall Farm and Silksworth Moor Farm along with all other erections and buildings thereon erected.

- 2.9 Following on from the aforementioned site acquisition the Council continued to promote the Chapelgarth and wider area for housing purposes and in 1996 prepared City of Sunderland Masterplan for Chapelgarth. The Masterplan proposals and main objectives were consistent with the land use policy requirements of the Deposit Unitary Development Plan, which was finally adopted in 1998. The Unitary Development Plan remains the development plan in force today.
- 2.10 Subsequent to the adoption of the Unitary Development Plan in September 1998 the Council produced guidance and further interpretation of the development plan policy relating to the particular sites and proposed land uses. The document which was essentially for Development Control purposes was titled The Ryhope Tunstall Periphery Planning Guidance. The Supplementary Planning Guidance was adopted by the Council for Development Control purposes on 28 July 1999.
- 2.11 Recognising the age of the above adopted document and in line with current government policy, the Council is in the process of preparing a replacement, new, up to date local development framework (LDF), which should be submitted to the Secretary of State in Summer/Autumn 2018.
- 2.12 The emerging core strategy contains the City's spatial visions and objectives up to 2032, along with city-wide strategic policies that will guide future development and change in the City. Of particular relevance is the proposal within the emerging plan for a new growth area known as South Sunderland Growth Area (SSGA). The SSGA will comprise of some 227 hectares (ha) of land in the Ryhope and Doxford Park wards. The SSGA is identified as a major new growth area for housing development within the City and a Location for Major Development (LMD). The SSGA takes forward two unimplemented residential allocations (Chapelgarth and Cherry Knowle) and groups them together with an unimplemented employment allocation (South Ryhope) and a site currently allocated as Settlement Break (Land North of Burdon Lane).
- 2.13 The proposed SSGA has the potential to provide approximately 3000 new homes, meeting 20% of the City's future housing need and contribute to achieving the strategic aims of the Council's Sunderland Strategy (2008 - 2025) and Economic Masterplan (2010) to encourage the retention of graduates and attract new households by improving housing choice and providing a greater proportion of higher value housing.

Site Description:

- 2.14 The site, as identified on plan ref: Chapelgarth Site Location Plan, received 02.03.2016 (Appendix B of the Bundle) within the planning application submission, is bound to the north by Weymouth Road which forms the southern boundary of the relatively modern Burdon Vale development which is the closest residential area to the proposal. Doxford International Business Park lies to the west of the site beyond a band of open space and woodland. The A19 dual carriageway lies to the south within a cutting, and an agricultural

field subject to a current proposed residential development (ref: 13/00799/FUL) lies to the east along with Blakeney Woods Local Wildlife Site (LWS).

- 2.15 The application site is presently in agricultural use and is made up of both ploughed and un-ploughed fields. The site is wider across its east/west axis than it is deep across its north/south axis and is irregular in shape. The aspect of the site is almost entirely north facing, although a more undulating area referred to as Silksworth Plantation to the west provides localised multi-aspect landform. The majority of the site has a moderately steep gradient, sloping in a general south to north-northeast direction with a difference of level of over 30 metres.
- 2.16 There is no existing public vehicle access onto or across the site although tractor access to the fields is via a gated stopped up road from Burdon Lane on the south eastern corner of the site. Weymouth Road bounds the site to the north and two existing mini roundabouts serving Portland Academy and St.Wilfrid's Church and Burdon Vale residential estate have fourth stubs providing future vehicle connections onto the site. A small substation building exists to the east of the western roundabout and is the only building on the site. This infrastructure was constructed at the same time as the Burdon Vale estate to the North.
- 2.17 Whilst at the time of the hybrid planning application there were no recorded public rights of way crossing the site it was recognised that there were many well-trodden footpaths that formed circuits, following the edge of fields and connecting with residential areas and offsite recreational footpaths, bridleways and cycle ways.
- 2.18 The long distance Walney to Wear (W2W) cycleway/multi-user route passes by the edge of the site following the western and southern boundaries before heading south over the Burdon Lane flyover with the A19.
- 2.19 Up until the point the hybrid application (ref: 16/00388/HY4) was submitted there were no extant planning applications relating to the site however the site had been subject to extensive pre-application discussions and negotiations, which commenced with the Local Planning Authority on 8 December 2014.
- 2.20 The initial pre-application discussions centred on overall principles and parameters associated with all three of the Siglion Sites (Chapelgarth, Vaux and Seaburn) as well as the presentation of Siglion's original bid-stage masterplans for each of the aforementioned sites. Following on from the initial meeting on 8 December 2014, individual case officers were assigned to each of the three projects and detailed pre-application discussions and negotiations commenced.
- 2.21 Subsequent meetings included a range of Council consultees, including but not limited to:

- Public Rights Of Way Officer
- Urban Design
- Landscape
- Ecology
- Highways and Transportation
- Drainage (including SCC as Lead Local Flooding Authority from their formation)
- Highways England

2.22 During the pre-application process regular meetings took place to discuss and develop the overall approach to the Masterplan. More specifically, detailed discussions took place on the following issues:-

- How the scheme should work with the landform / topography and existing features on the site including hedgerows, stands of trees, desire-lines;
- How the site would be accessed and the overall arrangement of principal routes through the site;
- How a suitable strategy for the management of surface water drainage could be developed, in a phased manner to support the development;
- How adjacent features of Interest including Blakeney Woods, the eastern bridlepath and the route of the W2W (Walney to Wear) Cycle Route should interact with the site;
- How a network of different types of routes should be built into the scheme to provide a high degree of permeability;
- How an extensive quantity and quality of open space should be integrated into the development, taking a cue from the location of key viewpoints, whilst also ensuring that these could be brought along as the development progressed;
- How the requirement to satisfy the Habitat Regulations would be achieved, which also supported the efforts to achieve a permeable site with extensive areas of open space (Suitable Alternative Natural Greenspace);
- More fine grained detail in terms of likely densities, the development of different character areas within the site;
- Progress with Environmental Impact Assessment was also discussed, including the submission of EIA Scoping and Request and the subsequent feedback upon that;
- How any feedback from recent consultation events could be incorporated;

- The development of the design codes that would ultimately accompany the planning application and form a key part of the approved documents;
- The agreement of the principles within the s106 agreements to ensure that a Masterplan took account of and respected the land-form.

2.23 In accordance with the Councils Validation Checklist, the developer undertook a series of consultation exercises/events (workshops, public exhibitions & other public meetings) which were evidenced in their Statement of Community Involvement which accompanied the planning application. The feedback from the aforementioned events informed the planning application and supporting documents that were finally submitted. In particular, the masterplan and accompanying design codes developed significantly from the developer's initial concept as a result of feedback from Council consultees and the general public.

The key changes include:

- The integration of a greater number of routes across the site, increased permeability
- Greater respect for existing site features
- Larger buffers around Blakeney Woods and existing hedgerows
- Refining the design code to support the networks
- Movement of the proposed village centre much closer into the centre of the site
- Strengthening the form and function of the major open spaces on the site

2.24 The planning application (Ref: 16/00388/HY4) for the development of the site was submitted by Siglion on 2 March 2016.

Proposed Development:

2.25 The planning application (ref: 16/00388/HY4) relates to a hybrid planning application for outline permission for up to 750 residential units, public open space and internal road network along with up to 1000 sq.m of ancillary commercial uses including Retails (A1), Financial and Professional Services (A2), Restaurant and Cafes (A3), Offices (B1), Non-Residential (D1) and Assembly and Leisure (D2) together with associated landscaping and car parking.

2.26 In addition, the applicant sought permission for Phase 1 Infrastructure Works. This consisted of extending the central roundabout junction into the site from the existing stub by approximately 70 metres in length, creating a new access junction into the site off Weymouth Road with associated stub road of approximately 43 metres in length. Phase 1 also includes the provision of the sites Sustainable Urban Drainage System (SUDS) which will incorporate two attenuation basins and associated swales sited at the southwest of Englemann Way roundabout and to the southwest of Portland College roundabout. These basins are designed to be dry under normal flow conditions, with small permanent pools of water, landscaped features, walking areas and a low flow

channel. The basins seek to provide attenuation for 50% of the site as it develops.

- 2.27 Although all matters with the exception of access were reserved for subsequent approval, the illustrative master plan for the site identified five character areas for the development, the supporting commentary also indicated that the outline development will comprise of up to 750 residential units consisting of 2-bed (5%), 3&4-bed (up to 75%), and 5-bed homes (at least 20%) with some commercial space.
- 2.28 The application was considered by the Development Control South Sunderland Sub Committee on 9 August 2016. The Committee resolved that it was minded to approve the application subject to the planning conditions and to the completion of an Agreement under Section 106 of the 1990 Act.
- 2.29 Planning permission was granted subject to a suite of planning conditions and Section 106 Agreement on 21 December 2016 (Appendix E & F).
- 2.30 Following the grant of hybrid permission in 2016 an application for Reserved Matters was submitted for Phase 1 (Ref: 16/02356/LR4) on 22 December 2016. The application sought permission for up to 160 residential units, public open space, landscaping and internal road networks along with up to 720 sq.m of local equipped area for play and 2.88ha of Suitable Alternative Natural Greenspace.
- 2.31 The abovementioned application was considered by Members of the Sub Committee on 11 May 2017. The Committee resolved to approve Phase 1 Reserved Matters subject to conditions and the decision notice was issued on 17 May 2017 (Appendix H).

Progress Made to Date Following the Grant of Planning Permission

- 2.32 Following the grant of the aforementioned applications a number of discharge of condition requests have been submitted, the status of which is contained below.
- 2.33
- 17/00640/DDI - Discharge of condition 18 (Highway Improvements) attached to planning application 16/00388/HY4. Pending Consideration
 - 17/00653/EDI - Discharge of condition 9 (Land contamination) attached to planning application 16/ 00388/HY4. Not discharge
 - 17/00795/EDI - Discharge of condition 13 (radio carbon dating) attached to planning application 16/00388/HY4. Pending Consideration
 - 17/01226/EDI - Discharge of conditions 9, 10 and 11 (site investigation), 21 and 23 (archaeological framework), 30 and 32 (contaminated land) attached to planning approval 16/00388/HY4. Not discharged

- 17/01227/DDI - Discharge of conditions 6 (tree protection), 15 (construction management plan), 25 (construction traffic), 35 (construction management plan), 36 (noise and vibration), 41 (materials) and 42 (boundary treatment) attached to planning approval 16/00388/HY4. Pending Consideration
- 17/01242/DDI - Discharge of condition 14 (Implementation of Infrastructure Works) attached to planning application 16/00388/HY4. Discharged in Part
- 17/02385/DIS - Discharge of condition 17 Stage 1 (Road Safety Audit) and condition 18 (Highway Improvements) attached to planning application 16/00388/HY4. Pending Consideration
- 18/00113/DIS - Discharge of condition 5 (Framework Travel Plan) attached to planning application 16/00388/HY4. Pending Consideration
- 18/00142/DIS - Discharge of condition 16 (hard and soft landscaping) attached to planning application 16/00388/HY4. Pending Consideration

2.34 The following discharge of condition requests have been received by the LPA in respect of reserved matters ref: 16/02356/LR4:-

- Discharge of conditions 3, 4 and 5 (second phase Archaeological Fieldwork) attached to planning application 16/02356/LR4

Other developments within the South Sunderland Growth Area

2.35 In respect of the wider area and as identified within the draft South Sunderland Growth Area Supplementary Planning Document the following developments have applied for planning permission:-

- Chapelgarth – ref: 16/00388/HY4 & 16/02356/LR4 (Approved)
- Land at Burdon Lane – 13/00799/FUL (Minded to Approve subject to signing of S106 Agreement)
- Land North of Burdon Lane – no application submitted to date.
- Cherry Knowle – ref: 16/01524/HYB (Approved)
- South Ryhope – ref: 16/01502/OU4 (Approved)

3:0 The Appropriation of the Site by the Council for Planning Purposes

- 3.1 As highlighted in section 2 above the site subject of planning application ref: 16/00388/HY4 has been earmarked by the Council for residential development since the 1960's.
- 3.2 More recently the Council appropriated the land at Chapelgarth (46 hectares) for planning purposes in order to facilitate the redevelopment of the site.
- 3.3 The use of appropriation powers enables the Council to override any third party rights and to seek to extinguish any public rights of way on the Site which will ensure that the proposed development can be delivered without the risk of any new claims for public rights of way which could otherwise jeopardise or slow down the delivery of the development.
- 3.4 The powers under Section 203 of the Housing and Planning Act 2016 and Section 258 of the Town and Country Planning Act 1990 ("the 1990 Act") apply where land has been acquired or appropriated for planning purposes.
- 3.5 "Appropriation of land for planning purposes" is defined by Section 246(1) (b) of the 1990 Act as meaning the appropriation of land for the same purposes for which land may be acquired by a local authority under Sections 226 and 227 of the Act. In other words, the appropriation is for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to the land and which is considered by the local authority is likely to contribute to the promotion or improvement of the economic well-being of the area, the social well-being of the area or the environmental well-being of the area, or which is required for a purpose which it is necessary to achieve in the interests of the proper planning of the area in which the land is situated.
- 3.6 The Council has a general power to appropriate its land pursuant to Section 122(1) of the Local Government Act 1972. In order to exercise this power the Council must conclude that the land is no longer required for the purpose for which it is held immediately before the appropriation. If the Council concludes that this is the case then it may appropriate the land for another purpose for which it is authorised to acquire land by agreement. In this case the Council is authorised to acquire land for planning purposes under Sections 226 and 227 of the Act for the purposes set out in the paragraph above. Appropriation in this context means transferring the allocation of land from one purpose to another. It represents an effective means of reducing the risks inherent in any site development, as the process enables third parties who may have legitimate claims for issues such as loss of light or interference with rights of way to be properly compensated, whilst avoiding the scheme being unnecessarily frustrated or delayed.
- 3.7 In the case of the site at Chapelgarth the land is owned by the Council and was previously held for housing purposes.

3.8 At a Cabinet meeting on 23 March 2016 (Appendix C) the Council tabled a report which sought permission to:

- a) Agree that Council owned land at Chapelgarth identified edged in bold black line on the plan contained in Appendix 1 to this report ("the Site") is no longer required by the Council for the purpose for which it is currently held by the Council, namely as housing land;
- b) Authorise that the Site be appropriated for planning purposes pursuant to Section 122 of the Local Government Act 1972 ("the 1972 Act") (within the meaning of Section 246 of the Town and Country Planning Act ("the 1990 Act"));
- c) Authorise the Executive Director of Commercial Development and the Head of Law and Governance to take all necessary action in order to implement the above.

3.9 The justification for the request was due to the fact that:-

- (i) the Site is no longer required for the purpose for which it is currently held by the Council, namely housing purposes as it is not programmed for development by the Council for housing.
- (ii) the appropriation of the site for planning purposes would facilitate the development of the site by providing certainty that any existing rights of way could be extinguished and replaced if an order was made and subsequently confirmed. The proposed development would form development, re-development or improvement of land. The construction of up to 750 new houses with associated infrastructure and recreational provision on the site would create new residential opportunities within the area which would improve the social well-being of the area, would transform appearance and condition of the site thereby improving the environmental well-being of the area and, through introducing residential occupiers to the site, would lead to further expenditure in the local economy and thereby contribute to the economic well-being of the area.
- (iii) the proposed residential development of the site is in accordance with the UDP Policy SA9 allocation as a key site for residential development and Preferred Option Core Strategy Policy CS2 which designates the site as part of the SSGA for major development for housing and supporting infrastructure. The proposed development is therefore required in the interests of the proper planning of the area.

3.10 The delivery of the site is required in order to help meet the strategic housing need in the city. The site is allocated in the Council's Unitary Development Plan (UDP) for residential development and forms part of the South Sunderland Growth Area identified as a location for major development within the Preferred Option of the Core Strategy and has therefore been included as a key development site to be brought forward for housing development by

Siglion. It is therefore strategically important that as a major housing site delivery of the site can occur.

- 3.11 The Cabinet report went on to explain that the appropriation of the site for planning purposes would:-
- a) help facilitate the development of the site by providing certainty that any existing rights of way could be extinguished and replaced with the proposed new routes to be created as part of the proposed development using the relevant stopping up powers if an order was made and confirmed; and
 - b) in the event planning permission is subsequently granted allow the use of Section 237 of the Act to override any third party interests in the Site that may otherwise restrict its development.
- 3.12 Development of the site would lead to significant private sector investment and the creation of new homes and contribute towards the achievement of the promotion or improvement of the economic, social and environmental well-being of the area together with the associated financial benefits to the Council.
- 3.13 As a result of the detailed pre-application discussions that had taken place prior to the appropriation of the site being made it was well understood that Siglion had undertaken a number of surveys and assessments of the site. As a result their development proposals for the site sought to create a number of new routes within the site which would form part of the overall development. In this regard the Council were satisfied that the principle of the proposed routes in the residential development to be brought forward for the site would make suitable alternative right of way provision.
- 3.14 Alternative options in respect of the appropriation were considered but discounted due to the lack of certainty that these options would bring not only to the site in question but also to the wider regeneration objectives of the Council.
- 3.15 Following the appropriation of the land for planning purposes the Council could then rely upon the powers contained in section 258 of the 1990 Act which enables an authority, subject to confirmation of an order made, to extinguish any public right of way over land, being a footpath, bridleway or restricted byway, if it is satisfied that an alternative right of way has been or will be provided; or that the provision of an alternative right of way is not required.
- 3.16 It was resolved at the Cabinet meeting of 23 March 2016 that:-
- (i) approval be given for the Council-owned land at Chapelgarth, identified edged in bold black line on the plan contained in Appendix 1 to the report ("the Site"), be no longer required by

the Council for the purpose for which it is currently held by the Council, namely as housing land;

- (ii) the Site be appropriated for planning purposes pursuant to Section 122 of the Local Government Act 1972 ("the 1972 Act") (within the meaning of Section 246 of the Town and Country Planning Act ("the 1990 Act")); and
- (iii) the Executive Director of Commercial Development and the Head of Law and Governance be authorised to take all necessary action in order to implement the above.

4:0 Planning Policy

- 4.1 The planning application was submitted on 2 March 2016.
- 4.2 The application was accompanied by a series of supporting documents, one of which was an Environmental Statement in recognition of the scale of development. A key part of the Environmental Statement which is of relevance to this inquiry is the Landscape and Visual Impact Assessment. The Landscape and Visual Impact Assessment considered viewpoints in and around the site including those from the routes across the site which were considered by the developer to be well used.
- 4.3 Further important documents submitted in support of the planning application and of relevance to this Inquiry were the Design Code, Masterplan and Chapelgarth Sustainability Statement.
- 4.4 The application was advertised in accordance with the requirements of the Development Management Procedure Order as well and the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (now amended).
- 4.5 As a result of the abovementioned consultation 61 pieces of representation were received to the application (0 in support, 59 opposed the development and 2 neutral comments).
- 4.6 The grounds for opposing the development were many and varied and included the following material planning considerations:-

Principle of Development Concerns

- (i) Existing weak demand for housing.
- (ii) Loss of greenfield and agricultural land.
- (iii) Over development of an allocated site.
- (iv) Change of character of the area.
- (v) When was the site allocated for housing? (1998 UDP).
- (vi) Is the area classed as a settlement break? (No).
- (vii) A reduction in numbers would make the development more acceptable.
- (viii) Brownfield sites should be developed first. (Paragraph 111 NPPF states:

"Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land))." At the heart of the NPPF is a presumption in favour of sustainable development. Furthermore Brownfield land comprises 64% of the total sites identified within the most up to date SHLAA.

Siting, Design & Appearance / Landscape and Visual Impact

- (i) Destruction of the public outlook. (Assessed within relevant chapter of ES and summarised in relevant chapter of report).
- (ii) Loss of privacy (Minimum spacing standards as prescribed within Sunderland City Council's Residential Design Guide are to be adhered to in future reserved matters applications).
- (iii) Loss of natural light (As above).
- (iv) Introduction of allotments would lead to a shanty town appearance (Off site provision is sought via Section 106 Agreement).
- (v) Loss of panoramic view.(There is no right to a view across other owners land).
- (vi) Mix of house types (inclusive for elderly i.e. bungalows). (House types to be controlled via Design Code).
- (vii) Development will dominate the skyline. (Heights to be controlled via Design Code).
- (viii) Loss of views from the cycle way. (Exact siting of bund and future realignment of cycle way to be confirmed via future reserved matters applications, however there is no right to a view over other owners land).

Highway Implications

- (i) Increase volume of traffic.
 - (ii) Road safety concerns.
 - (iii) Loss of public footpaths.
 - (iv) Mud and debris on roads.
 - (v) A690/A19 junction concerns.
 - (vi) Need for Ryhope/Doxford Link Road to be constructed.
- Socio-Economic Impacts**
- (i) Sunderland has below standard educational facilities (Non material).
 - (ii) Sunderland provides a poor standard of shopping and leisure facilities (Non Material).
 - (iii) There are no plans to build a new school (Section 106 funding sought for education and the construction of a new school).
 - (iv) The areas population is continuing to decrease.
 - (v) The area does not require further retail units (Sequential test undertaken).
 - (vi) The proposal will result in the loss of an existing farming business. (Site identified for housing and land under City Council's ownership).

Ecology and Nature Conservation

- (i) Wildlife - Loss of species and habitats.
- (ii) Protected species not covered within supporting documents.
- (iii) Loss of woodland.

Water Resources and Flood Risk

- (i) Flood risk concerns - inadequate mitigation.

- (ii) Detention basins are a health and safety risk.
- (iii) Basins will be source of smell and virus (Zica Virus) (Non material and considered to be covered by Public Health legislation).
- (iv) Diversion of surface water flows, due to overwhelmed basins (Proposed basins considered to be satisfactory in overall size)
- (v) Existing Drainage system unable to cope.
- (vi) The proposal fails to meet the technical requirements of SUDS Manual CIRIA 6972007. (City Council's Flood and Coastal Group Engineer has been consulted and is satisfied with the proposed development).

Ground Conditions and Hydrogeology

- (i) Impact of development and water drainage upon mine shafts. (Monitoring works required as part of on-going ground investigations).

Noise and Vibration

- (i) Increase in heavy goods traffic during construction.
- (ii) Increase in construction work such as drilling and pile driving.

Air Quality

- (i) Exhaust emissions.
- (ii) Dust.

Other Considerations (Material and Non Material)

- (i) Conflict of interest of Siglion Board Members and relationship between organisations. (Non-material)
- (ii) Inadequate consultation with residents (Siglion provided a statement of community involvement identifying a satisfactory level of engagement).
- (iii) Application not fit for purpose (All requirements for the application to be made valid and considered have been submitted).
- (iv) Residents reluctance to comment (Non material).
- (v) Increase crime and disorder (Police consulted and future reserved matters applications will be scrutinised in terms of secured by design).
- (vi) Sustainability (A full sustainability report supported the application).
- (vii) Increase in litter, graffiti and reduced security (Future reserved matters applications can be scrutinised in terms of secured by design).
- (viii) Reduction in house prices and claims for compensation (Non-material)
- (ix) Agenda 21 (Development assessed in accordance with both national and local planning policies both of which have at their heart a presumption in favour of sustainable development).
- (x) Pressure on existing services i.e Doctors surgeries etc. (The SSGA Infrastructure Delivery Study consulted with the relevant Trust for the area and advised that no additional healthcare facilities are required to accommodate new residents within development of the SSGA).
- (xi) Purpose of the original Compulsory Purchase Order. (Non-material).

4.7 The aforementioned representation received as a result of the consultation process was detailed and addressed within the officer's report to Committee. Of particular relevance to this Inquiry is the representation made in respect of the perceived loss of public footpaths.

4.8 By virtue of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for consideration of any planning application is the saved policies of the development plan. A planning application must be determined in accordance with the development plan unless material considerations indicate otherwise.

4.9 For the purpose of this Inquiry I will make reference to the relevant policies in the Development Plan, including reference to the emerging Core Strategy and supporting documents / evidence, namely the draft South Sunderland Growth Area Supplementary Planning Document.

It should be noted that following the grant of planning permission for application ref: 16/00388/HY4 further revisions and amendments have been made to the draft Core Strategy. However, for the purpose of this Inquiry I have referenced those policies and documents used in the determination of the aforementioned planning application.

4.10 The planning application was considered against the relevant national policy (NPPF) and local planning policy (saved policies of the UDP) as well as Councils adopted and draft supplementary planning documents.

4.11 At a national level paragraphs 47 and 49 of the NPPF are of particular relevance.

4.12 As indicated in the above paragraphs of the NPPF, the local planning authority should identify an available and deliverable five year supply of housing land. If such a supply of housing land cannot be robustly demonstrated, relevant local policies for the supply of housing are regarded as out of date, and the presumption in favour of sustainable development contained in paragraph 14 of the NPPF is engaged.

4.13 The local planning policy is set out in the Sunderland Unitary Development Plan (UDP) which was adopted in September 1998. The policies contained within the UDP were saved after September 2007 until such time when they are superseded by replacement local policies i.e. the adoption of the Core Strategy. In this regard consideration also need to be given to Annex 1 of the NPPF which states that where Development Plan Policies were adopted before 2007 that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. It states that the closer the policies in plan are to the policies in the NPPF the greater the weight that may be given.

- 4.14 At a local planning policy level this area of land has been allocated for housing since the adoption of the UDP in 1998 although the evidence provided in Section 2 of this statement clearly demonstrates that the Council has had an aspiration to develop this area for housing since 1960's. The UDP allocation for this area of land was estimated at 860 on a developable area of 34.51 hectares, of which 128 units (5.18 hectares) were delivered as part of Phase 1 at Burdon Vale.
- 4.15 Policy CN16 is fully compliant with the NPPF and seeks to retain and enhance existing woodlands, tree belts and field hedgerows, whilst policy B3 aims to protect public and private open space from development which would have a serious adverse effect on its amenity, recreational or nature conservation value. Policy B3 is broadly compliant with the NPPF with an emphasis on consideration being given to the latest evidence contained within the Draft Greenspace Audit.
- 4.16 In addition to the strategic policies, the majority of the site is allocated for housing development and covered under policy SA9 of the UDP. Policy SA9 covers land for housing and is considered to be fully compliant with the NPPF. The site is identified as Chapelgarth, Doxford Park, with an indicative capacity for 860 units covering a gross area of approximately 72 hectares. Phase 1 of the allocation on land to the north of Weymouth Road being developed for 128 units under planning permission ref : 97/00614/FUL.
- 4.17 In addition, the planning application site is also being brought forward via the emerging Core Strategy identifying Chapelgarth as one of four major housing sites proposed within the South Sunderland Growth Area.
- 4.18 Having regard to all of the above and in line with the city's housing requirements outlined in the emerging Core Strategy (Revised Preferred Options Draft 2013), the Strategic Housing Land Availability Assessment (SHLAA), indicates that a 5 year supply of deliverable sites is in place. However, as with the emerging Core Strategy, the SHLAA has not been subject to independent examination via a public inquiry and as such, on balance, at this stage the Council cannot say with certainty that a five-year supply of deliverable housing sites is available in the City. Accordingly, it is considered that the more up to date development management and housing policies in the NPPF should therefore be given significant weight.
- 4.19 Notwithstanding the above, it is important to note that although the Council cannot robustly demonstrate a five-year supply of deliverable housing sites, the main strategic aims and area land use policies are aligned and in most cases fully compliant with the NPPF
- 4.20 The Council's SHLAA (2013) has identified the site as being deliverable for housing within 1-5 years. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within 5 years. To add further weight to the site as a location for housing

development is the fact that the emerging Core Strategy proposes the wider area as a Location for Major Development (LMD) via Core Strategy Policy CS2. The LMD includes four key sites; Chapelgarth, Cherry Knowle, South Ryhope and Land North of Burdon Lane i.e SSGA.

- 4.21 In respect of open space provision the draft Sunderland Greenspace Audit and report of 2012 acknowledged that Hall Farm / Chapelgarth Area currently provides below average levels of amenity greenspace in both quantity and quality in relation to city averages. The development proposal identifies two significant areas of public realm along with buffers zones between existing hedgerows and trees adding an additional 6.27 hectares of amenity greenspace to the area, along with 13.74 hectares of SANG. In this particular instance and further to ensuring delivery, it was considered that the introduction of the area of maintained, managed and accessible amenity greenspace, along with the introduction of the SANG would be of significant benefit to the area and sufficient in terms of quantity and quality to outweigh the loss of the allocated land for future leisure and recreation.
- 4.22 The development proposal through the preparation of a comprehensive master plan for the entire site, which accords with the draft SSGA SPD, identifies the provision of key infrastructure to enable the site to be delivered in phases over the next 15 - 20 years. In terms of land use considerations, the vast majority of the site is allocated for housing. The slight increase between the remaining site allocation and the maximum number of dwellings applied for is considered to be justified as the City Council cannot demonstrate a robust five year supply of deliverable housing sites. With this in mind, paragraph 49 takes precedence in that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 4.23 In light of the above it was considered that the proposal represented a sustainable form of development, which focused on an improved drainage strategy for the site, increased availability of amenity open space, improved permeability to a variety of users in terms of the urban design and layout, coupled with a desire to reduce levels of car dependency via improving both public transport and multi user routes.

5:0 The Relationship between the Site, Planning Consent and Conditions

- 5:1** It is understood that there are no recorded public rights of way across, or routed directly through the development site. However, notwithstanding this fact the City Council has received a number of claims relating to the use of the unmade tracks and potential pedestrian routes across the land which is subject of planning permission 16/00388/HY4 and reserved matters approval 16/02356/LR4.
- 5.2** Whilst there are no recorded public rights of way through the site, it is acknowledged that there are many informal desire lines / well-used paths that dissect the application site.
- 5.3** Outline planning permission for up to 750no residential units, public open space and internal road network along with up to 1000sqm of ancillary commercial uses including Retail (A1), Financial and Professional Services (A2), Restaurant and Cafes (A3), Offices (B1) Non Residential (D1) and Assembly and Leisure (D2), together with associated landscaping and car parking (all matters apart from access to be reserved in relation to the outline elements of the proposals) with detailed consent for a first phase of infrastructure which shall include the creation of a new protected right turn junction into the site off, Weymouth Road, landscaping and creation of attenuation ponds was granted on 21 December 2016 subject to a suite of detailed planning conditions (Appendix F) and agreement made under Section 106 of the Town and Country Planning Act (Appendix E).
- 5.4** The planning conditions and S106 agreement relating to the abovementioned permission have been drafted in a way which gives the LPA complete control over how the site is developed. Any future development proposals for the site or reserved matters submission will need to be developed in strict accordance with the details agreed on the outline permission.
- 5.5** Due to the scale and nature of the overall development it is understood that the development will be brought forward in phases by different developers, thereby increasing the housing choice and mix across the site. Each reserved matters submission will therefore need to demonstrate how that phase of development accords with the parameters, rules and guidance contained within the Design Code. The approval of reserved matters for each phase and the imposition of conditions relating to each phase, including conditions requiring development to be carried out in accordance with approved drawings, would ensure that the development within each phase accords with the Design Code, including the requirements in relation to new routes, which is of particular relevance to this Inquiry. NB: this approach has been successfully demonstrated by Miller homes in their Reserved Matters approval for up to 160no residential units, public open space, landscaping and internal road networks along with up to 720sqm of Local Equipped Area for Play (LEAP) and 2.88ha of Suitable Alternative Natural Greenspace (SANG) (Appendix H).

- 5.6 Of particular relevance to this Inquiry are conditions no.3 and 20. In respect of the former, Condition 3, this condition contains a list of the approved plans. Regulatory plan 2 'Access, Movement and Streets' illustrates the primary, secondary (double & single sided), rises, lanes and vehicular connection onto Weymouth Road which are fixed elements of the proposal along with green streets and elements of rises and lanes that are flexible.
- 5.7 Regulatory Plan 13 'Recreational Routes' (Appendix I (i)) identifies existing on-site multi-user routes and the modifications to existing routes along with proposed multi-user routes and proposed combined cycleways/pedestrian routes.
- 5.8 As can be seen from the above identified plans a series of network routes are planned through and around the site. These comprise of recreational routes detailed on 'Regulatory Plan 944 Reg 13 Rev 0 - Recreational Routes received 27.05.2016' (Appendix I (iii)), which is controlled by way of Condition 3 of planning permission 16/00388/HY4. In this regard, it is considered that the development will give rise to an expanded, extensive and higher quality network of route through the site and beyond. Consequently, the proposal would provide an expanded and extensive network of higher quality routes that would complement several existing routes which when coupled with substantial areas of public open space will create positive recreational opportunities. The approved development, and its subsequent phases, proposes replacement and/or alternative routes for each path which is subject to this extinguishment order. In addition, the plan makes provision for future recreational routes which will be detailed in future phases of development across the site, something which the LPA have the ability to control through the conditions attached to the outline and subsequent Reserved Matters approvals.
- 5.9 In addition to the planning conditions attached to permission 16/00388/HY4 the permission is also subject to a Section 106 Agreement (Appendix E). The agreement is made between the Council and Siglion and contains 11 schedules. Schedule Three 'Obligations in Respect of the Privately Maintained Areas' and Schedule Four 'The Management Plan' are considered to be of greatest relevance to this Inquiry.
- 5.10 Schedule Three of the S106 agreement is sub-divided into two parts, Part A and Part B. Part A is concerned with the provision of open space areas, in particular the requirement for open space areas to be developed in full accordance with the Open Space Areas Specification. More specifically Part A includes two clauses which places a restriction on overall quantum of development that can be occupied on the site before the practical completion of both Joes Paddock and the Panoramic Park. In addition, to the practical completion both areas of open space must be made fully available and accessible to the public for the purposes of recreation.
- 5.11 Part B of Schedule Three is concerned with the management and maintenance of the privately managed areas. In this regard parts 1-5 of the clause requires the developer for each respective phase to develop and

submit a Management Plan to the LPA for approval prior to the first occupation of any unit within that phase of the development. Thereafter, the developer must comply with the approved detail contained within the plan at all times. No amendments to that plan can take place without the prior written approval of the LPA. Part B goes on to state that the privately maintained areas within each phase of development must be maintained in perpetuity and in full accordance with the approved management plan for that phase. Public access to the aforementioned areas must be maintained at all times and any requirement to prohibit public access to any of these areas (i.e general maintenance/repair work) must first be justified to and agreed in writing by the LPA.

- 5.12 In conclusion, it is my opinion that having considered all of the above control mechanisms in place and available to the LPA, namely the prescriptive nature of the planning conditions and Section 106 Agreement, the LPA have an appropriate level of control over the development approved to date and any subsequent phases of development that come forward in the future.
- 5.13 In addition, the Design and Access Statement (secondary Bundle document 5) submitted as part of the original application ref: 16/00388/HY4 identifies a number of proposed street layouts. The Design and Access Statement cements the design ethos of shared pedestrian/cycle provision as well as permeability on Primary Streets, Secondary Streets, Green Streets and Lanes within the development. The precise detail as to how the future phases of development across the site will be designed are yet to be formally agreed through the planning process however it is understood by all parties that the key principles of accessibility and permeability as established in the outline planning application, and controlled by way of planning condition and the original/master S106, need to be adhered to in all subsequent phases of development across the site.
- 5.14 In addition it should be noted that the original/master S106 Agreement attached to planning permission 16/00388/HY4 requires Siglion/the successor developer to enter into a further Section 106 Agreement on the same (or substantially the same) terms as the original/master Section 106 before they drawdown any individual Phase/part of the site. This mechanism is to ensure that the Chapelgarth planning obligation runs with the land and binds the freehold title of each Phase. Currently all of the land is still owned by the Council so hence there is a need for further Section 106s to be entered into each time land is drawdown from the Council by Siglion/a developer. This mechanism is controlled by the original Section 106 Agreement. On Chapelgarth, Siglion's intention is to dispose of the site on a phase by phase basis. So far they have agreed the sale of Phase One to Miller Homes. That land sale is conditional upon the confirmation of the Section 258 order and the delivery of the further Section 106 Agreement to the Council.

- 6.0 Statements of Case received from Planning Inspectorate March 2018
- 6.1 Simon Weightman. Mr Weightman's statement is comprised of two main themes. The first relates to land use planning/policy and its evolution through trends of urban expansion over the last 50-60years. In so far as this relates to the s.258 order being considered, Section 2 'The Site and Related History' and Section 3 'The Appropriation of the Site for Planning Purposes' of the aforementioned statement sets out the planning policy position from 1960's to present date, including the CPO of the land and buildings from Wesley Weightman in 1960s/early 70's. A copy of the conveyance is appended to this statement.
- 6.2 The second part of Mr Weightman's statement relates to the need for more extensive and better connected public bridleways to provide safer off-road options for riders, and to support the valuable growth of the equestrian sector of the rural economy. In this regard, as set out in Part 6 of Tim Duckers statement, and reiterated in the sections above, the proposed development, for which this extinguishment order is part of the enabling process, provides a more extensive and higher standard equestrian network. The latter is consistent with this Councils plans for the South Sunderland Growth Area and city-wide.
- 6.3 Jane Boyd. Ms Boyd's statement is comprised of three main and related themes. The first raises concerns about the urban expansion and the loss of countryside/greenbelt. The second is concerned with the loss of wildlife, whilst the third is concerned with the loss of amenity access routes for exercise as well as enjoyment of the countryside and its wildlife (addressed in Section 6 of Tim Duckers statement).
- 6.4 In respect of points 1 and 2 neither of these are specifically relevant to this highway order however for completeness I wish to confirm the following. Firstly, it must be noted that matters relating to the principle of the development and impact of the proposed development on matters such as wildlife and the character of the landscape have been fully considered and addressed as part of the planning application/approval ref: 16/00388/HY4 and reserved matters approval ref: 16/02357/LR4. Consequently, it is considered that the planning permission and the associated planning conditions and S106 Agreement appropriately respond through mitigation, enhancement and improvement to any resulting identified impacts on the aforementioned matters.

7 Conclusion

- 7.1 My view, as expressed above, is framed in the context of outline planning approval for the development of the site and the subsequent grant of reserved matters approval for Phase 1, both of which are in line with long standing strategic plans for this part of the City. As outlined above and detailed in Tim Duckers Statement, I consider that the statutory requirements of s.258 Town and Country Planning Act 1990 order are met. In particular I am satisfied that alternative public rights of way are required and will be provided for each of the footpaths subject to the order. Further, I am satisfied that the replacement network of public access routes of various kinds will be of a more extensive resilient and equitably accessible. Accordingly I request that the order be confirmed by the Secretary of State with the A3 version of the plan substituted for the A4 version by way of a modification to the Order.



28.3.18

SUMMARY PROOF OF EVIDENCE

of

DANIELLE PEARSON

on behalf of

SUNDERLAND CITY COUNCIL

**Town and Country Planning Act 1990 – Section 258
The City of Sunderland (Chapelgarth) Public Path
Extinguishment Order 2016**

1.0 Introduction

I have worked for Sunderland City Council since 2004. I hold a Degree and Diploma in Town Planning from Newcastle upon Tyne University. I am a Chartered Town Planner and a member of the Royal Town Planning Institute. I have wide experience in all aspects of town planning.

2:0 The Site and Related History

- 2.1 The Chapelgarth site, plan ref: Chapelgarth Site Location Plan, received 02.03.2016 within the planning application, was first identified for housing purposes in 1962. In December 1962 Sunderland Corporation submitted, to the Minister of Housing and Local Government, a Compulsory Purchase Order (CPO) in respect of the 651 acres of land at Silksworth.
- 2.2 At the same time Sunderland Corporation submitted an application to Durham County Council for permission to develop the land for housing purposes (the application was called-in).
- 2.3 In July 1964 the Minister gave his decision to grant planning permission to develop 600 acres of land at Silksworth for housing purposes. Also in July 1964 the Minister confirmed the CPO in respect of the same area of land.
- 2.4 On 29 December 1971 the conveyance was made.
- 2.5 In 1996 the Council prepared the City of Sunderland Masterplan for Chapelgarth. The Masterplan proposals and main objectives were consistent with the land use policy requirements of the Deposit Unitary Development Plan, which was adopted in 1998.
- 2.6 In July 1999 the Council produced and adopted the Ryhope Tunstall Periphery Planning Guidance.
- 2.7 The emerging Core Strategy identifies a plan for a new growth area known as South Sunderland Growth Area (SSGA).
- 2.8 At the time of the hybrid planning application there were no recorded public rights of way crossing the site however it was recognised that there were many well-trodden footpaths that formed circuits.
- 2.9 Pre-applications negotiations commenced on 8 December 2014.
- 2.10 During the pre-application process the Masterplan was developed.
- 2.11 The hybrid application relates to outline permission for up to 750 residential units, public open space, internal road network, up to 1000 sq.m of ancillary commercial uses (A1), (A2), (A3), (B1), (D1) and (D2) together with associated landscaping and car parking. In addition, the applicant sought permission for Phase 1 Infrastructure Works.
- 2.12 Planning permission was granted on 21 December 2016 (Appendix E & F).
- 2.13 On 22 December 2016 an application for Reserved Matters was submitted for Phase 1 (Ref: 16/02356/LR4). The application sought permission for up to 160 residential units, public open space, landscaping and internal road networks, up to 720 sq.m of local equipped area for play and 2.88ha of

Suitable Alternative Natural Greenspace. The application was approved on 17 May 2017.

3:0 Site Appropriation

3.1 The site at Chapelgarth is owned by the Council and was previously held for housing purposes.

3.2 At the Cabinet meeting on 23 March 2016 it was resolved that:-

- (i) approval be given for the Council-owned land at Chapelgarth be no longer required by the Council for the purpose for which it is currently held by the Council;
- (ii) the Site be appropriated for planning purposes;
- (iii) the Executive Director of Commercial Development and the Head of Law and Governance be authorised to take all necessary action in order to implement the above.

4:0 Planning Policy

- 4.1 The planning application was submitted on 2 March 2016.
- 4.2 The application was accompanied by an Environmental Statement (ES). A key part of the ES was the Landscape and Visual Impact Assessment.
- 4.3 At a national level paragraphs 14, 47 and 49 of the NPPF are of particular relevance.
- 4.4 At a local planning policy level this area of land has been allocated for housing since the adoption of the UDP in 1998.
- 4.5 In addition the majority of the site is allocated for housing development and covered under policy SA9 of the UDP.
- 4.6 The planning application site is also being brought forward via the emerging Core Strategy (SSGA).
- 4.7 The Council's SHLAA (2013) has identified the site as being deliverable for housing within 1-5 years.
- 4.8 The proposal through the preparation of a comprehensive master plan for the entire site accords with the draft SSGA SPD. In terms of land use, the vast majority of the site is allocated for housing. The slight increase between the remaining site allocation and the maximum number of dwellings applied for is considered to be justified as the City Council cannot demonstrate a robust five year supply of deliverable housing sites.
- 4.9 To conclude, it was considered that the proposal represented a sustainable form of development, which focused on an improved drainage strategy, increased availability of amenity open space, improved permeability coupled with a desire to reduce car dependency via improving public transport and multi user routes.

5:0 The Relationship between the Site & Planning Consent

- 5.1 Whilst there are no recorded public rights of way through the site, it is acknowledged that there are many informal desire lines that dissect the application site.
- 5.2 The planning conditions and S106 agreement relating to the permission have been drafted in a way which gives the LPA complete control over how the site is developed.
- 5.3 Due to the scale and nature of the overall development it is understood that the development will be brought forward in phases. Each reserved matters submission will therefore need to demonstrate how that phase of development accords with the Design Code.
- 5.4 Of particular relevance to this Inquiry are conditions no.3 and 20 as well as the S106 Agreement.
- 5.5 The approved plans, in particular Regulatory Plan 13 'Recreational Routes' identify a series of network routes through and around the site. The proposal would provide an expanded and extensive network of higher quality routes that would complement existing routes along with substantial areas of public open space, creating positive recreational opportunities. In addition, the plan makes provision for future recreational routes.
- 5.7 In relation to the S106 Agreement Schedule Three 'Obligations in Respect of the Privately Maintained Areas' and Schedule Four 'The Management Plan' are of greatest relevance to this Inquiry.
- 5.8 In addition it should be noted that the master S106 Agreement requires Siglion/the successor developer to enter into a further Section 106 Agreement on the same (or substantially the same) terms as the master Section 106 before they drawdown any individual Phase/part of the site.
- 5.9 It is my opinion that all of the above control mechanisms, namely the planning conditions and Section 106 Agreement, provide the LPA with an appropriate level of control over the development approved and any subsequent phases of development.

6.0 Statements of Case received March 2018

- 6.1 Mr Weightman's statement comprises two themes. The first relates to land use planning and its evolution. In so far as this relates to the s.258 order, Section 2 & 3 of the statement sets out the planning policy and CPO position.
- 6.2 The second part of Mr Weightman's statement relates to the need for more extensive and better connected public bridleways to provide safer off-road options for riders, and to support the valuable growth of the equestrian sector of the rural economy. As set out in Part 6 of Tim Duckers statement, and reiterated in the sections above, the proposed development provides a more extensive and higher standard equestrian network.
- 6.3 Ms Boyd's statement is comprised of three related themes. The first raises concerns about the urban expansion and the loss of countryside/greenbelt. The second is concerned with the loss of wildlife, whilst the third is concerned with the loss of amenity access routes (addressed in Section 6 of Tim Duckers statement).
- 6.4 In respect of points 1 and 2 neither of these are specifically relevant to this highway order however I can confirm that matters relating to the principle of development and impact of the proposal on wildlife and the character of the landscape have been fully addressed as part of the planning application/reserved matters approvals. Consequently, it is considered that the planning permission, the associated planning conditions and S106 Agreement appropriately address any resulting identified impacts.

7.1 My view, as expressed above, is framed in the context of outline planning approval for the development of the site and the subsequent grant of reserved matters approval for Phase 1. As outlined above I consider that the statutory requirements of s.258 Town and Country Planning Act 1990 order are met. In particular I am satisfied that alternative public rights of way are required and will be provided for each of the footpaths subject to the order. Further, I am satisfied that the replacement network of public access routes of various kinds will be of a more extensive resilient and equitably accessible. Accordingly I request that the order be confirmed by the Secretary of State with the A3 version of the plan substituted for the A4 version by way of a modification to the Order

A handwritten signature in black ink, appearing to be 'D. Ven' followed by a long horizontal flourish.

28.3.18

