

Green Belt Assessment Addendum (2018)



Green Belt Assessment- 2018 Addendum

Sunderland Local Plan Part 1 Core Strategy and Development Plan 2015-2033

Following the 2017 Draft CSDP, which was published for consultation between August and October 2017, a 2018 Publication Draft CSDP has now been prepared and incorporates amendments and updates to take account of consultation responses and give consideration of updated and further evidence. This addendum should be read alongside the previous Green Belt Assessment reports.

Following the publication of the draft CSDP, further work has been undertaken on the housing need through the SHMA Addendum (2018) and the housing supply through the SHLAA (2018). The updated evidence justifies the need to release 11 sites from Green Belt to support residential growth (known as 'Housing Growth Areas'). These 11 sites were all put forward and supported in the Draft 2017 CSDP and Stage 3 Green Belt Site Selection Report. The four sites that are no longer supported in the 2018 CSDP are clarified in the table (below) together with a justification for why they have not been taken forward as Housing Growth Areas.

Site	Principal reason why site is no longer supported
HRS2 Peareth Hall Farm and Gospel Hall Trust Meeting Houses, Springwell Village	The Council contacted the landowners and their agent to request additional supporting information be provided within a given time period, in order to demonstrate that the site could be delivered within the Plan period. However, no further supporting documents were submitted by the given date. Therefore, the Council concluded that the landowners could not demonstrate with any certainty that the site could be delivered within the Plan period and therefore it could no longer be supported as a reliable part of the Council's housing land supply.
HRS8 Land at Glebe House Farm, Staithe Road, Pattinson	The potential amenity impacts from adjacent businesses on Pattinson Industrial Estate were deemed to be fundamental to the site's suitability for residential development and would affect business viability. In particular, the viability of existing businesses may be compromised if complaints are received in the future relating to operational

	<p>noise, dust and traffic, resulting from residential property being located on this site. One business in question made representations to the Draft Plan which indicated that they were planning to expand their operations (including 24 hour operation), and were concerned that this future expansion would not be feasible with residential development in such close proximity. This business already has more than 100 vehicle movements per day (many HGV's) and deals with wood recycling which is controlled under a waste management licence. Pattinson South Industrial Estate, which is adjacent to the site, is a Primary Employment Area, and together with the impacts identified through consultation, it was concluded that the site should no longer be supported.</p>
HRS11 Land at West Park, Middle Herrington	<p>The loss of greenspace is considered to be unacceptable and would compound the existing lack of available greenspace in the area. While the Greenspace Audit identifies the neighbourhood as having slightly below average levels of greenspace, closer inspection of greenspace sites identified that the level of available amenity greenspace in Middle Herrington is actually very low. The wider neighbourhood identified within the Greenspace Audit includes numerous smaller sites located around Doxford International, which provide grass verges and planting areas but do not provide the variety and overall quality that West Park provides. These sites within Doxford International are of no value to the residential areas. Loss of West Park would have a significant adverse impact on greenspace availability, would remove the largest single site in the neighbourhood and would also lose features that are significant to local area character. Therefore the site is no longer supported.</p>
HRS14 Land to the east of The Granaries, Offerton	<p>Upon further examination, the site is now considered to constitute greenfield land whereas the previous assessment considered the site to be brownfield land.</p>

	Supporting the removal of this site from the Green Belt would require major alteration to the city's Green Belt boundary (removing existing strong and durable boundaries), and such boundary alteration cannot be justified. It should be noted that the assessment in this addendum supersedes the assessment contained within the Green Belt Assessment Stage 1 Updated and Stage 2 (2017) in relation to this site.
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During the consultation on the 2017 draft CSDP, an additional site (Penshaw Stables) was put forward for consideration for development in the Green Belt but is not supported for inclusion as a Housing Growth Area. The Council has assessed this site against the same methodology used within the Green Belt Assessment, as set out below. This assessment concluded that the site is not considered suitable for deletion from the Green Belt.

SHLAA site reference	723																	
Site name	Land at Penshaw Stables, Penshaw, Houghton-le-Spring																	
Landowner	Michael Roseberry																	
Site agent	B&H Planning and Design Ltd																	
Indicative housing capacity	50-60																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable, but pylons cross through the site, plus there would be impact to the setting of Penshaw Monument, and part of the site forms the historic village of Penshaw. Highway access would also need to be fully resolved.																	
Sustainable access conclusion	Sustainable site.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Potentially achievable, but considerable abnormal costs associated with pylons.																	
Overall site conclusion	Site is not considered for Green Belt deletion. This proposal is not considered to be suitable due to the combined impact on Green Belt purpose as well as to landscape and infrastructure impacts. The impact to Green Belt purpose is moderate and there would be loss of a strong and defensible Green Belt boundary to the east. Furthermore, part of the site forms the historic village of Penshaw. In addition, the impact to the setting of Penshaw Monument, the need to determine suitable highway access into the site, together with the abnormal costs associated with the potential removal of pylons are significant issues affecting site suitability and achievability.																	
Policy	n/a																	

Green Belt Assessment Stage 1 Updated and Stage 2 (2017)

On page 117 of the report, the Summary should read:

“Discounted. The site is not constrained by category 1 designations but overall this land parcel performs strongly against the five Green Belt purposes.”

The final sentence in the report which states “Consider as part of site selection process” is an error, and is removed from this Summary.

