

Sharon Hodgson MP
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Economy and Place Directorate
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Date: 20 December 2017
Our ref:
Your ref:

This matter is being dealt with by: Danielle Pearson, DC Technical Manager.

Dear Sharon,

Re: **Anonymised**

I refer to your letter to the Chief Executive, Irene Lucas, received 4 December 2017 regarding the above proposed development. In response to the concerns that you raise I wish to comment as follows.

Ordinarily, the Council encourages community consultation by applicants/developers prior to the submission of a formal planning application, particularly in respect of those for large scale development or proposals which are likely to generate significant public interest and where such events would add value to the planning process. However, please note that this is an independent, developer lead process and, as such, the Council cannot insist that such consultation is undertaken, nor dictate the form or level of such consultation.

Notwithstanding this, the current application is supported by a comprehensive Statement of Community Involvement which provides details of three phases of consultation which the applicant has undertaken prior to the submission of the application which include public exhibitions, circulation of information through a website, leaflet drop, local advertising and newsletters and details of 174 items of feedback. This is considered to represent an appropriate and proportionate means of pre-submission consultation.

On receipt of the formal planning application the Council, as Local Planning Authority (LPA), publicised the development in accordance with the legislative requirements set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's Statement of Community Involvement 2015. In this regard I can confirm that 638 individual neighbour notification letters were sent out, site notices were posted and a notice was published in the Sunderland Echo.

As a result of the aforementioned consultation 1132 letters of representation have been received (3 in support and 1129 in objection) and a petition which opposes the development. In light of the number of representations received to date the LPA are of the view that an appropriate level of consultation has been undertaken in respect of this application something which is backed up by the fact that the representations received are from across the whole of the City and beyond.

Finally, in respect of the concerns raised in relation to highways and litter I can advise that these are material planning considerations that will be thoroughly assessed and considered as part of the planning application process.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'L Clark', written in black ink.

Les Clark
Chief Operating Officer – Place