

Seaburn Technical Note – Planning Context

Sunderland City Council's current planning policy document is the Sunderland Unitary Development Plan (UDP) which was adopted in September 1998, and was amended in 2007. The Seaburn seafront is covered by Planning Policy L12 in the UDP, which promoted the recreational and tourist potential of the coast through encouraging development which provides for the needs of visitors without adversely affecting the environment, as well as improving access and connectivity. This site is identified (as Seaburn Ocean Park) in the supporting text for Planning Policy L12 as being an area when development has in the past revitalised the seafront, however this has not been maintained, and the proposals plans will seek to encourage visitors and create a key attraction for the Region.

The development and expansion of tourism and hotel facilities in appropriate locations is supported by UDP Planning Policies EC8 and EC9 which actively encourages opportunities for new tourist initiatives near existing areas of visitor interest. The west part of the site is designated as Urban Green Space, which must be protected from developments which have serious adverse effects on the areas amenity, recreational or nature conservation value. The planning application will show the positive contribution the redevelopment will have for the area and how it will protect and enhance the quality of open space and leisure facilities within Seaburn.

The Seaburn Masterplan and Design Code Supplementary Planning Document (SPD) was adopted in July 2011 and sets out key planning principles and detailed development guidance to guide the redevelopment of Seaburn. The SPD is used by the council to inform future decisions on the redevelopment of the area and is a material consideration when considering planning applications. The key objectives for the SPD are:

- 1) To maximise the impact and improve the economic vibrancy of the area
- 2) To provide high quality public amenities and facilities
- 3) To create a family friendly environment which is safe and clean
- 4) To offer high quality and affordable activities and events throughout the year
- 5) To create an attractive and high quality environment where both residents and visitors can relax
- 6) To create an area which is physically and intellectually accessible
- 7) To deliver a truly sustainable development capable of being displayed as an example of best practice

The proposed Seaburn Masterplan has developed through consultation with the public and Council Officers in order to meet the above objectives. The proposals will incorporate a mix of uses to bring vitality variety as well as new leisure facilities. A mix of house types and densities will be built to help create a vibrant community, as well as new open spaces and public amenities. The proposals will also improve connectivity throughout Seaburn to the coast and retain the level of car parking required.

As part of the pre-application process, we have been undertaking discussions with Sunderland City Council. We submitted a formal Screening Request to the City Council in June 2015, and the City Council confirmed through a Screening Opinion in September 2015 that the proposals do not constitute an Environmental Impact Assessment development as it has been considered it is not likely to have a significant adverse impact on the environment.

Cundall will produce a Planning Statement to support the application which will review in depth all the key aspects of the development and the relevant planning policies. The public will have the opportunity to view all the documents as part of the planning submission and will be able to put forward their views on the scheme to Sunderland City Council. Once the planning application has been validated, the Council will have 13 weeks to make a decision.