

Local Development Framework

**Annual Monitoring
Report 2006/07**

December 2007


Sunderland
City Council

Local Development Framework

Annual Monitoring Report 2006/07

Philip J. Barrett
Director of Development and Regeneration
Sunderland City Council
P.O Box 102
Civic Centre
Sunderland
SR2 7DN

Tel: (0191) 5531537
Fax: (0191) 5531224
e-mail: planningpolicy@sunderland.gov.uk

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Contents

Introduction	3
Summary	4
Local Development Scheme implementation	
DPD progress	
Statement of Community Involvement	6
UDP Alteration No. 2 (Central Sunderland)	7
Core Strategy DPD	7
Hetton Downs Area Action Plan	8
Housing Allocation DPD	8
Allocations DPD	8
Supplementary Planning Documents	10
Sustainability Appraisal	11
Saved UDP policies	11
Policy implementation and monitoring	
Indicators	11
Economic development	16
Housing	22
Shopping	31
Transport	36
Environment and sustainability	44
Appendices	
1 DPD preparation	53
2 Saved UDP Policies	55
3 Sustainability Appraisal process	67
4 Contextual indicators	68
5 Core output indicators	72
6 Significant effects indicators	76
7 Housing trajectory	88
8 Indices of multiple deprivation	90
9 “Walkability” map	91
10 Public transport access to existing shopping centres	92
11 Residential completions 2006/2007	93
12 Development with potential impacts on habitats	94
13 Changes to housing stock	98
13 Glossary	99

Introduction

Under the Planning and Compulsory Purchase Act 2004, the City Council is required to prepare a Local Development Framework (LDF). As statutory development plan for the city the LDF will set out policies for land use across the entire city and be the primary basis for considering planning applications for the development or use of land. The LDF is the collective term for the variety of planning documents (which are both statutory or non-statutory) that the council will bring forward to undertake this function. The LDF will replace the current Unitary Development Plan which was adopted in 1998.

The 2004 Act requires every local planning authority to produce an Annual Monitoring Report (AMR) to assess:-

- **The implementation of the Local Development Scheme (the timetable for preparing the LDF);**
- **The extent to which policies in the Local Development Framework are being achieved.**

This is the third such Annual Monitoring Report prepared by the City Council. This report primarily addresses the period 1st April 2006 to 31st March 2007, however, where necessary and for completeness, up to date information as at December 2007 is provided.

In preparing the AMR, the council must undertake five key monitoring tasks:-

- Review actual progress in terms of local development document preparation against the timetable and milestones set out in the Local Development Scheme (LDS);
- Assess the extent to which policies in Local Development Documents are being implemented;
- Where policies are not being implemented, explain why and to set out what steps are being taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
- Identify the significant effects of implementing policies in local development documents and whether they are as intended;
- Set out whether policies are to be amended or replaced.

Appendices at the rear of the document provide further information relating to the key indicators required to be monitored as part of the AMR.

Summary

The Annual Monitoring Report (AMR) is in two main sections:-

1. Local Development Scheme implementation

The first section provides detail on progress on implementing the council's Local Development Scheme. The current LDS details the timetable for the preparation of six local development documents:-

- **Statement of Community Involvement**
- **UDP Alteration No.2 (Central Sunderland)**
- **Core Strategy Development Plan Document (DPD)**
- **Housing Allocation DPD**
- **Allocation DPD**
- **Hetton Downs Area Action Plan**

Over the course of 2006/07 progress has been made on each of these documents. A number of new development plan documents have been added to the programme and details of emerging supplementary planning documents is included.

2. Policy implementation and monitoring

The second provides detail on how the policies of the current development plan – the Unitary Development Plan (UDP) - have been implemented. It also provides detail on performance of development related to key indicators in the city.

The indicators outlined in the AMR are based on Government guidance¹ and form a baseline. Because the Local Development Framework is at an early stage of preparation, at present there are no policies to assess in this AMR; assessment will be achieved via subsequent AMRs as individual DPDs come forward. For the purposes of this AMR the “saved” policies of the Adopted UDP will be assessed.

¹ Local Development Framework Monitoring: A good practice guide (ODPM 2005)

1. Local Development Scheme implementation

Background

1.1 A key requirement of the Annual Monitoring Report is to review actual progress in terms of Local Development Document preparation against the timetable set out in the adopted Local Development Scheme (LDS).

1.2 The Local Development Scheme is a vital part of the LDF. It is a public statement setting out details of those Local Development Documents the City Council intends to produce, in what order and when. Producing the LDS is a priority as it will set out the timetable for document preparation over the coming years.

1.3 The city's first Local Development Scheme was submitted to the Secretary of State in March 2005. This has subsequently been amended and the revised LDS was adopted in March 2007.

1.4 The LDS details the timetable for the preparation of six local development documents:-

- **Statement of Community Involvement**
- **UDP Alteration No.2 (Central Sunderland)**
- **Core Strategy Development Plan Document (DPD)**
- **Hetton Downs Area Action Plan**
- **Housing Allocation DPD**
- **Allocations DPD**

1.5 The LDS establishes key targets - "milestones" – for document preparation, based on Government guidance. These milestones comprise:-

- i) commencement of the preparation process of a development plan document;
- ii) public participation on preferred options;
- iii) submission of development plan document;
- iv) pre-examination meeting;
- v) commencement of the examination; and
- vi) adoption of the development plan document.

1.6 Further detail on how each development plan document has progressed is set out in the following sections. A table at the end of this section provides an overview of document preparation against these milestones.

1.7 The final section provides an overview of development plan documents that will be brought forward over the course of the next year.

Policy developments

1.8 Over the course of 2006/07 there were a number of important policy developments at national and regional level which will have a significant bearing on both the content and preparation of the LDF.

National: Revised Planning Policy Statements were produced on Housing (PPS3: November 2006) and Development and Flood Risk (PPS25 – February 2007). This guidance will be reflected in policies in the Core Strategy and subsequent Local Development Documents.

More recently, the Planning White Paper (May 2007) and Housing Green Paper (July 2007) outline changes which could have significant implications for the strategic planning process. The actual impact of these documents will emerge over the course of the coming year and could result in revisions to Planning Policy Statements which will have to be taken into account in framing LDF policies.

Regional: Following the submission of the Examination Panel's recommendations for changes to draft Regional Spatial Strategy (RSS), the Secretary of State's proposed changes to the draft RSS were published in May 2007. Within these changes, of particular importance to Sunderland is:-

- The deletion of the proposed strategic employment site north of Sunderland (TyneWear Park);
- Emphasis is given to the regeneration of Central Sunderland;
- A detailed housing allocation is provided for the city to 2021;
- The Leamside Line is protected from development in order to assist its possible reinstatement

However, the Secretary of State requested additional information on housing allocations and major employment sites in order to make final decisions on these matters. This will generate a further round of consultation in winter 2007/ early 2008. RSS is now envisaged as being adopted during 2008.

DPD progress: Statement of Community Involvement (SCI)

1.9 The Statement of Community Involvement outlines how the council will involve local communities and other stakeholders in the LDF process. It also includes the council's proposals for consulting on planning applications. The SCI takes a fresh look at consultation and participation in the light of Government guidance issued as part of the new approach to development planning required under the Planning Act.

Overview of progress

1.10 Following on from its examination (by written representations) the council received the Inspector's report in June 2006 which confirmed that it met the required tests of soundness. In addition, the Inspector recommended a series of changes, which were binding upon the council.

1.11 The amendments were subsequently incorporated into the SCI and it was formally adopted by the council at its meeting in November 2006.

Amendments to LDS

1.12 None required. The SCI has now been adopted. Its implementation will be monitored and should the need arise for amendment this will be reflected in a future LDS.

DPD progress: UDP Alteration No. 2 (Central Sunderland)

1.13 Significant changes in the city, affecting sites such as the former Vaux Brewery and Groves Cranes factory, along with changes in Government policy, signalled a need to revise that part of the Adopted Unitary Development Plan relating to the Central Sunderland area. This has now been progressed through the statutory planning process as a formal Alteration to the UDP.

Overview of progress

1.14 The public local inquiry (PLI) sat for one week in July 2006. The need for the Alteration to undergo "Appropriate Assessment" meant that the PLI could not be formally closed until April 2007. The Inspector's final report was received by the council in July 2007; as this is a binding report, the policies of the Alteration have been amended to accord with his recommendations. The revised policies were adopted by the council at its September 2007 meeting.

Amendments to LDS

1.15 None required. Under Transitional Arrangements it will be saved for three years. Its implementation will be monitored and should the need arise for amendment this will be reflected in a future LDS.

DPD progress: Core Strategy DPD

1.16 The Core Strategy will set out the long-term spatial strategy for the city. It will set out, through policies and a key diagram, broad locations for housing and other strategic development needs such as employment, retail, leisure, community, essential public services, waste disposal and transport development. It will draw upon strategies of the council and other organisations that have implications for the development and use of land e.g. the Sunderland Strategy and the Local Transport Plan. Once the Core Strategy is adopted, all other DPDs must be in conformity with it.

Overview of progress

1.17 Public consultation on an "Issues and Options" report took place between November 2005 and March 2006. This was accompanied by a Sustainability Appraisal. The consultation was complemented by a number of presentations to local community groups which continued until April 2006.

1.18 The responses received have informed further stakeholder meetings. More recently, joint consultation exercises have taken place with the Corporate Policy Team to link the preparation of the Core Strategy with the themes and priorities emerging from the Sunderland Strategy which is currently being revised.

1.19 The Preferred Options version of the Core Strategy was considered by Cabinet at its November 2007 meeting. Public consultation will commence in December 2007.

Amendments to LDS

1.20 None required.

DPD progress: Hetton Downs Area Action Plan

1.21 A Private Sector Housing Condition Survey carried out in 2002 identified parts of Hetton Downs as being in an advanced state of decline. The area demonstrates the

symptoms associated with rundown housing with evident disrepair and unfitness, low demand, high vacancy rates and a poor quality environment. A subsequent Neighbourhood Renewal Assessment revealed a range of key regeneration issues in the area. An Area Action Plan will provide a robust planning framework for the area, to provide the development framework for the area's long-term sustainable improvement and regeneration.

Overview of progress

1.22 Following commissioning of Nathaniel Lichfield and Partners (NLP) consultants in May 2005, a baseline assessment of the area has been undertaken and this was used to inform the preparation of four land use options. These were the subject of a six-week public consultation in August – September 2006. NLP have now analysed the outcome of the Issues and Options consultation and produced a Preferred Options Report and accompanying Sustainability Appraisal and Proposals Plan. These were the subject of a statutory six-week public consultation period in August - September 2007.

Amendments to LDS

1.23 None required.

DPD progress: Housing Allocation DPD

1.24 The Housing Allocation DPD (HADPD) will set out allocations of new housing land in the city and provide the framework for determining applications for residential development. It will draw upon the strategic policies outlined in the council's Interim Strategy for Housing Land (ISHL) (February 2006) and the sub-regional housing allocation policies of the RSS.

Overview of progress

1.25 The HADPD is being brought forward in the context of the revised Planning Policy Statement 3 on housing which was published in November 2006. Consultation on the initial "Issues and Options" version commenced in late October 2007. This document highlights growth options for the city and outlines a revised methodology for assessing the potential of housing sites. Work is underway on a Strategic Needs Assessment and a Strategic Housing Land Availability Assessment which will inform the subsequent detailed allocations in the Preferred option version of the DPD; this document will also be able to reflect the final version of RSS which is expected in early 2008.

Amendments to LDS

1.26 None required.

DPD progress: Allocations DPD

1.27 A Housing Allocations DPD is already included in the programme outlined in the LDS and this will provide a detailed breakdown of proposed new housing sites in the city. An Allocations DPD will provide detailed site-specific allocations for the remaining land use allocations including employment, retail, community, open space, waste disposal and transport.

1.28 The identification of initial "Issues and Options" commenced in late 2007. Due to the wide-ranging nature of the allocations issues and the need for the DPD to be underpinned by a series of detailed technical studies, this stage will last for almost one year before a preferred option is identified.

Amendments to LDS

1.29 None required.

Local development document preparation compared to milestones

1.30 The table below indicates the actual stages of production that each of the Development Plan Documents has achieved as at December 2007 (a ✓ symbol indicates where a milestone has been met). Full details of the programme timetable is set out in the LDS.

Local Development Document	Milestone (key milestones in bold)	Preparation of Scoping report for the SA	Preparation of issues and options and initial SA report:	Public participation on preferred options and fSA report:	Consideration of representations and discussions:	Preparation of submission DPD and amendments to SA:	Submission to Secretary of State:	Public consultation on submission DPD and SA report:	Pre-examination consideration of representations:	Pre-examination meeting:	Commencement of examination:	Receipt of Inspector's report:	Adoption of the DPD and revised proposals map:
Statement of Community Involvement		1											✓
UDP Alteration No. 2			2	2		2	2				✓	✓	✓
Core Strategy DPD			✓										
Hetton Downs AAP			✓	✓									
Housing Allocation DPD			✓										
Allocations DPD													

1 – Not appropriate

2 – Not required under Transitional Arrangements

Supplementary Planning Documents

1.31 Supplementary Planning Documents (SPDs) are not statutory planning documents, but will supplement DPDs by giving more detailed advice on how to comply with the policies contained within the relevant DPDs. They are not subject of independent examination and their approval is the responsibility of the council. They will, however, be subject to full public consultation and all representations will be considered by the council in preparing appropriate amendments.

1.32 SPD's are subject to four stages of preparation:-

- i) Preparation of draft SPD
- ii) Public participation on draft SPD
- iii) Consideration of responses by council
- iv) Adoption and publication of final SPD

1.33 The table below indicates the actual stages of production that each of the Supplementary Planning Documents has achieved as at December 2007 (a ✓ symbol indicates where a milestone has been met). Full details of the programme timetable is set out in the LDS.

	Preparation stage	Preparation of the SA for the SPD	Preparation of draft SPD:	Public participation on draft SPD:	Consideration of representations	Preparation of SPD and amendments to SA:	Adoption and publication of final SPD:
Local Development Document							
Evening Economy (City Centre)		✓	✓	✓	✓	✓	✓
Household Alterations & Extensions		✓					
City Centre Urban Design Strategy		✓	✓	✓	✓		
Stadium Village Development Framework		✓	✓				
Farringdon Row Development Framework		✓	✓				
Sunniside Planning Framework		✓					
Developer Contributions & Agreements							
Sunderland Urban Design Guide							
Residential Design Guide		✓					
Design & Access Statement		✓					
National Heritage Designations							
Local Heritage Designations							

The Holmeside Development Framework is no longer being progressed as SPD.

The "St. Peters Action Plan (WHS)" will be progressed in 2008 as the "St. Peters and Bonnersfield Masterplan" SPD.

1.34 The 2007 LDS outlines the preparation of the current programme of SPDs and these are outlined in **Appendix 1**.

1.35 Masterplans have also been prepared by Sunderland arc for key development sites within Central Sunderland (Farrington Row, Stadium Park) based on policies in UDP Alteration No. 2. Masterplans are emerging for Sunderland Housing Group renewal schemes at Southwick, Pennywell and Doxford. These are outlined in **Appendix 1**.

SUSTAINABILITY APPRAISAL

Background

1.36 The Planning Act requires local development documents to be prepared with a view to contributing to the achievement of sustainable development. At the heart of sustainable development is the idea of ensuring a better quality of life for everyone, now and for future generations.

1.37 Local authorities are required to carry out an assessment of plans which are likely to have significant effects on the environment. This is accomplished by means of a "Sustainability Appraisal". Sustainability Appraisal (SA) is a process which is used to appraise the social, environmental and economic effects of plan strategies and policies, from the outset of the preparation process, so that decisions can be made that accord with the objectives of sustainable development. Government guidance advocates a five-stage approach to undertaking SA (this is shown in **Appendix 2**).

The following table details the Scoping Reports, Sustainability Appraisal and Screening Report completed to date.

Scoping Reports	Sustainability Appraisal	Screening Report
<p>Sustainability Appraisal of the LDF and UDP Alteration No.2 Central Sunderland: Scoping Report (July 2005): The City Council commissioned Scott Wilson Ltd to prepare an overall SA Scoping Report of UDP Alteration No.2 and LDF Core Strategy. It identified 15 objectives against which DPD policies be appraised. These cover a wide range of issues ranging from ensuring stable economic growth to reducing the causes of climate change and were based on the 17 objectives for sustainable development established by the Integrated Regional Framework for the North East (2004).</p>	<p>Alteration No. 2 (Central Sunderland) Sustainability Appraisal Report (September 2005): To accompany its re-deposit in October 2005, each of the policies in Alteration No. 2 was appraised against the objectives established in the Scoping Report. In general terms the proposed policies did not have an adverse impact on sustainability. The SA was re-examined in September 2007 to take account of revisions to Alteration policies required as a result of the PLI Inspector's binding recommendations.</p> <p>The Alteration was also subject to Appropriate Assessment</p>	<p>Evening Economy SPD Screening report (March 2007): Although the SEA Directive requires an environmental assessment be carried out during the preparation of an SPD, there are exemptions if it is determined that the SPD has no significant effects beyond those already appraised in the parent DPD, in this case Alteration No.2. The Screening Report determined that the SPD would have no further significant effects; this view was supported by the 3 Statutory Consultees.</p>
	<p>Sustainability Appraisal of the LDF Core Strategy: Issues and Options Report (December 2005): In general the options performed well in sustainability terms. The report stated that the choices between the options were unlikely to generate significant sustainability effects.</p>	

Saving UDP policies

1.38 On commencement of the Planning and Compulsory Purchase Act (September 2004) the policies in the UDP were automatically “saved” for three years; that is they would remain in force until September 2007.

1.39 In view of the need to consider policy coverage beyond this period, guidance was released by the Department for Communities and Local Government (DCLG) which informed local planning authorities on how to save policies beyond September 2007. It required the council to submit a list of those policies it wished to save to the Government Office for the North East (GO-NE) by 1 April 2007.

1.40 Following Cabinet approval (February 2007) a schedule outlining which policies the Council wished to save was submitted to GO-NE. A subsequent directive was issued which confirmed saved UDP policies. This is attached at **Appendix 3**.

1.41 These saved policies will continue to provide guidance in development plan matters and be used as a material consideration in assessing proposals for development until replaced by their counterparts in the LDF.

2. POLICY IMPLEMENTATION AND MONITORING

2.1 This section monitors the UDP over the period April 2006 to March 2007. It is based on the concept of the monitoring framework put forward in the ODPM LDF Monitoring: Good practice Guide (March 2005). The framework is based upon the objectives–policies indicators-targets approach to monitoring. It does not monitor all UDP policies individually. The selection of relevant indicators is based upon Government guidance which recommends three types of indicators be used for reviewing and assessing the UDP and LDF, namely Contextual Indicators, Core Output Indicators and Significant Effects Indicators.

2.2 **Contextual indicators** are used to establish the baseline position of the wider social, environmental and economic circumstance. They have a key role in monitoring progress towards sustainable communities. The information gathered will be used to compare key indicators at local, regional and national level. This will provide a 'context' for developing plan policies. Government guidance suggests six broad areas for examination-

- Demographic Structure
- Socio-cultural Issues
- Economy
- Environment
- Housing and Built Environment
- Transport and Spatial Connectivity

2.3 **Core output indicators** allow a measure to be made of physical activities that are directly related to, and are a consequence of, the implementation of planning policies. Whilst providing a measure of policy implementation at the local level, these indicators also have an important function in building up a Regional picture of planning performance and are therefore consistent with those set by Government for monitoring of Regional Spatial Strategy. These comprise:-

Business Development - including amount of floorspace developed for employment by type and amount of employment land lost to residential development;

Housing – including percentage of new and converted dwellings on previously developed land;

Transport - including percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre;

Local services - i.e. retail, office and leisure development;

Minerals - production of primary land won aggregates and secondary/ recycled aggregates;

Waste - amount of municipal waste arising;

Flood protection and water quality - number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality;

Biodiversity - change in areas and populations of biodiversity importance;

Renewable Energy - renewable energy capacity installed by type

2.4 **Significant Effects Indicators** inform on the impacts of policies on the sustainability of development and are linked to the Sustainability Appraisal indicators. They have a key role in monitoring progress towards the creation of a sustainable City. Monitoring significant effects should enable a comparison to be made between the predicted effects and the actual effects measured during implementation of policies.

2.5 The council published a SA Scoping report of the LDF and Alteration No 2 in September 2005, which aligned the SA objectives with the plan and incorporated indicators and targets in a baseline review. The SA identifies 86 indicators which provide a baseline to monitor progress towards sustainable development objectives. They will be further developed and reviewed over the course of preparing the LDF as the monitoring regime responds to changes in Government policy objectives and local circumstances.

2.6 **Local Indicators** Although government guidance only specifically requires that the progress of the UDP/LDF be assessed and reviewed by the use of the three key sets of indicators, identified above, this AMR has also assessed the UDP performance against a number of "Local Output Indicators", to gauge the performance of a number of locally important planning policies not covered by the Core Output Indicators. Whilst also providing a local context, this provides: -

- A robust assessment of the effectiveness of the UDP's implementation
- Essential information to assist in the process of "saving" UDP Policies beyond April 2007
- Key information to support the formulation of LDF policies.

Assessing Progress Against Targets ~ Methodology

2.7 The UDP was prepared prior to Government guidance relating to the establishment of Monitoring Frameworks. Whilst stating clear policy objectives, the UDP does not explicitly refer to targets or indicators for monitoring the progress of policies. Previously, the formal monitoring of all UDP policies has taken place on an irregular basis, though there is regular monitoring of housing, commercial and retail development. Information systems have evolved to enable data to be extracted to facilitate the monitoring of policies.

2.8 The UDP contains 35 objectives. The following section of the AMR, assesses the success of existing policies against a range of UDP objectives:-

2.9 In addition, the Core Output, Significant Effects and Local Indicators have been arranged against each of the objectives and – where possible - specific targets have been assigned to each. These targets are derived from a variety of sources including:

- National targets e.g. Best Value Performance Indicators and National Planning Policy Statements
- Regional Targets set for example by the Regional Spatial Strategy
- Local Targets such as the UDP, The Council's Corporate Improvement Plan and Individual Service Plan Objectives.

2.10 Where no such existing and/ or available target exists, through the preparation this Report, 'SMART' targets (Specific, Measurable, Achievable, Relevant, Timely) have been established that will used as a baseline for this and future AMRs.

2.11 Where feasible, targets indicate either an annual figure (where known) e.g. annual housing completions or as a cumulative target over the Plan period e.g. the retention of

employment land. For ease of reading the performance is illustrated by the following measures:

 Target Met

 Target On Track

 Target Not Met

 Target Not Applicable

2.12 Figures presented in the following tables relates to the 2006/07 financial year unless otherwise stated. Appendices 4, 5 and 6 set out in full the Contextual Indicators, Core Output Indicators & Significant Effects Indicators.

ECONOMIC DEVELOPMENT



The health of the local economy depends on a number of factors, many of which are beyond the control of the City Council or the statutory planning system, not least of which is the national economic situation. Within these constraints however, it is incumbent on the City Council, and the planning system, to do everything in its power to protect and promote the local economy to the benefit of local residents.

Since the adoption of the UDP in 1998, unemployment in the city has fallen to 7.7% though it is still above the national average. Economic growth needs to continue to be stimulated if the city is to contribute to the “Step Change” being promoted through the Draft Regional Spatial Strategy and Northern Way Initiative.

UDP Objective	Build on the city’s developing role as the “advanced manufacturing centre” of the North East and as a regional centre of excellence in Higher Education, whilst encouraging the continued growth of local business and the service sector, particularly in offices and tourism related business (ECOi)
Relevant UDP Policies	Strategic Policies: EC1, EC2, EC3, EC4, EC5, EC6, EC7, EC8, EC9 Area Policies: SA1, SA2, SA3, SA4, SA5, SA6, SA73, NA1, NA2, NA3, NA4, WA1, WA2, HA1, HA2
UDP Policy Implementation	The increasing pressure on employment land in the city is reflected in the use of EC4 which aims to protect such land from non-employment uses; similarly policy EC5 has been used to resist non-conforming uses on mixed-use sites. Both policies have been widely used in the handling of planning applications. In addition, policy EC1 has been used to encourage proposals and initiatives which develop the city’s role as a major economic centre and promote the development of the service sector including education, offices and tourism.

INDICATOR	Amount of Employment land developed for employment by type	Indicator Source	Core Output Indicator 1a																															
Target	No target currently set. This will be determined in the course of developing the LDF Core Strategy.	Target Source	Local- UDP																															
Results	<p style="text-align: center;">Employment land developed for employment by type</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="2">Use Class</th> <th colspan="3">Total Floorspace (m²)</th> </tr> <tr> <th>2004/2005</th> <th>2005/2006</th> <th>2006/2007</th> </tr> </thead> <tbody> <tr> <td>B1a</td> <td>1,000</td> <td>7,100</td> <td>11,260</td> </tr> <tr> <td>B1b</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>B1c</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>B2</td> <td>9,900</td> <td>14,469</td> <td>11,786</td> </tr> <tr> <td>B8</td> <td>-</td> <td>34,020</td> <td>-</td> </tr> <tr> <td>Total</td> <td>10,900</td> <td>55,589</td> <td>23,046</td> </tr> </tbody> </table> <p>SOURCE: Sunderland City Council Property Gazetteer and Planning Application Records</p>			Use Class	Total Floorspace (m ²)			2004/2005	2005/2006	2006/2007	B1a	1,000	7,100	11,260	B1b	-	-	-	B1c	-	-	-	B2	9,900	14,469	11,786	B8	-	34,020	-	Total	10,900	55,589	23,046
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B1a	1,000	7,100	11,260																															
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B2	9,900	14,469	11,786																															
B8	-	34,020	-																															
Total	10,900	55,589	23,046																															

Performance Commentary	Land developed for employment use in 2006/07 has reduced by more than 50% compared to 2005/06, this is due to the construction of a 31,170 ha B8 use storage and distribution centre in 2005/06, contributing to 56% of total employment land developed. Taking this into consideration the figure for 2006/07 has only slightly decreased. The UDP seeks to develop the city's role as an advanced manufacturing centre' due to the land developed in 2006/07 comprising of B1a and B2 uses, it would seem this is being achieved.																				
INDICATOR	Employment land available by type	Indicator Source	Core Output Indicator 1d																		
Target	Retain a portfolio of available employment sites to cater for new and expanding business	Target Source	Local- UDP																		
Results ✓	<p style="text-align: center;">Available Employment land by type</p> <table border="1"> <caption>Available Employment land by type (Estimated Data)</caption> <thead> <tr> <th>Year</th> <th>All (B1-B8)</th> <th>B8</th> <th>B2</th> <th>B1</th> <th>Port</th> </tr> </thead> <tbody> <tr> <td>2005/06</td> <td>78%</td> <td>0%</td> <td>6%</td> <td>12%</td> <td>2%</td> </tr> <tr> <td>2006/07</td> <td>85%</td> <td>0%</td> <td>0%</td> <td>12%</td> <td>2%</td> </tr> </tbody> </table> <p style="text-align: center;">SOURCE: Business Land Availability Register</p>			Year	All (B1-B8)	B8	B2	B1	Port	2005/06	78%	0%	6%	12%	2%	2006/07	85%	0%	0%	12%	2%
Year	All (B1-B8)	B8	B2	B1	Port																
2005/06	78%	0%	6%	12%	2%																
2006/07	85%	0%	0%	12%	2%																
Performance Commentary	There was some 174 ha of land still available for business uses at the end of March 2007, this equates to a 14 year supply based on recent take-up rates; some 85% of this land is suitable for "all" business use's, thus providing for a wide range of end users. There remains a need to maintain a portfolio of good quality, attractive employment and business sites that recognise and respond to changing circumstances. A recommendation from the Secretary of State's changes to the emerging RSS suggests that the Tyne and Wear Authorities will need to retain a 25-year supply of employment land. If accepted in the final RSS, this issue will need to be addressed in the LDF.																				
INDICATOR	Amount of employment land lost to residential development	Indicator Source	Core Output Indicator 1f																		
Target	Retain a total provision of 1215ha land designated for employment purposes over the course of the UDP	Target Source	Local- UDP Policy EC4 (as amended by UDP Alteration No. 2)																		

<p>Results</p> 	<p align="center">Employment land lost to residential development</p> <p>Although no employment land was physically lost to development in 2006/07, two applications for residential development were approved in employment areas:-</p> <ul style="list-style-type: none"> • Application approved on appeal for the erection of 46 new dwellings at John Helens Depot, Colliery Lane, Hetton (1.2ha); • Application approved at Cape Insulation Factory (16ha), Pattinson Road, Washington for a mixed-use development, including residential units comprising 4.9ha of the 16ha site. <p>SOURCE: Employment Land for Residential Use 2006/07 and Sunderland City Council Property Gazetteer and Planning Application Records</p>																							
<p>Performance Commentary</p>	<p>In 2006/07 no residential developments were implemented on employment land indicating that the target of retaining employment land is being met for that year. However two applications were approved, one through the appeal process, resulting in a total potential loss of 6.1ha of employment land. The development of housing on part of the Cape Site will provide funding for the remediation of the remainder of the heavily-contaminated site and allow it to be brought forward for employment use.</p> <p>Since the UDP was adopted there have been a number of pressures and changes in circumstance that have resulted in the need to review certain parts of the plan. Subsequently, Alteration No.2 (adopted in September 2007) proposes the redevelopment of areas of industrial land along the river corridor for mixed use development e.g. the former Groves site.</p>																							
<p>INDICATOR</p>	<p>Level of new business start ups</p>	<p>Indicator Source</p>	<p>Regional - RSS AMR 5.11</p>																					
<p>Target</p>	<p>Increase business start-up to the UK average (2.0%) by 2010</p>	<p>Target Source</p>	<p>Regional- RSS AMR 5.11</p>																					
<p>Results</p> 	<p align="center">Business Start-ups in Sunderland</p> <table border="1" data-bbox="357 1391 1528 1570"> <thead> <tr> <th>Date</th> <th>Registrations</th> <th>Deregistrations</th> <th>Stocks at end of year</th> <th>Net-change</th> </tr> </thead> <tbody> <tr> <td>2006</td> <td>450</td> <td>375</td> <td>4,320</td> <td>75</td> </tr> <tr> <td>2005</td> <td>425</td> <td>325</td> <td>4,250</td> <td>100</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>+70 (1.6%)</td> <td></td> </tr> </tbody> </table> <p align="center">SOURCE: VAT Registrations, Nomis, 2006</p>				Date	Registrations	Deregistrations	Stocks at end of year	Net-change	2006	450	375	4,320	75	2005	425	325	4,250	100	Total			+70 (1.6%)	
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2006	450	375	4,320	75																				
2005	425	325	4,250	100																				
Total			+70 (1.6%)																					
<p>Performance Commentary</p>	<p>The number of new businesses within the city has risen since 2005 however, the number of business closures have also increased, causing the net change in the city to decrease by 25 compared to the previous year. Over the year the City of Sunderland has seen an increase of 70 new businesses, which, proportionately, compares favourably with the national average.</p>																							
<p>UDP Objective</p>	<p>Employment opportunities will be located to make greatest use of access for both business development and the workforce, whilst not detracting from the local environment (ECOii)</p>																							
<p>UDP Policy</p>	<p>Strategic Policy: EC2, EC3, EC6, EC7, EC10, EC12, Area Policy: SA3, SA4, SA60, SA61, SA62</p>																							


UDP Policy Implementation	Policy EC3 has been used to encourage the re-use of land and premises. Office development has been directed to the centres of Sunderland and Washington and light industry and research & development to Doxford International Business Park in accordance with policies EC6, EC7, EC10 & SA3- to make use of the good access links.
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INDICATOR	Amount of floorspace developed for employment by type, in regeneration areas	Indicator Source	Core Output Indicator 1b
Target	No target currently set. This will be determined in the course of developing the LDF Core Strategy.	Target Source	

Results	<p style="text-align: center;">Floorspace developed for employment by type in regeneration areas</p> <p style="text-align: center;">SOURCE: Sunderland City Council Property Gazetteer and Planning Application Records</p>		
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Performance Commentary	The city is divided into six Regeneration Areas. In 2006/07 the highest percentage of employment land developed was in the Coalfield area, 49% of the city total, an increase of 33% on the previous year, Sunderland North also saw an increase, by 52%. Only 40% of land developed for employment was located in Washington during 2006/07 this is a significant reduction on the previous years figure of 80%. This was due to the development of a large (30,000m ²) Asda warehouse at Pattinson Industrial Estate in Washington during 2005/06. There was no economic development during 2005/06 and 2006/07 in Sunderland East, South and West.
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INDICATOR	Amount of floorspace by employment type, which is on previously developed land	Indicator Source	Core Output Indicator 1c
Target	To increase the use of previously developed land and sites for employment purposes.	Target Source	Regional- RSS AMR 5.4

Result 	Employment Development on Greenfield/ Brownfield Land								
	Use Class	Brownfield (m²)		Greenfield (m²)		Total (m²)		Brownfield (%)	
	05/06	06/07	05/06	06/07	05/06	06/07	05/06	06/07	
B1a	-	-	7,100	11,260	-	11,260	-	-	
B1b	-	-	-	-	-	-	-	-	
B1c	-	-	-	-	-	-	-	-	
B2	9,584	11,786	4,885	-	14,469	11,786	66.2	100	
B8	2,400	-	31,620	-	34,020	-	7	-	
Total	11,984	11,786	43,605	11,260	55,589	23,046	21.5	51.1	
	SOURCE: Sunderland City Council Property Gazetteer and Planning Application Records								
Performance Commentary	<p>The UDP policies have ensured that new development took place on existing business estates allocated to meet the objective. The UDP did not provide a policy context to steer developments to previously developed land (i.e. brownfield) although the LDF will need to address this issue in relation to current requirements.</p> <p>Over 50% of newly developed employment land in 2006/07 was on Brownfield land. This is a significant improvement on the 21.5% from 2005/06.</p>								

UDP Objective	The UDP should promote the prestige and attractiveness of the city to provide the basis for developing its heritage and tourism potential (ECOiii)		
UDP Policy	Strategic Policies: EC8, EC9 Area Policies: SA7, SA64, SA75, NA5, NA45, WA3, HA3		
UDP Policy Implementation	EC9 aims to direct hotel development towards sites in sustainable locations. Applications have been refused which have been seen to have a detrimental effect on tourist facilities, in accordance with EC8		
INDICATOR	Number of Planning applications approved in tourism and cultural related developments	Indicator Source	Local-UDP
Target	Support the expansion of activities catering for tourists and other visitors	Target Source	Local-UDP

<p>Results</p> 	<p style="text-align: center;">Applications approved for tourism-related schemes</p> <table border="1" data-bbox="416 293 1453 1111"> <tr> <td>Vaux Brewery Site</td> <td>A 150 bedroom hotel is included on the mixed use development, granted outline approval by the Secretary of State (March 2007).</td> </tr> <tr> <td>Washington</td> <td>Use of existing lake and land covering 3 ha for trout/pike fishing, including the erection of a lodge, education room etc (November 2006).</td> </tr> <tr> <td>Washington</td> <td>Change of use from an industrial unit to Quad bike facilities (February 2007).</td> </tr> <tr> <td>Hetton-le-Hole</td> <td>Approval for the change of use of a church to a Heritage Centre (April 2006).</td> </tr> <tr> <td>Houghton-le-Spring</td> <td>Change of use of agricultural land to fruit picking, a maze, children's play area and petting farm on a 8.5 ha site (May 2006)</td> </tr> <tr> <td>Sunderland Enterprise Park, Sunderland North</td> <td>Erection of a four storey 86 bed hotel on the former Austin and Pickersgill site.</td> </tr> </table> <p style="text-align: center;">Implementation of tourism-related schemes</p> <table border="1" data-bbox="416 1216 1453 1514"> <tr> <td>Sunniside</td> <td>Significant number of restaurants and bars implemented</td> </tr> <tr> <td>Stadium Park, Sunderland North</td> <td>Development of a 50m swimming pool with an estimated completion date of 2008</td> </tr> <tr> <td>Monkwearmouth Station Museum, Sunderland North</td> <td>Refurbishment of Monkwearmouth Station taken place, which was completed in August 2007.</td> </tr> </table> <p style="text-align: center;">SOURCE: Sunderland City Council Property Gazetteer and Planning Application Records</p>	Vaux Brewery Site	A 150 bedroom hotel is included on the mixed use development, granted outline approval by the Secretary of State (March 2007).	Washington	Use of existing lake and land covering 3 ha for trout/pike fishing, including the erection of a lodge, education room etc (November 2006).	Washington	Change of use from an industrial unit to Quad bike facilities (February 2007).	Hetton-le-Hole	Approval for the change of use of a church to a Heritage Centre (April 2006).	Houghton-le-Spring	Change of use of agricultural land to fruit picking, a maze, children's play area and petting farm on a 8.5 ha site (May 2006)	Sunderland Enterprise Park, Sunderland North	Erection of a four storey 86 bed hotel on the former Austin and Pickersgill site.	Sunniside	Significant number of restaurants and bars implemented	Stadium Park, Sunderland North	Development of a 50m swimming pool with an estimated completion date of 2008	Monkwearmouth Station Museum, Sunderland North	Refurbishment of Monkwearmouth Station taken place, which was completed in August 2007.
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<p>Performance Commentary</p>	<p>As has been identified a number of significant planning applications and completions have been approved in the tourism sector in 2006/ 07. These assist in promoting the city as a cultural and tourist destination. In addition, UDP Alteration No. 2 provides a policy framework to support the Candidate World Heritage Site based around St. Peters church at Monkwearmouth (NA28A).</p>																		
<p>Overall Performance 2006-2007</p>	<p>Although information has not traditionally been monitored in the format required by the new LDF Core Output Indicators, there is evidence to suggest that Local Plan policies are making a positive impact, in terms of economic development.</p>																		


HOUSING



The UDP's overall strategic aims for housing set out in the objectives in this section, are to assist in reducing out-migration by providing a sufficient range of choice, number, diversity and quality of homes and to continue to enhance existing residential areas and dwellings. Land was allocated until the end of 2006 in the UDP. The Interim Strategy for Housing Land (ISHL) (approved by the City Council, February 2006), assists in responding to regional policy, developing the city housing strategy and preparing the LDF. As a material consideration, it also assists in the decision making process for planning applications in relation to housing proposals, as well as guiding other work such as housing master plans and the disposal of council-owned land. However, new planning policies are needed to guide development to support the future regeneration of the city.

The Housing Allocation Development Plan Document will provide detailed policies for housing development until 2021. The initial consultation on the issues and options document began on the 30th October 2007 and is programmed to run until 31st January 2007. The consultation seeks views on proposed housing scenarios, future housing delivery, Greenfield/Brownfield land, housing densities, needs, affordability and housing environments

On the basis of the above information, both the UDP and ISHL objectives are monitored of which the details are set out below.

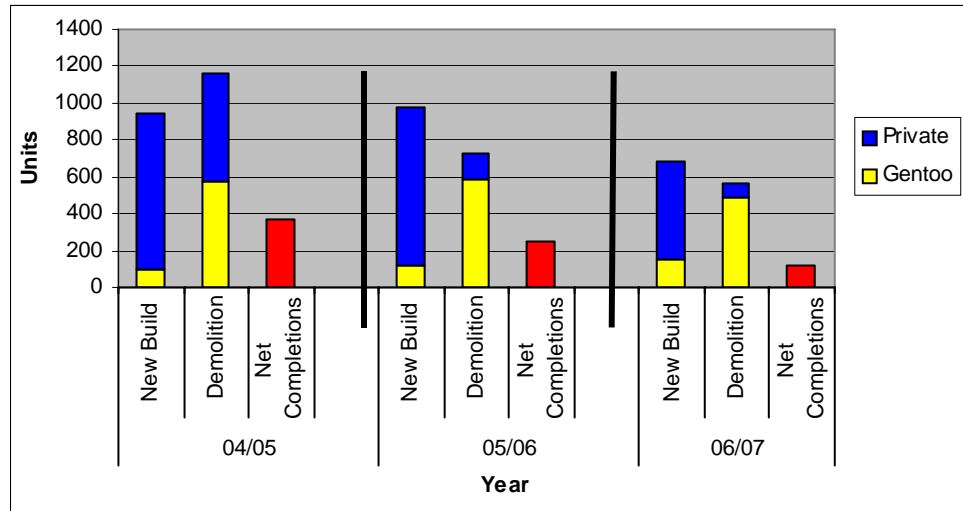
UDP Objective	A range of attractive new housing opportunities should be provided, distributed to maximise choice of location (HOi)
UDP Policy	Strategic Policy: H1, H3, H7, H4. H5, H6, H14, H15, H16, H17, H18, SA9 Area Policy: SA56, SA66, NA7, NA8, NA9, WA4, HA4 ISHL: SP1, SP2, SP5
UDP Policy Implementation	As the approved development plan, the UDP continues to provide the starting point to determine applications. However, as material consideration policies in the ISHL are used for development control purposes when considering housing proposals.

INDICATOR	Number of dwellings completed	Indicator Source	Local-UDP
Target	a)15,000 new dwellings to be provided in the period 1988 to 2006	Target Source	Local-UDP
Results & Performance Commentary	Up to December 2006 some 13,572 net dwellings had been completed since 1988, 90% of the UDP target. Comprising 12,000 new build and 1572 units arising from conversion and changes of use. A number of sites allocated in the UDP have not been taken up primarily in the Doxford Park /Ryhope area. This is related to release of land issues rather than a lack of interest.		
			

INDICATOR	Housing Trajectory	Indicator Source	Core Output Indicator 2a																																			
Target	b) Achieve the RSS Proposed Changes target 12,060 net dwellings 2004-21	Target Source	RSS Proposed Changes																																			
Results 	<p>The housing trajectory is a tool to help integrate the “plan, monitor, manage” approach into housing delivery by showing past performance and estimating future performance. The housing trajectory compares the levels of actual and projected completions over the plan period with strategic requirements; this is shown in diagrammatic form at Appendix 7.</p> <p style="text-align: center;">Housing trajectory</p> <table border="1" data-bbox="391 741 1477 1352"> <thead> <tr> <th colspan="2">Indicator</th> <th>2005/2006</th> <th>2006/2007</th> <th>Source</th> </tr> </thead> <tbody> <tr> <td>2a</td> <td>Housing trajectory showing:</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>(i) net additional dwellings over the previous five year period</td> <td>1,786</td> <td>1,506</td> <td>Interim Strategy for Housing Land, Feb 2006</td> </tr> <tr> <td></td> <td>(ii) net additional dwellings;</td> <td>245</td> <td>123</td> <td>Housing Stock Changes</td> </tr> <tr> <td></td> <td>(iii) projected net additional dwellings over a ten year period (April 2006- March 2016).</td> <td>9,388</td> <td>8690</td> <td>Property Gazetteer/ISHL updated</td> </tr> <tr> <td></td> <td>(iv) the annual net additional dwelling requirement (05/06);</td> <td>640</td> <td>780</td> <td>RSS Proposed Changes</td> </tr> <tr> <td></td> <td>(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to the previous years' performance.</td> <td>700</td> <td>894</td> <td>Property Gazetteer/ISHL updated</td> </tr> </tbody> </table> <p style="text-align: center;">The housing trajectory diagram for the city can be seen in Appendix 6</p>			Indicator		2005/2006	2006/2007	Source	2a	Housing trajectory showing:					(i) net additional dwellings over the previous five year period	1,786	1,506	Interim Strategy for Housing Land, Feb 2006		(ii) net additional dwellings;	245	123	Housing Stock Changes		(iii) projected net additional dwellings over a ten year period (April 2006- March 2016).	9,388	8690	Property Gazetteer/ISHL updated		(iv) the annual net additional dwelling requirement (05/06);	640	780	RSS Proposed Changes		(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to the previous years' performance.	700	894	Property Gazetteer/ISHL updated
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Performance Commentary 	<p>Evidence from the housing trajectory suggests that insufficient new dwellings are being developed to ensure the city achieves the targets set by the RSS. A further 114 dwellings a year are needed to compensate for the lower net additional dwelling numbers of the previous 3 years to achieve the RSS proposed changes by 2021.</p> <p>The trajectory does not show however, the actual number of completions and demolitions that have occurred since 2001/02, Appendix 13 details these. During 2006/07 688 (gross) new dwellings were built, this is a significant change from 2005/06, which saw the completion of 975 gross new dwellings, the highest level of new build/completions over the previous 5 years and indeed since the monitoring of the UDP in 1988. However, the total number of new dwellings created was offset by a similar number of dwellings lost, resulting in a gain of only 123 units in 2006/07. Below is a graph detailing the number of completions and demolitions over the last three years, since 2004; the start plan period for RSS allocations.</p> <p>It should be noted that the housing trajectory now takes into account the housing</p>																																					

allocations numbers which were used in 2005/06, this explains the change in annual net additional requirement , 2a iv of the trajectory.


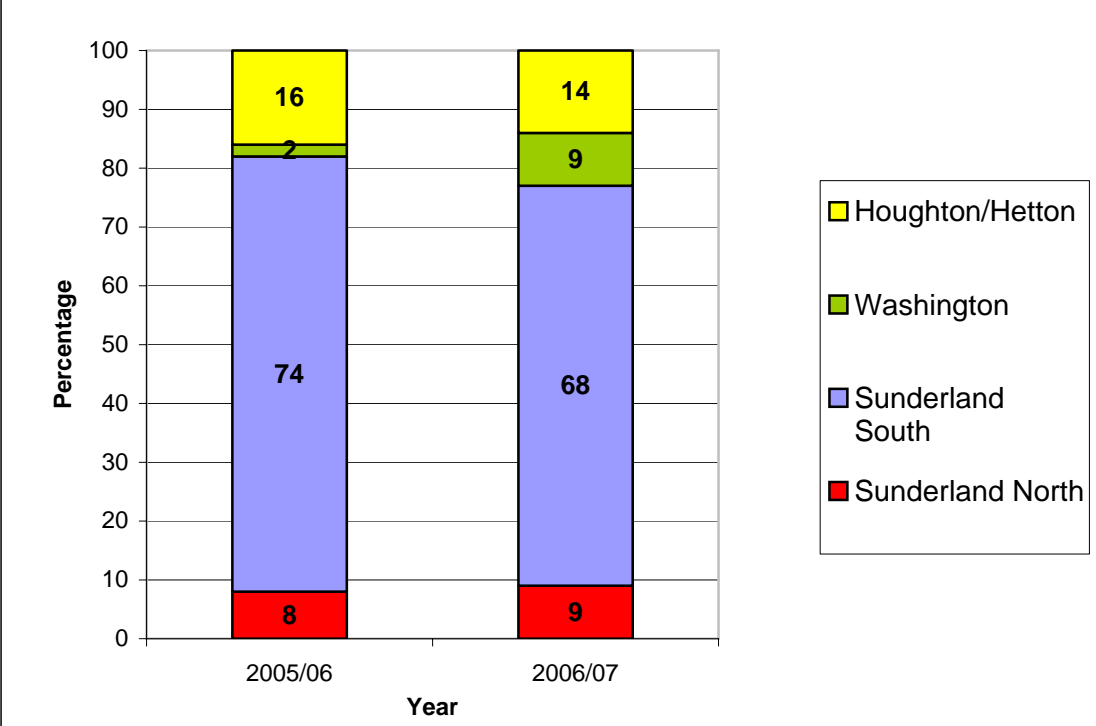
Changes to Dwelling Stock



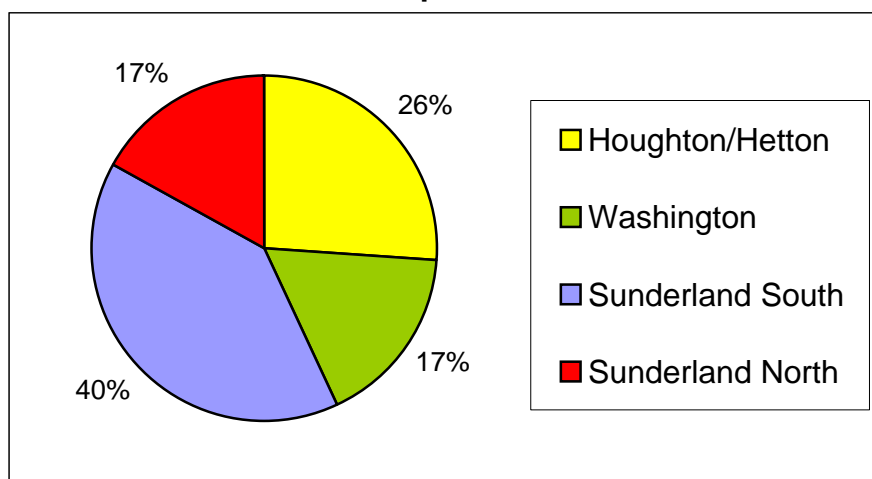
SOURCE: Sunderland City Council Property Gazetteer and Planning Application Records

The low number of net completion is mainly due to the renewal programme of Gentoo (formerly Sunderland Housing Group), where there have been high levels of dwelling demolition, this will continue over the next ten years. Approximately 3,900 houses will be cleared by Gentoo between now and 2016/17, with the replacement of roughly 3,400. Gentoo are programmed to soon begin the replacement of demolished dwellings, building rates are expected to increase year on year. This should in turn dramatically increase the number of net completions, contributing significantly to meeting the RSS target.

INDICATOR	Affordable Housing Completions	Indicator Source	Core Output Indicator 2d						
Target	Zero	Target Source	Local- 2003 Housing Needs Assessment						
Results	<table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Number of Affordable Houses completed</th> </tr> </thead> <tbody> <tr> <td>2005-2006</td> <td>65</td> </tr> <tr> <td>2006-2007</td> <td>98</td> </tr> </tbody> </table> <p style="text-align: center;">Source: Housing Investment Programme 2005/06; 2006/07</p>				Number of Affordable Houses completed	2005-2006	65	2006-2007	98
	Number of Affordable Houses completed								
2005-2006	65								
2006-2007	98								
Performance Commentary	<p>Whilst the existing UDP contains a policy to enable the provision of affordable homes, the 2003 Housing Needs Assessment and Migration Report did not indicate a need for affordable housing provision. That said, Gentoo has developed 98 affordable homes in 2006/07. As a result of evidence from the contextual indicators i.e. house prices versus income, there is a need to keep an up-to-date evidence base, and as such a new Housing Market Assessment (HMA), is currently being undertaken. This will provide detailed information on the city's housing needs and aspirations including a qualified need for 'affordable' housing. The evidence base from the HMA will inform the policies within the Housing Allocations DPD.</p>								

INDICATOR	Housing distribution by area	Indicator Source	Local-UDP															
Target	Dwellings to be distributed as follows- 49% Sunderland South, 18% Sunderland North, 9% Washington, 25% Houghton- Hetton - this is to be achieved over the course of the UDP between 1988-2006	Target Source	Local-UDP															
Results 	<p style="text-align: center;">Sunderland Housing Completions by area, including Change of Use, Conversion and Completion.</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Housing Completions by Area (Percentage)</caption> <thead> <tr> <th>Year</th> <th>Sunderland North</th> <th>Sunderland South</th> <th>Washington</th> <th>Houghton/Hetton</th> </tr> </thead> <tbody> <tr> <td>2005/06</td> <td>8</td> <td>74</td> <td>2</td> <td>16</td> </tr> <tr> <td>2006/07</td> <td>9</td> <td>68</td> <td>9</td> <td>14</td> </tr> </tbody> </table> <p style="text-align: center;">SOURCE: Sunderland City Council Property Gazetteer and Planning Application Records</p>			Year	Sunderland North	Sunderland South	Washington	Houghton/Hetton	2005/06	8	74	2	16	2006/07	9	68	9	14
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Sunderland housing completions by area 1988-2006- only includes completions



SOURCE: Sunderland City Council Property Gazetteer and Planning Application Records


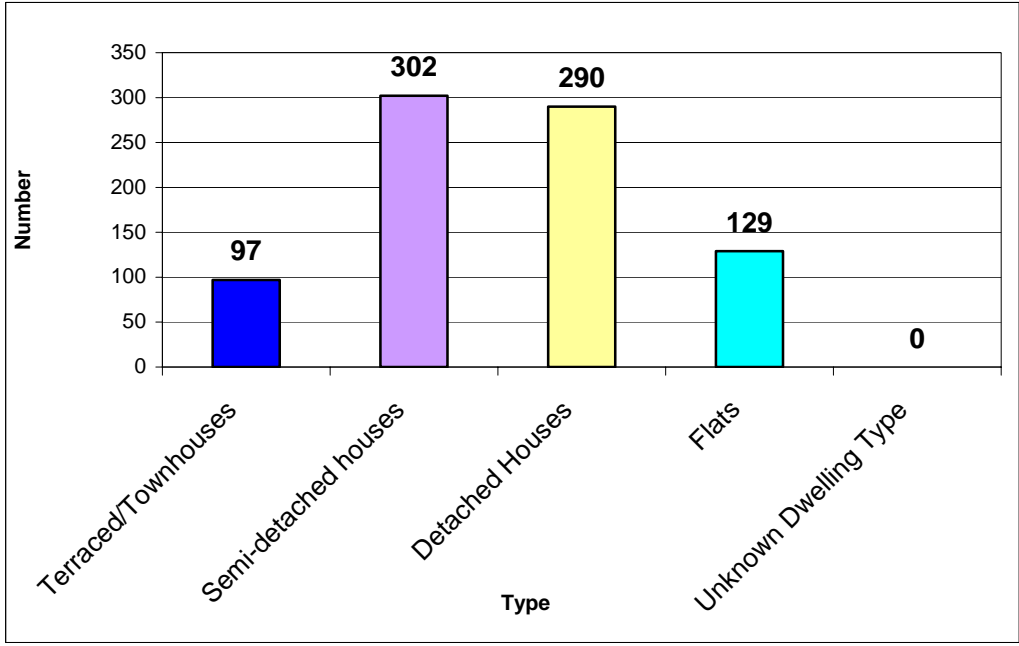

Performance Commentary

Sunderland South, has continued to be the focal point for much of the new housing development and conversions within the city in the last financial year, including the large scale Broseley Homes Ltd development on the site of the former Havelock hospital and the erection of 111 dwellings and 30 apartments at the City of Sunderland College Sea View Road Site.

In 2005/06 Only 2% of the houses completed were located in Washington, 6% less than the target set in the UDP. However the target was set for the lifespan of the UDP. Over the last 18 years Washington has developed considerably. 17% of all completed new dwellings have been developed in Washington since 1988- 11% higher than the target set in the UDP. Therefore housing development in Washington is now constrained due to peripheral greenbelt, open space and employment allocations. This reflects why so few houses were developed there in 2006/07 and the previous financial year.

The second graph details the housing completions since 1988, but does not include change of use details or conversion information. Results suggest that in the whole, fewer housing developments have occurred in Sunderland South than initially sought by the UDP, with far more in Washington, (though, it is recognised that Sunderland South has seen an increase in new house building in the last few years).

INDICATOR	Housing types	Indicator Source	Local-UDP
Target	Make available a wide range of locations and house types (in accordance with PPG3).	Target Source	Local-UDP

<p>Results</p> 	<p style="text-align: center;">New Build Dwelling Types</p>  <p style="text-align: center;">SOURCE: Sunderland City Council Property Gazetteer and Planning Application Records</p>																						
<p>Performance Commentary</p>	<p>The 2003 Housing Needs Survey indicated that there is a need to improve the choice of housing stock, an issue identified in the contextual indicators.</p> <p>Throughout 2006/07 the two main house types to be developed were detached and semi-detached dwellings, totalling 592 dwellings (72.4%). The city's stock has previously being dominated by semi-detached and terraced housing; this high level of detached dwellings (290) is signifying a change in Sunderland's housing stock.</p> <p>Few executive housing types (meeting the definition set out in ISHL) have been completed in the last financial period. However work is ongoing on the completion of executive dwellings at the north edge of Fulwell (former Abattoir site).</p>																						
<p>ISHL Objective</p>	<p>To ensure new housing is provided on brownfield land and that there is no further release of Greenfield sites other than to provide for exceptional needs.</p>																						
<p>INDICATOR</p>	<p>Percentage of new homes and converted dwellings on previously developed land</p>	<p>Indicator Source</p>	<p>Core Output Indicator 2b</p>																				
<p>Target</p>	<p>60% of all new housing should be built on previously developed land</p>	<p>Target Source</p>	<p>National-PPS3</p>																				
<p>Results</p> 	<table border="1" data-bbox="422 1792 1380 2027"> <thead> <tr> <th></th> <th>Dwelling Completions 05/06</th> <th>%</th> <th>Dwelling Completions 06/07</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>On 'greenfield' sites (Greenfield)</td> <td>88</td> <td>9%</td> <td>43</td> <td>6%</td> </tr> <tr> <td>On previously developed sites (Brownfield)</td> <td>887</td> <td>91%</td> <td>645</td> <td>94%</td> </tr> <tr> <td>Total new dwellings completed</td> <td>975</td> <td>-</td> <td>688</td> <td>-</td> </tr> </tbody> </table> <p style="text-align: center;">SOURCE: Sunderland City Council Property Gazetteer and Planning Application Records (BVPI)</p>				Dwelling Completions 05/06	%	Dwelling Completions 06/07	%	On 'greenfield' sites (Greenfield)	88	9%	43	6%	On previously developed sites (Brownfield)	887	91%	645	94%	Total new dwellings completed	975	-	688	-
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Performance Commentary	40% of new housing sites identified in the UDP are on derelict or vacant land, though a number of Greenfield sites were proposed so as to aid regeneration and to achieve an attractive range and distribution. The council are clearly exceeding this proportion and the target set by national government. During 2006/07 94% of new dwellings completed were on previously developed land, an increase of 3% on the previous financial years figure of 91%.
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ISHL Objective	To make efficient use of land, giving consideration to national density guidance.		
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INDICATOR	Density of new homes	Indicator Source	Core Output Indicator 2c
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Target	An average density of at least 30 dwellings per hectare	Target Source	Regional-RSS AMR 7.9
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Results	<p style="text-align: center;">Densities per hectare of New Builds</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>2005/06</p> <table border="1"> <caption>2005/06 Density Distribution</caption> <thead> <tr> <th>Density Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>upto 30d/h</td> <td>31%</td> </tr> <tr> <td>30-50 d/h</td> <td>25%</td> </tr> <tr> <td>50+ d/h</td> <td>44%</td> </tr> </tbody> </table> </div> <div style="text-align: center;"> <p>2006/07</p> <table border="1"> <caption>2006/07 Density Distribution</caption> <thead> <tr> <th>Density Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>up to 30</td> <td>35%</td> </tr> <tr> <td>30 - 50</td> <td>24%</td> </tr> <tr> <td>50+</td> <td>41%</td> </tr> </tbody> </table> </div> </div> <p style="text-align: center;">SOURCE: Sunderland City Council Housing Land Availability Register, new housing sites</p>			Density Category	Percentage	upto 30d/h	31%	30-50 d/h	25%	50+ d/h	44%	Density Category	Percentage	up to 30	35%	30 - 50	24%	50+	41%
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Performance Commentary	<p>UDP policy has no set targets regarding densities. However the ISHL through PPS3 has provided the context for housing densities.</p> <p>Results are based on gross density. Should the net density have been considered the percentage of dwellings per hectare, would, potentially, be higher. The data only considers the developments of 10 or more dwellings completed.</p> <p>The average density of all new development is 61.4ha, which exceeds the target set in the RSS. The diagram shows that the overall average is made up of individual developments that fall above and below the RSS range. The high density reflects the large number of apartments currently being completed. Although making the most efficient use of land should always be sought, high density developments are not always appropriate for all sites. There are various factors to be considered when determining the density of dwellings, as defined in policy H4 of the UDP i.e. local needs and circumstances, characteristics of locality- high density/ low density. The low range reflects the council's priority to increase the amount of high value low density 'executive' dwellings in the city</p>
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(UDP Policy H7). There is very little difference between the amounts of new developments in each density range between 2005/06 and 2006/07.


UDP Objective	Efforts will continue to be made to enhance existing residential areas and improve the overall conditions of dwellings. (HOii)
UDP Policy	Strategic Policy: H2, H12, H13, Area Policy: SA10, SA11, SA12, SA13, SA68, NA10, NA46, WA5, WA6, HA5, HA6,
UDP Policy Implementation	Policy H12 since the adoption of the UDP has become redundant. In 2001 the City Council's housing stock was transferred to SHG. Policy H13 has rarely been used in the last year.

INDICATOR	Vacant Dwellings	Indicator Source	Local- UDP																												
Target	Reduce vacancy rates in the region to 3% by 2016	Target Source	Regional-RSS AMR 7.2																												
Results	<p style="text-align: center;">Table indicating the number of vacant units within the city</p> <table border="1"> <thead> <tr> <th></th> <th>2004/05</th> <th>% of the City Stock</th> <th>2005/06</th> <th>% of the City Stock</th> <th>2006/07</th> <th>% of the City Stock</th> </tr> </thead> <tbody> <tr> <td>Registered Social Landlord.</td> <td>1532</td> <td>1.2</td> <td>1413</td> <td>1.1</td> <td>1255</td> <td>1.01</td> </tr> <tr> <td>Private Sector Total</td> <td>1728</td> <td>1.4</td> <td>2829</td> <td>2.3</td> <td>2307</td> <td>1.9</td> </tr> <tr> <td>Total Vacant Units (all classes of ownership)</td> <td>3260</td> <td>2.6</td> <td>4242</td> <td>3.4</td> <td>3562</td> <td>2.9</td> </tr> </tbody> </table> <p style="text-align: center;">SOURCE: Housing Investment programme 2006/07.</p>				2004/05	% of the City Stock	2005/06	% of the City Stock	2006/07	% of the City Stock	Registered Social Landlord.	1532	1.2	1413	1.1	1255	1.01	Private Sector Total	1728	1.4	2829	2.3	2307	1.9	Total Vacant Units (all classes of ownership)	3260	2.6	4242	3.4	3562	2.9
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INDICATOR	Dwellings in Low Demand	Indicator Source	Local- UDP																												
Target	To reduce the incidence of low demand	Target Source	Local- UDP																												
Results	<p style="text-align: center;">Number of dwellings in low demand within the city</p> <table border="1"> <thead> <tr> <th></th> <th>2004/05</th> <th>% of the city stock</th> <th>2005/06</th> <th>% of the city stock</th> <th>2006/07</th> <th>% of the city stock</th> </tr> </thead> <tbody> <tr> <td>Registered Social Landlord</td> <td>73</td> <td>0.06</td> <td>47</td> <td>0.03</td> <td>47</td> <td>0.04</td> </tr> <tr> <td>Private Sector Total</td> <td>1789</td> <td>1.4</td> <td>1700</td> <td>1.4</td> <td>1566</td> <td>1.3</td> </tr> <tr> <td>Total in Low Demand (all classes of ownership)</td> <td>1862</td> <td>1.5</td> <td>1747</td> <td>1.4</td> <td>1613</td> <td>1.3</td> </tr> </tbody> </table> <p style="text-align: center;">SOURCE: Housing Investment Programme 2006/07.</p>				2004/05	% of the city stock	2005/06	% of the city stock	2006/07	% of the city stock	Registered Social Landlord	73	0.06	47	0.03	47	0.04	Private Sector Total	1789	1.4	1700	1.4	1566	1.3	Total in Low Demand (all classes of ownership)	1862	1.5	1747	1.4	1613	1.3
	2004/05	% of the city stock	2005/06	% of the city stock	2006/07	% of the city stock																									
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Target	Ensure that 70% of vulnerable householders reside in properties that meet decent home standards by 2010.	Target Source	National																												

<p>Results</p> 	<p style="text-align: center;">Vulnerable homes information for the city</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: center;">2005/06</th> <th style="text-align: center;">2006/07</th> </tr> </thead> <tbody> <tr> <td>Proportion of vulnerable householders in non decent homes</td> <td style="text-align: center;">42%</td> <td style="text-align: center;">35%</td> </tr> </tbody> </table> <p style="text-align: center;">SOURCE: Housing Investment Programme 2006/07</p>		2005/06	2006/07	Proportion of vulnerable householders in non decent homes	42%	35%
	2005/06	2006/07					
Proportion of vulnerable householders in non decent homes	42%	35%					
<p>Performance Commentary</p>	<p>It is apparent from the above three tables that the state of the existing housing stock is continuing to improve, there has been a further reduction in the number of dwellings in low demand, by 134 units. Sunderland City has also achieved the regional target of vacancy rates below 3%, with a continued reduction during 2006/07 to 2.9%. The number of vulnerable householders residing in properties that meet decent home standards has increased to 65%, only 5% off reaching the regional vulnerable home target, set for 2010. Much of this is due to the work of Gentoo with their extensive refurbishment/modernisation programme. Gentoo own 100% of the affordable housing stock and 25% (Source: Property Gazetteer 2007) of the overall housing stock in the city and are therefore a key player in influencing housing improvements.</p>						
<p>Overall performance 2005-2006</p>	<p>Although the city witnessed its highest level of housing completions for 5 years during 2005/06, Evidence suggests that insufficient new dwellings are being developed within the city, with the level falling by 50% in 2006/07. A further 85 dwellings a year are needed to make up for the lower net additional dwelling numbers of the previous 3 years, whilst 90% of the UDP target for housing numbers have been developed.</p> <p>The 2003 Housing Needs Survey stressed the need to improve the choice of housing stock in the city, to prevent the migration of existing residents. The figures from 2006/07 are indicating that there has been an improvement to the type of housing provided within Sunderland, with an increase in detached dwellings. There has also been a continued improvement to the condition of the stock.</p>						

SHOPPING

The city has a clear shopping hierarchy based around the city centre, the town centres of Washington and Houghton-le-Spring and a variety of smaller suburban, local centres and several out-of-town centres. The city centre remains the third largest in Tyne and Wear in terms of floorspace (see table below), and is identified as a sub-regional centre in the Regional Spatial Strategy.

UDP Objective	The shopping service should be accessible to all residents of the city. Developments should consolidate and enhance the shopping role of the city in Tyne and Wear and North Durham (SOi)																																																																																																																																					
UDP Policy	Strategic Policy: S1, S5 Area Policy: SA14, SA69, SA70, NA11, NA44, WA7, WA33, HA7, HA30																																																																																																																																					
UDP Policy Implementation	Retail schemes have, in the main, been directed towards existing town centres in accordance with S1 and S2 to ensure they make use of the existing public transport networks.																																																																																																																																					
INDICATOR	Public transport access to existing shopping centres	Indicator Source		Local- UDP																																																																																																																																		
Target	To improve public transport access to existing shopping centres	Target Source		Local- UDP																																																																																																																																		
Results	See Appendix 10																																																																																																																																					
Performance Commentary	The UDP highlights areas of the city where access to local convenience provision needs to be improved (para. 6.25).																																																																																																																																					
INDICATOR	Rents in regional centres Shopping Floorspace	Indicator Source		Local- UDP																																																																																																																																		
Target	Maintain the city's position in the local retail hierarchy	Target Source		Local- UDP																																																																																																																																		
Results	<div style="text-align: center;">  <p>In Centre Retail Rents – North East Region (Zone A £/ft² per annum)</p> <table border="1"> <thead> <tr> <th>CENTRE</th> <th>1999</th> <th>2000</th> <th>2001</th> <th>2002</th> <th>2003</th> <th>2004</th> <th>2005</th> <th>2006</th> </tr> </thead> <tbody> <tr> <td>Newcastle</td> <td>300</td> <td>325</td> <td>300</td> <td>300</td> <td>310</td> <td>310</td> <td>320</td> <td>325</td> </tr> <tr> <td>Metro Centre</td> <td>400</td> <td>400</td> <td>375</td> <td>375</td> <td>375</td> <td>375</td> <td>335</td> <td>335</td> </tr> <tr> <td>Sunderland</td> <td>110</td> <td>130</td> <td>135</td> <td>135</td> <td>140</td> <td>190</td> <td>195</td> <td>195</td> </tr> <tr> <td>Middlesbrough</td> <td>120</td> <td>120</td> <td>120</td> <td>135</td> <td>135</td> <td>135</td> <td>135</td> <td>135</td> </tr> <tr> <td>Durham</td> <td>90</td> <td>90</td> <td>90</td> <td>90</td> <td>90</td> <td>95</td> <td>100</td> <td>105</td> </tr> <tr> <td>Darlington</td> <td>85</td> <td>85</td> <td>85</td> <td>85</td> <td>85</td> <td>85</td> <td>85</td> <td>90</td> </tr> <tr> <td>South Shields</td> <td>65</td> <td>65</td> <td>65</td> <td>65</td> <td>70</td> <td>80</td> <td>85</td> <td>85</td> </tr> <tr> <td>Stockton on Tees</td> <td>60</td> <td>60</td> <td>65</td> <td>60</td> <td>60</td> <td>60</td> <td>60</td> <td>60</td> </tr> <tr> <td>North Shields</td> <td>-</td> <td>-</td> <td>40</td> <td>45</td> <td>45</td> <td>50</td> <td>50</td> <td>55</td> </tr> <tr> <td>Morpeth</td> <td>35</td> <td>40</td> <td>40</td> <td>45</td> <td>45</td> <td>45</td> <td>45</td> <td>50</td> </tr> <tr> <td>Chester-le-Street</td> <td>40</td> <td>40</td> <td>40</td> <td>40</td> <td>40</td> <td>40</td> <td>45</td> <td>45</td> </tr> <tr> <td>Alnwick</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>40</td> </tr> <tr> <td>Gateshead</td> <td>20</td> <td>20</td> <td>20</td> <td>2</td> <td>25</td> <td>25</td> <td>30</td> <td>30</td> </tr> </tbody> </table> <p style="text-align: center;">SOURCE: Colliers CRE</p> </div>								CENTRE	1999	2000	2001	2002	2003	2004	2005	2006	Newcastle	300	325	300	300	310	310	320	325	Metro Centre	400	400	375	375	375	375	335	335	Sunderland	110	130	135	135	140	190	195	195	Middlesbrough	120	120	120	135	135	135	135	135	Durham	90	90	90	90	90	95	100	105	Darlington	85	85	85	85	85	85	85	90	South Shields	65	65	65	65	70	80	85	85	Stockton on Tees	60	60	65	60	60	60	60	60	North Shields	-	-	40	45	45	50	50	55	Morpeth	35	40	40	45	45	45	45	50	Chester-le-Street	40	40	40	40	40	40	45	45	Alnwick	35	35	35	35	35	35	35	40	Gateshead	20	20	20	2	25	25	30	30
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Performance Commentary	Although no new data is available, it is unlikely that developments elsewhere in the region will have altered the city centre's position in the sub-regional and regional hierarchy.																																	

UDP Objective	The roles of the three main centres of Sunderland, Washington and Houghton should be recognised in meeting the shopping needs of the community. (SOii)																																																																																										
UDP Policy	Strategic Policy: S2 Area Policies: SA54, WA33, WA34, HA30, HA31																																																																																										
UDP Policy Implementation	A number of planning applications for retail schemes have been submitted ranging from large superstores to small supermarkets and these have been assessed against policy S2 and S5 and S13 (retailing on industrial areas).																																																																																										
INDICATOR	Promote the continued development of the city centre as the strategic centre of the city and the roles of Washington and Houghton.	Indicator Source	Local- UDP																																																																																								
Target	a): Changes in the amount and mix of floorspace within the three main centres (b): All town centre related proposals are determined in accordance with adopted policy	Target Source	Local- UDP																																																																																								
Result	a) <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Convenience</th> <th colspan="2">Durable</th> <th colspan="2">Service</th> <th colspan="2">Vacant</th> <th colspan="2">Total</th> </tr> <tr> <th>Units</th> <th>Floorspace (m²)</th> <th>Units</th> <th>Floorspace (m²)</th> <th>Units</th> <th>Floorspace (m²)</th> <th>Units</th> <th>Floorspace (m²)</th> <th>Units</th> <th>Floorspace (m²)</th> </tr> </thead> <tbody> <tr> <td>Sunderland</td> <td>50</td> <td>5,084</td> <td>236</td> <td>83,285</td> <td>205</td> <td>20,835</td> <td>111</td> <td>16,353</td> <td>602</td> <td>125,557</td> </tr> <tr> <td>Washington</td> <td>18</td> <td>15,539</td> <td>49</td> <td>12,545</td> <td>35</td> <td>1,915</td> <td>9</td> <td>788</td> <td>111</td> <td>30,787</td> </tr> <tr> <td>Houghton</td> <td>15</td> <td>2,404</td> <td>30</td> <td>3,025</td> <td>48</td> <td>1,949</td> <td>21</td> <td>641</td> <td>114</td> <td>8,019</td> </tr> <tr> <td>Total 2006/07</td> <td>83</td> <td>23,027</td> <td>315</td> <td>98,855</td> <td>288</td> <td>24,699</td> <td>141</td> <td>17,782</td> <td>827</td> <td>164,363</td> </tr> <tr> <td>Total 2005/06</td> <td>97</td> <td>23,041</td> <td>368</td> <td>99,501</td> <td>296</td> <td>23,473</td> <td>154</td> <td>18,048</td> <td>936</td> <td>164,063</td> </tr> <tr> <td>Total 2004/05</td> <td>98</td> <td>23,011</td> <td>385</td> <td>101,512</td> <td>300</td> <td>24,613</td> <td>152</td> <td>14,133</td> <td>935</td> <td>163,269</td> </tr> </tbody> </table> <p style="text-align: center;">SOURCE: Sunderland City Council Property Gazetteer and Planning Application Records</p>					Convenience		Durable		Service		Vacant		Total		Units	Floorspace (m ²)	Units	Floorspace (m ²)	Units	Floorspace (m ²)	Units	Floorspace (m ²)	Units	Floorspace (m ²)	Sunderland	50	5,084	236	83,285	205	20,835	111	16,353	602	125,557	Washington	18	15,539	49	12,545	35	1,915	9	788	111	30,787	Houghton	15	2,404	30	3,025	48	1,949	21	641	114	8,019	Total 2006/07	83	23,027	315	98,855	288	24,699	141	17,782	827	164,363	Total 2005/06	97	23,041	368	99,501	296	23,473	154	18,048	936	164,063	Total 2004/05	98	23,011	385	101,512	300	24,613	152	14,133	935	163,269
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Performance Commentary	There has been no appreciable increase in retail floorspace in 2006/2007. However a major mixed-use application has been approved on the former Vaux Brewery site that will introduce new uses to the city centre and therefore enhance its vitality.						

UDP Objective	The continuing vitality and viability of the existing shopping centres within the city and their contribution to economic regeneration will be sought (SOiii)		
UDP Policy	Strategic Policies: S2, S3, S4, S5 Area Policies: SA14, SA54, NA11, WA7, WA33, WA34, HA7, HA30, HA31		
UDP Policy Implementation	Policy S2 is regularly used when determining planning applications to ensure developments are not detrimental to the vitality and viability of existing centres; Policy S5 has been used to direct retail development towards appropriate centres.		
INDICATOR	Total amount and changes in amount of floorspace and vacant floorspace within the local shopping centres	Indicator Source	Local- UDP
Target	a) Maintain retail floorspace and; b) encourage environmental improvements to the 6 local shopping centres (Southwick, Concord, Sea Road, Chester Road, Doxford Park, Hetton Centre)	Target Source	Local- UDP

Result	Floorspace in Local Shopping Centres																																																																																																																																											
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INDICATOR	Planning applications for new floorspace - applications approved and refused- in centre/out of centre						Indicator Source		Local- UDP																																																																																																																																			
Target	Zero applications to be approved contrary to policy.						Target Source																																																																																																																																					
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			new highways.		
SOURCE: Sunderland City Council Property Gazetteer and Planning Application Records					

Performance Commentary	There have been no proposals for significant out of centre development in the city.
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Overall Performance 2005-2006	There has been no appreciable increase in floorspace in 2006/ 2007, however the approved application for mixed use development on the former Vaux site will increase the retail floorspace within the city centre and therefore the vitality.
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TRANSPORT

Transport policies within the UDP are in general concerned with the accessibility of people and goods to a range of facilities. It is important that the planning system ensures the ease of access to facilities for all sectors of the population, therefore a balanced transportation system is required to cater for different needs. Transport networks should meet the needs of both private and public transport and the needs of cyclists and pedestrians. It is vital that land use planning and transport planning are entwined.

UDP Objective	To provide ease of access to areas of economic activity, main and local centres, leisure and social facilities whilst also minimising journeys, environmental problems and other hazards (TOi)																																						
UDP Policy	Strategic Policy T1	Area Policy SA88																																					
UDP Policy Implementation	Policy T1 affords a general context to the consideration of transportation in many proposals for development																																						
INDICATOR	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and major retail centres	Indicator Source	Core Output Indicator 3b																																				
Target	65%	Target Source	CPA																																				
Result 	<p>Table showing the number of new dwellings within 30 minutes of various services (2006/07).</p> <table border="1"> <thead> <tr> <th></th> <th>Number of new dwellings with access 2005/06</th> <th>Number of new dwellings with access 2006/07</th> <th>% 2005/06</th> <th>% 2006/07</th> </tr> </thead> <tbody> <tr> <td>GP Surgery</td> <td>975</td> <td>688</td> <td>100</td> <td>100</td> </tr> <tr> <td>Hospital</td> <td>798</td> <td>440</td> <td>82</td> <td>64</td> </tr> <tr> <td>State Primary School</td> <td>975</td> <td>688</td> <td>100</td> <td>100</td> </tr> <tr> <td>State Secondary School</td> <td>975</td> <td>688</td> <td>100</td> <td>100</td> </tr> <tr> <td>Areas of Employment</td> <td>975</td> <td>688</td> <td>100</td> <td>100</td> </tr> <tr> <td>Major Retail Centres</td> <td>975</td> <td>688</td> <td>100</td> <td>100</td> </tr> </tbody> </table> <p>SOURCE: Sunderland City Council Property Gazetteer and Planning Application Records</p>					Number of new dwellings with access 2005/06	Number of new dwellings with access 2006/07	% 2005/06	% 2006/07	GP Surgery	975	688	100	100	Hospital	798	440	82	64	State Primary School	975	688	100	100	State Secondary School	975	688	100	100	Areas of Employment	975	688	100	100	Major Retail Centres	975	688	100	100
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Performance Commentary	<p>Almost all new dwellings in the city have been developed in accessible locations with good public transport access (See Appendix 11, for the location of residential completions and specified facilities). On average, it is possible to reach all 6 facilities within 30 minutes public transport time from 94% of new dwellings built in 2006-2007. This is a 1% decrease on the previous financial year, however the target of 65% is still being exceeded and 100% of new dwelling completions can reach at least 5 of the 6 services.</p>																																						

INDICATOR	Percentage of the population within 750m of: a primary school, formal park, post office, dentist, doctors, chemist, ATM, library	Indicator Source	Local- UDP																		
Target	No target currently set. This will be determined in the course of developing the LDF Core Strategy.	Target Source																			
Result ✓	<p>Graph indicating percentage of the population within 750m of the following services</p> <table border="1"> <caption>Data for Graph: Percentage of population within 750m of services</caption> <thead> <tr> <th>Service</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Primary School</td> <td>91</td> </tr> <tr> <td>Formal Parks</td> <td>75</td> </tr> <tr> <td>Post Offices</td> <td>78</td> </tr> <tr> <td>Dentist</td> <td>56</td> </tr> <tr> <td>Doctors</td> <td>59</td> </tr> <tr> <td>Chemist</td> <td>70</td> </tr> <tr> <td>Free ATM</td> <td>57</td> </tr> <tr> <td>Library</td> <td>50</td> </tr> </tbody> </table> <p>SOURCE: Sunderland City Council Property Gazetteer and Planning Application Records</p>			Service	Percentage	Primary School	91	Formal Parks	75	Post Offices	78	Dentist	56	Doctors	59	Chemist	70	Free ATM	57	Library	50
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Performance Commentary	<p>A minimum of 67% of the city's population have access to the above services within 750m of their homes. As much as 91% of the population can access a primary school within 750m of their homes. 750m is considered a feasible walking distance for the majority of the population. Seeking to improve the walkability access to these facilities, will minimise the need for journeys in accordance with objective 1.</p>																				

UDP Objective	Promote the development of the existing transport system including the enhancement of the Strategic Route Network and improvement of access to existing and proposed development opportunities (Toii).		
UDP Policy	Strategic Policy T12, T13, T14, T15, T17 Area Policy SA50, SA51, SA52, SA95, NA39, HA28, WA30		
UDP Policy Implementation	Policy T14 provides broad guidance on the transport requirements for new development and is regularly used when determining planning applications on highway grounds.		
INDICATOR	Progress of implementation of roads approved in the UDP	Indicator Source	Local- UDP
Target	100% of roads stated in the UDP to be in the process of development/ on track/completed	Target Source	Local- UDP

Result




The Status of Road Schemes Identified in the UDP 2006/07



Highway Scheme	Earliest date for start of construction	Status
Southern Radial Route	Under construction	Construction of 90% the Southern Radial Route has been carried out, and completion is expected by end of December 2007.
Central Route	Start date currently not programmed (refer to "status" for explanation)	<p>Planning Application has been approved. The scheme is classed by the Department of Transport as having "Programme Entry" (previously known as "Provisional Approval"). A decision is currently awaited from the Department for Transport following the submission (at their request) of additional information to support the business case previously submitted for this project. Hopefully a decision should be received from the Department for Transport in early 2008.</p> <p>Two sections were brought forward as a result of developer contributions, to provide access to new housing development, including the provision of three roundabout junctions.</p>
Hetton Bypass	Not programmed	The Bypass was included in the Local Transport Plan 2001-06 as a short to medium term proposal. Sunderland City Council seeks to introduce the scheme in the period 2006-11 and bring forward more detailed proposals in due course
Sunderland Strategic Transport Corridor (SSTC)	A decision is currently awaited from the Department for Transport following the submission (at their request) of additional information to support the business case previously submitted for this project. A decision should be received from the Department for Transport in early 2008.	<p>The SSTC incorporates a number of road schemes including parts of the New Wear Bridge, South Docks Access Road and Southern Radial Route schemes. Progressed via UDP Alteration No.2</p> <p>The SSTC route is protected from other development by a Development Control line</p>


Doxford Park-Ryhope Link.	Not programmed	One section (adjacent to Tunstall Bank) brought forward as a result of developer contributions, to provide access to new development. In addition roundabout constructed on A1018 (which also formed part of Southern Radial Route)
New Wear Bridge	Not programmed	Original alignment for New Wear Bridge (Deptford crossing) abandoned in 2007. Replaced by Claxheugh alignment as part of Sunderland Strategic Transport Corridor.
Farrington Bypass	Not programmed	
New Herrington - Penshaw Link	Not programmed but refer to "status" for explanation.	One section of the road was brought forward in the early 1990's as part of a residential development. In 2007, Planning Permission was granted for 75 dwellings at Windermere Crescent. Permission includes a second section of the link road and a S106 contribution of £100,000 to the Council (available for 5 years) for completion of the remainder of the road scheme.
A1290 Washington Road Improvements	Not programmed	This is a long-standing proposal to realign the two existing right angle bends at Severn Houses.
South Hylton Access Road	Not programmed	Overbridge constructed several years ago on the line of this scheme as part of the Metro Extension to Sunderland.
Coaley Lane to Philadelphia Link Road	Not programmed	One section brought forward as a result of developer contributions, to provide access to new housing development.
South Docks Access Road	Start date currently not programmed.	Preliminary design work being progressed at present.
Newcastle Road to Fulwell Link Road	Not programmed	One section brought forward several years ago as a result of the Metro Extension to Sunderland (Access to Stadium of Light Metro Station Car Park)



SOURCE: Sunderland City Council Traffic and Highways Records

Performance Commentary	<p>The table identifies that a number of the road projects detailed in the UDP have not been carried out. Some of those that have the status 'not programmed', have in fact, partly been developed, and are development led schemes that provide access to a new development i.e. the northern section of the proposed Central Route (between the A183 and A182), which was constructed to provide access to the Biddick Woods housing development. A number of the road projects identified in the UDP are 'historic' schemes, which need to be reviewed as part of the LDF process, potentially some of these schemes may be 'formally' abandoned.</p> <p>The Southern Radial Route has been planned to help increase economic prosperity within Sunderland. It will improve access to industrial and commercial areas of east Sunderland, thereby opening up opportunities to boost inward investment, improve the economy and create jobs. Completion is expected by the end of December 2007.</p> <p>The council received a 'Green Apple' award in 2006 for the sustainable construction techniques used in the development of the Southern Radial Route.</p> <p>A Planning Application has been approved for the Central Route. The scheme is classed by the Department of Transport as having "Programme Entry and "Conditional Approval" is currently awaited.</p>
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UDP Objective	Promote more environmentally friendly, efficient and comfortable public transport (TOiv)		
UDP Policy	Strategic Policy T2, T3, T4, T5, T6, T21, T22, T23 Area Policy SA42, SA43, SA46, SA53, SA87, SA89, SA90, SA91, SA96, SA97, SA98, SA99, SA100, NA33, NA34, NA42, NA49, HA24, WA25		
UDP Policy Implementation	Policies T21 and T22 continue to ensure satisfactory car and cycle parking provision in new developments. Few major applications came forward during the 2005/06 period which required assessment against UDP policies.		
INDICATOR	New or improved public transport interchanges/ facilities	Indicator Source	Local- UDP
Target	No target currently set. This will be determined in the course of developing the LDF Core Strategy.	Target Source	
Result 	<p>Number of schemes implemented to improve public transport interchanges</p> <ul style="list-style-type: none"> No improvements have been made during 2006/07 <p style="text-align: right;">Source: City Council Transport Records</p>		
INDICATOR	Length of new 'no-car' lanes and 'bus-only' lanes	Indicator Source	Regional- RSS AMR 11.2
Target	To encourage the use of public transport	Target Source	Regional- RSS AMR 11.2

 Result	<table border="1"> <thead> <tr> <th>Location</th> <th>Type</th> <th>Length</th> </tr> </thead> <tbody> <tr> <td>A690 Durham Road, Sunderland</td> <td>No Car lane</td> <td>4500m or 9000m (operates in both directions on carriageway, length being 4500m in each direction)</td> </tr> </tbody> </table>			Location	Type	Length	A690 Durham Road, Sunderland	No Car lane	4500m or 9000m (operates in both directions on carriageway, length being 4500m in each direction)
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<p>SOURCE: Sunderland City Council Property Gazetteer and Planning Application Records</p>									
Performance Commentary	<p>Durham Road Bus Lane was originally introduced in 1998 and re-designated as a “No Car Lane” on an experimental basis in 2005, followed by permanent designation in 2006.</p> <p>‘No Car Lanes’ are designated to assist the movement of good vehicles and taxis in addition to buses. A recent study concludes that there has been no adverse impact on bus performance as a result of the change. Durham Road is classed as a Super Route- one of the first in Tyne & Wear.</p>								
INDICATOR	Amount of households within 5-6 minutes walking distance (400m) of a bus stop, super route bus stop or metro station	Indicator Source	Local-UDP						
Target	No target currently set. This will be determined in the course of developing the LDF Core Strategy.	Target Source	Local-UDP						
 Result	<ul style="list-style-type: none"> • 99.7% of householders can walk to a bus stop within 5-6 minutes. 								
Performance Commentary	<p>The city performs well in terms of access to bus stops. In future Annual Monitoring Reports it may prove more constructive/ viable to further investigate the access that householders have to Super Route Bus Stops and Metro Stations.</p>								

UDP Objective	Greater opportunities for pedestrians and cyclists should be developed (TOv)		
UDP Policy	Strategic Policy T8, T9, T10, T11 Area Policy SA47, SA48, SA49, SA92, SA93, SA94, NA35, NA36, NA37, NA38, NA50, NA51, HA25, HA26, HA27, WA26, WA27, WA28, WA29		
UDP Policy Implementation	The needs of pedestrians, cyclists and those with mobility problems are addressed in policies T8, T9, T11		
INDICATOR	Encourage movement on foot and by bicycle providing safe and attractive routes.	Indicator Source	Local-Cycling Strategy 2002
Target	Create 10km per year of new and improved signed cycle routes	Target Source	Local-Cycling Strategy 2002
 Result	<p style="text-align: center;">On-road Cycle schemes implemented 2006/07</p> <ul style="list-style-type: none"> • No schemes have been implemented. <p style="text-align: center;">SOURCE: Sunderland City Council, Development and Regeneration records</p>		

	Off-road Cycle Schemes Implemented 2006/07																																
	<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>C2C route</td> <td>Km</td> </tr> <tr> <td>Re-built/improved</td> <td>5</td> </tr> <tr> <td>Sprayed</td> <td>45</td> </tr> <tr> <td>Trimmed</td> <td>35</td> </tr> <tr> <td>Total</td> <td>85</td> </tr> </table>			C2C route	Km	Re-built/improved	5	Sprayed	45	Trimmed	35	Total	85																				
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INDICATOR	Increase the provision of safe secure cycle parking and storage	Indicator Source	Sub-Regional- Local Transport Plan2																														
Target	24 new locations every year	Target Source	Sub-Regional- LTP2																														
Result	<div style="text-align: center;"></div> <p style="text-align: center;">Cycle Parking Locations Developed 2006/07</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Location</th> <th>Cycle Spaces Provided</th> </tr> </thead> <tbody> <tr> <td>Concord Centre -10 locations</td> <td>26</td> </tr> <tr> <td>Shiney Row Centre - 4 locations</td> <td>18</td> </tr> <tr> <td>Tesco (Board Inn)</td> <td>2 (holds 4)</td> </tr> <tr> <td>Usworth 6th Form College</td> <td>65 (holds 110)</td> </tr> <tr> <td>Silksworth-Londis (Lincoln Avenue)</td> <td>1 (holds 2)</td> </tr> <tr> <td>Silksworth Blind Lane (Ming Garden)</td> <td>1 (holds 2)</td> </tr> <tr> <td>Low Moorsley (Nidderdale) Londis</td> <td>1 (holds 2)</td> </tr> <tr> <td>Hendon Villette Rd (Post Office)</td> <td>1 (holds 2)</td> </tr> <tr> <td>Benedict Biscop CE Primary</td> <td>30</td> </tr> <tr> <td>West Sunnyside (Athanaeum St Jctn)</td> <td>3 (holds 6)</td> </tr> <tr> <td>West Sunnyside (St Thomas St Jctn)</td> <td>2 (holds 4)</td> </tr> <tr> <td>Akeler, Rainton Bridge</td> <td>32 (holds 64)</td> </tr> <tr> <td>Wildfowl & Wetlands Centre</td> <td>5 (holds 10)</td> </tr> <tr> <td>Total</td> <td>187</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • 5 New locations developed in 2005/06 <p style="text-align: center;">SOURCE: Sunderland City Council, Development and Regeneration records</p>			Location	Cycle Spaces Provided	Concord Centre -10 locations	26	Shiney Row Centre - 4 locations	18	Tesco (Board Inn)	2 (holds 4)	Usworth 6 th Form College	65 (holds 110)	Silksworth-Londis (Lincoln Avenue)	1 (holds 2)	Silksworth Blind Lane (Ming Garden)	1 (holds 2)	Low Moorsley (Nidderdale) Londis	1 (holds 2)	Hendon Villette Rd (Post Office)	1 (holds 2)	Benedict Biscop CE Primary	30	West Sunnyside (Athanaeum St Jctn)	3 (holds 6)	West Sunnyside (St Thomas St Jctn)	2 (holds 4)	Akeler, Rainton Bridge	32 (holds 64)	Wildfowl & Wetlands Centre	5 (holds 10)	Total	187
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INDICATOR	Increase the number of cycling trips made within the city.	Indicator Source	Sub-Regional- Local Transport Plan2																														
Target	Increase cycling trips per annum by 1%	Target Source	Sub-Regional- LTP2																														
Result	<div style="text-align: center;"></div> <p>Between 2004 and 2006 there was a continued improvement in the number of cycle trips made across the Tyne and Wear region with an increase of 8% on the previous year (Source: Tyne and Wear Local Transport Plan annual submission to Department For Transport, July 2007).</p>																																
Performance Commentary	<p>Off-road cycle routes have continued to be improved and consolidated in 2006-07. In addition, the cycle parking target was achieved, with 25 new cycle parking locations being implemented. However, there continues to be no progress on on-road cycle development, including any improvements to cycle signposting.</p> <p>The City Council has helped to create a Family Bike Club for the area, and organized bike rides have been very well attended throughout the summer.</p>																																

	<p>Further rides and meetings are now scheduled throughout the winter. It is anticipated that this new group can help to input into cycling development, providing feedback on maintenance, and key areas for improvement, and on route design.</p>
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<p>Overall Performance 2005-2006</p>	<p>Results from the indicators suggest that householders within the city already benefit from good access to most services, and the implementation of new roads and cycle provisions is enhancing accessibility. However, more needs to be done to ensure the further provision of on-road cycles lanes and improvements to interchange facilities, if targets are to be achieved.</p> <p>The forthcoming LDF must address the issue of road provision, determining whether 'historic' schemes should be carried forward or alternatively 'formally' abandoned, if the target set is to be achieved in the future.</p>
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ENVIRONMENT AND SUSTAINABILITY

Recent years have witnessed increasing public concern over threats to the environment. The by-products of using energy and raw materials for domestic and industrial purposes are, in addition to their global effects, a major factor in pollution of local air, land and water resources. The UDP aims to complement the council's other powers to deal with pollution, public health, public safety and similar environmental issues. New initiatives and guidance will be reflected in the forthcoming LDF.

UDP Objective	Land use and environmental policies should support the efforts to reduce all forms of pollution, and in particular the effects of motor vehicles (ENO1).																																														
UDP Policy	Strategic Policy: R4, EN1, EN2, EN3, EN4, EN5 Area Policy:																																														
UDP Policy Implementation	Recent proposals for renewable energy schemes have been assessed against EN3 . Policy EN10 continues to be a determining factor in many proposals																																														
INDICATOR	Days when air pollution is moderate or high or above the Air Quality Strategy Objective	Indicator Source	Regional-RSS-AMR 3.1																																												
Target	Exceed none of the Air Quality Objectives	Target Source	Local																																												
Result	<p style="text-align: center;">Nitrogen Dioxide</p> <table border="1"> <thead> <tr> <th>Year</th> <th>No. of Days</th> <th>Station where measured</th> </tr> </thead> <tbody> <tr> <td>2003</td> <td>No days of moderate or high</td> <td rowspan="3">Puma Centre, Silksworth</td> </tr> <tr> <td>2004</td> <td>No days of moderate or high</td> </tr> <tr> <td>2005</td> <td>No days of moderate or high</td> </tr> <tr> <td>2003</td> <td>No data</td> <td rowspan="3">Trimdon Street</td> </tr> <tr> <td>2004</td> <td>No days of moderate or high</td> </tr> <tr> <td>2005</td> <td>No days of moderate or high</td> </tr> <tr> <td>2005</td> <td>2 days of moderate, 0 days of high</td> <td>Mary Street</td> </tr> <tr> <td>2005</td> <td>7 days of moderate, 11 days of high</td> <td>Chester Road</td> </tr> <tr> <td>2006</td> <td>No days of moderate or high</td> <td>Trimdon Street</td> </tr> <tr> <td>2006</td> <td>No days of moderate or high</td> <td>Mary Street</td> </tr> <tr> <td>2006</td> <td>No days of moderate or high</td> <td>Chester Road</td> </tr> </tbody> </table> <p style="text-align: center;">Sulphur Dioxide</p> <table border="1"> <thead> <tr> <th>Year</th> <th>No. of Days</th> <th>Station where measured</th> </tr> </thead> <tbody> <tr> <td>2003</td> <td>1 days of moderate or high</td> <td rowspan="4">Puma Centre, Silksworth</td> </tr> <tr> <td>2004</td> <td>No days of moderate or high</td> </tr> <tr> <td>2005</td> <td>No days of moderate or high</td> </tr> <tr> <td>2006</td> <td>No days of moderate or high</td> </tr> </tbody> </table>			Year	No. of Days	Station where measured	2003	No days of moderate or high	Puma Centre, Silksworth	2004	No days of moderate or high	2005	No days of moderate or high	2003	No data	Trimdon Street	2004	No days of moderate or high	2005	No days of moderate or high	2005	2 days of moderate, 0 days of high	Mary Street	2005	7 days of moderate, 11 days of high	Chester Road	2006	No days of moderate or high	Trimdon Street	2006	No days of moderate or high	Mary Street	2006	No days of moderate or high	Chester Road	Year	No. of Days	Station where measured	2003	1 days of moderate or high	Puma Centre, Silksworth	2004	No days of moderate or high	2005	No days of moderate or high	2006	No days of moderate or high
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Carbon Monoxide

Year	No. of Days	Station where measured
2003	No days of moderate or high	Puma Centre, Silksworth
2004	No days of moderate or high	
2005	No days of moderate or high	
2006	No days of moderate or high	

Particulate Matter PM(10)

Year	No. of Days	Station where measured
2003	No days of moderate or high	Puma Centre, Silksworth
2004	No days of moderate or high	
2005	No days of moderate or high	
2003	No data	Trimdon Street
2004	No days of moderate or high	
2005	No days of moderate or high	
2006	1 day of moderate	Puma Centre
2006	No days of moderate or high	Trimdon Street

In Sunderland there are three further pollutants that are monitored for the purposes of Local Air Quality Management. These are:

- Benzene
- 1,3-Butadiene
- Lead

Performance commentary

At present current monitoring data of all seven pollutants indicates that only one of the air quality objectives was exceeded on one day in 2006. Therefore at present it is not necessary for Sunderland City Council to declare an Air Quality Management Area nor has it had to do this in the past. However, there are several "hotspot" locations in Sunderland where the levels of pollution are near to the objective for Nitrogen Dioxide.

These are:

- Trimdon Street/ Hylton Road Junction.
- Chester Road/ Ormonde Street Junction.
- Mary Street/ Stockton Road Junction.

Automatic monitoring stations are currently monitoring these areas.


Most monitoring of air quality is conducted at the Puma Centre, Silksworth, as it is an urban background site and therefore represents a more general picture of air quality across Sunderland rather than just hotspot areas.


UDP Objective	The distinctive physical nature of the city's constituent communities and the open breaks between them are maintained and enhanced (CNOi)
UDP Policy	Strategic Policies: CN1, CN2, CN3, CN4, CN5, CN6, CN7 Area Policies: SA37, NA29, WA17, WA19, HA17
UDP Policy Implementation	Policy CN3 has provided guidance on proposals for development within the green belt. Policy CN6 is also regularly used when determining applications that may have an impact on open breaks and wedges

INDICATOR	Developments having detrimental effects on the Green Belt or Open Breaks	Indicator Source	Local-UDP																														
Target	Maintain the integrity of the defined Green Belt and open breaks/wedges.	Target Source	Local-UDP																														
Result	<p style="text-align: center;">Applications approved which were departures from Green Belt 2006/07</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Proposal</th> <th>Amount (HA)</th> </tr> </thead> <tbody> <tr> <td>East Barnwell Farm, Chester Road, Penshaw</td> <td>Change of use of stables and storage buildings to tearoom, to include elevation alterations, erection of conservatory, canopies to entrances and associated car parking and access.</td> <td style="text-align: center;">0.7</td> </tr> <tr> <td>Plot C, Barmston Lane, Pattinson North, Washington</td> <td>Outline permission for B1, B2 and B8 uses</td> <td style="text-align: center;">0.6</td> </tr> <tr> <td>New Herrington Workingmens Club</td> <td>Development of sports and social club</td> <td style="text-align: center;">1.2</td> </tr> </tbody> </table> <p style="text-align: center;">SOURCE: Property & Business Gazetteer</p> <p style="text-align: center;">Applications Refused on Green Belt Land</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Proposal</th> <th>Reason</th> </tr> </thead> <tbody> <tr> <td>Land at Penshaw Hill, Chester Road, Penshaw</td> <td>Erection of a single storey detached bungalow tea rooms with associated access and parking</td> <td>Not appropriate use in Green Belt</td> </tr> <tr> <td>Dairy Cottage, Low Lambton Farm, Penshaw</td> <td>Change of use from public open space to private garden</td> <td>Inappropriate incursion into Green Belt</td> </tr> <tr> <td>Land to North of 9 and 10 Office Row, Houghton-le-Spring</td> <td>Erection of a detached bungalow</td> <td>Inappropriate development in Green Belt</td> </tr> <tr> <td>Land Adjacent to Usworth Cottages</td> <td>Erection of a domestic wind turbine and change of use from playing field to enclosure</td> <td>Detrimental to the Green Belt and not a large enough development to be classed as very special circumstances</td> </tr> <tr> <td>Land at Dean Croft, Warden Law, Houghton-le-Spring</td> <td>Erection of a domestic wind turbine</td> <td>Detrimental to openness of Green Belt and not very special circumstances.</td> </tr> </tbody> </table> <p>No developments have been approved in 2006/07 that would have a detrimental effect on the integrity of open breaks and wedges.</p>			Location	Proposal	Amount (HA)	East Barnwell Farm, Chester Road, Penshaw	Change of use of stables and storage buildings to tearoom, to include elevation alterations, erection of conservatory, canopies to entrances and associated car parking and access.	0.7	Plot C, Barmston Lane, Pattinson North, Washington	Outline permission for B1, B2 and B8 uses	0.6	New Herrington Workingmens Club	Development of sports and social club	1.2	Location	Proposal	Reason	Land at Penshaw Hill, Chester Road, Penshaw	Erection of a single storey detached bungalow tea rooms with associated access and parking	Not appropriate use in Green Belt	Dairy Cottage, Low Lambton Farm, Penshaw	Change of use from public open space to private garden	Inappropriate incursion into Green Belt	Land to North of 9 and 10 Office Row, Houghton-le-Spring	Erection of a detached bungalow	Inappropriate development in Green Belt	Land Adjacent to Usworth Cottages	Erection of a domestic wind turbine and change of use from playing field to enclosure	Detrimental to the Green Belt and not a large enough development to be classed as very special circumstances	Land at Dean Croft, Warden Law, Houghton-le-Spring	Erection of a domestic wind turbine	Detrimental to openness of Green Belt and not very special circumstances.
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Performance commentary	<p>Two applications have been approved for development in the Green Belt as departures from the UDP. It is considered that the integrity of the Green Belt has been retained, as the East Barnwell Farm site relate to the redevelopment of Previously Developed Land and the Barmston Lane development would assist in securing the viability of the adjacent industrial land. Neither has had a negative impact on the Green Belt primary objectives i.e. retaining its openness and separating urban areas.</p> <p>There is a need to enhance the monitoring process in future to ensure that the gathering of information on developments having detrimental effects on open breaks/ settlement breaks is in a format that is easier to monitor.</p>
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UDP Objective	Natural heritage and important landscapes should be conserved and improved (CNOii)																													
UDP Policy	Strategic Policy: CN1, CN8, CN13, CN14, CN18, CN19, CN20, CN21, CN22, CN23 Area Policies: SA36, SA40, NA32, WA22, HA21																													
UDP Policy Implementation	Developments likely to affect sensitive natural sites and areas have been assessed against policy CN19-CN22. A number of applications have been assessed against policies CN13 and CN14, to protect valuable views of the city.																													
INDICATOR	Proportion of nationally important wildlife sites which are in favourable condition	Indicator Source	National																											
Target	95% of Sites of Special Scientific Interest (SSSI's) be brought into favourable condition by 2010	Target Source	National- DEFRA's national Public Service Agreement (PSA)																											
Result	<p style="text-align: center;">Condition of SSSI's</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="2"></th> <th colspan="3">2005/06</th> <th colspan="3">2006/07</th> </tr> <tr> <th>Favourable</th> <th>Unfavourable recovering</th> <th>Unfavourable no change</th> <th>Favourable</th> <th>Unfavourable recovering</th> <th>Unfavourable no change</th> </tr> </thead> <tbody> <tr> <td>Areas in Hectares</td> <td style="text-align: center;">83.57</td> <td style="text-align: center;">20.31</td> <td style="text-align: center;">1.23</td> <td style="text-align: center;">83.37</td> <td style="text-align: center;">19.22</td> <td style="text-align: center;">1.43</td> </tr> <tr> <td>%</td> <td style="text-align: center;">79.5</td> <td style="text-align: center;">19.3</td> <td style="text-align: center;">1.2</td> <td style="text-align: center;">80.1</td> <td style="text-align: center;">18.5</td> <td style="text-align: center;">1.4</td> </tr> </tbody> </table> <p style="text-align: center;">SOURCE: Landscape and Reclamation Team records.</p>				2005/06			2006/07			Favourable	Unfavourable recovering	Unfavourable no change	Favourable	Unfavourable recovering	Unfavourable no change	Areas in Hectares	83.57	20.31	1.23	83.37	19.22	1.43	%	79.5	19.3	1.2	80.1	18.5	1.4
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Performance commentary	The target of 95% of SSSI's to be in favourable condition has once again been achieved with 99% of Sunderland's SSSI land, in terms of area, rather than sites, remains in a favourable condition (approx 103 ha of a total of 104 ha). Favourable condition includes those that are unfavourable but recovering.																													
INDICATOR	Changes in areas and populations of biodiversity importance	Indicator Source	Core Output Indicator 8																											
Target	Zero loss to important biodiversity habitats and species.	Target Source	Local-UDP																											


<p>Result</p> 	<p>i) Changes in priority habitats and species (by type) ii) Changes in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance</p> <p>No development has occurred or been approved to detriment the vitality of the priority habitats and species of the city's 16 SSSI's, 68 SNCI, 5 Local Nature Reserves or 4 Regionally Important Geological sites. Though, the monitoring of species number is conducted on an irregular basis within the council.</p> <p>A number of applications have been received that were perceived to have potential detrimental impacts on animal species and their habitats, however the council imposed various conditions and mitigation requirements when considered necessary.</p> <p style="text-align: center;">Developments with Potential Impacts on Habitats</p> <ul style="list-style-type: none"> • See Appendix 12 for 2006/07 data. • 3 developments during 2005/06 <p style="text-align: center;">SOURCE: Landscape and Reclamation department records</p>
<p>Performance commentary</p>	<p>Sunderland City Council is part of a pilot scheme that requires applicants to determine, as part of a planning application, whether a development is likely to impact on biodiversity/habitats. Thus, explaining why there is an increase in, and more thorough monitoring of developments, that have implications for biodiversity/habitats, from the 2005/06 AMR.</p>


<p>UDP Objective</p>	<p>Opportunities to enjoy countryside and its wildlife should be improved and extended consistent with protecting agricultural areas and sensitive sites (CNOiii)</p>		
<p>UDP Policy</p>	<p>Strategic Policies: EN10, B3, B18, CN1, Area Policies: SA27, SA28, SA29, SA75, NA28, WA21</p>		
<p>UDP Policy Implementation</p>	<p>Developments likely to effect sensitive natural sites and areas have been assessed against policy CN19-CN22</p>		
<p>INDICATOR</p>	<p>Proportion of open space managed to green flag standard</p>	<p>Indicator Source</p>	<p>Core Output Indicator 4</p>
<p>Target</p>	<p>Achieve Green Flag Status for the 6 parks identified in the 'Sunderland Park's Management Strategy'</p>	<p>Target Source</p>	<p>Local-UDP</p>
<p>Result</p> 	<ul style="list-style-type: none"> • 3 Parks and 1 Nature Reserve are currently managed to a green flag standard, covering 273 hectares of the city. <ul style="list-style-type: none"> - Roker Park, - Herrington Country Park, - Mowbray Park - Rainton Meadows Nature Reserve. 		
<p>Performance commentary</p>	<p>A further 103ha of open space achieved green flag status at Rainton Meadows Nature Reserve, increasing the total amount of open space within Sunderland at Green Flag status to 273ha. However, due to Rainton Meadows not being classified as a park it does not contribute to the local UDP target. The 3 parks</p>		

	identified in the Management Strategy that do not have green flag status are awaiting further funding, so as to develop the necessary facilities required for green flag status. An open space audit is to be conducted in 2007/08 and will provide the council with more up-to-date quantitative and qualitative data.
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UDP Objective	The Built Heritage should be conserved and improved (Boiv)		
UDP Policy	Strategic Policy: B2, B3, B4, B5, B6, B7, B8, B9, B11 Area Policy: SA35, SA78, SA81, SA82, SA83, SA84, SA85, WA17, NA31, HA20		
UDP Policy Implementation	Applications for new developments in the city's Conservation areas i.e. Sunnyside, have been assessed against policies B4, B6 and B7 ; proposals affecting listed buildings and historic parks have been assessed against B8, B9 and B18 .		
INDICATOR	Conserve/ enhance the city's 13 existing Conservation Areas, 600+ listed buildings and 9 Scheduled Ancient Monuments identified in the UDP.	Indicator Source	Local-UDP
Target	Zero permissions to be granted which are contrary to the adopted policies for Conservation Areas, Listed Buildings, Scheduled Ancient Monuments	Target Source	Local-UDP
Result 	No planning applications have been approved that are contrary to the adopted policies for Conservation Areas, Listed Buildings, Scheduled Ancient Monuments		
Performance commentary	<p>Significant progress has been made on making new historic designations and the production of planning guidance for existing designations in the City, in accordance with UDP conservation policies.</p> <p>In terms of new Listed Buildings, The Oaks, a Victorian Terrace in Ashbrooke, was listed in January 2007 by the Secretary of State following a request by the City Council. This added a further 16 properties to the City's stock of Listed Buildings. The baseline information on the City's historic assets thus now consists of 9 Scheduled Ancient Monuments, 690 Listed Buildings, 13 Conservation Areas and 2 Registered Historic Parks and Gardens.</p> <p>The most significant 'proposed' addition to the City's historic designations, is the candidate World Heritage Site that comprises the twinned monastic sites of St. Peter's Church, Wearmouth, and St. Paul's Church, Jarrow – one monastery in two places. The candidate World Heritage Site is proposed for inscription in 2010.</p> <p>With regard to Policy B4, which stipulates that the Council will prepare character assessments for each of its conservation areas, progress on preparing Conservation Area Character Appraisals and Management Strategies has rapidly gathered. Significant progress has been made this year on producing the following documents: The Roker Park Conservation Area and the Bishopwearmouth Conservation Area Character Appraisals and Management Strategies (CAMS) and both adopted as formal Planning Guidance in 2007.</p>		

	<p>Progress on the declaration of new conservation areas (Policy B5) has also gained momentum this year. A CAMS has been prepared to inform and justify the declaration of The Cedars Conservation Area-due out for consultation in the near future. An initial study has also been carried out on the Sunderland Cottages with a view to inform the identification of a conservation area for designation 2008/09. In total there are 7 proposed conservation areas identified in the UDP. Having reviewed this list, it is intended that only six will ultimately be pursued towards designation; two areas are likely to be deleted from the original list and one area added (the Sunderland Cottages). Further work will however be carried out to finalise a revised list of proposed conservation areas.</p> <p>With respect to Policy B6 (iv), the Council placed an Article 4(2) Direction on 13 additional terraces in Ashbrooke Conservation Area in 2006. It is proposed that further Directions will be placed in certain parts of St Michael's, Nesham Place and Whitburn Bents Conservation Areas following the adoption of the CAMS for these areas.</p>
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UDP Objective	To protect the environment, the detrimental effects of non-energy minerals extraction and waste disposal should be minimised; though consistent with fulfilling Sunderland's role within the County and Region (M0ii)		
UDP Policy	Strategic Policy: M1, M2, M3, M4, M5, M6, M7, M12, M13, M20 Area Policy: HA22		
UDP Policy Implementation	Applications for mineral extraction are rarely submitted. However when they have been, they are assessed against polices M2, M3, M4.		
INDICATOR	Achieve the sub- regional apportionment	Indicator Source	RSS
Target	Tyne & Wear- Crushed Rock 4.6 (million) - Sand and Gravel 2.7 (million)	Target Source	RSS
Result & Performance commentary 	No local authority target has been set for aggregate extraction in the city. However Tyne and Wear exceeded the sub-regional annum apportionment by 183% for crushed rock and 1.6% for sand and gravel extraction for 2004.		
INDICATOR	Recovery of Waste	Indicator Source	Local
Target	18% of recovered waste to be recycled/composted	Target Source	BVPI 82a/ 82b

Result 	Applications Approved for Waste Management Schemes in 2006/07			
	Location	Waste Management Type	Potential capacity	Reason for Decision
	Houghton le Spring	Construction waste recycling - erection of additional unit on site already in operation. Will intensify work undercover rather than in open.	Unknown - existing operation	Principle of use already established on site.
	Houghton le Spring	Recycling and waste transfer. (Primarily sorting/baling trade waste for transfer onward).	Not given	Considered appropriate in this location. Accords with UDP policy.
	Washington	Sorting and recycling construction materials from applicants own building firm and skip hire business.	Not given	Complies with UDP policies.
	Sunderland	Skip service.	Not given	Considered acceptable in this location. Permission for 3 yrs only.
Performance commentary	23.7% of waste in the city was recycled/ composted in 2006/07, 5.7% above the BVPI target and 4.9% above the amount recovered in 2005/06. A number of applications have also been approved for waste recycling centres.			

Overall Performance 2005-2006	<p>The indicators suggest that existing planning policies are adequately protecting the city from harmful and unnecessary development.</p> <p>Sunderland City Council are working in partnership with local authorities south of the Tyne to find non-landfill waste solutions and are presently looking for suitable sites for the development of a waste management infrastructure.</p>
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APPENDICES

APPENDIX 1 – DPD PREPARATION

Document Title	Status	Role and Content	Geographical coverage	Chain of conformity
DEVELOPMENT PLAN DOCUMENTS				
Statement of Community Involvement (SCI)	Non-DPD	Sets out standards & approach to involving the community & stakeholders in the production of the LDF & planning applications	City-wide	N/A
UDP Alteration No. 2 (Central Sunderland)	DPD	Sets out the planning framework for the Central Sunderland area & land use proposals for major sites	Central Sunderland	Not applicable
Core Strategy	DPD	Sets out the spatial vision, objectives & strategy for the development of the city & development control policies	City-wide	PPG/ PPS RSS Sunderland Strategy
Housing Allocations	DPD	Identifies housing sites up to 2021 & provides a framework for determining development proposals	City-wide	RSS Core Strategy
Hetton Downs Area Action Plan	DPD	Sets out the planning framework & land use proposals for major sites in Hetton Downs	Hetton	RSS Core Strategy
“Other Allocations”	DPD	Provides site-specific allocations for employment, retail, community, open space, waste disposal & transport proposals.	City-wide	RSS Core Strategy
SUPPLEMENTARY PLANNING DOCUMENTS				
Evening Economy	SPD	Will provide guidance on how the council’s planning policies will be applied in relation to planning applications for licensed premises within the city centre	City centre	UDP Alteration No2 Central Sunderland Policy SA74A.
City Centre Design Strategy	SPD	Will provide a framework and design guidance for future development within Central Sunderland. It will establish specific public realm, landscape and architectural guidelines.	City Centre	UDP Alteration No2 Central Sunderland Policy B2A Sustainable Urban Design.
Residential Design Guide	SPD	Provides design guidance for the housing development process and will assist in the delivery of sensitive and appropriately designed	City-wide	UDP Alteration No2 Central Sunderland Policy B2A Sustainable Urban Design.

		sustainable developments.		
Urban design	SPD	Will provide guiding principles and policies for good urban design.	City-wide	UDP Alteration No2 Central Sunderland Policy B2A Sustainable Urban Design.
Design and Access statement	SPD	Outlines what work should be undertaken to complete a design and access statement.	City-wide	UDP Alteration No2 Central Sunderland Policy B2A Sustainable Urban Design.
Section 106	SPD	Provides guidance on council's approach to securing developer contributions arising from planning approvals	City-wide	
MASTERPLANS				
Farringdon Row Development Framework	SPD	Provides a framework to guide development of Sunderland arc site	Farringdon Row	UDP Alteration No2 Central Sunderland Policy SA55A.2
Stadium Village Development Framework	SPD	Provides a framework to guide development of Sunderland arc site	Stadium Park/ Sheepfolds	UDP Alteration No2 Central Sunderland Policies NA3A.1 & NA3A.2
Doxford Park Masterplan	Interim SPD	Provides a framework to guide development of major Sunderland Housing Group renewal scheme	Doxford Park	
Pennywell Masterplan	Interim SPD	Provides a framework to guide development of major Sunderland Housing Group renewal scheme	Pennywell	
High Ford Masterplan	Interim SPD	Provides a framework to guide development of major Sunderland Housing Group renewal scheme	High Ford, South Hylton	
Castletown Masterplan	Interim SPD	Provides a framework to guide development of major Sunderland Housing Group renewal scheme	Castletown	

APPENDIX 2 – SAVED UDP POLICIES



GOVERNMENT OFFICE
FOR THE NORTH EAST

Mr K Lowes
Head of Planning and Environment
City of Sunderland Council
Civic Centre
Burdon Road, Sunderland
SR2 7DN

Citygate
Gallowgate
Newcastle upon Tyne
NE1 4WH

Tel: 0191 201 3300
Direct: 0191 202 3643
Fax: 0191 202 3744
www.go-ne.gov.uk
planning@gone.gsi.gov.uk

Your Ref:

Our Ref:

Date: 4 September 2007

Dear Mr Lowes

I am writing with reference to your application of 30 March 2007 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the City of Sunderland Unitary Development Plan (1998).

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27th September 2007.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would necessarily endorse these policies if presented to her as new policy. The intention is merely to maintain an extension of existing adopted policy in the sole interests of maintaining continuity in the development plans system and a stable planning framework locally and, in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. Authorities should adopt a positive non regulatory approach to DPD preparation and should not seek to reintroduce the numerous policies of many local plans.

Local planning authorities should make good progress with local development frameworks according to timetables in local development schemes. The exercise of extending saved policies is not an opportunity to delay DPD preparation. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the advanced position of many regional spatial strategies and the post 2004 status of the Regional Spatial Strategy.

Following 27 September 2007, the extended policies should be read in context. Where policies were originally adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions on planning applications. The attention of

north east
enland



authorities is drawn to Planning Policy Statement 3 *Housing* (paragraphs 6 and 68) and the Housing Green Paper - *Homes for the future: more affordable, more sustainable* (chapter 2, paragraph 15).

Yours faithfully



IAN D J MARTIN
Planning Team
Environment Group



GOVERNMENT OFFICE
FOR THE NORTH EAST

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN
CITY OF SUNDERLAND UNITARY DEVELOPMENT PLAN (1998)**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

GERRY CARPENTER
Senior Planning Officer
Government Office for the North East
4 September 2007



SCHEDULE

POLICIES CONTAINED IN CITY OF SUNDERLAND UNITARY DEVELOPMENT PLAN (1998)

R1	Sustainable Development
R2	Resource Utilisation
R3	Infrastructure Provision
R4	Energy Conservation
EC1	General
EC2	Business Support
EC3	Business Support
EC4	Existing Employment Areas
EC5	Mixed Use Sites
EC6	Major New Sites
EC7	Offices
EC8	Tourist Facilities
EC9	Hotels
EC10	Enterprise Zones
EC11	Rural Economy
EC12	Incompatible Industries
EC13	Hazardous Industries
EC14	Bad Neighbour Uses
EC15	Scrapyards
H1	General
H2	General
H4	Land for Housing
H6	Land for Housing
H7	Executive Housing
H8	Windfall Sites
H10	Phasing
H11	Past Permissions
H12	Council Housing
H13	Private Housing
H14	Special Needs Housing
H15	Special Needs Housing
H16	Special Needs Housing (mobility)
H17	Nursing and Rest Homes
H18	Flats and Buildings in Multiple Occupation
H19	Fairground Travellers
H20	Gypsies
H21	Open Space in Residential Areas
H22	Development within Back Gardens
S1	Shopping Strategy
S2	Retail Hierarchy
S3	New provision
S4	Improvement of centres
S6	Comparison goods

S7	Design
S8	Shop fronts
S9	Adverts
S10	Security Shutters
S11	Non-retail uses
S12	Hot food takeaways
S13	Retailing on industrial estates
S14	Farm shops
CF1	General
CF2	Surplus land and buildings
CF3	Site reservation
CF4	Nursery education
CF5	Primary and secondary education
CF6	Further education
CF7	Sunderland University
CF8	Community Use
CF9	Health service provision
CF10	Access to facilities
CF11	Social, religious and cultural buildings
CF12	Social, religious and cultural buildings
CF13	Loss of community facilities
CF14	Design
CF15	Childcare provision
L1	General
L2	Indoor sport
L3	Regional Recreational and Cultural Facilities
L4	Outdoor sport and recreation
L5	Amenity open space
L6	Children's Playspace
L7	Protection of Recreational and Amenity Land
L8	Allotments
L9	Allotments
L10	Countryside Recreation
L11	Golf Courses
L12	Coast and Riverside
L13	Coast and riverside
EN1	Environmental Protection
EN2	Energy Production
EN3	Renewable Energy
EN4	Renewable Energy
EN5	Noise and vibration
EN6	Noise sensitive development
EN7	Development near railways
EN8	Hazardous installations

EN9	Clean environment
EN10	Compatibility of development
EN11	Flooding
EN12	Impact of development
EN13	Coastal Zone
EN14	Ground Conditions
EN15	Reclamation
EN16	After care reclamation
B1	Built Environment
B2	Design and Massing
B3	Urban green space
B4	Conservation Areas
B5	New conservation areas
B6	Preserve and Enhance Conservation Areas
B7	Demolition of unlisted buildings in conservation areas
B8	Listed Buildings
B10	Development in setting of Listed Buildings
B11	Archaeology
B12	Scheduled Ancient Monuments
B13	Mitigation measures
B14	Ancient Monuments
B15	Ancient Monuments
B16	Ancient Monuments
B17	Promotion measures
B18	Historic Parks and Gardens
B19	User Friendly Environment
B20	Art
B21	Adverts
B22	Adverts
B23	Street Furniture
B24	Street Furniture
B25	Street Furniture
B26	Street Furniture
CN1	Nature Conservation
CN2	Green belt functions
CN3	New development in Green Belt
CN4	Green Belt engineering
CN5	Green Belt Views
CN6	Settlement Breaks
CN7	Urban Fringe
CN8	Rural economy and Agriculture
CN9	New dwellings in rural areas
CN10	New dwellings in rural areas
CN11	Building conversions in Green Belt
CN12	Recreation
CN13	Views
CN14	Views

CN15	Woodlands and Forestry
CN16	Woodlands and Forestry
CN17	Woodlands and Forestry
CN18	Nature Conservation
CN19	Nature Conservation
CN20	Nature Conservation
CN21	Nature Conservation
CN22	Nature Conservation
CN23	Wildlife Corridors
M1	Non-energy Minerals
M2	Reserves
M3	Minerals safeguarding
M5	Opencast coal mining
M6	Oil and gas
M8	Mineral extraction
M9	Operational Controls
M10	Piecemeal working
M11	Concurrent working
M12	Waste disposal
M13	Waste disposal
M14	Criteria for waste disposal
M15	Afteruse/restoration
M16	Landfill gas
M17	Energy recovery
M18	Recycling
M19	Civic amenity sites
M20	Sewage treatment
T1	General Transport Policy
T2	Public Transport
T3	Metro Extension
T4	Buses
T5	Railways
T6	Interchanges
T7	Taxis
T8	Pedestrians
T9	Cycling
T10	Paths and Multi-user routes
T11	Disabled People
T12	Strategic Route Network
T13	Highway Improvements
T14	New Development and transport
T15	Protection of new and existing road corridors
T16	Protection of existing rail corridors
T17	Transport and environmental improvements
T18	Highway improvements
T19	Safety
T20	Traffic Management

T21	Parking
T22	Private Parking
T23	Public Parking
T24	Freight Movement
T25	National Communications
T26	Transport and the Port
SA1	Existing employment areas
SA2	The Port
SA3	Doxford International
SA4	New Employment sites
SA5	Existing Mixed use sites
SA6	New mixed use sites
SA7	Tourism facilities
SA9	Land for Housing
SA10	Sites in inner area
SA11	Council Housing
SA12	Private Housing
SA13	East End
SA14	Shopping Centres
SA16	Education
SA17	Thornhill urban Nature reserve
SA18	Royal Hospital
SA19	Cherry Knowle Hospitals
SA20	Community Facilities
SA21	Silksworth Branch Library
SA22	Cemeteries
SA23	Regional Recreational and Cultural facilities
SA24	Sport & Recreation
SA25	Former Groves site
SA26	Sport & Recreation
SA27	Amenity Open Space
SA28	Amenity Open Space
SA29	Amenity Open Space
SA30	Children's playspace
SA31	Allotments and Leisure Gardens
SA32	Access to riverside
SA33	Coastal Zone
SA34	Improvements in transport corridors
SA35	New conservation areas
SA36	Historic park
SA37	Green Belt
SA38	Views
SA39	Trees and woodlands
SA40	Tunstall Hills LNR
SA42	Metro Extension
SA43	Railways
SA45	South Dock Railway
SA46	Bus Facilities

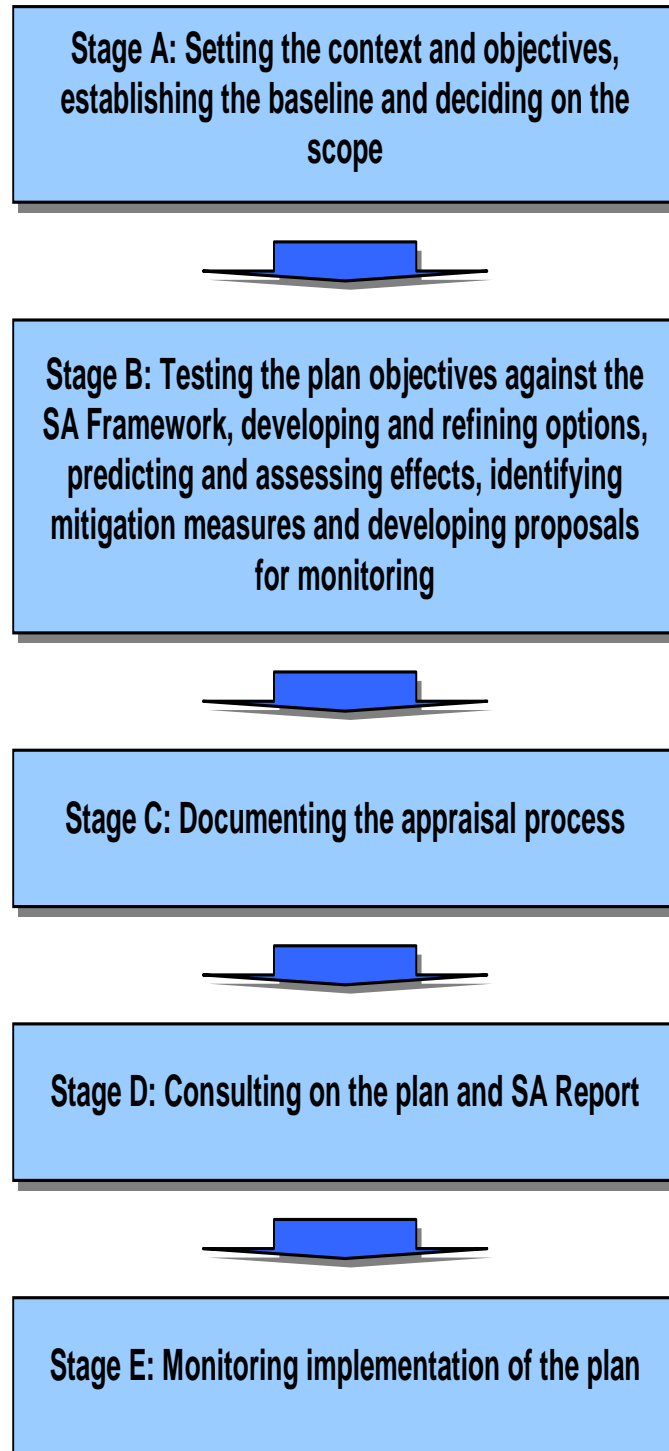
SA47	Cyclists
SA48	Multi-user routes
SA49	Strategic Footpaths
SA50	Road Proposals
SA51	Junction Improvement
SA52	Safeguarding road routes
SA53	Parking around Royal Hospital
SA54	Sites for development
SA55	City Opportunity site
SA57	Industry & warehousing
SA58	Established industrial areas
SA59	Vaux Brewery site
SA60	Offices
SA61	Main office area
SA62	Office properties
SA63	Upper floor conversions
SA64	Office development
SA65	Tourism
SA66	Housing City Centre
SA67	Housing on upper floors
SA68	Older housing improvement
SA69	Principal shopping area
SA70	Bulky goods
SA71	Non-retail uses
SA73	University Campus
SA74	Leisure & recreation
SA75	Leisure and Recreation
SA76	Allotments
SA77	Wear Dockyard
SA78	Environment
SA79	Environment - floorscape
SA80	Environment – amenity open space
SA81	Environment – street furniture
SA82	Environment – weather protection
SA83	Environment – older properties
SA84	Street improvement
SA85	Shop notices
SA86	Vacant sites
SA88	Safeguarding Hendon-Pallion railway corridor
SA89	City Centre bus corridor
SA90	City Centre bus corridors
SA92	Pedestrian improvements
SA93	Footpaths/Multi-user routes
SA94	Cyclists
SA95	Road proposals
SA96	Saturday car parking
SA97	Car Parking
SA98	Retaining car parks
SA99	On-street parking
SA100	Dual use car parking

NA1	Existing Employment Sites
NA2	New Employment Sites
NA3	Wearmouth Colliery
NA4	Mixed use sites
NA5	Tourism
NA6	Seafront
NA7	Land for Housing North
NA8	Land for Housing North
NA9	Council Housing North
NA10	Private Housing North
NA11	Shopping Centres
NA12	New Shopping
NA13	Fulwell Infant School
NA14	Redcar Road Campus
NA15	St Peters Campus
NA16	Community Centre
NA17	Swan Street College
NA18	Fulwell Junior School
NA19	Other community facilities
NA20	Regional Recreational Facilities
NA21	Sport and Recreation
NA22	Amenity open space
NA23	Children's playspace
NA24	Allotments and Leisure Gardens
NA25	Riverside
NA26	Coastal Zone
NA27	Improvement in Transport Corridors
NA28	Historic Park
NA29	Green Belt
NA30	Views
NA31	Tree Planting
NA32	Local Nature Reserves
NA34	Park & Ride
NA35	Multi-user routes
NA36	Strategic footpaths
NA37	Access across Wessington Way
NA38	Cyclists
NA39	Road proposals
NA40	Seafront traffic management
NA42	Car parking
NA43	Economic Development
NA44	Economic Development
NA45	Tourism
NA46	Housing
NA47	Environment
NA48	Environmental Improvements
NA49	Metro Station
NA50	Newcastle Road cycle route
NA51	Link road and footpath
WA1	Existing Employment sites
WA2	New Employment Sites

WA3	Tourism
WA5	Council Housing Washington
WA6	Private Housing Washington
WA7	Concord Shopping centre
WA8	Armstrong Retail
WA9	Education
WA11	Washington Arts Centre
WA12	Regional Recreational and Cultural facilities
WA13	Sport and Recreation
WA14	Amenity open space
WA15	Children's playspace
WA16	Allotments and Leisure Gardens
WA17	Environmental Identity
WA18	Conservation areas
WA19	Green Belt
WA20	Views
WA21	Tree planting
WA22	Nature Conservation
WA23	Springwell Quarry
WA24	Minerals
WA25	Bus facilities
WA26	Multi-user routes
WA27	Strategic footpaths
WA28	Perimeter footpaths
WA29	Cyclists
WA30	Road Proposals
WA31	Washington Village Traffic Management
WA32	Nissan Rail Link
WA33	Washington Town Centre Improvement
WA34	Washington Town Centre Development sites
WA35	Community a & Leisure Development
WA36	Bus priority measures
WA37	Car Parking
HA1	Employment sites
HA2	Employment sites
HA3	Employment sites
HA4	Land for Housing
HA5	Council Housing
HA6	Private Housing
HA7	Shopping
HA8	Educational Facilities
HA9	Regional Recreational and Cultural Facilities
HA10	New leisure recreational and visitor facilities
HA11	Sport and Recreation
HA12	Amenity Open Space
HA13	Children's playspace
HA14	Allotments and Leisure Gardens
HA15	Transport Corridor
HA16	Conservation Areas
HA17	Green Belt
HA18	Green Belt

HA19	Views
HA20	Trees and Woodland
HA21	Nature Conservation
HA22	Non-energy minerals
HA23	Waste disposal
HA24	Bus facilities
HA25	Multi-user routes
HA26	Strategic footpaths
HA27	Cyclists
HA28	Road proposals
HA29	Junction improvements
HA30	Houghton Town Centre
HA31	Houghton Town Centre
HA32	Recreation
HA33	Built Heritage

APPENDIX 3 – STAGES OF SUSTAINABILITY APPRAISAL



APPENDIX 4 – CONTEXTUAL INDICATORS

Sunderland City covers 137sq km and is the largest city in the North East of England. It includes the main built up area of Sunderland, which includes the city centre, the new town of Washington, and the main former mining towns of Houghton-le-Spring and Hetton-le-Hole.

Demographics

Since 1991, Sunderland has witnessed a population decrease of approximately 11,000 people according to mid-year estimates. This population loss has been witnessed through out the North East, due to out-migration to other UK regions.

The 2005/06 AMR indicated for the first time since 1991, the population of Sunderland rose from 282,700 in 2004 (Source: Office of National Statistics) to 283,700 in 2005, this is an increase of 1,000 people. However the revised mid year estimates in fact show a decline from 282,700 to 281,000. Last year the trend continued with a further decrease in the population by 600 people, with the 2006/07 population estimated at 280,400.

The table below compares the population profile of the city to the North East and England.

Population Profile of the city 2006/07

Age	Sunderland		North East		England	
	All	%	All	%	All	%
U15	47.6	17	435.1	17	9006.8	17.7
15-29	56.9	20.3	504.7	19.7	9967.3	19.6
30-44	58.7	20.9	526.2	20.6	11229.5	22.1
45-59	57.3	20.4	521.2	20.4	9776.9	19.3
60-74	39.5	14.1	367.5	14.4	6868.0	13.6
75+	20.4	7.3	200.9	7.9	3914.5	7.7
Total	280.4	100	2555.6	100	50763.0	100.0

Source: Office for National Statistics, 2007 Note: Figures may not sum to totals due to rounding

Socio-Cultural Issues

Sunderland is ranked as the 22nd most deprived Local Authority out of 354 in England (Source: Indices of Deprivation 2004 published by ODPM). Appendix 8 includes an Indices of Multiple Deprivation Map for the city.

The city has the highest proportion (24%) of persons with a limiting long-term illness of all the Tyne and Wear Local Authorities (2001 Census). This compares to 23% of North East residents and 18% of England and Wales' population (2001 Census).

In 2005/2006, the rate of all crime decreased to 100.5 per 1000 population (Source: Forcewide Summary of Crime April 2005- March 2006, Northumbria Police), this trend has continued with a further decrease of 2.5% to 97.72 per 1000 population and remains below the regional and national figures. However, the number of burglaries from dwellings has increased during 2006/07 by 8.4% to 12.22 per 1000 of the population (Source: British Crime Survey 2006/2007). Violence against the person has also increased by 0.4% whilst, total violent crime has fallen by 0.6% to 21.08 per 1000 population.

However, rates of criminal damage in Sunderland, 29.3 offences per 1,000 population, are higher than that for England and Wales (22 offences per 1,000 population) (Source: Crime in England and Wales 2006/07). Overall, the city's crime levels are above those of the North Region (Source: Forcewide Summary of Crime 2006/07).

Housing

At April 2007 there was a total of 123,982 dwellings within the city (an increase of 368 dwellings), of which 2,596 were defined as 'unfit' (Source: HIP Report 2007), this is a continued reduction on the figure from 2006 of 2,874. The clearance and major refurbishment of housing carried out by Gentoo (former known as The Sunderland Housing Group) can be acknowledged as contributing to the improvement of the housing stock condition. During 2006/07 the number of total demolitions reached 532, the majority by Gentoo.

Sunderland still lacks in the variety of housing types (Neighbourhood Statistics, 2004) as identified in the table below. The majority of the city's housing stock consists of terraced and semi-detached properties and 75.5% of new dwelling completions (10 or more dwellings) during 2006/07 were semi-detached/ detached. House prices in Sunderland have increased by 6.8% compared to the average salary rise of 4.5% over the same period.

Council Tax Bands (%) 2006 (same data)

AREA	A/B	C/D	E/F	G/H
England	45	37	14	4
North East	72	21	6	1
Sunderland	78	19	3	0

Source: Neighbourhood Statistics, 2004

Sunderland has a relatively low level of owner occupation, combined with some areas of low demand, poor quality housing and unattractive neighbourhoods. 72.2% of the Sunderland housing stock is owner occupied/ rented/ other tenures, this is 2.5% higher than the previous year (Source: HIP report 2006/07). There has also been a continued to be a reduction in the number of low demand and vacant dwellings, indicating an improvement to the housing stock.

Economy

The proportion of people of working age in employment in Sunderland in 2006 was 68.7% a reduction of 0.5% from 2005 (Official labour market statistics, nomis, 2006) and 5.6% lower than that for Great Britain, signifying a widening gap between Sunderland's employment rate and the rest of England. 77.1% of males in Sunderland are economically active compared to 71.1 % of females (Official labour market statistics; www.nomisweb.co.uk 2006). The proportion of economically active males who were unemployed in 2005 was 7.2% during 2006 the proportion increase to 8%; this is higher than the amount of economically active females unemployed at 6.3%.

The 2004 Annual Business Inquiry (ABI) recorded that some 113,400 people were employed at workplaces in Sunderland; during 2005 an improvement occurred with an increase to 123,100. The table below identifies in what sectors these people were employed in.

Employee jobs (ABI, 2005)

	Sunderland (Employee jobs)		Sunderland (%)		North East (%)		Great Britain (%)	
	2004	2005	2004	2005	2004	2005	2004	2005
Total employee jobs	113,400	123,100	-	-	-	-	-	-
Full-time	80,800	85,200	71.3	69.2	68.0	66.4	66.7	67.9
Part-time	32,700	37,900	28.8	30.8	32.0	33.6	31.6	32.1
Employee jobs by industry								
Manufacturing	19,000	19,700	16.8	16.0	13.6	12.3	11.8	11.1
Construction	5,000	6,400	4.4	5.2	5.7	5.8	4.5	4.6
Services	87,700	95,500	77.3	77.6	79.2	80.6	82.2	82.9
Distribution, hotels & restaurants	25,600	26,200	22.6	21.3	22.5	22.3	24.6	24.1
Transport & communications	4,900	5,800	4.3	4.7	5.0	5.1	6.0	6.0
Finance, IT, other business activities	18,800	23,800	16.6	19.4	14.4	15.6	20.0	20.7
Public admin, education & health	33,600	34,700	29.6	28.2	32.2	32.5	26.4	26.9
Other services	4,800	4,900	4.2	4.0	5.0	5.1	5.1	5.2
Tourism-related[†]	6,900	7,300	6.1	5.9	8.0	8.4	8.2	8.1

The Percentage of Sunderland's population employed in manufacturing jobs has reduced by 8% to 16%; however, this remains significantly higher than the Great Britain average of 11.1%. During 2005 the highest percentage of employees jobs within Sunderland were in the Service industry, with 77.6%. This is still below the national and regional average. (Source: Annual Business Inquiry, 2005).

Earnings by workplace in Sunderland remained above the North East average for gross weekly pay, £ 400.5 and £399.0 respectively, but still remain some 11% below the GB average of £448.6.

Transport and Spatial Connectivity

37% (Source; Tyne and Wear Travel Survey Report 2006) of households in Sunderland in 2006 were without a car, a 9% reduction on 2004. However car ownership in the city is increasing at a faster rate in Sunderland than nationally (Local Transport Plan 2006). Sunderland also has the highest average number of cars per household in the Tyne and Wear region with 0.85 (Source: Tyne and Wear Travel Survey Plan).

At Park Lane Interchange there were 9,720 weekday bus boarding's in 2006/07 (Nexus Annual Statistics Report 2006/07); a 6.8% decline from 2004, however in terms of the Estimated annual total of bus and Metro boarding's, Park Lane, had the second highest figure in the Tyne and Wear Region.

Travel to work

The proportion of the city's population whom live within 5km of their workplace has more than halved since the 2001 census to 21%. Sunderland residents travel the furthest to

work within the Tyne and Wear region with an average distance of 7.8km. 57% of Sunderland resident's travels to work journeys are made by car and 13.5% by public transport. (Source: Tyne and Wear Household travel Survey Report 2006/07). 91% of trips made to Sunderland urban centre are made from within the Sunderland District.

Built Environment

Sunderland's urban character varies considerably in its age, style, and the scale of its built form, this reflects the city's heritage of glass, shipbuilding, coalmining. The city has thirteen conservation areas that make a significant contribution to the overall urban character. A number of historically important buildings and spaces have recently been restored which has helped preserve buildings of special architectural interest.

Environment

Despite the perception of Sunderland being an urban character, approximately 40% of the city is in fact rural/agricultural. Sunderland is home to a complex mosaic of habitats including woodlands, meadows and wetlands all of which support a range of species such as water vole, badger, brown hare and great crested newt. Sunderland has 2 Natura 2000 sites, comprising part of the Northumberland Coast and Durham Coast, which include SAC, SPA and RAMSAR status. There are also 23 Sites of Special Scientific Interest (SSSI's), 68 Sites of National Conservation Importance and an additional five Local Nature Reserve and four Regionally Important Geological Sites.

The city as a whole has relatively poor tree coverage; the 500 hectares of recent and mature coniferous and deciduous woodland covers just 3.7% of the land area, as opposed to 10% nationally. However approximately 246ha of this woodland in Sunderland, over 49%, is protected through designations such as SSSI and SNCI, 31 hectares is classed as ancient semi-natural woodland a very important and irreplaceable habitat.

APPENDIX 5 – CORE OUTPUT INDICATORS

LDF monitoring guidance sets a number of core indicators that local authorities are required to address in their Annual Monitoring Report (AMR), these are outlined below.

All data is based on the financial year 1 April 2006 to 31 March 2007

Business Development

Indicator	2005/2006	2006/2007	Source
1a	Amount of floorspace developed for employment by type:		
- B1a	7,100m ²	11,260m ²	Council take-up of business land
- B2	14,469m ²	11,786m ²	Ditto
- B8	34,020m ²	0	Ditto
Total	55,589m²	23,046m²	

1b			
- Sunderland North			
B8	1,200m ²	0	Ditto
B2	0	2,496m ²	
- Sunderland East	0	0	
- Sunderland South	0	0	
- Sunderland West	0	0	
- Coalfield			
B1a	7,100m ²	11,260m ²	Ditto
B2	1,635m ²	0	Ditto
- Washington			
B2	12,834m ²	9,290	Ditto
B8	32,820m ²	0	Ditto
Total	55,589 m²	23,046m²	

1c	Amount of floorspace by employment type, which is on previously developed land:		
Total	11,984m ²	11,786m ²	Ditto
As Percentage	22%	51%	

1d	Employment land supply by type:		
- Restricted to B1a	0	0	Covered in B1/B2
- Restricted to B1 & B2	53 ha	18.25 ha	Land Availability Register
- Restricted to B2 & B8	7 ha	0.15 ha	Ditto
(NB Double counts on certain sites)			
Total employment sites available	173ha	165.47	Ditto

1e	Employment land lost in development/ regeneration areas		
- Coalfield	7.1 ha	-	Property Gazetteer
- Losses of employment land citywide	7.1 ha	0	Ditto

1f	Amount of employment land lost to residential development		
Total	7.1 ha	0	Ditto

Housing

Indicator	2005/2006	2006/2007	Source	
2a	Housing trajectory showing:			
	(i) net additional dwellings over the previous five year period (04/2001 to 03/2006); (04/2002 to 03/2007).	1,786	1506	Interim Strategy for Housing Land, Feb 2006
	(ii) net additional dwellings for 2005/ 2006;	245	123	Housing Stock Changes
	(iii) projected net additional dwellings over a ten year period (April 2006- March 2016).	8,078	8690	Property Gazetteer/ ISHL updated
	(iv) the annual net additional dwelling requirement (05/06);	640	780	RSS Proposed Changes
	(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to the previous year's performance.	807	894	Property Gazetteer/ISHL updated

2b	Percentage of new and converted dwellings on previously developed land:			
	Total	91%	94%	BVP return

2c	Percentage of new homes completed at:			
	(i) less than 30 dwellings per hectare	31%	35%	Council Land Availability Register
	(ii) between 30 and 50 dwellings per hectare	25%	24%	
	(iii) above 50 dwellings per hectare	44%	41%	

2d	Affordable housing completions			
	Total	65	98	SHG net completions

Transport

Indicator	2005/2006	2006/2007	Source
3a	Percentage of completed non-residential development complying with car-parking standards set out in the LDF;		
	Total	100%	100%

3b	Percentage of new residential development within 30 minutes public transport time of a:			
	GP	100%	100%	Council Planning Policy Section Records / Nexus "Accessibility Mapping".
	Hospital	82%	64%	
	Primary school	100%	100%	
	Secondary school	100%	100%	
	Employment	100%	100%	
	Major health centre	100%	100%	

Local services

Indicator	2005/2006	2006/2007	Source
4a	Amount of completed retail development.		
	0	408m ²	Property Gazetteer
	Amount of completed office development.		
	0	0	
	Amount of completed leisure development.		
	0	0	
	A mixed office/leisure/customer service centre has been developed (Bunny Hill)		
	5880 m ²	-	

4b	Percentage of completed retail, office and leisure development in town centres:			
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	Total	0%	0%	Property Gazetteer
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4c	Amount of eligible open spaces managed to Green Flag:			
	Award standard: number	3 (170ha)	4 (273ha)	Council Countryside Records
	Award standard: percentage	30%	40%	Council Countryside Records

Minerals

Indicator		2005/2006	2006/2007	Source
5a	Production of Primary land won aggregates:	Information is monitored but is not publicly available for commercial reasons	Information is monitored but is not publicly available for commercial reasons	
5b	Production of secondary / recycled aggregates:			

Waste

Indicator		2005/2006	2006/2007	Source
6a	Capacity of new waste management facilities by type: (i) have planning permission and (ii) are operable.			
i	Construction waste recycling - erection of additional unit on site already in operation. Will intensify work undercover rather than in open.	-	Unknown-existing operation	
i	Recycling and waste transfer. (Primarily sorting/ baling trade waste for transfer onward).	-	Not given	
i	Sorting and recycling construction materials from applicants own building firm and skip hire business.	-	Not given	
i	Skip service.	-	Not given	
ii	Campground refuse disposal works (permission for 4 years) (tonnes per annum)	65,000	-	Council waste records
ii	Staithes Road centre for glass, wood, metal, brick, soil arising from domestic skips and applicant's own building	50	-	
ii	B Foster Tyres, Glaholm Road - change of use of part of site to waste transfer station (tonnes / annum)	10,000	-	
ii	Alex Smiles Depot, Deptford Terrace - change of use of part of existing waste transfer building to accommodate - Clinical waste transfer operation.		-	
6b	Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed:			
	- Landfill (tonnes)	129,366	125,000	
	- Re-used / recycled (tonnes)	32,171	35,000	
	- Incineration (tonnes)	0	0	
	- Un-recorded (tonnes)	0	0	

Flood Protection and Water Quality

Indicator		2005/2006	2006/2007	Source
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality:			

	Total	0	0	Council Planning Application Records
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Biodiversity

Indicator	2005/2006	2006/2007	Source	
8	Changes in areas and populations of biodiversity importance:			
	(i) Change in priority habitats and species	0	0	
	(ii) Changes in areas designated for their intrinsic environmental value	0	0	

Renewable Energy

Indicator	2005/2006	2006/2007	Source	
9	Renewable energy capacity installed by type:			
	Renewable energy scheme at Houghton Quarry	3.96 MW	3 MW	Council Planning Application Records.

APPENDIX 6 - SIGNIFICANT EFFECTS INDICATORS

Significant Effect Indicators and Sustainability Objectives							
The range of significant effect indicators are evolving as part of the formulation of the LDF. The following indicators are aligned against the Sustainability objectives for the LDF Core Strategy and UDP Alteration No. 2.							
Indicator	Sunderland	Tyne and Wear	North East	National	Indicator Status	Commentary	Data sources
Objective 1 - To ensure high and stable levels of employment so everyone can share and contribute to greater prosperity							
Unemployment rate (%)	7.4 (Jan-Dec 2006) 5.9% (2006) 7.1 (2005)	No data available	6.9 (Jan-Dec 2006) 6.2 (2006) 5.9 (2005)	5.3 (Jan-Dec 2006) 5 (2006) 4.7 (2005) GB		Increase in Sunderland compared with last year, however regional and national increases in employment too.	http://www.nomisweb.co.uk/reports/lmp/la/2038432098/subreports/ea_time_series/report.aspx
Job Seekers Allowance claimants (as a proportion of resident working-age people) At April	3.2 (2007) 3.5 (2006). 3.0 (2005); 4.6 (2001);	No data available	3.0 (2007) 3.3 (2006). 3.0 (2005); 4.3(2001);	2.3 (2007) 2.6 (2006) 2.3 (2005) 2.7 (2001);		Reduction of 0.3% in line with regional and national, however still above national average.	http://www.nomisweb.co.uk/reports/lmp/la/2038432098/subreports/jsa_time_series/printable.aspx?pivot=total&sort=&ascending=
Proportion of people of working age in employment	68.7 (Jan-Dec 2006) 69.7% 2006 67.6 2005;	No data available	70.7 (Jan-Dec 2006) 70.5 (2006) 70.3 (2005);	74.3 (Jan-Dec 2006) 74.3 (2006) 74.5 (2005)		Decrease in proportion in Sunderland compared to a slight regional increase. Below national average.	Annual population survey http://www.nomisweb.co.uk
Proportion of people claiming Job Seekers Allowance who have been out of work for more than a year	13.1% [2007] 10.7% [2004]	No data available	15.6% [2007] 10.4% [2001]	16.1% [2007] GB 13.9% [May 2005] [GB]		Figure for Sunderland has increased this year but is still below the UK and regional average	http://www.nomisweb.co.uk http://www.teesvalley-jsu.gov.uk/reports/unemp_facts/fs09-01.pdf .
Gross Weekly Pay (All full time workers)	400.5 (2006/07) 383.3 (2006) 359.5 (2005);	No data available	399.0 (2006/07) 393.6 (2006) 383.6 (2005);	444.8 (2006/07) 449.6 (2006) 432.8 (2005); [GB]		Figure for Sunderland has increased. Is now above the Regional average. However still remains below the national average	www.nomisweb.co.uk
Business VAT registrations	10.4% (2006) 10.1% [2003]	10.2% (2006) 11.1% [2003]	9.4% (2006) 10.2% [2003]	9.4% (2006) 10.6% [2003]		Figure for Sunderland has increased and is now above the national and regional average	http://www.nomisweb.co.uk/

VAT Registered businesses (Stock)	4320 (2006) 4115 (2005)	No data available	49435 (2006) 48280 (2005)	1,956,750 (2006) 1,917,615 (2005)		Increase in Sunderland's business stock in line with national and regional increase.	VAT Registrations, Nomis, 2006
Business start-ups and closures (net change in VAT registrations)	450 VAT Registrations, 375 Deregistrations +1.6 (2006) 415 VAT registrations, 355 deregistration, +1.5% (2005)	No comparable data	4,630 VAT registrations, 3,475 deregistration (2006) +2.4% 4,300 VAT registrations, 4,100 deregistration, 0.2%+ (2004)	182,205 VAT registrations, 143,070 deregistration (2006) +2% VAT registrations 181,400, deregistration 179,400 - 2000+ (0.01) net change (2004)		Sunderland has seen a slight increase in Vat registrations and the North East has the highest percentage increase in net change	http://www.sbs.gov.uk/sbsgov/action/newsDetail?type=NEWSITEM&itemId=7000021418&r.li=7000021449&r.pp=11&r.s=p&atom_id=PR000001&r.pt=global
GVA per head (£)	14,022 (2004) 13420 (2003) 11912 (2001);	14,393 (2004) 14582 (2003) 12893 (2001);	13,524 (2004) 12805(2003) 10995 (2001);	17,532 (2004) 16485 (2003) 14290 (2001); (UK)		Sunderland is increasing but is still significantly below the National average but, above the regional.	ONS and Tyne and Wear Research and Intelligence

Objective 2 - To encourage high and stable levels of economic growth

Level of new business start ups net of closures	450 VAT Registrations, 375 Deregistration +1.6 (2006) 415 VAT registrations, 355deregistrations, +1.5% (2005)	No comparable data	4,630 VAT registrations, 3,475 deregistration +2.4% (2006) 4,300 VAT registrations, 4,100 deregistration, 0.2%+ (2004)	182,205 VAT registrations, 143,070 deregistration +2% (2006) VAT registrations 181,400, deregistration 179,400 - 2000+ (0.01) net change (2004)		Sunderland has seen a slight increase in Vat registrations and the North East has the highest percentage increase in net change	http://www.business.barclays.co.uk/BBB/A/Content/Files/Final_-_Barclays.Surv.Q1_2002.pdf
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Objective 3 - To raise educational achievement across the region

People of working age with no qualifications	15.9%[Jan 2006 - Dec 2006] 15.7%[Jan 2005- Dec 2005]	15% [Jan 2005 - Dec 2005]	14.3% [Jan 2006-Dec 2006] 15.6% [Jan 2005 - Dec 2005]	13.8% [Jan2006-Dec2006] 14.3% [Jan 2005 - Dec 2005] (GB)		Sunderland showed a slight increase compared to national and regional improvements. Sunderland remains above the national and regional average.	http://www.nomisweb.co.uk/
Percentage of working age population with qualifications to either NVQ Level 1 / equivalent, NVQ Level 3 or 4 or a trade apprenticeship with no formal qualifications	NVQ Level 1 = 78.1% NVQ Level 2 = 58.3% NVQ Level 3 = 34.5% NVQ Level 4 = 19.3% [Jan 2006 - Dec 2006]	NVQ Level 1 = 77.7% NVQ Level 2 = 61.5% NVQ Level 3 = 39.6% NVQ Level 4 = 21.0% [Jan 2005 - Dec 2005]	NVQ Level 1 = 79.2% NVQ Level 2 = 64.1% NVQ Level 3 = 42.7% NVQ Level 4 = 22.7% (Jan 2006 - Dec 2006)	NVQ Level 1 = 77.7% NVQ Level 2 = 63.8% NVQ Level 3 = 45.3% NVQ Level 4 = 27.4% [Jan 2005 - Dec 2005]		Sunderland has the second highest proportion of people qualified to NQL Level 1 standard. However the proportion of people qualified to a higher standard, i.e. level 4, is less than the regional and national average	http://www.nomisweb.co.uk/
Objective 4- To ensure everyone has the opportunity of living in a decent and affordable home							
Homelessness	582 Households (2006/07) 597 (2004/05) 791 Households (2002-2003)	No comparable data	8001 Households (2004/05) 6460 households (2002)	England: Households accepted as homeless and in priority need during the year. Statutory homeless household acceptances as reported by local authority 121,179 [2004/05] 129,753 [2002/03]		There has been a slight improvement in Sunderland.	HIP Report 2006/07

Temporary accommodation / rough sleepers	Estimates are approx 1 per night (2006/07) 9.5 Households. Rough sleeper estimates are approx 1 per night	No data available	No data available	Estimated 498 rough sleepers in England any one night (2007). England: Homeless households accommodated and in temporary accommodation at 31st March - 94269 [2002/03]		The estimated figure remains unchanged from the previous year.	HIP report 2006/07; BVPI203; Homelessness Statistics 2007 and Rough Sleeping – 10 Years on from the Target– Policy Briefing 20.
Average house prices	125,814 [2006/07] 118,696 [2005/06]	£138,660 (Oct-Dec 2006)	£139,189 (Oct-Dec 2006)	209,202 [2006/07] 189,551 [2005/06]		This indicator status is not considered classifiable since relatively low house prices have both positive and negative socio-economic implications	www.upmystreet.com/halifax/property/prices/all/1/Sunderland-4722.html Extracted from: Land Registry
Average house price increase	Change 06/07: 6.8% Change 05/06: 6.1%	Change 5/06: 8.9%	Change 05/06: 10.3%	Change 06/07: 10.4%		This indicator status is not considered classifiable since rising house prices have both positive and negative socio-economic implications	http://news.bbc.co.uk/1/shared/spl/hi/in_depth/uk_house_prices/html/cm.stm Extracted from: Land Registry

House price to income ratio	3.07 [2003] [House price to income ratios for working households aged 20-39, based on gross household earnings and mean house prices for two- and three-bedroom dwellings]	No comparable data	3.19 [2003] [House price to income ratios for working households aged 20-39, based on gross household earnings and mean house prices for two- and three-bedroom dwellings]	4.11 [England] [2003] [House price to income ratios for working households aged 20-39, based on gross household earnings and mean house prices for two- and three-bedroom dwellings]		Ratio is one of the lowest in the UK, though this indicator is not considered classifiable since rising house prices have both positive and negative socio-economic implications	http://www.jrf.org.uk/knowledge/findings/housing/024.asp
Additional provision of affordable housing	98 (2006/07) 65 (04/2005-03/2006) Dwellings built by Sunderland Housing Group	No data available	No data available	No data available		No affordable housing has been developed through private house builders. Affordability is not for seen as a concern currently in Sunderland	HIP Report 2006/07
Number of unfit dwellings	2,596 – 2.1% (2006/07) 2,815- 2.3% of the total stock (2005) 13,140(2001)	No data available	4.9% (2005)	4.4% (2005)		A slight reduction of unfit dwellings in the city. Proportion remains significantly below the national and regional average.	HIP Report 2006/07
Homes judged fit to live in	Data not readily available - likely data gap						
Objective 5 - To ensure good local air quality for all							
Number of days of air pollution	NO AQMA declared	No data available	No data available	England Urban – 23 Rural - 40 [2001/02 average]		No Air Quality Management Areas have been declared in the city	

Number of days per year when air pollution is moderate or high for PM10	1 day moderate (2006) NO AQMA declared (2005)	No comparable data	No comparable data	2001 (average number of days per site) Rural sites - 30 Urban sites - 21		No AQMA's have been declared in the city	Environmental Service Records
Objective 6 - To protect and enhance the quality of the region's ground, river and sea waters							
Bathing water quality guideline standard	0% 2007 100% 2006	67% 89%	82% 88%	75% 78% England and Wales		Neither of Sunderland's 2 bathing beaches reached the guideline standards this year, although they did reach the mandatory standard.	DEFRA
Rivers of good biological water quality (%)	59.2 (2005); 47.0 (2002)	23.6 (2005); 25.2 (2002)	80.5 (2005); 79.9 (2002)	70.6 (2005); 68.0 (2002) [England]		Sunderland has shown a significant improvement, although quality is below the regional and national average.	Environment Agency GQA records.
Rivers of good chemical water quality (%)	12.2 (2005); 9.5 (2002)	31.8 (2005); 25.1 (2002)	84.1 (2005); 83.8 (2002)	64.1 (2005); 65.5 (2002) [England]		Sunderland has shown a slight improvement, although quality is significantly below the regional and national average.	Environment Agency GQA records.
Objective 7 - To reduce the causes and the impacts of climate change							
CO2 emissions	Total emissions (millions tonnes carbon) 2.106 (2005) 2.085 (2004) 2.088 (2003)	No data available	Total emissions (million tonnes carbon)- 9 [2001] Emissions per head (kg carbon)- 3400[2001]	England- Total emissions (million tonnes carbon)- 114 [2001] Emissions per head (kg carbon)- 2300[2001]		Local data not produced in same manner as national figures. Though increase in Carbon emissions from 2004/05	http://www.naei.org.uk/ http://www.sustainabledevelopment.gov.uk/indicators/regional/2003/index.htm
Objective 8 - To protect and enhance the region's biodiversity							
% of SSSIs in favourable or recovering condition. (April)	98.6% 2007 98.8 2006; 98.8 2005	92.63 (2007) 93.7 2006; 94.2 2005	64.1% (2007) 53.6 (2006); 50.5(2005)	75.9% (2007) 72.3 (2006); 67.4 (2005) [England]		Sunderland remains above the national and regional average.	www.english-nature.org.uk Condition of SSSIs Report 2007.

Area of woodland	500 hectares - 3.7% of mature tree cover (1998 UDP)	6% of land cover	100,000+ Hectares - 12% of land cover	2,187,000 Hectares of woodland, 11.6% of land (Including areas covered by water) [2004] [Forestry Commission]		Being a principally an urban area Sunderland has significantly less tree coverage than the national and regional percentage.	http://www.bvpi.gov.uk/pages/keyfacts_step1.asp
Objective 9- To reduce the amount of waste produced and increased the amount recycled							
Household waste arising (kg of waste collected per head)	503.80 (2006/07); 501.9kg (2004/5); 526.4kg (2002/3).	No data available	No data available	444.5kg (2004/5) [England]		Increase in Sunderland and above the national average.	http://www.bvpi.gov.uk/pages/keyfacts_step1.asp
Percentage of population served by kerbside collection or within 1km of recycling centre	98.21(2006/07) 98.6 (2004/5)	No data available	No data available	91.1 (2004/5) [England]		Good coverage in Sunderland above national average.	http://www.bvpi.gov.uk/pages/keyfacts_step1.asp
Household waste - percentage recycled (BV82a)	14.95(2006/07); 11.89 2005/06), 9.3 (2004/5), 5.4 (2002/3)	No data readily available	No data readily available	13.2 2002/3; 15.2 2004/5 [England]		Sunderland is improving faster than the national rate but remains below national average.	http://www.bvpi.gov.uk/pages/keyfacts_step1.asp
Household waste - percentage composted (BV82b)	8.7% (2006/7)	No data readily available	No data readily available	6.5 20004/5 [England]		Sunderland is below national average.	http://www.bvpi.gov.uk/pages/keyfacts_step1.asp
Household waste - percentage landfilled BV82d	76.22(2006/07); 89.7 (2004/5); 92.0 (2002/3)	No data readily available	No data readily available	No data readily available		There has been a 16.1% decrease since 2004/05 in waste going to landfill.	http://www.bvpi.gov.uk/pages/keyfacts_step1.asp

Objective 10 - To promote sustainable forms of development and sustainable use of natural resources							
Proportion of total area that is derelict land and buildings	No data Available (2006/07) 0.45%	No data readily available	No data readily Available (2006/07) 0.04% (2002)	No data readily Available (2006/07) 0.06% [Great Britain] [2002]			www.nlud.org.uk/draft_one/results/pdf/2003/Stats%20Brownfield%202003%20Supplementary%20Report.pdf
Energy use (gas and electricity)	Gas: 2383 GWh (2005) 2376 GWh (2004) Elec 461.2 GWh (2005) 462.2 GWh (2004) 457.6 GWh (2003)	No comparable data	15,000 GWh pa (2003)	232.7 million tonnes or equivalent (2003)		Increase in gas and electricity usage.	www.dti.gov.uk/energy/inform/dukes/dukes2004/01longterm.pdf http://www.dti.gov.uk/energy/statistics/regional/regional-local-gas/page36200.html http://www.dti.gov.uk/energy/statistics/regional/regional-local-electricity/page36213.html
Proportion of energy generated from renewable sources	0.3% (2006/07)	No comparable data	1% (2003)	3.6% (2004)			www.gos.gov.uk/gone/docs/envandrural/energy/renew_energy_strat_mar05.pdf
Energy use per household	Gas: 19267 kWh (2005) 19235 kWh (2004) Elec 3727 kWh (2005) 3742 kWh (2004) 3739 kWh (2003)	No data available	gas - 20,876 kWh, electricity 3,918 kWh (2003)	gas 20,111 kWh, electricity 4,600 kWh (2003)		Increase in Gas usage and a decrease in Electricity usage.	www.dti.gov.uk/energy/environment/energy_impact/seib2005ch3b.pdf http://www.dti.gov.uk/energy/statistics/regional/regional-local-gas/page36200.html http://www.dti.gov.uk/energy/statistics/regional/regional-local-electricity/page36213.html
Percentage of new build and retrofit homes meeting EcoHomes Very Good standard	Data not readily available - likely data gap	No data available	No data available	1098 of 6665 housing units assessed were rated very good (2000-2003)			www.southeast-ra.gov.uk/.../2005/020205/chapter_7_supply_and_development_of_other_infrastructure%20.pdf




Percentage of commercial buildings meeting BREEAM Very Good standard	Data not readily available - likely data gap	No data available	No data available	Out of 232 assessments- 147 very good, 70 excellent [office buildings 1998-2001], Of 35 assessments- 25 very good, 4 excellent [office buildings 2002]			www.southeast-ra.gov.uk/.../2005/020205/chapter_7_supply_and_development_of_other_infrastructure%20.pdf
Objective 11 - To protect and enhance the quality and diversity of the region's rural and urban land, and landscapes							
Amount of derelict land as percentage of previously developed land identified on National Land Use database.	28.6% (2006)	No data available	28.5% (2006) 29.5% (2005)	28.5 % (2006) 29.5% (2005) England		Sunderland's figure is in line with the national and regional average	Annual Publication - Previously Developed Land that May be Able for Development, (Results) Retrieved from: www.nlud.org.uk
Number and areas of designated sites.	SSSIs 23, LNRs 1, SNCIs 68, RIGs 4 (1998)	LNRs 37,	SSSIs 248, SAC 11, SPAs 6, NNRs, 13, LNRs 49 (2000)	SSSI 4000+, 6% of land cover (2002) (England)			www.english-nature.org.uk/special/sssi/Sunderland_UDP_1998_statistics.defra.gov.uk/esg/reports/capmtrp/appendix2g.pdf
Objective 12 - To protect and enhance the region's cultural heritage and diversity							
Percentage of Grade I and II* listed buildings at risk of decay	0 (2007) 0 (2006)	9.8 (2006)	7.6 (2007) 7.8 (2006)	3.2 (2007) 3.3 (2006) [England]		Better than regional and national averages.	English Heritage <i>Buildings At Risk Register 2007</i>
Objective 13 - To reduce crime and the fear of crime							
Crime - violence against the person -offences (% change)	0.4% increase (2006/07) 19 (2004/05)	17 (2004/05)	10.2% increase (2006/07- Northumbria Police, Forcwide) 15.5 (2004/05)	18 (2004/05)		Although an increase in Sunderland. Percentage still remains significantly less than the Forcwide	Forcwide Summary of Crime: 6 Area Command Structure Financial Period: April 2006- March 2007. At: http://ww2.northumbria.police.uk/ePolicing/web/webmedia.nsf/802570200038A203802573520056950E/\$FILE/forcwide%20summary%20for%20PDF%20files%20-%20Apr-Aug%2007.pdf

Crime - burglary from a dwelling (rate per 1000 population)	12.22 (2006/07), 11.27 (2005/06)	No data available	10.41 (2006/07) 10.78 (2005-06)	No data available		Increase in number of burglaries from dwellings in Sunderland. The figure also still exceeds the Forcewide average	Forcewide Summary of Crime: 6 Area Command Structure Financial Period: April 2006- March 2007. At: http://ww2.northumbria.police.uk/ePolicing/web/webmedia.nsf/802570200038A203802573520056950E/\$FILE/forcewide%20summary%20for%20PDF%20files%20-%20Apr-Aug%2007.pdf
Crime - theft from a motor vehicle (rate per 1000 population)	6.58 (2006/07), 8.57 (2005/06)	No data available	6.64 (2006/07), 7.71 (2005/2006)	No data available		Theft from a motor vehicle in Sunderland has reduced since 2005/06 and is below forcewide average	Forcewide Summary of Crime: 6 Area Command Structure Financial Period: April 2006- March 2007. At: http://ww2.northumbria.police.uk/ePolicing/web/webmedia.nsf/802570200038A203802573520056950E/\$FILE/forcewide%20summary%20for%20PDF%20files%20-%20Apr-Aug%2007.pdf
Objective 14 - To improve the health and well-being of the population and reduce inequalities in health							
Life expectancy	77.35(2005) M= 75.3 F= 79.4 76.8 (2004) M=74.6 F=79	No comparable data	77.6(2005) M=75.4 F=79.8 77.3 (2004) M=75 F=79.6	79(2005) M= 76.9 F= 81.1 78.73 M=76.55 F=80.91		Overall life expectancy has increased. Sunderland remains slightly less than the National average.	ONS http://neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=276799&c=Sunderland&d=13&g=370196&i=1001x1003x1006&k=life+expectancy&m=0&r=1&s=1193674340207&enc=1&domainId=6&dsFamilyId=937
Percentage of people describing their health as good (%)	63.92 (2001)	64.32 (2001)	No data available	68.6% [2001] (England and Wales)		Sunderland slightly below the Tyne & Wear and England average	http://www.statistics.gov.uk/
Long-term illness, health problem or disability which limits people's daily activities or the work they could do	24.05%	No comparable data	22.73%	18.2%[2001] 13.3%[1993]		Significantly higher percentage than England	http://www.statistics.gov.uk/census2001/profiles/commentaries/health.asp#illness

Objective 15 - To ensure good accessibility for all to jobs, facilities, goods and services in the region

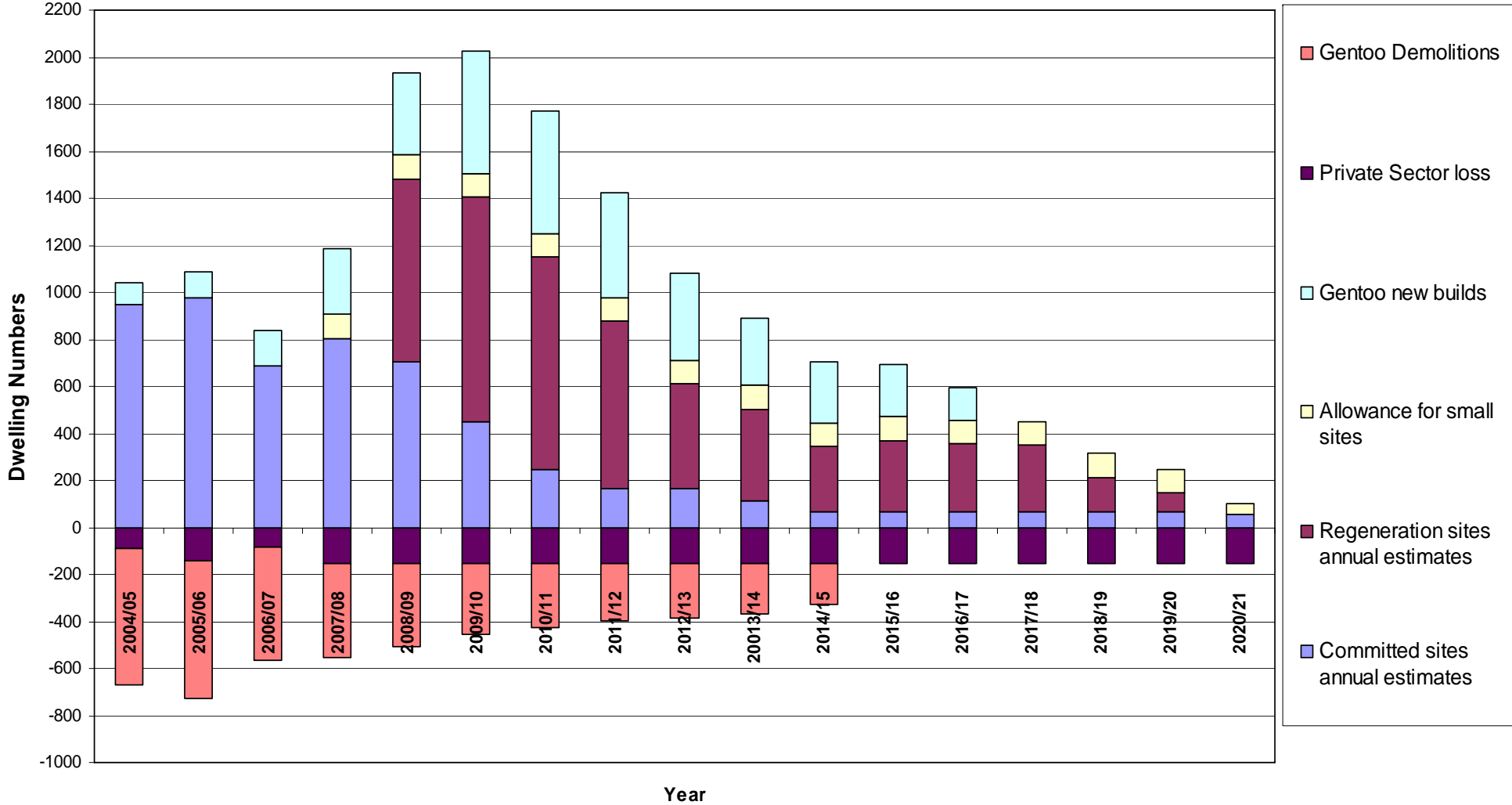
Travel to work	England and Wales travel to work by: Car – 64.4% [2001] Motorbike – included in car figure Cycle – 1.3% Bus – 15.6% Rail – 1.9% Walk – 9.8% Other - 6.2% (including home working)	car 256,318 public transport 92,552	No data available	England and Wales travel to work by: Car – 61.4% [2001] Motorbike – 1.0% Cycle – 2.8% Bus – 7.4% Rail – 4.1% Walk – 10.0%		This indicator is not considered classifiable since low car ownership has both positive and negative socio-economic implications	http://neighbourhood.statistics.gov.uk http://www.hitrans.org/ir/public/openIndex/view/page1.html?ARTICLE_ID=1052220765200
Average daily motor vehicle flows	No comparable data	No comparable data	All roads - 3.3 thousand vehicles per day (2002)	All roads - 3.4 thousand vehicles per day (2002)			http://neighbourhood.statistics.gov.uk
Traffic congestion	Data not readily available - likely data gap						
Road traffic	No data available	2418 Million vehicle Kilometres (2002/03)	Road Traffic (billion vehicle kilometres) All vehicles 19 (2002), 17% increase 1993 to 2002	England- Road traffic, by type of vehicle (billion vehicle kilometres): 2002 Cars/taxis-338 Other Vehicles-81 all vehicles-419 Road traffic increase on all roads: 1993 to 2002-18% Road traffic, by type of road			http://neighbourhood.statistics.gov.uk http://www.dft.gov.uk/stellent/groups/dft_transstats/documents/divisionhomepage/031571.hcsp www.dft.gov.uk/stellent/groups/dft_transstats/documents/page/dft_transstats_025211.pdf

Proportion of travel by mode	Public Transport 30.3% Private vehicle 40.28% Walk 28.62% Cycle 0% Other Park and Ride 0.35% (2004/05)	No data available	No data available	Car 79.4% Cycle 0.9% M/C 1.1% Bus 1.1% HGV 5.8% LGV 11.7%		This indicator is not considered classifiable since low car ownership has both positive and negative socio-economic implications	http://neighbourhood.statistics.gov.uk Local Transport Plan Tyne and Wear 2006 -2011
Number of people killed or seriously injured on roads	121 (2003) 113 (2000)	438 (2000)	1,261 (2003) 648 (2004) - Data applicable to the Northumbria Constabulary area	32,296 (2003)			http://neighbourhood.statistics.gov.uk

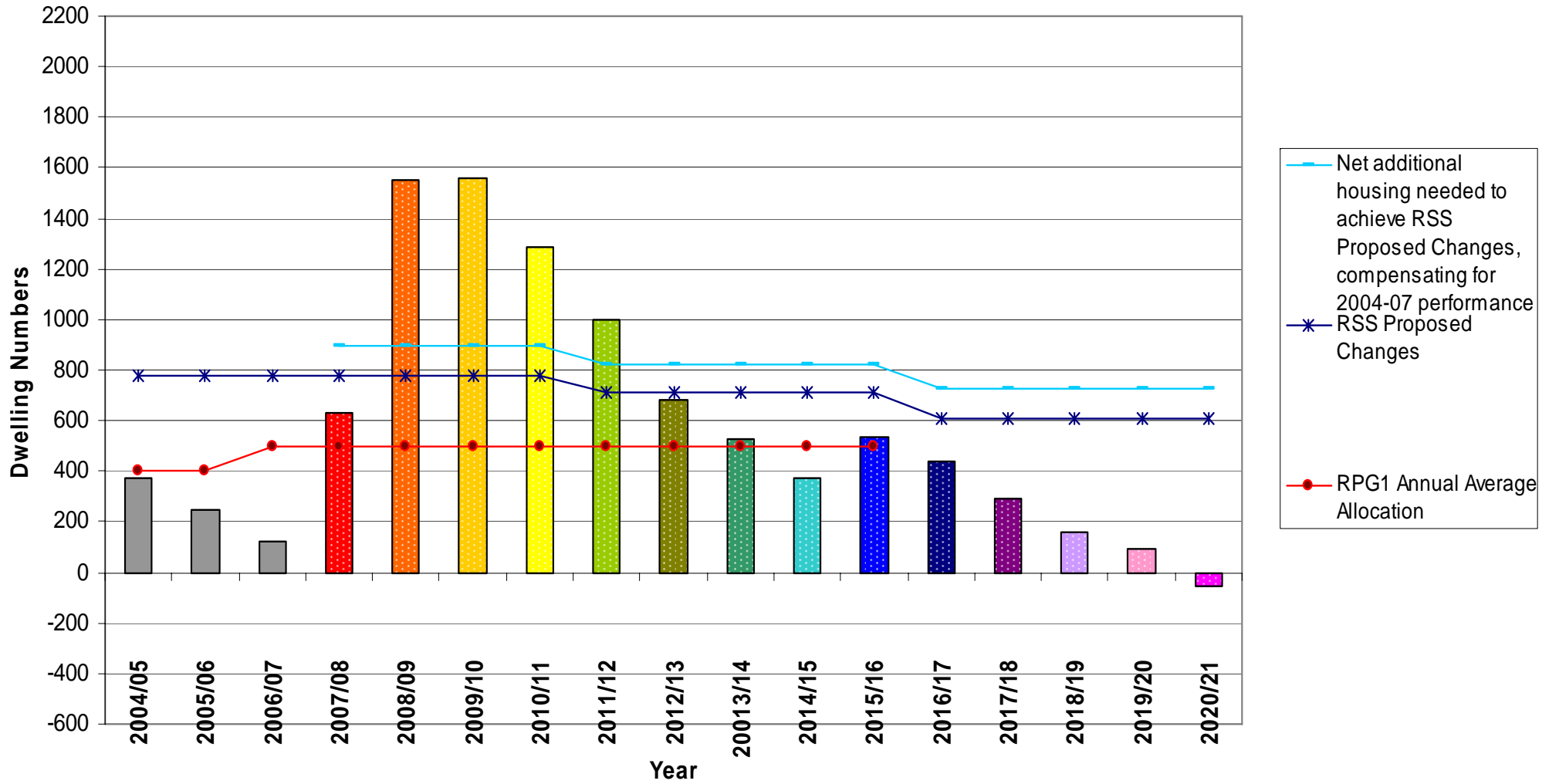
Key	
Good Performance	
No Significant Change	
Poor Performance	

APPENDIX 7- HOUSING TRAJECTORY

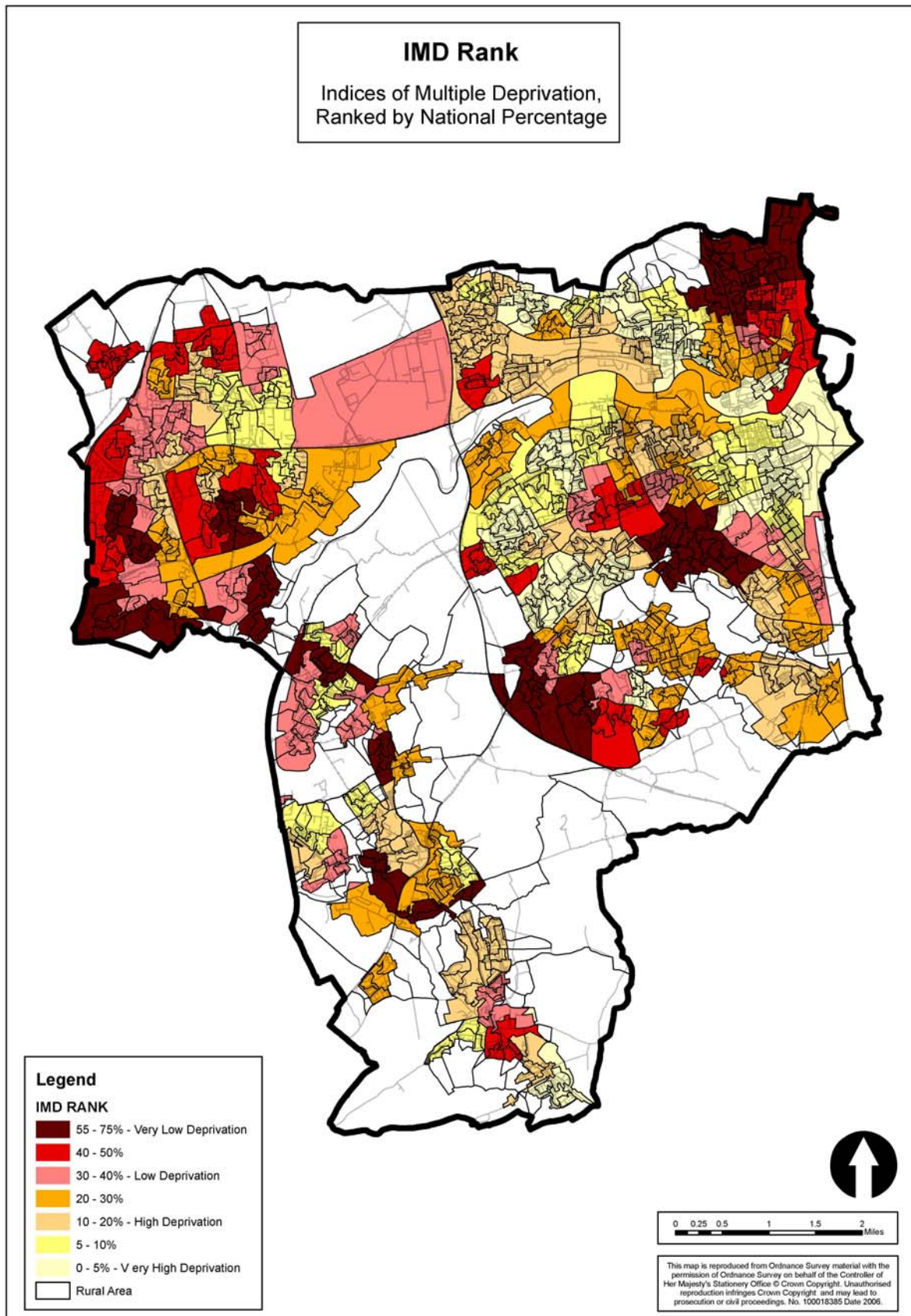
Housing Gains and Losses



Net Additions to Housing Stock.

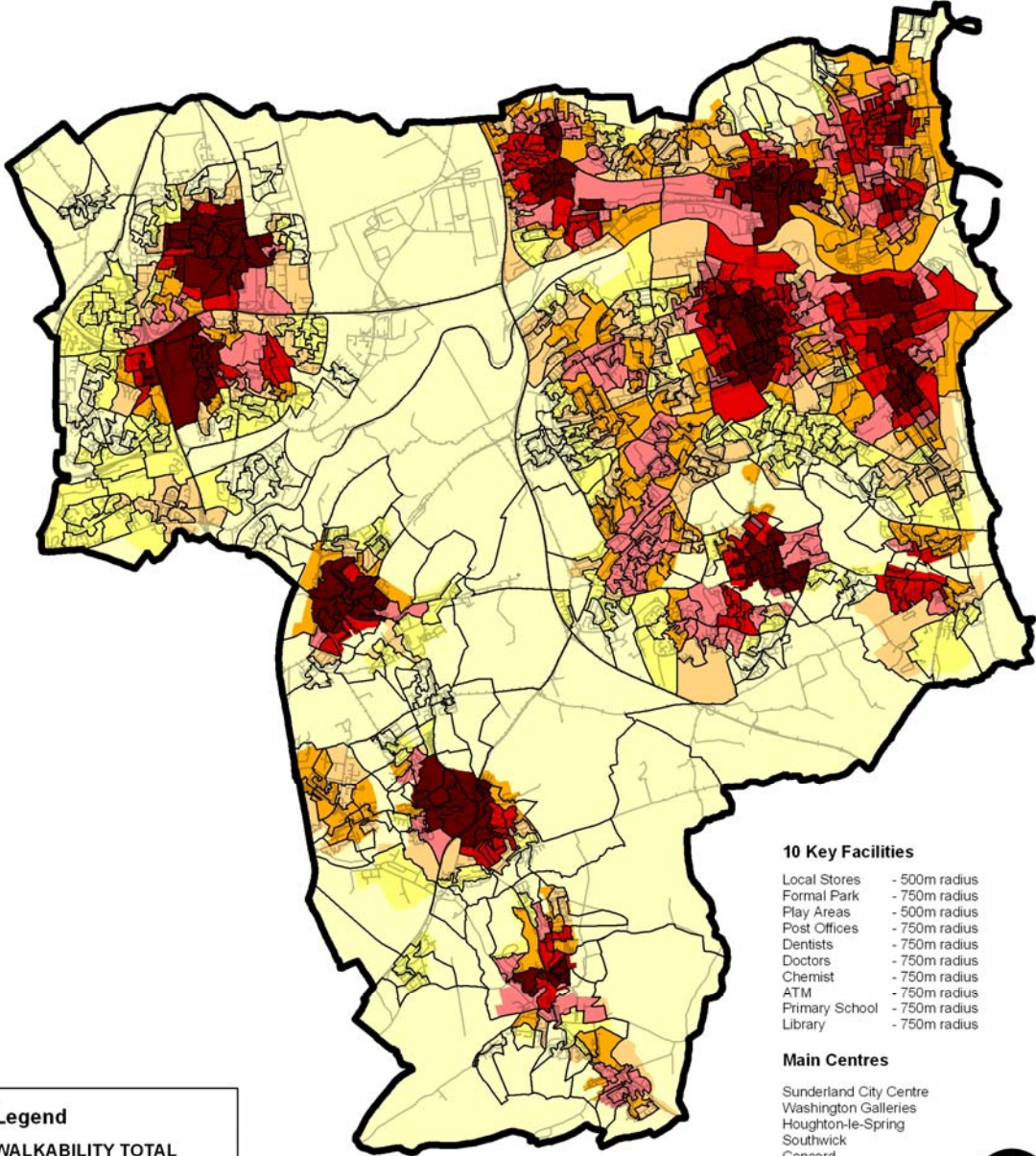


APPENDIX 8 – INDICES OF MULTIPLE DEPRIVATION RANKED BY NATIONAL PERCENTAGE



APPENDIX 9 – WALKABILITY MAP

Walkability Map
Walking Access to 10 Key Facilities
Based on Existing Residential or Built up Areas



Legend

WALKABILITY TOTAL

- Access to 9.5 - 10 Facilities
- Access to 8.5 - 9 Facilities
- Access to 7.5 - 8 Facilities
- Access to 6.5 - 7 Facilities
- Access to 5.5 - 6 Facilities
- Access to 4 - 5 Facilities
- Access to 0 - 3.5 Facilities

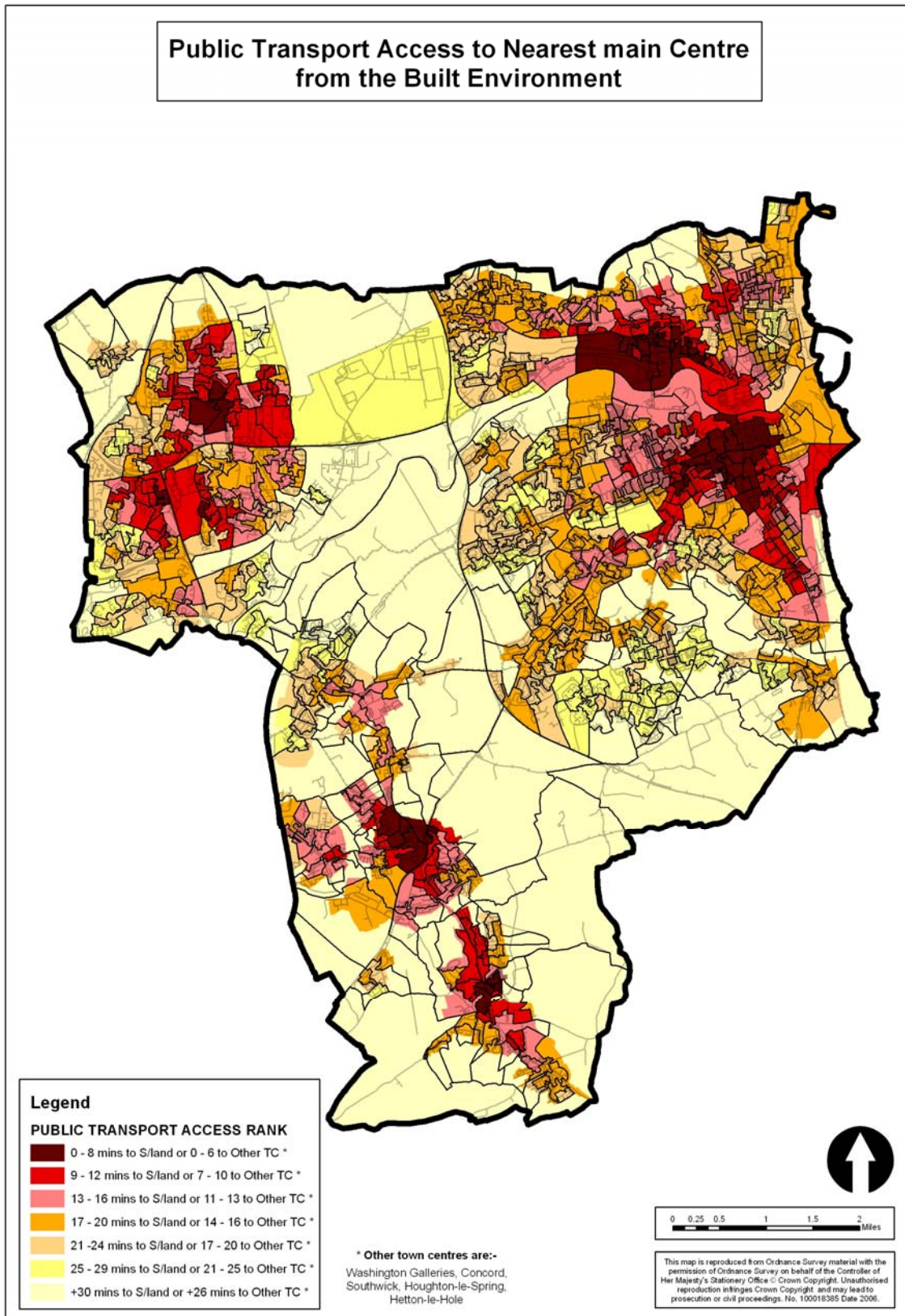
- 10 Key Facilities**
- Local Stores - 500m radius
 - Formal Park - 750m radius
 - Play Areas - 500m radius
 - Post Offices - 750m radius
 - Dentists - 750m radius
 - Doctors - 750m radius
 - Chemist - 750m radius
 - ATM - 750m radius
 - Primary School - 750m radius
 - Library - 750m radius

- Main Centres**
- Sunderland City Centre
 - Washington Galleries
 - Houghton-le-Spring
 - Southwick
 - Concord
 - Hetton-le-Hole

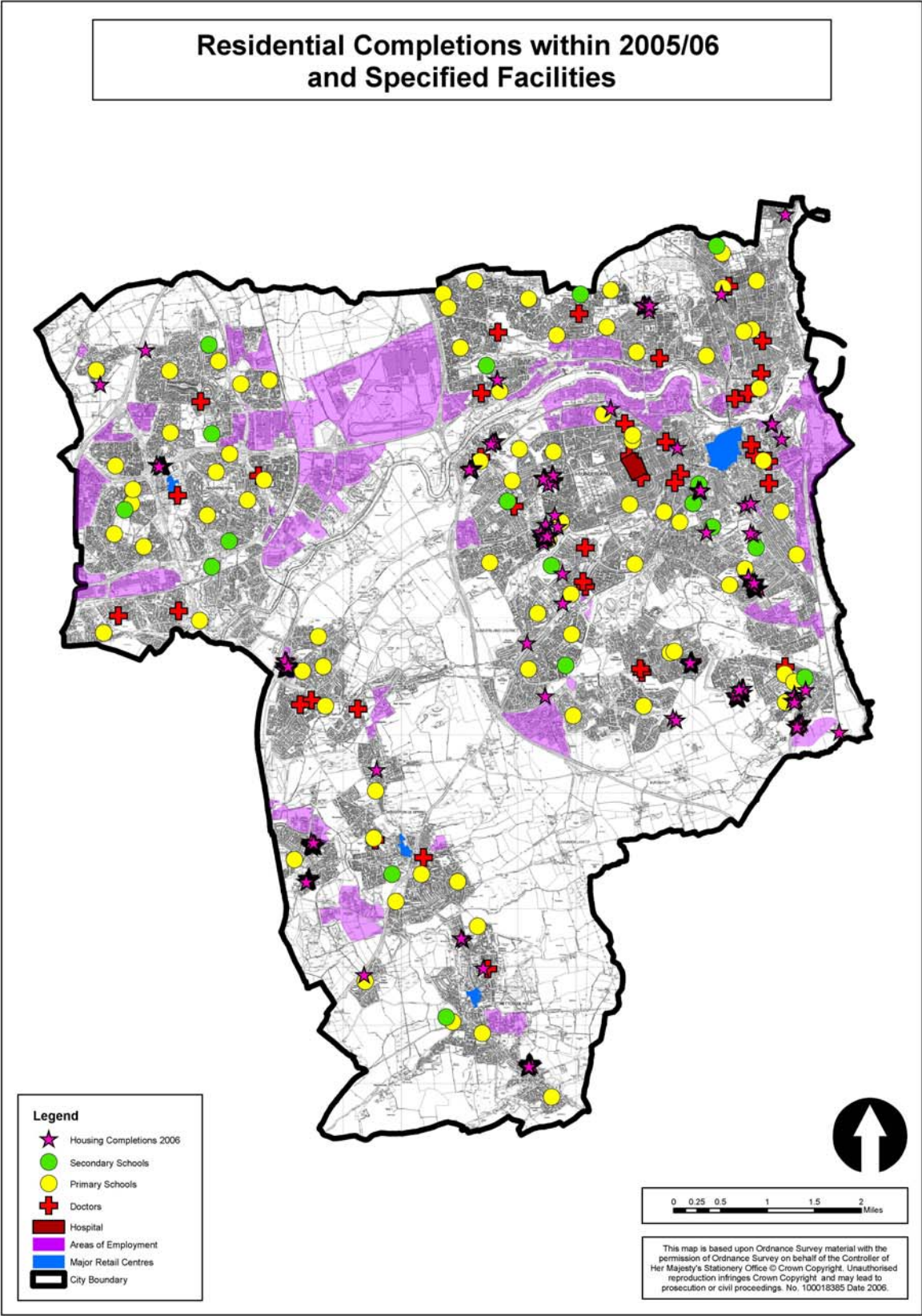


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APPENDIX 10 – PUBLIC TRANSPORT ACCESS TO EXISTING SHOPPING CENTRES



APPENDIX 11 – RESIDENTIAL COMPLETIONS 2005/06 AND SPECIFIED FACILITIES



Appendix 12 – Developments with Potential Impacts on Habitats 2006/07

Location	Development	Comments
Ryhope	Southern Radial Route	Development had consequences for the habitats of bats. Mitigation measures were implemented.
Demolitions – various	Easington Lane Py. Farringdon Row allotments Redcar House Nursing Home Wellesley Community Facility, Blyth	Consequences for the habitats of bats, birds and other species. Mitigation measures were implemented.
Demolitions – Sunderland Housing Group	Mill Hill Homelands, Houghton Other numerous sites we do not have data/were not consulted on eg: Southwick Pennywell Ryhope	Consequences for the habitats of bats, birds and other species. Mitigation and enhancement measures were recommended.
Eppleton	All Saints church	Consequences for the habitats of bats, birds and other species. Mitigation and enhancement measures were implemented.
Barmston	Barmston Court	Consequences for the habitats of water vole, amphibians and birds. Mitigation and enhancement measures recommended.
Fatfield	Bonemill Lane landscaping	Consequences for the habitats of bats, birds and other species. Mitigation measures recommended.
Burdon	Burdon Farm House	Consequences for the habitats of bats, and birds. Mitigation and enhancement measures recommended.
New Herrington	Social Club	Consequences for the habitats of bats, birds and other species. Mitigation measures recommended.
High Haining	High Haining Farm	Consequences for the habitats of bats and birds. Mitigation and enhancement

		measures recommended.
Follingsby/Usworth	Hylton Bridge Farm	Consequences for the habitats of bats, water vole, birds and other species. Mitigation and enhancement measures recommended.
South Hylton	Hylton Meth. Church	Consequences for the habitats of bats and birds. Mitigation measures and enhancement recommended.
South Hylton	Meadow Vale	Consequences for the habitats of bats, birds and other species. Mitigation and enhancement measures recommended.
Ashbrooke	Thornhill Park	Consequences for the habitats of bats. Mitigation and enhancement measures recommended.
Warden Law	Dean Croft – domestic wind turbine	Consequences for bats and birds. Mitigation measures were recommended.
Fatfield	Fatfield House	Consequences for bats. Mitigation measures were imposed.
Hetton	Hetton Lyons Country Park footpath	Consequences for the habitats of water vole, birds and other species. Mitigation measures recommended.
East Rainton	High Glebe Farm	Consequences for bats. Mitigation measures were recommended.
Houghton	Over The Hill Farm	Consequences for bats and birds. Mitigation measures were recommended.
Barmston Village	Willows Pond	Consequences for the SNCI and associates habitats and species. Mitigation and enhancement measures recommended.
Usworth/north of Nissan	Usworth Cottages – domestic wind turbine	Consequences for bats and birds. Mitigation measures were recommended.
Seaburn	Grisdale Court	Consequences for bats Mitigation measures were recommended.
Rainton Bridge	Rainton Bridge Industrial Estate South	Loss of habitat and impact on associated flora and fauna. Mitigation and enhancement measures were recommended.

Grindon	Grindon Hall	Consequences for the habitats of bats, birds and other species. Mitigation measures and enhancement recommended.
Pattinson	Monument View, Pattinson Industrial Estate	Loss of habitat and impact on associated flora and fauna. Impingement on Green Belt. Mitigation and enhancement measures recommended; some, minor implementation.
Silksworth	Silksworth Lane - housing	Loss of habitat and impact on associated flora and fauna. Mitigation and enhancement measures were recommended.
Easington Lane	Murton Lane - housing	Consequences for the habitats of bats, birds, water vole and other species. Mitigation and enhancement measures recommended.
Penshaw	Robertson's Yard	Minor loss of habitat and impact on associated flora and fauna. Mitigation and enhancement measures were recommended.

Appendix 13- Changes to Stock (Financial Years) in the City of Sunderland

Financial Year	DWELLINGS GAINED						DWELLINGS LOST				NET GAIN	% of new homes on Previously Developed Land (Brownfield)
	New Build			Change of use to residential	Conversion: Residential splits	TOTAL GAINED	Demolitions	Change of use from residential	Conversions: Residential merges	TOTAL LOST		
	Brownfield	Greenfield	Total									
04/06 to 03/07	562	43	605	58	25	688	532	1	32	565	123	94%
04/05 to 03/06	749	88	837	131	7	975	686	2	42	730	245	91%
04/04 to 03/05	466	268	734	213	0	947	559	12	6	577	370	72%
04/03 to 03/04	353	258	611	45	18	674	280	3	0	283	391	62%
04/02 to 03/03	372	168	540	50	15	605	201	14	13	228	377	72%
04/01 to 03/02	394	158	552	17	18	587	164	3	17	184	403	73%
04/00 to 03/01	118	236	354	31	15	400	471	10	26	507	-107	41%
04/99 to 03/00	396	309	705	71	21	797	722	22	46	790	7	61%
04/98 to 03/99	480	167	647	60	53	760	113	11	23	147	613	78%
04/97 to 03/98	491	151	642	33	11	686	316	2	33	351	335	78%
04/96 to 03/97	365	202	567	18	64	649	312	7	30	349	300	69%
04/95 to 03/96	350	137	487	41	70	598	564	2	195	761	-163	77%
TOTAL 1995/6 to 2006/7	5,096	2,185	7,281	768	317	8,366	4,920	89	463	5,472	2,894	74%
12 year average 1995/6 to 2006/07	425	182	607	64	26	697	410	7	39	456	241	
Last 10 year total 1997/8 to 2006/07	4,381	1,846	6,227	709	183	7,119	4,044	80	238	4,362	2,757	
Last 5 years average 04/02 to 03/07	500	165	665	99	13	778	452	6	19	477	301	
Last 5 years total 04/02 to 03/07	2,502	825	3,327	497	65	3,889	2,258	32	93	2,383	1,506	

Note: excludes temporary dwellings. Conversions relate to houses to flats and vice versa. Conversion and change of use numbers relate to the net change: i.e. 1 house to 3 flats represents an additional 2 dwellings).

Final figures August 2007. Planning and Environment Service, Sunderland City Council

APPENDIX 14 - GLOSSARY OF TERMS

Term	Abbreviation	Definition
Annual Monitoring Report	AMR	Part of the Local Development Framework, the annual monitoring report will assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully implemented.
Binding Report	-	A Planning Inspector's report after an examination which gives specific recommendations as to how a development plan document must be changed. The local planning authority must adopt the development plan document as changed by the Inspector's binding report unless the Secretary of State has intervened.
Community Strategy (Sunderland Strategy)	-	A strategy prepared by a Local Strategic Partnership, which includes Local Authority representatives, under the Local Government Act 2000. Through the Community Strategy, authorities are to co-ordinate the actions of local public, private, voluntary and community sectors with the aim of improving the social, environmental and economic well being to their areas.
Conformity	-	All local development plan documents should be consistent with National and Regional Planning Guidance.
Core Strategy	-	This sets out the long term strategic vision of the city
Development Plan Document	DPD	Those documents forming part of the LDF which require independent examination. They include the Core Strategy, Site Specific Land Allocations and Policies, Area Action Plans and Development Control Policies.
Department of Communities and Local Government	CLG	Communities and Local Government's work is at the heart of the Government's sustainable communities agenda focusing on City regions, fire services, housing, local government, planning, building and the environment.
Examination	-	An independent examination by Planning Inspector of a Development Plan Document to test its 'soundness'. The Inspector's report is binding on the council.
Interim Strategy for Housing Land	ISHL	City council document which identifies potential sites for housing to 2021. Will assist the Council in responding to regional policy, developing the City Housing Strategy and preparing the LDF to guide development and regeneration in the City. It will assist in making decisions about housing proposals through the planning application process.

Government Office for the North East	GO-NE	Represents the interests of certain Government Departments in Northumberland, Tyne & Wear, County Durham and Tees Valley, including: <ul style="list-style-type: none"> • Department of Communities and Local Government (DCLG), • Department of Trade and Industry • Department for Transport • Department for Environment, Food and Rural Affairs • Department for Culture, Media and Sport
Local Development Document	LDD	The portfolio of documents which forms the City of Sunderland LDF and includes both development plan documents and, if required, supplementary planning documents.
Local Development Framework	LDF	The overarching term given to the collection of Local Development Documents (LDDs) prepared by a local planning authority.
Local Development Scheme	LDS	Sets out the timetable for the preparation of Local Development Documents
Milestones		Key production stages for the documents that will make up the Local Development Framework (LDF) that include: <ul style="list-style-type: none"> • Preparation of issues paper; • Public participation on preferred options and initial sustainability appraisal report, including public consultation; • Consideration of representations and discussions with community and stakeholders; • Preparation of submission development plan document and any amendments to the sustainability appraisal report; • Submission of development plan document and sustainability appraisal report to Secretary of State; • Public consultation period on submission development plan document and sustainability appraisal report; • Pre-examination meeting; • Examination period, including commencement of the examination; • Receipt of Inspector's binding report; • Adoption and publication of document and revised proposals map.
Planning Inspectorate	PINS	The Government body that deals with and reports upon the independent examination of Development Plan Documents and Statements of Community Involvement, 'called in' and appealed planning applications, enforcement appeals, and a variety of other planning related casework including listed building consent appeals, and advertisement appeals.
Planning Policy Guidance Notes	PPG	Documents issued by the ODPM setting out government policy and advice on planning issues such as housing, transport, conservation, etc. (Currently being replaced by Planning Policy Statements).

Planning Policy Statements	PPS	Documents issued by the DCLG setting out government policy and advice on planning issues such as housing, transport, conservation, etc. (Replacing Planning Policy Guidance Notes).
Public Local Inquiry	PLI	A hearing to be held by an inspector appointed by the Secretary of State for the purpose of considering objections to a development plan.
Regional Spatial Strategy	RSS	Statutory regional planning policy and guidance setting the framework for local authority development plans and local transport plans and other strategies within the region.
Saved policies and plans	-	Existing adopted development plans are saved for 3 years from the date of commencement of the Act (28 September 2004). Any policies in old style development plans adopted after commencement of the Act became saved for 3 years from their adoption or approval (i.e. UDP Alteration number 2). The Policies in the Adopted UDP have now been saved beyond this period. (Appendix 2)
Soundness	-	The policies in a development plan will be tested during the independent examination to determine whether they: <ul style="list-style-type: none"> • satisfy the statutory requirements for the plan preparation as set out in the Act; • conform with national guidance and the RSS; • are consistent between all development plan documents; • represent the most appropriate in all the circumstances and are founded on a credible evidence base; • are compatible with clear mechanisms for plan implementation and monitoring; • are reasonably flexible to deal with changing circumstances.
Statement of Community Involvement	SCI	The SCI sets out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and development control decisions.
Strategic Environmental Assessment	SEA	The European SEA Directive requires a formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Supplementary Planning Document	SPD	Additional policy guidance which supplements the policies and proposals in the Development Plan Documents. These documents will not be subject to an independent examination.
Sustainability Appraisal	SA	The process of systematically weighing all the policies in the Development Plan for their global, national and local implications.
Transitional Period	-	The 3-year period from commencement of Part 2 of the Planning and Compulsory Purchase Act (28 September 2004) during which existing Development Plan policies are automatically saved.
Unitary Development Plan	UDP	A statutory development plan prepared by a local planning authority, setting out policies for environmental protection and development.

Urban Regeneration Company	URC	A dedicated Government-funded body charged with securing the delivery of urban regeneration projects such as major mixed-use developments.
Use Class	-	B1 – a: Offices, other than a use within Class A2 (Financial Services) b: Research and development of products or processes. c: Light industry B2 – General industry B8 – Storage & Distribution

