

Draft Allocations and Designations Plan

December 2020



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Setting the scene



1. Introduction

- 1.1 The Allocations and Designations Plan (hereafter referred to as 'this Plan') will form the final part of the Sunderland Local Plan. It contains a range of allocations and designations covering housing, retail, heritage, the natural environment, transport, wind energy and minerals. The Plan period will be 2015 to 2033.
- 1.2 This draft (Plan), is the first stage of plan preparation, also known as a Regulation 18 consultation¹. As such, this Plan has been prepared in accordance with the legislative requirements and will be consulted on for a period of eight weeks. Details of the consultation are included on the Council's website². Following this consultation, the Council will take into consideration all representations prior to amending this plan, where appropriate to do so.

Sunderland's Local Plan

- 1.3 Sunderland's Local Plan consists of three parts: the Core Strategy and Development Plan (CSDP) which was adopted in 2020, the Allocations and Designations Plan (this plan) and the International Advanced Manufacturing Park Area Action Plan (IAMP AAP) which was adopted in 2017 and will be reviewed by 2022.
- 1.4 This Plan represents the third and final part of the adopted development plan for the city and should be read alongside the policies contained within the adopted CSDP. Any applications within the IAMP AAP boundary will be considered against the IAMP AAP.
- 1.5 Upon its adoption, this Plan will supersede and replace all remaining saved policies of the Unitary Development Plan and Unitary Development Plan Alteration No.2. There will be a further round of consultation on a revised Draft of this Plan (Regulation 19) in 2021, prior to the submission of this Plan for Examination in Public.

Preparing the Plan

- 1.6 As part of the preparation of this Plan, the Council has prepared a detailed evidence base which has been used to inform the policies contained within the Plan. All studies can be viewed on the Council's website at www.sunderland.gov.uk/planningpolicy.
- 1.7 The Plan has been prepared in accordance with the National Planning Policy Framework (NPPF)³, Planning Practice Guidance (PPG)⁴ and legislation⁵.
- 1.8 In addition to the evidence base, the Plan has also been subject to a Sustainability Appraisal (incorporating Strategic Environmental Assessment), Habitats Regulations Assessment, Health Impact Assessment and Equalities Assessment. These impact assessments have considered the impacts of the Plan on the environment, on health and equalities issues. In addition to satisfying statutory requirements, this has helped to shape the content of the Plan in order to maximise beneficial effects for local communities and the environment.
- 1.9 The Council has also worked closely with neighbouring authorities and statutory bodies during the preparation of this Plan on strategic planning matters as part of its duty-to-cooperate. The Council will continue, as part of the duty-to cooperate, to discuss any strategic issues which arise as a consequence of this consultation.
- 1.10 Further detail with regard to the Council discharging its duties in relation to legal and procedural matters will be set out within the Compliance Statement.

³ <https://www.gov.uk/guidance/national-planning-policy-framework/3-plan-making#para17>

⁴ <https://www.gov.uk/government/collections/planning-practice-guidance>

⁵ Planning and Compulsory Purchase Act 2004
<https://www.legislation.gov.uk/ukpga/2004/5/section/19>, Neighbouring Planning Act 2017
<https://www.legislation.gov.uk/ukpga/2017/20/section/8>, The Town and Country Planning (Local Planning) (England) Regulations 2012
<https://www.legislation.gov.uk/uksi/2012/767/part/4/made>

¹ <https://www.legislation.gov.uk/uksi/2012/767/regulation/18/made>

² <https://www.sunderland.gov.uk/article/12800/Have-Your-Say>

Structure of this Plan

1.11 As outlined above, this Plan represents the third and final part of the Local Plan and will help to deliver the overarching strategy and strategic objectives set out within the CSDP. To ensure the plans can be effectively read as a whole, this Plan is structured the same as the CSDP, with policy numbering following on from those in the CSDP. The Council has prepared an online version of both documents which are available on its website (www.sunderland.gov.uk/planningpolicy).

1.12 This Plan includes the following chapters:

Vision, strategic priorities and spatial strategy

1.13 This section sets out how this Plan will deliver the vision and strategic priorities in the CSDP for Sunderland by 2033. It also outlines the spatial strategy for how and where the future growth of Sunderland will be delivered and contains strategic allocations which are fundamental to the delivery of the Local Plan.

Strategic and local policies

1.14 This section includes chapters that will guide and manage development covering a range of themes including: Homes; Vitality of Centres; Built and Historic Environment; Natural Environment; Water, Waste and Energy, Sustainable Transport, and Minerals. As above, these sections are consistent with the themes contained within the CSDP.

1.15 This Plan includes different types of policies; an 'SP' prefix represents strategic policies, an 'SS' prefix represents strategic site allocations and all other policies are considered to be local and are prefixed by the initials of the chapter in which they sit. All of the policy references follow on from those in the CSDP to ensure that the Local Plan can be read as a whole.

Implementation

1.16 This section sets out how the policies in the Plan will be implemented including Infrastructure and Delivery. The Monitoring Framework set out in Chapter 11 details how the policies will be monitored. These monitoring indicators will be assessed alongside those within the CSDP Monitoring Framework in one composite Authority Monitoring Report once adopted.

Policies Map

1.17 Broad locations for development are indicated on the key diagram (Chapter 3, Figure 1), and land use designations and allocations are identified on the Policies Map. The Council will publish an interactive Policies Map on its website.

Spatial vision and strategy



2. Spatial vision and strategic priorities

Spatial vision

- 2.1 The policies contained within this Plan will seek to deliver the overarching spatial vision established within the CSDP (see below).

CSDP Spatial Vision 2033

By 2033, Sunderland will be a place that:

- has a population in the order of 290,000 people;
- increased the working age population;
- is healthy, safe and prosperous, where people have the opportunity to fulfil their aspirations;
- is more socially, economically and environmentally sustainable;
- has improved its social infrastructure, with additional healthcare, education and community facilities;
- has easy access to useable open space, leisure and recreation;
- has vibrant, well supported town, district and local centres that are places to meet as well as shop;
- offers a mix of good quality housing, both market and affordable of the types, sizes and tenures that meet the needs and demands of existing and future communities;
- offers residents the opportunity to live in sustainable communities accommodating all ages and abilities;
- has an Urban Core that is revitalised and has become a destination of choice, a place for people to live, work and spend their leisure time;
- is open to business and is responsive to the changing needs and demands of our growing economy;
- is vibrant and growing with excellent access to a range of job opportunities for all ages, abilities and skills;
- is entrepreneurial, a University City at the heart of a low carbon regional economy;

- which creates new and diverse job opportunities particularly in advanced manufacturing;
- values the University of Sunderland and Sunderland College who play a vital role in attracting the best minds and ensuring a skilled workforce that choose to live here;
- has a high quality natural, built and historic environment;
- has a network of green infrastructure, supporting and protecting our biodiversity and wildlife, whilst also improving access to greenspace for all;
- is resilient to climate change, has maximised the opportunities for renewable energy, embraced sustainable design principles and has reduced the impacts of flooding on homes and businesses; and
- has excellent transport links and sustainable access for visitors, businesses and residents.

Strategic priorities

- 2.2 This Plan will also assist in the delivery of the strategic priorities set out within the CSDP. The Council consider that the strategic priorities within the CSDP continue to form an appropriate basis for plan-making, however these will be reviewed through a future review of the CSDP or wider Local Plan.
- 2.3 Table 1 identifies which strategic priorities each of the policies contained within this Plan will assist in the delivery of.

Theme	Strategic priority	Policy
Spatial strategy	Strategic priority 1 To deliver sustainable economic growth and to meet objectively assessed needs for employment and housing, in particular through providing opportunities for young economically active age groups and graduates.	SP12, SS8, SS9, H8, VC7, WWE11, ST4, ST5, M5
	Strategic priority 2 To identify land we need for development in the right locations so we can protect our most vulnerable assets and while ensuring we meet our sustainable growth ambitions.	SP12, SS8, SS9, H8, VC7, BH10, BH11, NE 13, NE14, NE15, NE16, WWE11, ST4, ST5, M5
Healthy and safe communities	Strategic priority 3 To promote healthy lifestyles and ensuring the development of safe and inclusive communities with facilities to meet daily needs that encourage social interaction and improve health and wellbeing for all.	SP12, VC7, NE15, WWE11, ST4, ST5
Homes	Strategic priority 4 To provide a range and choice of accommodation, house types and tenures to meet the diverse needs of current and future residents.	SP12, SS8, SS9, H8
Economic growth	Strategic priority 5 To provide a wide portfolio of employment sites to support the development of key employment sectors and expand the opportunities for new office development.	SP12, VC7
Vitality of centres	Strategic priority 6 To support and improve the vitality and economic performance of the Urban Core and designated centres.	SP12, SS7, VC7
Built and historic environment	Strategic priority 7 To protect sustain and enhance the quality of our built and historic environment and the delivery of distinctive and attractive places.	SP12, BH10, BH11
Natural environment	Strategic priority 8 To protect and enhance the city's biodiversity, geological resource, countryside and landscapes whilst ensuring that all homes have good access to a range of interlinked green infrastructure.	SP12, NE13, NE14, NE15, NE16, NE17
Water, waste and energy	Strategic priority 9 To adapt and minimise the impact of climate change by reducing carbon emissions, maximising the use of low carbon energy solutions and seeking to reduce the risk/impact of flooding.	SP12, WWE11, ST4, ST5
	Strategic priority 10 To manage waste as a resource and minimise the amount produced and sent to landfill.	
Sustainable transport	Strategic priority 11 To promote sustainable and active travel and seek to improve transport infrastructure to ensure efficient, sustainable access.	SP12, ST4, ST5
Minerals	Strategic priority 12 To manage the city's mineral resources ensuring the maintenance of appropriate reserves to meet needs.	SP12, M5
Infrastructure	Strategic priority 13 To ensure the city has the infrastructure in place to support its future growth and prosperity.	SP12, ST4, ST5

Table 1: Link between Strategic Priorities and A&D Plan policies

3. Spatial Strategy

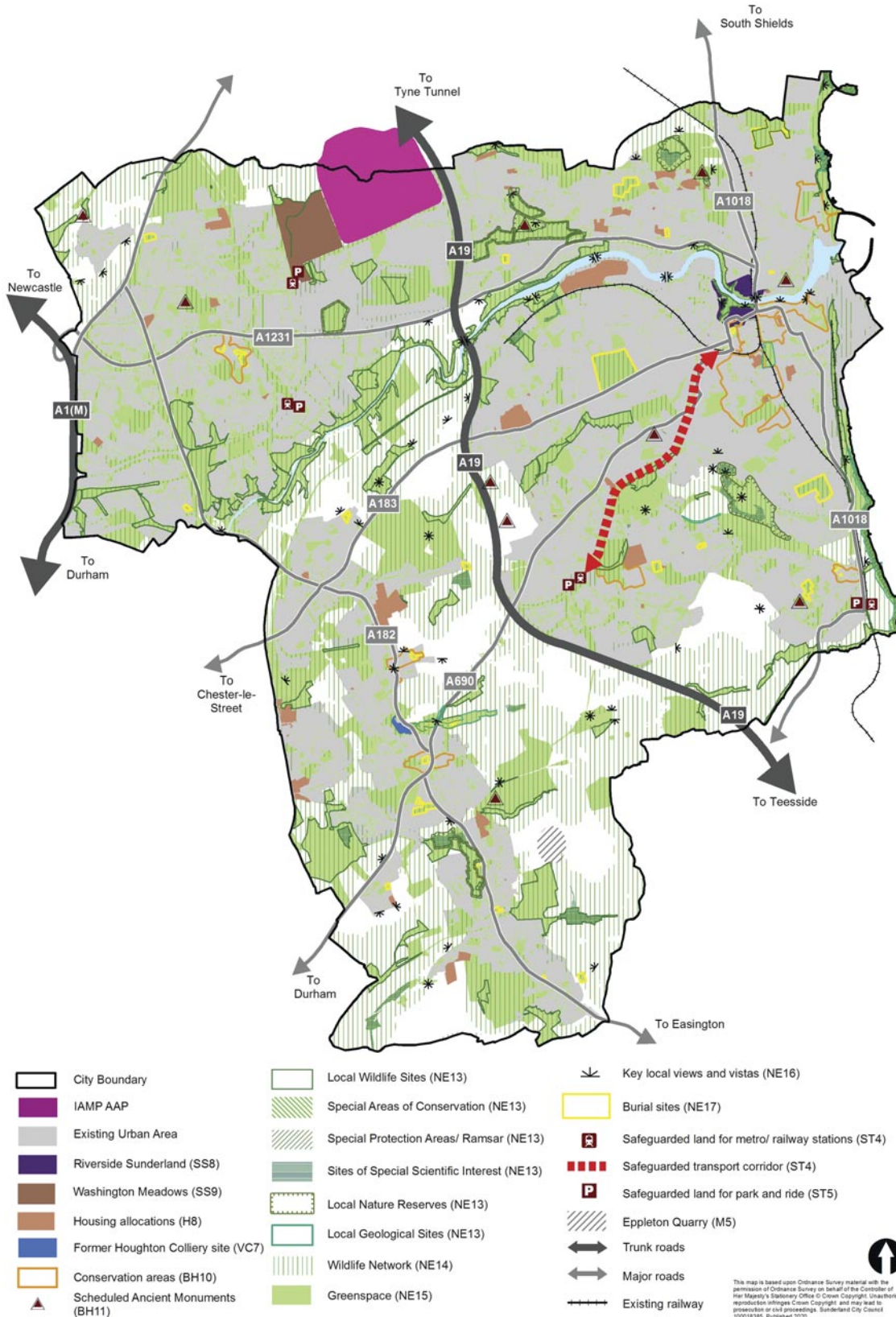


Figure 1: Key Diagram

- 3.1 Within the Sunderland Local Plan, the CSDP was prepared to address strategic planning matters only and provide an updated spatial strategy for Sunderland, with non-strategic matters addressed subsequently in this Plan.
- 3.2 Policy SP1 of the CSDP sets the overarching development strategy for the Sunderland Local Plan. This includes the delivery of at least 13,410 net new homes, 7,200 new jobs and the development of at least 45,400m² of new comparison retail development. This is supported by Policies SP2-SP6 which provide a single policy for each sub-area to direct the focus of regeneration and growth. This provides a strategic direction to inform planning and development decisions, but further granularity is needed through the A&D Plan to maximise the contribution of each sub-area to assist the implementation of the spatial strategy set out in SP1.
- 3.3 Whilst the policies of the CSDP go some way in facilitating the delivery of the overarching development strategy, this Plan will allocate and designate land to ensure that the development strategy can be delivered in full.
- 3.4 The CSDP allocates several strategic site allocations including the South Sunderland Growth Area (Policy SS6), the Port of Sunderland (Policy SS5) and the Vaux (Policy SS1), which by virtue of their scale and location are critical to the delivery of the strategy. In addition to these strategic site allocations, this Plan seeks to allocate two further strategic site allocations which are critical to the delivery of the overall development strategy.
- 3.5 The Key Diagram (Figure 1) illustrates the spatial policies contained within this Plan.

Allocations and Designations Development Strategy

Policy SP12: Allocations and Designations Development Strategy

1. To support the overall development strategy set out in the CSDP, this plan:
 - i. allocates 58 sites for residential development including a strategic allocation at Riverside Sunderland (Policy SS8);
 - ii. focuses regeneration and new development at North East Washington. To achieve this:

- the council and its partners will work to secure regeneration and renewal at Sulgrave;
 - a strategic site at Washington Meadows is allocated to create a new sustainable residential community; and
 - the council working with its partners will work to re-open the Leamside Line.
- iii. allocates the former Houghton Colliery site as a development opportunity and extension to Houghton Town Centre;
 - iv. designates heritage assets;
 - v. protects the natural environment by designating areas for protection and enhancement;
 - vi. identifies land suitable for wind energy development to support a move towards a low carbon future;
 - vii. safeguards land for the future expansion of the Metro network, including potential park and ride locations; and
 - viii. safeguards Eppleton Quarry to ensure a steady supply of minerals throughout the plan period.

- 3.6 This Plan, alongside the site allocations already made through the CSDP, allocates a sufficient level of housing sites to ensure delivery of the housing requirement of 13,410 set out within Policy SP1 of the CSDP. However, in order to ensure delivery and support choice and competition within the market, a buffer of approximately 10% has been provided as part of the proposed housing allocations. This Plan will ensure that the housing requirement is met by allocating sites to accommodate 4,246 dwellings during the plan period.

- 3.7 North East Washington will become a strategic focus for regeneration and new development. North East Washington is an area of the city with a significant amount of development potential. IAMP located to the East of North East Washington is the premier location for advanced manufacturing and automotive technology. Washington Meadows (Safeguarded Land at Land East of Washington) is an opportunity to create a new sustainable community delivering 1500 homes for the city. The potential Leamside Line reopening could create sustainable transport connections via metro/rail.

- 3.8 It is important that alongside developing new homes and jobs the council and its partners invest in and regenerate existing communities, where there is a recognised need for intervention. It is anticipated that Washington Meadows and IAMP will be a catalyst for the regeneration of the wider North East Washington area. The interlinked residential, employment, local centre and transportation proposals of North East Washington will provide existing residents at Sulgrave, and new residents of East Washington, businesses investors and developers with a range of exciting new opportunities, facilities and services. Public and private investment in the area will undoubtedly bring regeneration benefits to Sulgrave.
- 3.9 Washington Meadows will form a natural extension to the popular Washington New Town. It will deliver a sustainable new community in a high quality, distinct, well designed, landscaped setting providing an attractive and desirable place to live. Development of the area will respond to the site's spatial context and incorporate all of the necessary components to achieve a healthy, liveable and vibrant new community. The new sustainable neighbourhood will provide for a mix of housing sizes, types and tenures, including affordable housing and provide homes which are energy efficient and embed low carbon.
- 3.10 The former Houghton Colliery site has been identified as a long-standing opportunity to expand Houghton Town Centre, providing improved shops and services within the Coalfield sub-area and reducing expenditure leakage to other areas. A planning application has been submitted for the redevelopment of this site.
- 3.11 The city has a wide array of natural, cultural and heritage assets. This Plan formally designates these on the Policies Map which, alongside the detailed policies of the CSDP, will seek to protect and enhance these important areas.
- 3.12 The council is committed to supporting a move towards a low carbon future. To support the council's aspirations in this regard and to accord with the requirements of the NPPF, the plan designates areas which are considered potentially appropriate for the development of new wind energy development.

- 3.13 Building upon the strategic allocations in the CSDP, this Plan safeguards land to support the potential future expansion of the Metro network within the city, in accordance with the Nexus Metro Futures study.
- 3.14 Eppleton Quarry forms an important part of the supply of minerals within the Tyne & Wear and wider north east region. This Plan safeguards the operations of the site to ensure that these resources continue to be delivered throughout the plan period.

Riverside Sunderland

- 3.15 Riverside Sunderland is located in the heart of the Urban Core. The site, which straddles the River Wear, extends from High Street West in the south, across St Mary's Boulevard to the former Vaux Brewery site which overlooks the Wear. On the south bank of the river, the site also includes the riverside, Galley's Gill, Farringdon Row and Ayre's Quay. On the north bank it includes the riverside, Sheepfolds and Bonnersfield.
- 3.16 Over the next 20 years, it is expected that Riverside Sunderland will transform into a successful business location, a popular place to live and a focal point for community life.
- 3.17 It is the council's vision that Riverside Sunderland will become a new business district which will rebalance the city economy by providing modern offices, workspace and studios for a range of businesses, encouraging start-up businesses and attracting inward investment to the City Centre. The creation of a new central business district spanning the Vaux and the Heart of the City⁶ will deliver a new focus of employment and economic activity, with high quality offices and commercial facilities.
- 3.18 In addition, four new neighbourhoods at Vaux, Farringdon Row/Ayre's Quay, Sheepfolds and Bonnersfield which connect with each other across the Wear Basin will form a new community on the river. These neighbourhoods will be highly liveable and sustainably connected communities, linked with a revitalised Riverside Park.

⁶ The Heart of the City refers to one of the neighbourhoods identified through the Riverside Sunderland SPD, which includes Keel Square and the eastern section of High Street West. For further information see the Riverside Sunderland SPD and Figure 3 of this Plan.

- 3.19 To deliver this vision, Riverside Sunderland is allocated as a strategic site in this plan.

Policy SS8: Riverside Sunderland

Riverside Sunderland is allocated for residential-led mixed use development. Within Riverside Sunderland there are five neighbourhoods: Vaux, Farringdon Row/Ayres Quay, Sheepfolds, Bonnersfield and Heart of the City.

Development of Riverside Sunderland should deliver:

- Approximately 1000 new dwellings;
- Offices;
- Shops, restaurants and cafes;
- Business uses;
- Health Centre;
- Hotels;
- Small scale ancillary drinking establishments;
- Purpose built student accommodation;
- School/non-residential education/training centre;
- Small scale community meeting room; and
- Public Library.

Development within Riverside Sunderland must be in accordance with the Riverside Sunderland SPD, this includes the required and acceptable land uses for each neighbourhood.

- 3.20 The council has prepared the Riverside Sunderland SPD to facilitate the implementation of the Riverside Sunderland Masterplan⁷ in a comprehensive and coordinated way, to provide a basis for informed and transparent planning decisions and to establish development principles and design guidelines. The development of Riverside Sunderland must be in accordance with the SPD and its associated Heritage Impact Assessment. Following its adoption, the SPD will be updated where necessary to accord with the A&D Plan.



Figure 2 Riverside Sunderland

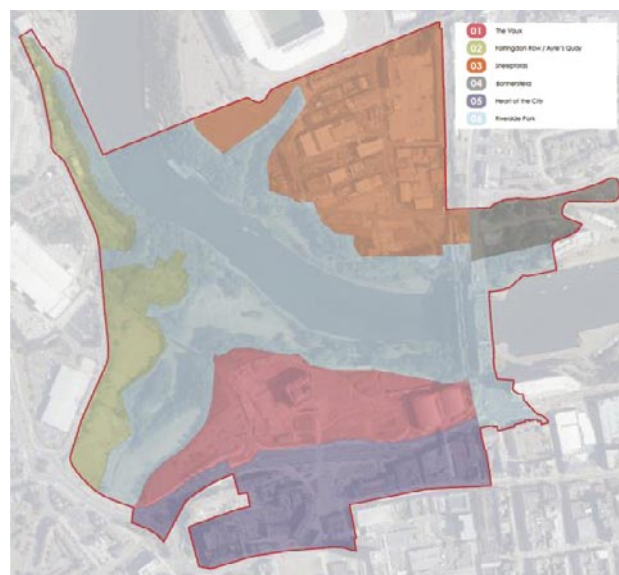


Figure 3: Riverside Sunderland Neighbourhoods (illustrative)

- 3.21 This Plan and the SPD establishes a strategy to deliver coordinated development of the five neighbourhoods:

Vaux: A development where people will live, work and spend time, will accommodate approximately 200 new dwellings (Use Class C3), alongside offices and Health Facilities.

⁷ www.riversidesunderland.com

Small scale ancillary shops, restaurants, cafes and drinking establishments will be provided, as well as small scale live work units. Upon adoption of the A&D Plan, it is intended that the allocation for Riverside Sunderland made through Policy SS8, will supersede the Vaux allocation made through CSDP Policy SS1.

Farringdon Row/Ayres Quay: A riverside residential community, providing approximately 240 dwellings (Use Class C3) and small scale business uses as part of live work units/workspace pods (Use Class E).

Sheepfolds: The largest residential community with commercial uses. It is anticipated that approximately 450 dwellings (Use Class C3) will be provided on this site (of which 210 will be delivered outside the plan period⁸), alongside Business uses (Use Class E), Hotel (Use Class C1), purpose built student accommodation and school/non-residential education and training centres (Use Class F1). The area will also provide a small scale community meeting room/hall (Use Class F2), small scale/ancillary restaurants, café and drinking establishments and small-scale shops to meet the day-to-day needs of residents and workers.

Bonnerrfield: A prominent gateway site with views of the river, providing up to 200 dwellings (outside of the plan period) (Use Class C3), alongside small scale/ancillary restaurants, cafés and drinking establishments.

Heart of the city: This area of Riverside Sunderland is about reactivating the historic high street and will provide shops, restaurants, cafes and small scale drinking establishments at ground floor level, with dwellings and offices above. It will also be the location for a new public library, hotel and small scale community meeting room/hall.

- 3.22 Upon adoption of this Plan, Policy SS8 would supersede Policy SS1 of the CSDP.

Washington Meadows

- 3.23 Policy SS3 of the adopted CSDP safeguards Land to the East of Washington (Washington Meadows) for future development beyond the plan period. However, the CSDP also makes it clear that consideration will be given to an

early release of this site through the A&D Plan, if required.

- 3.24 In preparation of this Plan and its supporting evidence base, it has become clear that in order to ensure a sufficient supply of deliverable and developable housing sites within the city throughout the plan period and beyond (including a buffer of approximately 10% to ensure deliverability), it would be necessary to release Land East of Washington (Washington Meadows) early through this Plan. Through its early release, it would also help to ensure an appropriate supply of housing land within the Washington sub-area. Further justification for the early release of the safeguarded land can be found in the Safeguarded Land Report which forms part of the evidence base.
- 3.25 Washington Meadows will become an example of a low carbon, sustainable development and a destination of choice for families wishing to live in Sunderland. The development will achieve high standards of sustainability, design and provide a range of supporting facilities to help foster a strong sense of community. The creation of well connected, integrated and sustainable transport links will be essential to making this a sustainable neighbourhood.

Policy SS9: Washington Meadows

Washington Meadows is allocated as an urban extension to Washington. Development of this new sustainable community should:

- provide a mix of housing types with a focus on larger detached dwellings;
- address impacts and make provision or contributions towards education provision and healthcare where justified and necessary;
- enhance access to local facilities and services, where appropriate;
- deliver 1,500 homes⁹;
- provide 15% affordable homes;
- create a new defensible Green Belt boundary to the north of the site;
- maintain wildlife and green infrastructure corridors, limit any impact on the area's landscape character and provide suitable ecological mitigation where appropriate;

⁸ See SHLAA for build out rates for Riverside Sunderland

⁹ 1,500 is indicative at this stage in plan preparation. Further work is required to determine the capacity of the site.

- provide greenspace/green infrastructure within the site;
- include vehicle access from the South and West where necessary; provide improved public transport connections to the site and provide pedestrian/cycleway connections; and
- avoid development in Flood Zones 2 and 3.

Development must be coordinated and comprehensive and in accordance with the Land East of Washington (Washington Meadows) SPD.

Land within Washington Meadows is identified on the Policies Map to be safeguarded for a potential metro/rail station and car park (Policies ST4 and ST5) to provide improved public transport connections to the site.



Figure 4: Washington Meadows

3.25 Washington Meadows will become an example of a low carbon, sustainable development and a destination of choice for families wishing to live in Sunderland. The development will achieve high standards of sustainability, design and provide a range of supporting facilities to help foster a strong sense of community. The creation of well connected, integrated and sustainable transport links will be essential to making this a sustainable neighbourhood.

3.26 Washington Meadows will provide a logical urban extension providing up to 1,500 dwellings in the long term, with approximately 400 anticipated to be delivered by the end of the plan period in 2033.

3.27 The Council is currently preparing the Land East of Washington (Washington Meadows) SPD to facilitate the delivery of a sustainable urban extension on land to the east of Washington in a comprehensive and coordinated way together with the regeneration of Sulgrave. The Scoping Report for the SPD is being consulted on alongside this version of the A&D Plan. When adopted, the SPD will provide a basis for informed and transparent planning decisions, establish development principles and design guidelines.

3.28 From preliminary work, the Council are aware of a number of physical and environmental constraints associated with the site and is preparing a detailed evidence base to ensure that the development is supported by the necessary infrastructure and mitigation required, including the safeguarding of land through Policies ST4 and ST5 for a potential future Washington North Metro station and park and ride facility.

3.29 The Council are consulting on a Scoping Report for the Land East of Washington (Washington Meadows) SPD alongside this Plan and would welcome any comments regarding the content of this document. It is intended that a Draft SPD will be consulted upon alongside the next iteration of this Plan and will be adopted at the same time as the A&D Plan.

3.30 Upon adoption of this Plan, Policy SS9 would supersede Policy SS3 of the CSDP.

Strategic and local policies



4. Homes

Housing requirement

- 4.1 The CSDP sets out a housing requirement to deliver at least 13,410 net additional dwellings over the plan period from 2015–2033. In order to ensure flexibility in the supply and ensure that the housing requirement can be delivered in full, a 10% buffer is applied to the requirement to help bolster the supply and guard against under delivery. This increases the housing requirement to 14,751.

Housing supply

- 4.2 The Strategic Housing Land Availability Assessment (SHLAA) provides a technical assessment of the capacity of identified land in Sunderland to in order to identify a sufficient supply of sites for housing development. This considers whether sites are suitable and available and whether they are broadly capable of being delivered within the short term, are more generally developable over the long term, or otherwise not currently considered to be developable. As part of this, the potential viability of identified sites is taken into consideration and the current housing land supply position is determined.

- 4.3 There are a number of supply sources which will contribute to meeting the housing requirement during the Plan period (See Table 2 and Figure 5), these include:

- Housing completion to date: The Authority Monitoring Reports identify that since the start of the Plan period 3,998 homes have been built by 31 March 2020;
- Strategic Sites allocated in the CSDP: The CSDP allocated sites to deliver approximately 4,240 new homes, 3,713 within the plan period, of which 2070¹⁰ are accounted for in this category below;

- Sites under construction: As of 1 April 2020, this equated to 3151;
- Small sites: Small sites (sites of 4 units or less which are excluded from the SHLAA as it has a site threshold of 0.25 hectares or 5 units or more and therefore such sites are not identified as specific deliverable sites). Therefore, there is a need to calculate the estimated contributions that small sites will make to the housing supply. As such, the small sites allowance is based on the average number of past completions over a ten year period and an allowance of 50 units per annum has been accounted for. This is set out in detail in the SHLAA; and
- Demolitions: The demolitions for the first five-years are largely known through discussions with key stakeholders. However, it is appropriate to account for a nominal loss attributable to demolitions as they can unexpectedly come forward through the planning process. As such, for the remainder of the plan period an allowance of 20 demolitions per year are included, which is based upon the historic average¹¹.

Source	Dwellings ¹²
Housing completions to date - 2015/16–2019/20	3,998
Strategic sites allocated in the CSDP	2,070
Sites under construction	3,151
Small sites	650
Demolitions	-276
Housing allocations within this Plan	5,326
Total supply	14,919

Table 2: Housing Supply

¹⁰ This total excludes 126 dwellings which are accounted for within the completion category and 1,317 within the sites under construction category. This total also excludes the Vaux allocation of 200 units as this is accounted for within the allocations of the A+D plan category, as it would fall within the Riverside Sunderland allocation.

¹¹ The 2020 SHLAA sets this out in more detail.

¹² This only includes dwellings anticipated to be delivered within the plan period. It is anticipated that some sites will continue to build out beyond the plan period.

Having taken into account the sources of supply, the Plan needs to allocate sites to accommodate a minimum of 5,158 homes to ensure the housing requirement is met. As shown in Table 2, this Plan allocates sufficient sites to deliver 5,326 dwellings within the plan period which will ensure that the housing requirement can be met in full.

Housing trajectory

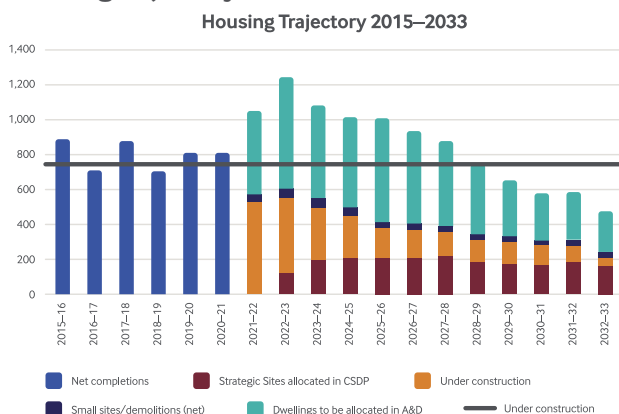


Figure 5: Housing Trajectory

4.4 The Sunderland housing trajectory (Figure 5) details the annual housing supply over the plan period. This outlines actual delivery since the start of the plan period (1 April 2015) and forecasts delivery (as at April 2020) from all identified deliverable and developable sources including:

- Net completions;
- Sites under construction;
- Strategic sites allocated within the CSDP;
- Small sites/demolitions (net); and
- Allocations in A&D Plan.

Housing delivery

4.5 The Council needs to ensure that sufficient sites are identified to support the level of growth set out in the Plan (CSDP Policy SP1), ensuring it is deliverable. The number of dwellings to be allocated through this plan is 5,326 as set out in Table 2. This will be achieved through a combination of:

- strategic site allocations at Riverside Sunderland delivering 680 dwellings within the plan period (Policy SS8) and Washington Meadows (Policy SS9) which will deliver 400 dwelling in the plan period; and

- Site allocations - delivering approximately 4,246 dwelling across 57 sites within the plan period.

4.6 Policy H8 seeks to allocate sites for housing development and includes key considerations for new development for each site. The policy seeks to do so in a manner that best addresses the principles of sustainable development and the creation of mixed communities whilst offering flexibility to respond to changes throughout the plan period. The selection of these sites has been informed by the supporting evidence base.

Policy H8: Housing allocations

The following sites are allocated for housing development, as shown on the Policies Map. Appendix 1 identifies the site-specific policy requirements for each of these sites.

Site Ref	Address	Size (Gross Ha)	Indicative number
H8.1	Bonnarsfield Industrial Units, Bonnersfield Road	0.32	40
H8.2	6 Athenaeum Street and upper floors of 25–26 Fawcett Street	0.04	5
H8.3	Sunnyside Central Area, Villiers Street	0.90	75
H8.4	Sunderland Civic Centre	3.24	300
H8.5	Former Ayton Village School, Goldcrest Road	1.61	56
H8.6	Washington Football Club, Spout Lane	2.05	46
H8.7	Former Usworth Comprehensive School	8.52	200
H8.8	Havannah Road/Moorway	2.80	40
H8.9	Willows Close	0.56	13
H8.10	Phoenix Tower Business Park	3.98	114
H8.11	Fulwell Fire Station	0.27	28
H8.12	Kidderminster Road	0.86	56
H8.13	1 Roker Terrace and side house, St George's Terrace	0.061	6
H8.14	Site of 1-12 Elmwood Square	0.17	5
H8.15	Hylton Lane/Blaydon Avenue	2.51	71
H8.16	Southwick Primary School	1.80	37

H8.17	Hylton Skills Campus	3.55	105
H8.18	Carley Hill School, Emsworth Road	4.24	40
H8.19	Eastbourne Square, Carley Hill	0.50	23
H8.20	Cricklewood Road	0.40	11
H8.21	Thornbeck College Site	0.51	14
H8.22	Old Mill Road Greenspace	1.46	25
H8.23	Land fronting Chiswick Road	0.10	6
H8.24	Oswald Terrace South, Castletown	0.13	5
H8.25	Emsworth Square	0.35	14
H8.26	Keighley Avenue	1.11	41
H8.27	Land at Fulwell Quarries	4.10	100
H8.28	Land at Mill Hill, Silksworth Road	11.22	250
H8.29	Vane Arms, Silksworth	0.09	7
H8.30	Warm up Wearside, Westbourne Road	0.06	9
H8.31	The Inn Place, Knollside Close	0.3	19
H8.32	Former Groves Site, Woodbine Terrace, Pallion	30.16	720
H8.33	Ashburne House, Ryhope Road	1.08	9
H8.34	Former Eagle Public House, Portsmouth Road	0.19	9
H8.35	Recreation Field, North Moor Lane, Farringdon	2.56	60
H8.36	Amberley Street and Harrogate Street, land at - Mowbray Road	2.98	79
H8.37	Tasman Road, Thorney Close	0.14	5
H8.38	Theme Road, Thorney Close	0.13	5
H8.39	Tadcaster Road, Thorney Close	0.18	8
H8.40	Silksworth Housing Office	0.4	13
H8.41	Prestbury Road, Pennywell	0.217	10
H8.42	Phases 1-6 Chester Road	15.63	500
H8.43	Land to the east of former Broomhill Estate, Hetton	4.18	99
H8.44	Quarry House Lane, East Rainton	1.51	33
H8.45	Land at Chapel Street/ Edward Street	0.09	6

H8.46	Land to the south of Redburn Row, Chilton Moor	1.76	32
H8.47	Stanley Terrace, Chester Road, Shiney Row	0.11	5
H8.48	Former Fencehouses Comrades Club, Station Avenue North	0.10	8
H8.49	Avenue Vivien and Rose Avenue, Fencehouses	0.84	49
H8.50	Land at Ennerdale Street, Low Moorsley	5.24	122
H8.51	Land adjacent to the Beehive Public House, Blind Lane	0.16	5
H8.52	Land at Black Boy Road, Fencehouses	4.78	141
H8.53	Land at Lambton Lane, Fencehouses	6.85	205
H8.54	Land at Philadelphia Complex	27.49	463
H8.55	Land at Penshaw House	1.10	15
H8.56	Cragdale Gardens, Low Moorsley	2.95	80
H8.57	Hetton Downs Phase 3	2.03	40

4.7 The indicative dwelling number of each site identified above has been informed by the Development Frameworks prepared for each site or the consented number where the site already has the benefit of planning permission. However, it should be noted that the stated number is purely indicative and is based on the information available at the time. As further technical studies are undertaken in support of a planning application, this may demonstrate that a higher or lower dwelling number is justified.

4.8 Any subsequent proposal should therefore be treated on its merits taking into consideration the relevant policies contained within this Plan and the CSDP alongside all other material planning considerations.

4.9 The site-specific policy requirements set out within Appendix 1 have been informed by the Development Frameworks and the SA process.

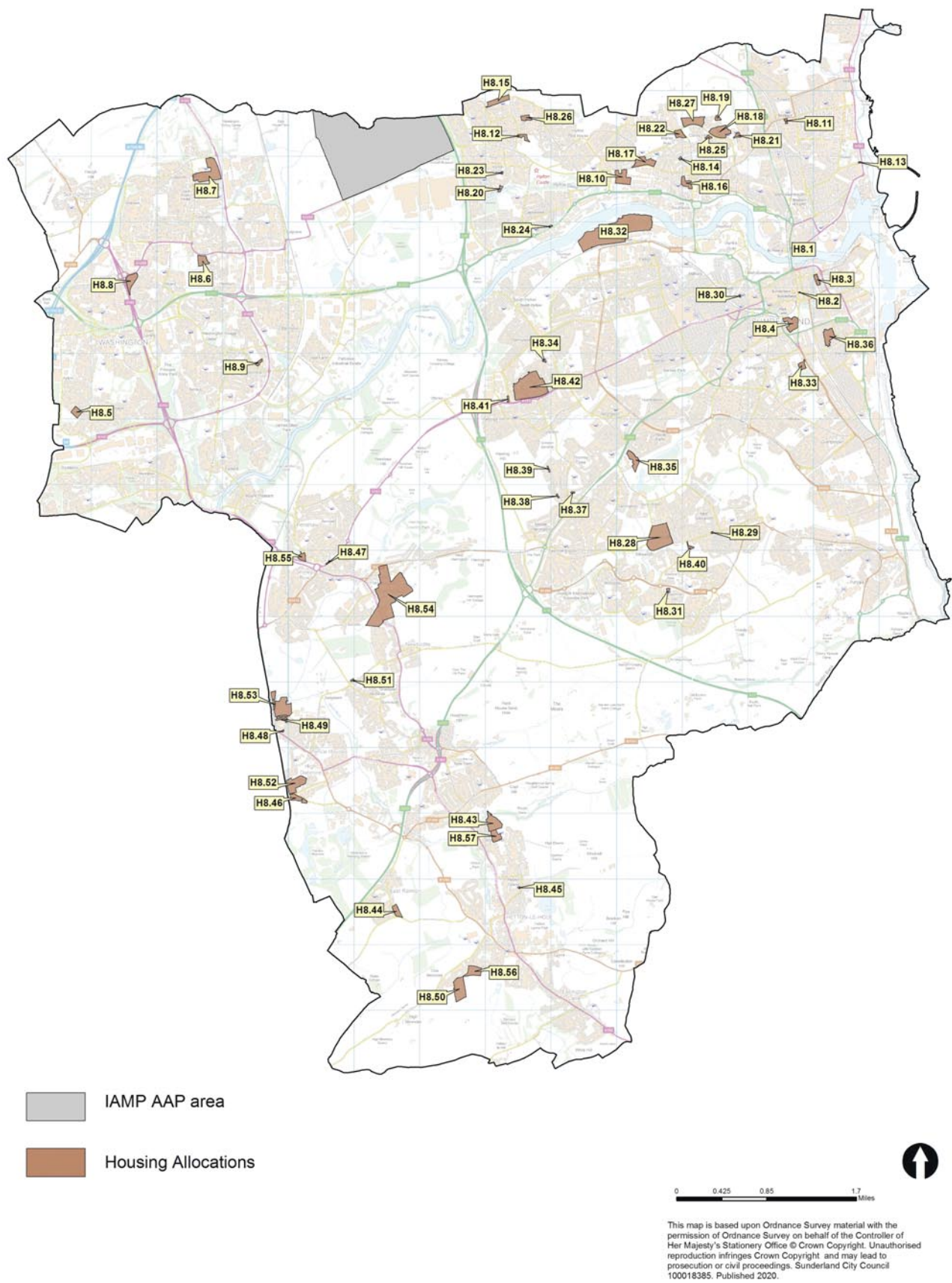


Figure 6: Spatial distribution of proposed housing allocations

Small sites

- 4.10 As set out in the NPPF, small and medium sites can make an important contribution to meeting the housing requirement of an area and as such plans should identify 10% of their housing requirement on sites that are no larger than 1ha. This equates to 1,341 dwellings that should be on small/medium sites. One of the sources of housing supply included within the plan is those small sites which are excluded from the SHLAA (less than 0.25ha or 5 dwellings), as set out within paragraph 4.3 above. Since the start of the plan period these small sites have delivered 225 dwellings and are expected to contribute a further 650 dwellings to the housing supply over the remainder of the plan period. In addition to this, 12 small/medium sites (over 5 dwellings each) are currently under construction and will provide a further 200 dwellings. Housing allocations within this Plan include 28 sites which are no larger than 1ha, which would provide a further 459¹³ dwellings within the plan period. This results in a total of 1,534 dwellings provided on small/medium sites.

¹³ The sites identified as small/medium sites under construction and within the allocations of this plan are included within the SHLAA and as such do not fall within the threshold of the 650 small sites allowance, avoiding any double counting.

5. Vitality of centres

- 5.1 Policy SP1 of the CSDP sets out the aspiration to deliver at least 45,400m² of new comparison retail floorspace over the plan period to 2033. Policy SP9 of the CSDP expands upon this by setting out an indicative overall distribution of this growth, based on the recommendations of the Sunderland Retail Needs Assessment (2016) and the role and function of each of the centres within the retail hierarchy. As the CSDP was only recently adopted and the overall quantum of retail floorspace to be delivered is considered a strategic matter, it is not considered appropriate to reconsider this through this Plan.
- 5.2 The council recognise that the dynamic of the retail sector has been changing over recent years, with the growth of online retail and consolidation of many retailers into fewer outlets particularly focussed upon high order retail centres. Furthermore, following the onset of the COVID 19 pandemic and associated restrictions, the growth of online retail has been accelerated.
- 5.3 Therefore in order to ensure flexibility in the delivery of new retail development within the city, the council therefore does not intend to allocate specific sites within the A&D Plan for retail development to meet the requirement set out within Policy SP1. Instead, development will be expected to come forward in accordance with the Vitality of Centres policies set out within the CSDP. Further detail on the council's approach to retail development is set out within the Retail Evidence Paper.
- 5.4 Notwithstanding the above, the Sunderland Retail Needs Assessment (2016) recognises that there is currently a significant amount of leakage in terms of retail expenditure from the Coalfield sub-area. The former Houghton Colliery site (Figure 7) has been a long-standing allocation for retail development in order to help address this need through the Unitary Development Plan (1998) (UDP) and would represent a logical extension to Houghton Town Centre. However, due to market conditions, this site has not been brought forward for development since its allocation.

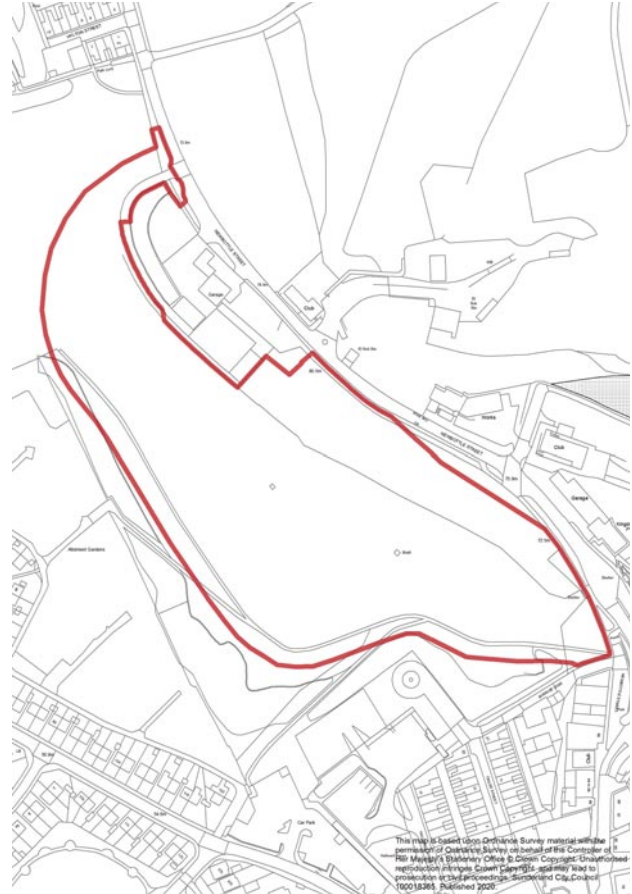


Figure 7: Houghton Colliery Site

- 5.5 There is now however renewed interest in bringing the site forward for retail development and a planning application has been submitted. Policy VC7 seeks to support the development of this site in order to provide an improved retail offer within the Coalfield sub-area. Further justification is set out within the Retail Evidence Paper.

Policy VC7: Former Houghton Colliery Site

The site of the former Houghton Colliery, as identified on the Policies Map, is allocated for the development of main town centre uses (Use Class E).

6. Built and historic environment

- 6.1 The council recognise the importance of the built and historic environment within the city and the need to preserve these assets for future generations.
- 6.2 The CSDP contains several detailed policies which set out how the council will determine applications which may have a potential impact upon the historic environment, including designated and non-designated heritage assets.
- 6.3 Whilst the specific policies for dealing with such applications were set out within the CSDP, the formal designations were not shown on the Policies Map. This Plan therefore seeks to formally designate these heritage assets.
- 6.5 Policy BH10 designates 14 Conservation Areas¹⁴ within Sunderland on the Policies Map (see Figure 8).
- 6.6 The Conservation Area boundaries are consistent with those set out within their respective Conservation Area Management Strategies (CAMS). Further detail can be found within the Historic Environment Topic Paper.
- 6.7 Applications for development which affect the significance, character or setting of these areas should be determined in accordance with Policies BH7 and BH8 of the CSDP.

Conservation Areas

- 6.4 Policy BH8 establishes a strategy for Conservation Areas which will preserve or enhance the significance of them, including their diverse and distinctive character, appearance and their setting, development.

Policy BH10: Conservation Areas

The areas listed below are identified on the Policies Map and designated as Conservation Areas.

Site Ref	Conservation Area
BH10.1	Ashbrooke
BH10.2	Bishopwearmouth
BH10.3	Houghton (comprising St. Michael's and Nesham Place)
BH10.4	Newbottle Village
BH10.5	Old Sunderland and Old Sunderland Riverside
BH10.6	Roker Park
BH10.7	Ryhope Village
BH10.8	Silksworth Hall
BH10.9	Sunnyside
BH10.10	The Cedars
BH10.11	Washington Village
BH10.12	Whitburn Bents

Scheduled Ancient Monuments and Areas of Potential Archaeological Importance

- 6.8 Scheduled Ancient Monuments (SAMs) are designated nationally and any application affecting a SAM or its setting should be considered against CSDP Policy BH9.

Policy BH11: Scheduled Ancient Monuments

Scheduled Ancient Monuments (SAMs) are nationally designated and protected and are identified on the Policies Map.

- 6.9 SAMs are sites that should be preserved in the public interest by virtue of their special historic, architectural, traditional, artistic or archaeological interest. They can be any building, structure or other work, above or below the surface and any cave or excavation which is unoccupied.
- 6.10 SAMs are in the protection of the Secretary of State for Culture Media and Sport and any works to a scheduled monument require Scheduled Monument Consent to be obtained from the Secretary of State. Guidance on the

¹⁴ There are 14 designated Conservation Areas in total. The Houghton designation comprises of two Conservation Areas (St Michael's and Nesham Place) and the Old Sunderland and Old Sunderland Riverside designation comprises of two separate Conservation Areas which have grouped together for designation purposes.

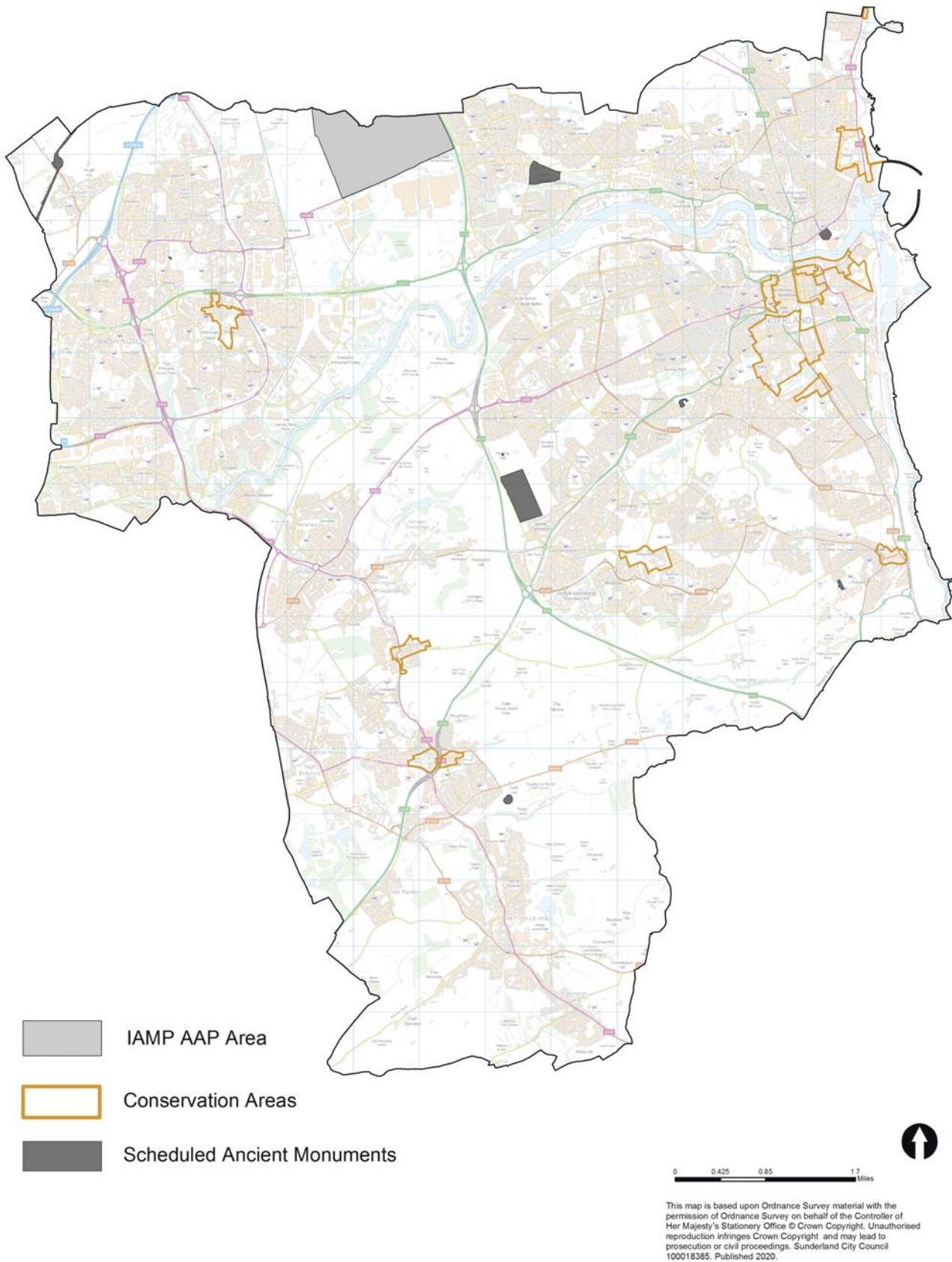


Figure 8: Historic environment designations

protection of scheduled monuments may be obtained from Historic England¹⁵.

- 6.11 As the number of SAMs within the authority is relatively limited (see Figure 8) and these designations will endure, it is considered appropriate to show these on the Policies Map for the A&D Plan. Any development which would impact upon a SAM will be expected to accord with Policy BH9.
- 6.12 The Tyne and Wear Historic Environment Record identifies and maps sites of known archaeological interest. Whilst the council is aware of certain sites of potential archaeological interest, further survey work will continue to identify additional areas of interest throughout the plan period and therefore it is not considered appropriate to show these on the Policies Map. Any such applications will be expected to accord with the requirements set out within CSDP Policy BH9. This approach has been agreed with the County Archaeologist and further justification is set out in the Historic Environment Topic Paper.

¹⁵ For further information visit <https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/>

7. Natural environment

- 7.1 The council recognise the important role that the natural environment plays within the city and has set out a range of policies within the CSDP to protect and enhance this. Whilst the CSDP sets out the policy framework against which applications will be assessed, the majority of the environmental designations are not currently shown on the adopted CSDP Policies Map and instead relate to saved policies of the UDP.
- 7.2 Where necessary, policies within this section seek to formally designate these areas. The justification for these designations is set out within the evidence base.
- 7.6 Sunderland contains a number of designated Local Wildlife and Geological sites which are areas identified and selected locally for their nature conservation and geological value. The majority of sites have been formally designated for some time through the UDP, however since then a number of other sites have also been surveyed and considered to meet the threshold for designation.
- 7.7 For clarity, the Local Wildlife Sites shown on the Policies Map represent the proposed new boundaries which are subject to their own public consultation alongside this Plan.
- 7.8 Further detail regarding the designation of local sites and the proposed boundary changes is set out within the Local Wildlife Sites Consultation Paper. Any representations on the proposed boundary changes should be made as part of that consultation, rather than the consultation on this Plan.

Regionally and Locally protected Wildlife and Geodiversity sites

Policy NE13: Regionally and Locally protected Wildlife and Geodiversity sites

Local Wildlife Sites and Local Geological Sites, as shown by the Policies Map, are designated as locally protected sites.

- 7.3 Sunderland contains a number of internationally and nationally protected wildlife and geodiversity sites. CSDP Policy NE2 sets out how proposals affecting these international and nationally designated sites should be considered, however the formal designations are not shown on the CSDP Policies Map.
- 7.4 The council has shown the international and national designations on the A&D Plan Policies Map for reference, however it is recognised that the designation and boundaries of these sites are set by other organisations.
- 7.5 In addition to the higher-level designations, Policy NE13 seeks to formally designate the local sites on the Policies Map, which should be read alongside the requirements of CSDP Policy NE2 when determining planning applications which have the potential to affect internationally, nationally and locally designated biodiversity and geodiversity sites.

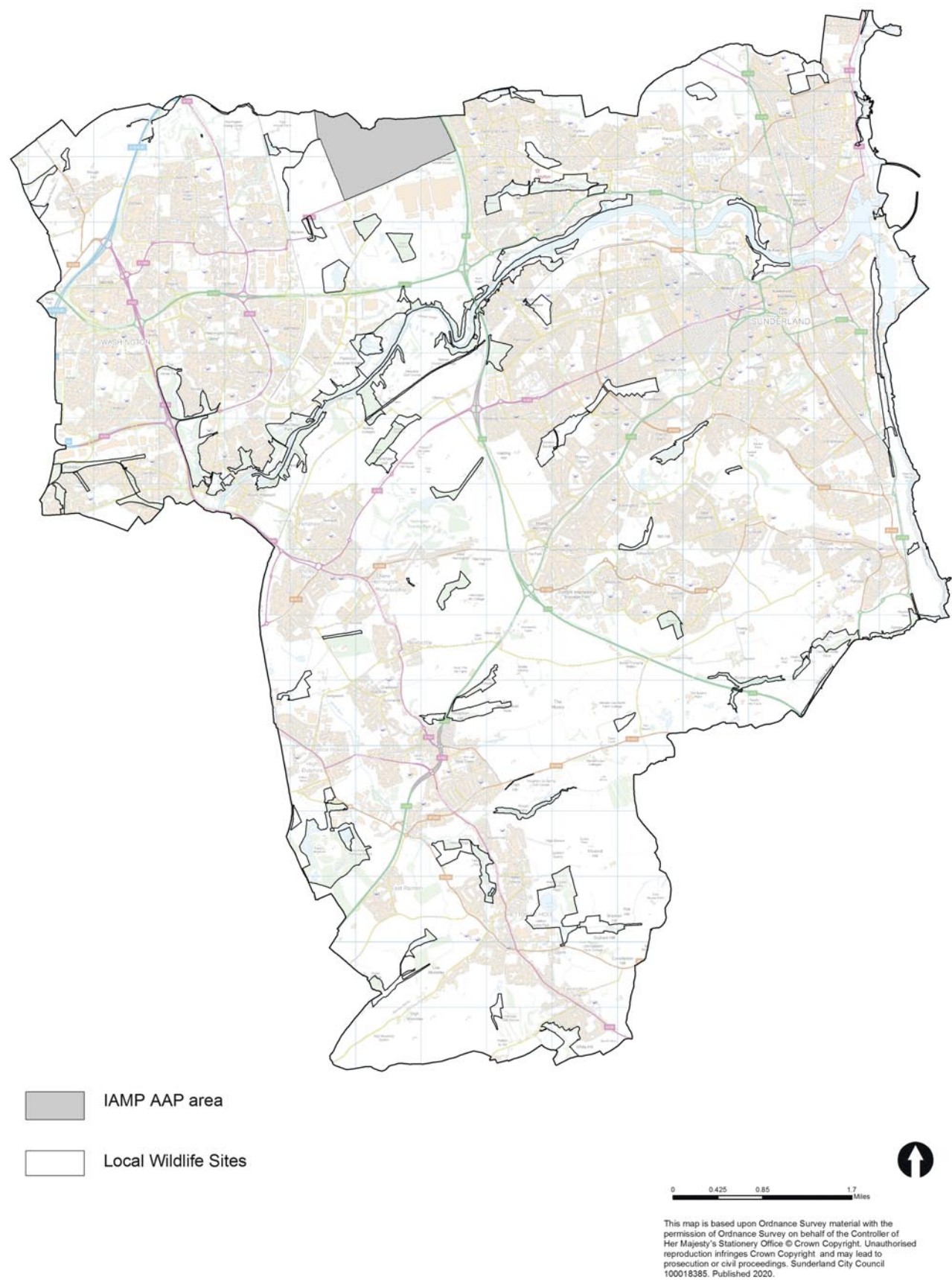


Figure 9: Local Wildlife Sites

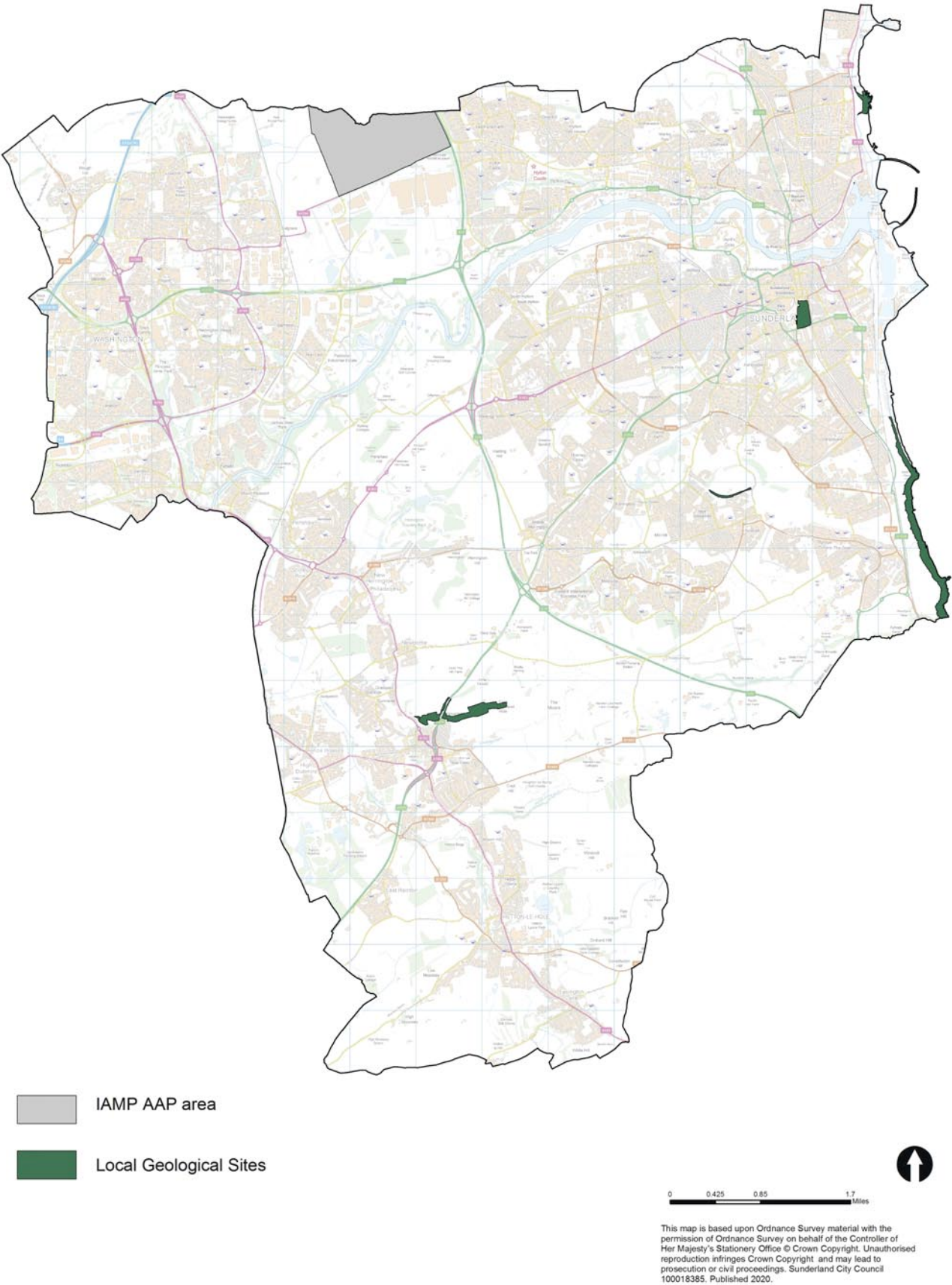


Figure 10: Local Geological Sites

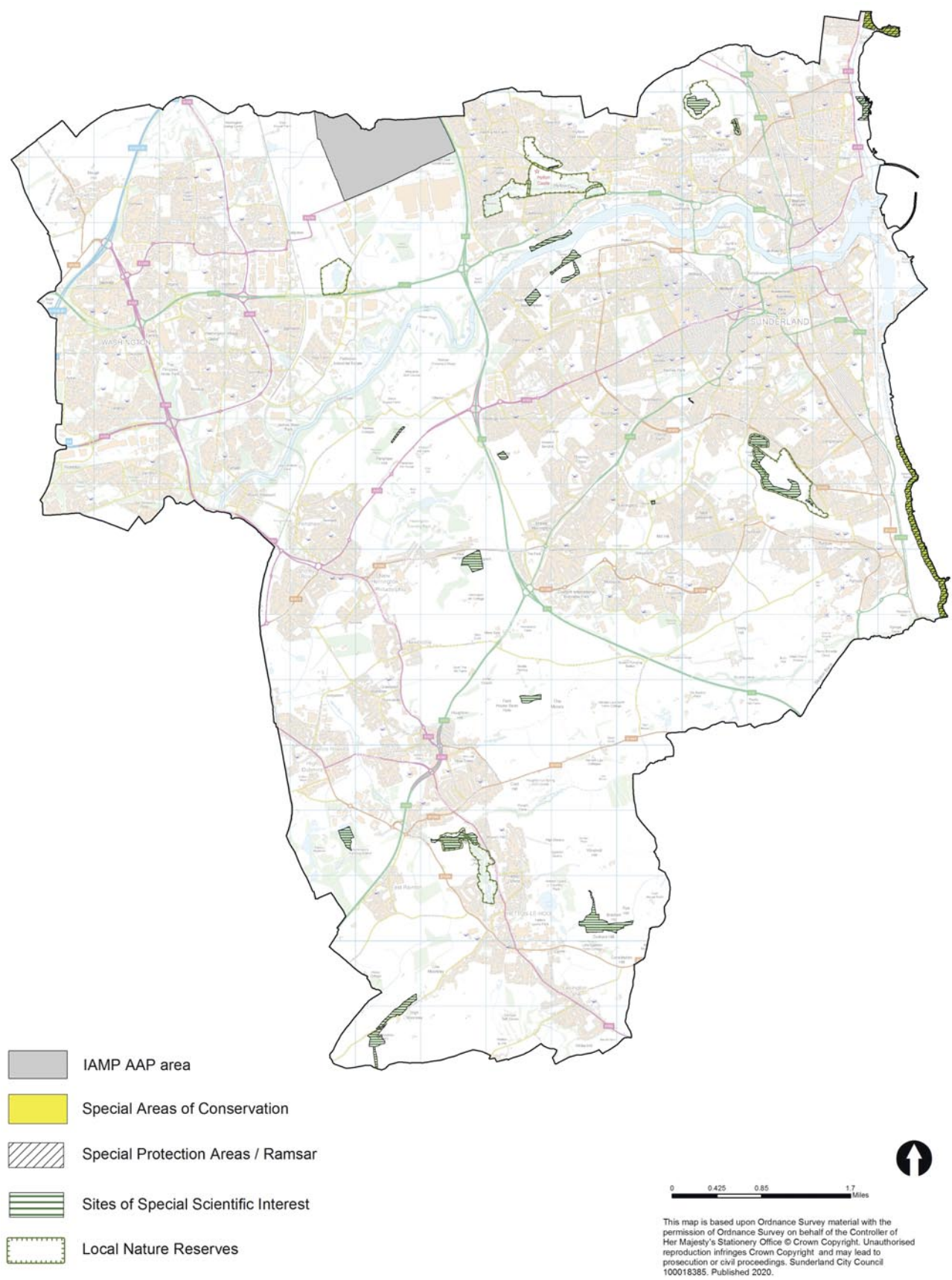


Figure 11: International and nationally designated sites

Wildlife Network

Policy NE14: Wildlife Network

Land is designated which forms part of the Wildlife Network, as shown by the Policies Map.

- 7.9 Sunderland has an extensive wildlife network within the city which is important for the movement of different species throughout the city and beyond. It is therefore important that the integrity of this network is maintained. The wildlife network consists of core sites (designated wildlife sites and priority species habitat), stepping stones and the wildlife networks that connect these (see Figure 15).
- 7.10 The council, alongside other neighbouring authorities, has reconsidered the existing designated Wildlife Corridors to ensure that they remain relevant and fit for purpose. The Wildlife Network designated on the Policies Map reflects the recommendations set out within the Wildlife Network Evidence Report. Any development which has the potential to impact upon the designated Wildlife Network should be considered alongside Policy NE2 of the CSDP. For clarity, where Policy NE2 refers to wildlife corridors, this refers to the wildlife network identified through Policy NE14. In identifying the existing wildlife network, it has been noted that some proposed development allocations would fall within the wider wildlife network. The council has considered this as a constraint on development, and is satisfied that all site allocations can come forward, subject to appropriate mitigation. Where mitigation is necessary, this is identified through the strategic site allocations or the site-specific policy requirements in Appendix 1.
- 7.11 In addition to the existing Wildlife Network, the NPPF requires local planning authorities to secure net gains in biodiversity through the planning system. The council is preparing a Biodiversity SPD which will set out detailed guidance on how net gains will be secured within Sunderland. As part of this process, the council will identify local recovery networks towards which biodiversity net gain can be spent. It is intended that the local recovery network will be identified through the next draft of the A&D Plan or through the Biodiversity SPD.

Greenspace

Policy NE14: Wildlife Network

Land is designated which forms part of the Wildlife Network, as shown by the Policies Map.

- 7.12 The A&D Plan formally designates a number of greenspaces, as recommended by the Greenspace Audit (2020). CSDP Policy NE4 sets out the requirement to protect designated greenspaces from development and the criteria against which proposals affecting greenspace will be assessed.
- 7.13 The council recognises that during the plan period the opportunity may arise for the development of new outdoor or indoor sports facilities to enhance the existing offer. These will generally be supported, unless they conflict with other policies of the adopted development plan.
- 7.14 The council also recognises that greenspaces which form part of educational and community facilities often provide the opportunity for dual use providing wider benefits to local communities. Support will be given to opportunities for dual use in these circumstances.
- 7.15 For clarity the greenspace designation includes all forms of greenspace, as set out within Paragraph 10.23 of the CSDP.

Views of the city

Policy NE16: Views of the city

Key local views and vistas, as shown on the Policies Map, will be preserved and enhanced.

- 7.16 CSDP Policy NE11 indicates that development should be designed to preserve or enhance key local views and vistas as identified within the council's Landscape Character Assessment. The supporting text to the policy indicates that the A&D Plan will identify local views and vistas to deliver the policy.
- 7.17 Policy NE16 identifies these local views and vistas on the Policies Map, which should be protected in accordance with CSDP Policy NE11. The identified views and vistas have been informed by the council's Landscape



Figure 12: Wildlife Network

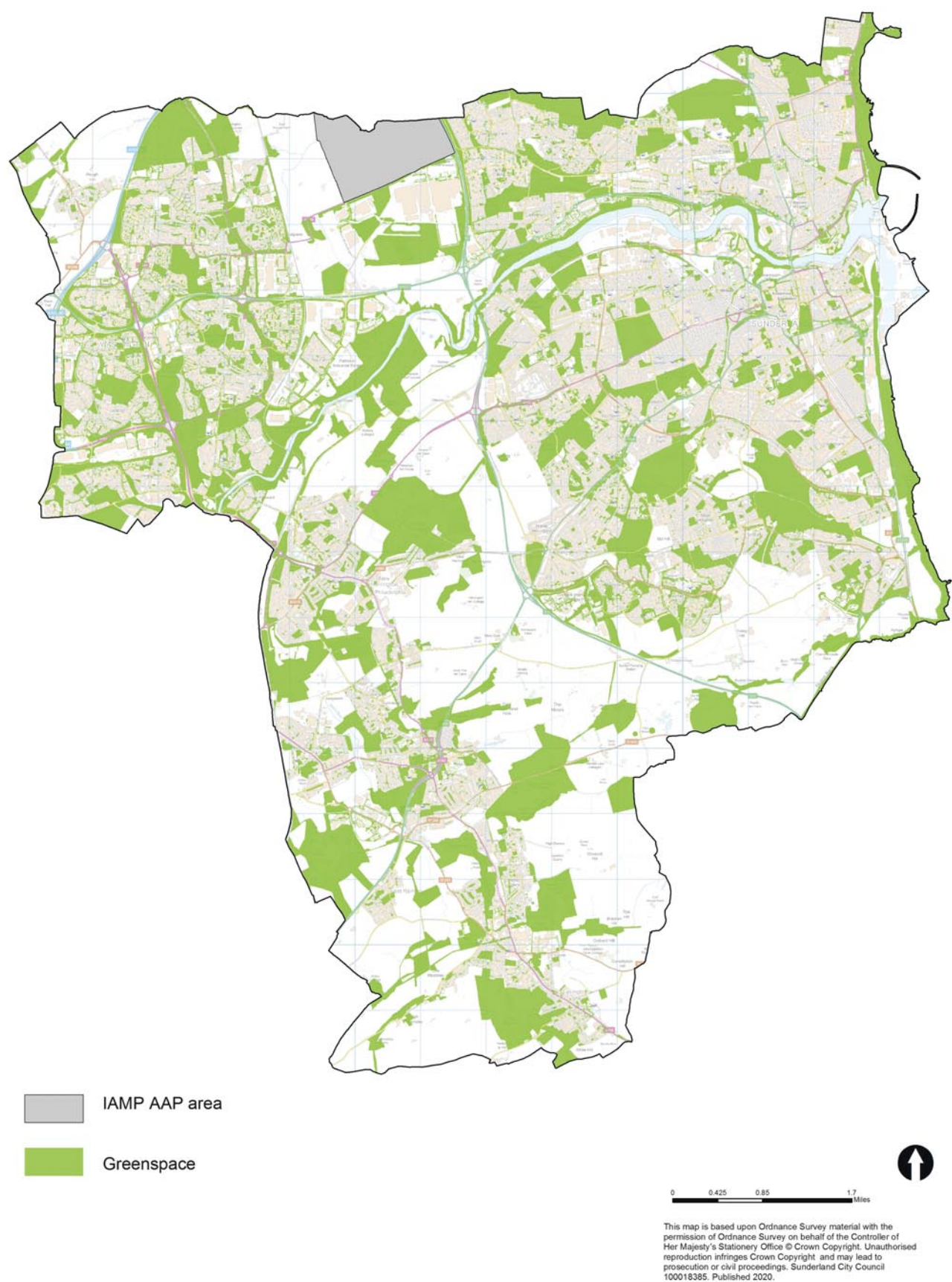


Figure 13: Greenspaces

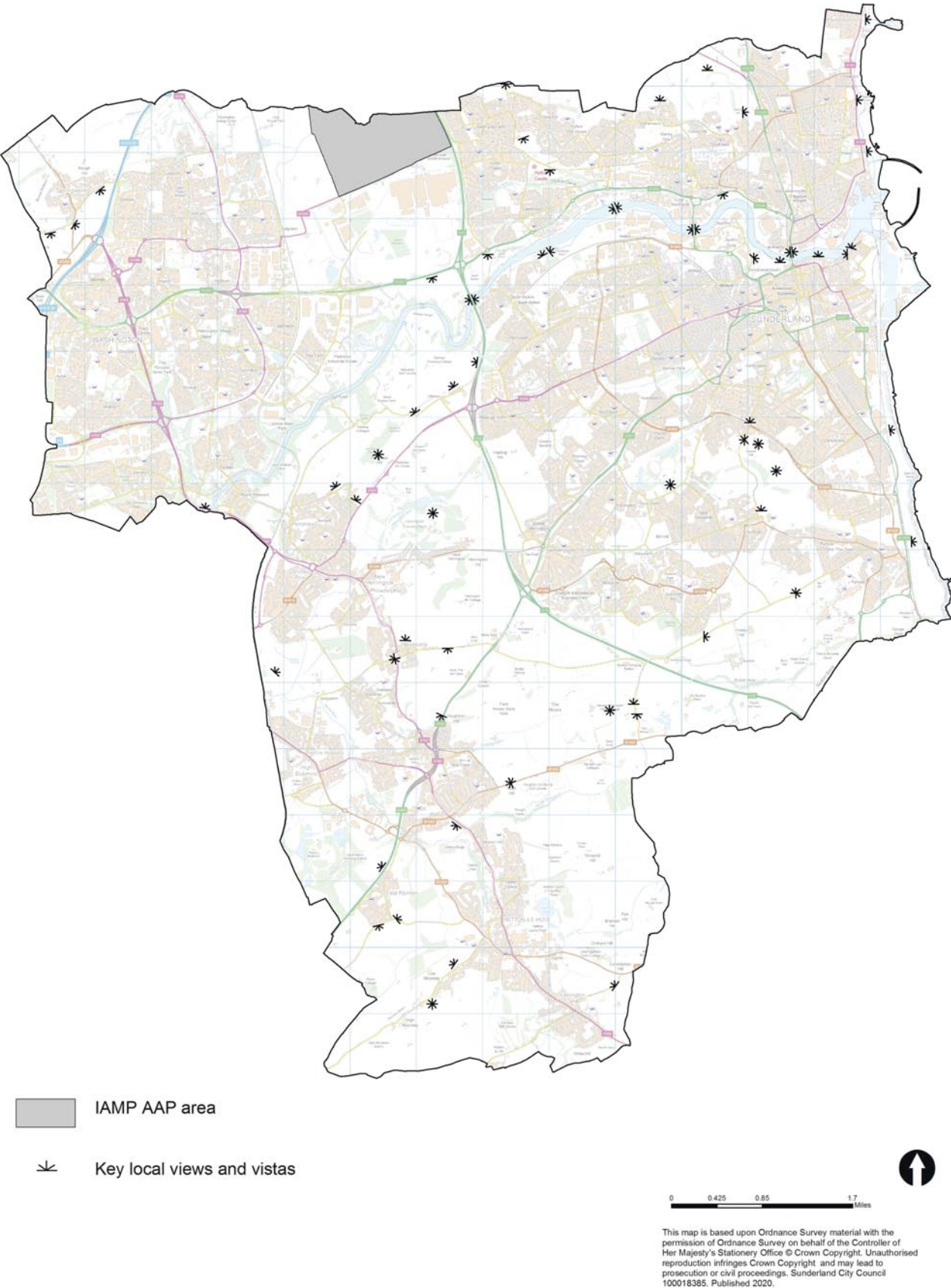


Figure 14: Local views and vistas

Character Assessment and the Views Evidence Paper. Development which has the potential to impact upon these views and vistas should be considered against the policy requirements set out in Policy NE11.

Burial sites

Policy NE17: Burial sites

Burial sites and proposed extension areas, as shown on the Policies Map, will be protected from inappropriate development.

Development proposals for alternative uses on designated burial sites will normally be resisted unless suitable alternative provision can be provided.

- 7.18 CSDP Policy NE5 indicates that all existing burial spaces will be protected from development, however these are not designated on the CSDP Policies Map. Policy NE17 seeks to formally designate existing burial spaces and proposed extensions on the Policies Map to ensure that an appropriate level of provision will be retained throughout the plan period and beyond. The designations are consistent with existing sites and long-standing extensions identified through the UDP.
- 7.19 Whilst the council recognises the need to retain a sufficient provision of burial spaces, it is also recognised that other alternative proposals may come forward, particularly on unused sites currently identified for future expansion. Whilst there is a need to retain burial sites to meet future capacity, in certain circumstances it may be appropriate to allow alternative forms of development if a suitable alternative site can be provided for replacement burial provision.

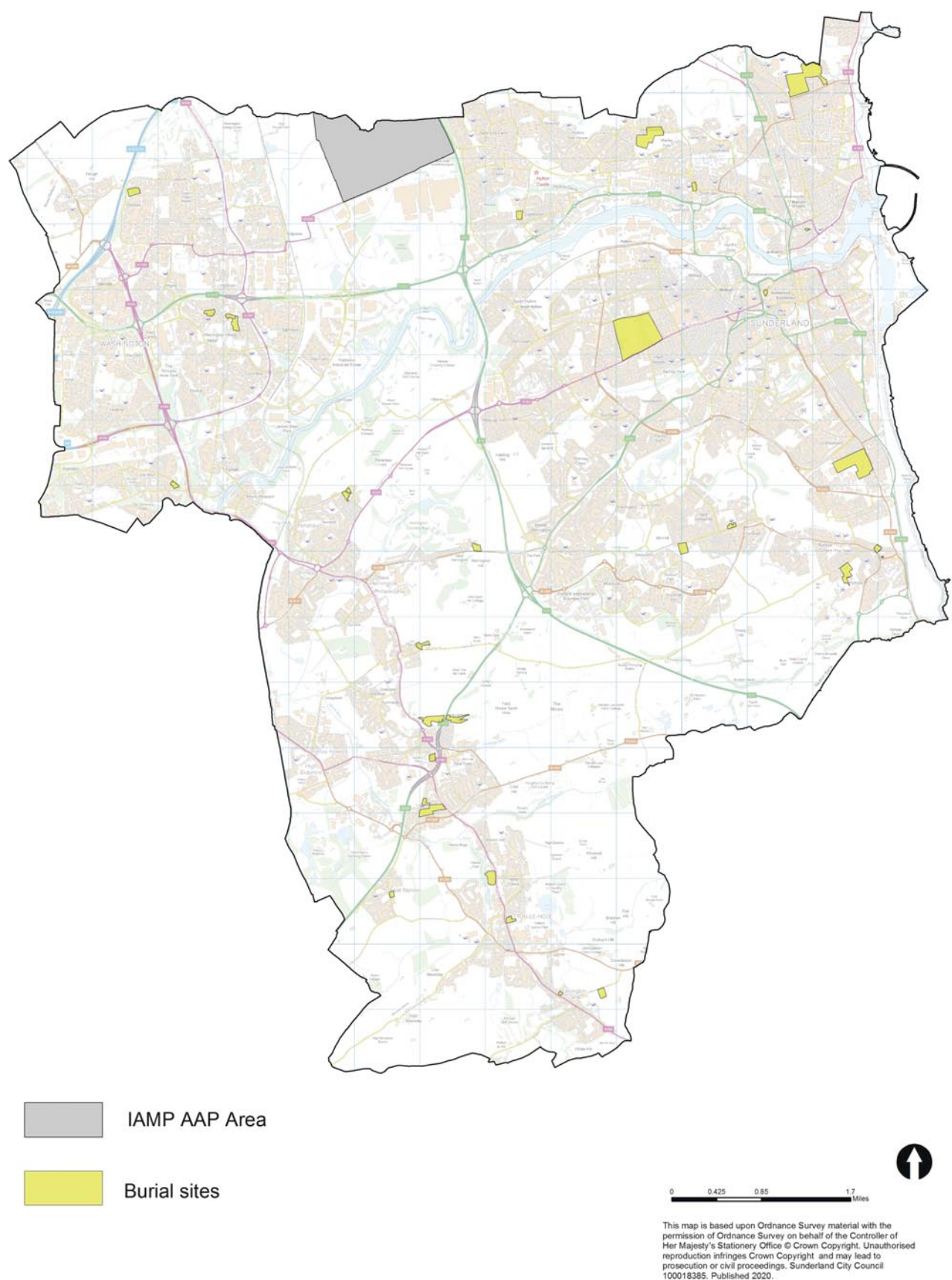


Figure 15: Burial sites

8. Water, waste and energy

- 8.1 The council recognise the importance of renewable energy supply in helping the city reduce its carbon emissions and the threat of climate change. CSDP Policy WWE1 sets out the council's supportive approach to the development of decentralised, renewable and low carbon energy.
- 8.2 However, with regard to onshore wind turbine development, whilst the NPPF does support applications for the repowering of existing wind turbines, it indicates that proposed wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind development in the development plan and unless, following consultation, it can be demonstrated that the planning impacts identified by the affected community have been fully addressed and the proposal has their backing.
- 8.3 Whilst Policy WWE1 provides overarching policy support for renewable energy development, subject to meeting the criteria set out within the policy, the CSDP does not formally designate any areas as being suitable for wind energy development.
- 8.4 Policy WWE11 seeks to identify areas potentially suitable for new wind energy development. The areas identified are based on the recommendations of the council's Wind Capacity Study (2020). At this stage of plan making, potential locations have been identified (Appendix 2) for consultation purposes. Subject to this consultation, the council will then determine which areas should be designated in the next iteration of the Plan.
- 8.5 Any proposed wind turbine development which would potentially impact upon the designated European sites will be expected to undertake a Habitats Regulation Assessment in accordance with CSDP Policy NE2.
- 8.6 The Ministry of Defence (MoD) has an operational Meteorological Radar Station at High Moorsley within the administrative boundaries of Sunderland. It is therefore important that any new wind turbine development does not adversely impact upon the safe operations of the MoD from this site. The council will continue to consult with the MoD on any appropriate applications for wind turbine development which may impact upon their operations and will refuse applications which will adversely impact upon the safe operations of the facility.
- 8.7 Aerodrome Safeguarding Areas have been established around Newcastle International Airport, which require consultation with the Airport on certain forms of development. The majority of the administrative area of Sunderland falls within the 30km Safeguarding Area which requires consultation with the Airport on proposed wind turbines. The council will consult Newcastle International Airport on any wind turbines which fall within the 30km Safeguarding Area.
- 8.8 The design life of a wind turbine generally ranges from 20-25 years and therefore some early schemes are now approaching the end of their anticipated longevity. To ensure that the vital renewable energy generation is not lost and in recognition that these are now well-established features in the landscape, the council supports the repowering of existing

Policy WWE11: Wind Energy Development

Indicative areas considered to be suitable for new wind energy development are shown in Appendix 2. Designation of these areas is subject to planning impacts identified by the community being fully addressed and the proposals receiving their support.

The development of new wind turbines will need to ensure that they do not adversely impact upon the safe operations of the Ministry of Defence radar station at High Moorsley and Newcastle International Airport.

The council will support proposals for the repowering of existing wind turbines and onshore infrastructure which supports the delivery of offshore windfarms.

turbines. Repowering with more modern turbines offers the opportunity to significantly increase the amount of renewable energy produced.

- 8.9 Offshore windfarms represent an opportunity to generate significant levels of renewable energy in locations where wind resource is not affected by topography and other onshore constraints. Whilst the Council does not act as the local planning for offshore environments, these require onshore infrastructure to allow the energy to be connected to the grid. The council will support applications for offshore wind energy off the coast of Sunderland, and onshore infrastructure within Sunderland, to assist the delivery of offshore windfarms.

9. Sustainable transport

- 9.1 Land use and transport are inextricably linked. The spatial location of different land uses and associated activities will determine how people travel. At the same time, the modes of transport we choose to travel around a region, city or neighbourhood are very much dependant on the quality of provision, its accessibility and its functionality. In order to deliver developments that are truly sustainable, suitable transport infrastructures must be in place to support residents, businesses and visitors who live, work and visit an area.
- 9.2 Sustainable development and sustainable transport choices are promoted through the NPPF. Development should be situated in locations that minimise trips and journey lengths and encourage the use of sustainable modes of transport.
- 9.3 CSDP Policy SP10 sets the strategic context for Sunderland's transport policies, identifying strategic and local road improvement schemes, bus corridor improvement schemes, supports the extension of the Metro system and supports the maintenance and improvement of footpaths and cycleways.
- 9.4 However, policies promoting and supporting transport improvements, maintenance of existing routes and implementation of new routes are ineffective unless the necessary allocations and designations are in place to ensure delivery of transport infrastructures in the right locations. Therefore, this chapter sets out the necessary transport allocations and designations required to support delivery of CSDP Policy SP10.

limited spare capacity on the existing national rail line and also reopen the Pallion to South Hylton line for Metro use.

Policy ST4: Safeguarding land for potential future Metro and rail expansion

To support the future expansion of the Metro and rail network in the city the following land, as designated on the Policies Map, will be safeguarded for the future development of Metro/rail stations:

1. Washington North;
2. Washington East;
3. Ryhope; and
4. Doxford Park.

The alignment of the potential Doxford Park extension will be safeguarded from development to allow this proposal to come forward in the future.

- 9.6 Nexus have published their Metro Futures Study which identifies opportunities for future expansion of the Tyne and Wear Metro network. In addition to the South Hylton and Leamside line routes already safeguarded through CSDP Policy SP10, the Metro Futures study also identifies a possible future extension to Doxford Park, resources permitting. Policy ST4 identifies the potential transport corridor route for this on the Policies Map which will be safeguarded against development which may prejudice its future development.
- 9.7 In addition to the Doxford Park extension, the Metro Futures study also identifies a number of locations for potential future Metro stations, some of which will be located on national lines and may have scope to provide national rail services. The policy seeks to designate these on the Policies Map and safeguard them against any other forms of development which may restrict the future expansion of the Metro network or provision of national rail services. Further detail is set out within the supporting Transport Background Paper which justifies the locations of the Metro stations.

Safeguarding Railway and Metro Routes and Stations

- 9.5 The Metro system connects Sunderland to Tyneside, providing access to Newcastle, Gateshead, North Tyneside, South Tyneside and to Newcastle International Airport. Nexus, the Passenger Transport Executive, manages and operates the Metro system. A route to Sunderland from Pelaw was opened in 2002 and seized the opportunity to utilise both

Park and ride

- 9.8 Encouraging the use of sustainable modes of transport, and a move away from car use, is a challenging concept. In order to encourage sustainable transport choices amongst residents, businesses and visitors, it is imperative that transport services and facilities offer users excellent connectivity between destinations and are accessible from all locations across the city.
- 9.9 Sunderland offers a range of sustainable transport options for users. Bus services span the majority of the city area, connecting Sunderland City Centre, Washington, the Coalfields and beyond to Newcastle/Gateshead, Durham and Newcastle International Airport. The city area also benefits from Metro/rail routes that intersect the built-up area and more sustainable routes that encourage cycling and walking. However, in order to influence the transport choices of residents, businesses and visitors, the planning system must make sustainable transport routes and services accessible to everyone, as not everyone lives or works close to these routes.
- 9.10 Park and Ride sites are one such scheme that can help to improve accessibility to sustainable transport routes and services in the city. In particular, they support Metro and rail routes in the city area, providing a convenient and safe location for users to park while they make use of Metro/rail services to travel to their destination. Schemes such as this assist in reducing vehicle congestion in city and town centres and contribute to lower carbon outputs.
- 9.11 The CSDP identifies strategic development sites for housing and employment across the city area, therefore it would be valuable to identify Park and Ride sites that have the potential to support this growth and offer sustainable transport choices within the vicinity of the development sites. Taking account of the housing allocations identified in this plan and the strategic sites identified in the CSDP, four potential Park and Ride locations have been safeguarded for future development, should a demand arise for such services as a result of Metro and rail extensions.

Policy ST5: Park and ride

Land is safeguarded for park and ride facilities in the following locations to support schemes for Metro and rail reintroduction:

- Ryhope;
- Doxford Park;
- Washington North; and
- Washington East.

Development proposals for park and ride facilities will be acceptable where they:

1. encourage a reduction in the use of private cars by encouraging the use of public transport for journeys; and
2. are located on an existing or proposed public transport route and provide, where necessary, measures to facilitate the delivery of frequent, efficient and reliable public transport services; and
3. provide access and facilities for walkers, people with disabilities, motorcyclists, electric car users and cyclists; and
4. would not have unacceptable effects on the strategic and local highway network.

Ryhope park and ride

- 9.12 Ryhope Park and Ride would provide parking facilities that would support existing communities in South Sunderland and also serve the South Sunderland Growth Area. Ryhope Park and Ride would provide access along the Durham Coast Line at a new station (see Policy ST4).

Doxford Park park and ride

- 9.13 To support the potential introduction of the Sunderland City Centre – Doxford Park Metro link, there may be opportunities to provide a Park and Ride facility, adjacent to a future Metro terminus at Doxford Park Primary Employment Area. Park and Ride in this location would provide car parking provision for those living in the south west of Sunderland and the Coalfield area. It would also provide an opportunity to attract users from further afield who wish to visit Sunderland, as its location off the A19 would provide quick and convenient access to the Park and Ride facility.

Washington North park and ride

- 9.14 To support the potential introduction of the Wearside Loop, there is an opportunity to provide a Park and Ride interchange to serve IAMP, Nissan, the proposed strategic site to the east of Washington and existing Washington residents and businesses.

Washington East park and ride

- 9.15 To support the potential introduction of the Wearside Loop, there is an opportunity to provide a Park and Ride facility to serve the residential communities in east Washington and businesses on nearby Primary and Key Employment Areas.
- 9.16 Effective integration of stations and Park and Ride schemes should go beyond the above and include provision for electric car users, car club users, cyclists and pedestrians, with emphasis on ensuring that the real and perceived barriers to integration are removed or reduced, to encourage multi modal transport use in Sunderland.

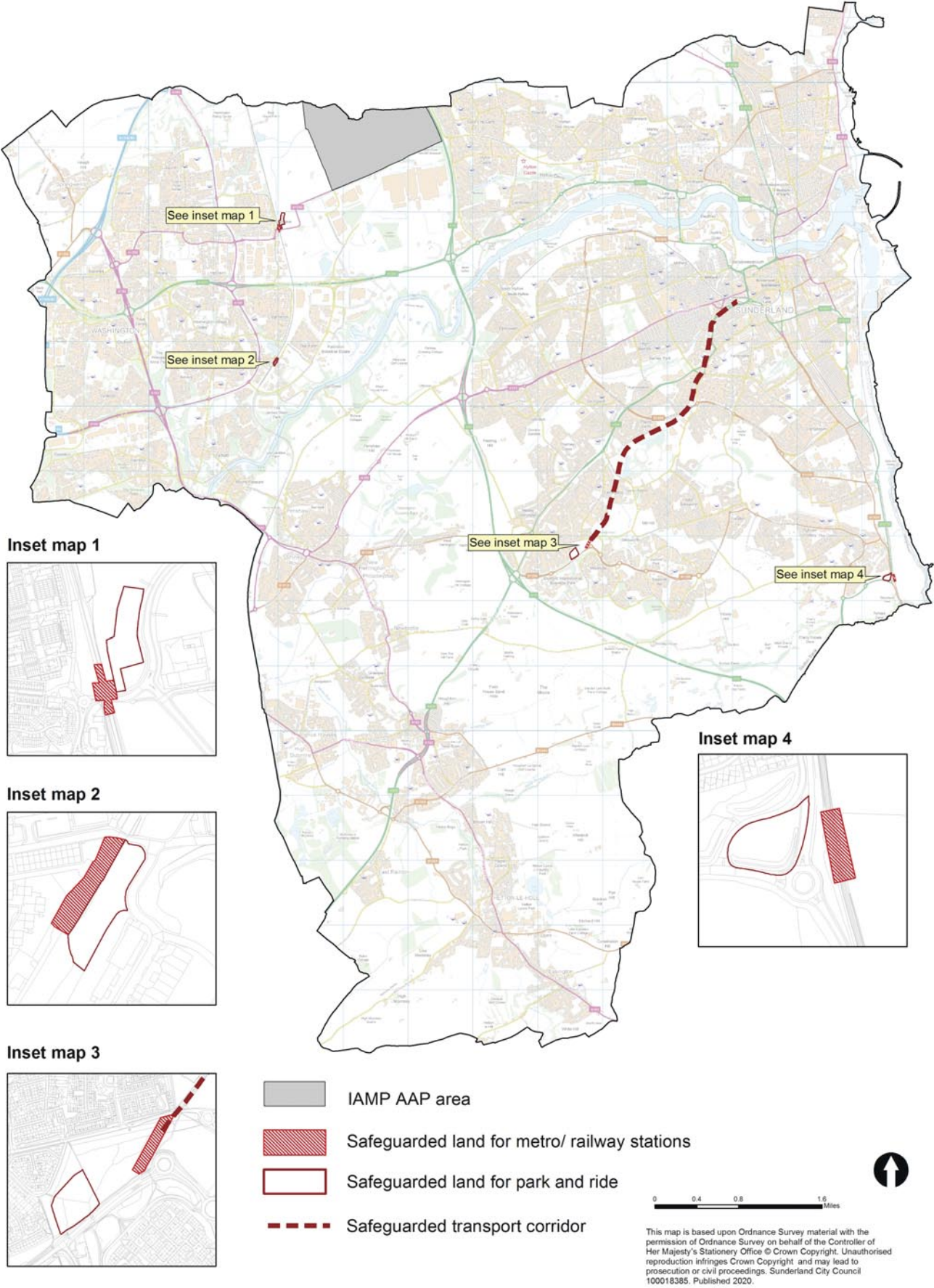


Figure 16: Proposed safeguarded transport infrastructure

10. Minerals

- 10.1 The council recognises the importance of mineral extraction in supporting economic growth within the city and the wider region.

Policy M5: Eppleton Quarry

Development of Mineral Operations will be safeguarded at Eppleton Quarry. Restoration of the Quarry should be undertaken in accordance with the approved restoration plan.

- 10.2 Eppleton Quarry is of strategic importance to minerals extraction in Sunderland and the rest of the Tyne and Wear sub-region, extracting both Magnesian limestone and Permian basal sand. It represents the only operational quarry within the local authority area and one of only two operational quarries within the Tyne and Wear sub-region.
- 10.3 Policy M5 recognises the importance of the quarry in terms of its contribution to mineral extraction within the region. The current planning permission for the site extends beyond the plan period to 2040. To ensure that the operations of the quarry are not impeded by other development, the site is identified on the Policies Map as a safeguarded site.

11. Implementation and monitoring

- 11.1 The Implementation and Monitoring Framework for the Allocations and Designations Plan is set out in the section below. A framework must be in place to measure and determine the effectiveness of the Allocations and Designations Plan. The framework forms part of a wider Monitoring Framework of the Local Plan, with separate monitoring frameworks provided for the CSDP and IAMP AAP. It is intended that the policies contained within the CSDP and the A&D Plan will be monitored within one composite Authority Monitoring Report in the future, once the A&D Plan has been adopted. As the IAMP AAP is a joint development plan with South Tyneside Council, this will continue to be monitored separately.

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
SP12	Allocations and Designations Development strategy	Provides areas of growth and sets out the overarching strategy for the A & D Plan. This includes the identification of land for the development of new homes, a regeneration and renewal area at Sulgrave, the allocation of Houghton Colliery site for expansion of Houghton Town Centre, the designation of heritage assets and the designation of the natural environment assets. In addition, the policy designates land suitable for the potential development of windfarms, safeguards land for metro expansion as well as safeguarding land at Eppleton Quarry.	Significant shortfall in the number of new homes delivered compared to the housing target set out within the CSDP. Failure to secure regeneration and renewal at Sulgrave. Houghton Quarry development not delivered. The integrity of heritage assets weakened by the impact of development. Natural environment assets weakened by the impact of development. Failure to secure windfarm development in identified areas. Failure to secure Metro expansion, subject to funding being made available. Ability of Eppleton Quarry to operate effectively compromised by nearby development.	Identify reasons for the lack of implementation. Potential review of the Plan/Policy. Review of land allocated for development.	Housing completions against the overall plan period target to 2033. Planning applications granted for regeneration and renewal at Sulgrave. Planning applications granted for Houghton Quarry site. No. of applications granted which have a significant adverse impact upon heritage and environmental assets. No. of applications approved for wind turbine development. No. of safeguarded transport schemes delivered.	SCC Monitoring Data. Planning Applications.
SS8	Sunderland Riverside	Allocates Sunderland Riverside for residential led mixed-use development.	Failure to deliver appropriate development/limited progress at Sunderland Riverside in accordance with the Sunderland Riverside Supplementary Planning Document. Failure to deliver and adopt the Sunderland Riverside Supplementary Planning Document.	Identify reasons for lack of development. Potential review of Plan/Policy exploring alternative housing allocations. Potential review of the Riverside Sunderland SPD.	Applications granted for appropriate development. Housing Completions on Riverside Sunderland sites. Amount of employment floorspace permitted on Riverside Sunderland sites.	SCC Monitoring Data. Planning Applications.

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
SS9	Washington Meadows	Allocates land to the east of Washington for a sustainable urban extension.	Failure to deliver appropriate development/limited progress at Washington Meadows. Failure to deliver and adopt the Land East of Washington (Washington Meadows) SPD.	Identify reasons for lack of development. Potential review of Plan/Policy exploring alternative housing allocations. Potential Review of the Land East of Washington (Washington Meadows) SPD.	Applications granted for appropriate development. Housing Completions on Washington Meadows. Delivery of affordable housing.	SCC Monitoring Data. Planning Applications.
H8	Housing Allocations	Identifies housing allocations across the Sunderland Administrative Area.	Failure to deliver appropriate development/limited progress on the delivery of the allocated sites.	Identify reasons for lack of development. Potential review of Plan/Policy exploring alternative housing allocations.	Applications granted for appropriate development. Housing Completions on allocated sites.	SCC Monitoring Data. Planning Applications.
VC7	Former Houghton Colliery Site	Allocates the former Houghton Colliery Site for town centre development.	Failure to deliver appropriate development/limited progress on the delivery of the allocated site.	Identify reasons for lack of development. Review evidence base regarding town centre development requirements.	Applications granted for appropriate development. Floorspace completed by use class.	SCC Monitoring Data. Planning Applications.
BH10	Conservation Areas	Designates fourteen Conservation Areas across the Sunderland Administrative area.	Significant harmful impacts to and deterioration of a Conservation Area. Loss of special character within a conservation area. Lack of progress in updating CAMS.	Identify reasons for increased harm to and deterioration of Conservation Areas. Update CAMs reports where necessary.	Appeals allowed for applications affecting Conservation Areas. Number of Conservation Areas on Historic England's Heritage at Risk register. Number of formally adopted Conservation Area Character Appraisals and Management Strategies (CAMS).	SCC Monitoring Data. Planning Applications. Conservation Area Character Appraisals and Management Strategies (CAMS). Historic England's Heritage At Risk Register.
BH11	Scheduled Ancient Monuments	Sets out the location of Scheduled Ancient Monument on the policies map.	Significant harmful impacts to and deterioration of a Scheduled Ancient Monument.	Identify reasons for increased harm to and deterioration of Scheduled Ancient Monuments.	Appeals allowed for applications granted affecting Scheduled Ancient Monuments. Number of Scheduled Ancient Monuments on the Heritage at Risk Register	SCC Monitoring Data Planning Applications. Historic England's Heritage At Risk Register.

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
NE13	Regionally and Locally protected Wildlife and Geodiversity sites.	Designates areas as Local Wildlife Sites and Local Geological Sites.	Significant harm to Local Wildlife Sites and Local Geological Sites. Change in condition of designated sites. Change in status of species and habitats of principle importance. No net gain or a net loss in biodiversity.	Significant loss of areas identified as Locally protected Wildlife and Geodiversity sites. Loss or reduction in areas of designated sites. Change in condition of designated sites. Change in status of species and habitats of principle importance. No net gain or a net loss in biodiversity.	Identify reasons for the failure to deliver Policy aims. Potential review of Plan/Policy. Identify potential interventions to address issues. Review objectives of the policy in partnership with key stakeholders. Implement a programme of measures and monitoring and review progress.	Planning applications approved affecting Locally protected Wildlife and Geodiversity sites. Appeals allowed affecting Locally protected Wildlife and Geodiversity sites.
NE14	Wildlife Network	Designates areas as a Wildlife Network	Significant loss of areas identified as Wildlife Network. Loss or reduction in areas of designated sites. Change in condition of designated sites. Change in status of species and habitats of principle importance. No net gain or a net loss in biodiversity.	Identify reasons for the failure to deliver Policy aims. Potential review of Plan/Policy. Identify potential interventions to address issues. Review objectives of the policy in partnership with key stakeholders. Implement a programme of measures and monitoring and review progress.	Planning applications approved affecting Wildlife Network. Appeals allowed affecting Wildlife Network.	SCC Monitoring Data. Planning Applications.
NE15	Greenspace	Designates land for greenspace.	Significant loss of areas identified as Greenspace.	Identify reasons for the failure to deliver Policy aims. Potential review of Plan/Policy.	Planning applications approved affecting Greenspace. Appeals allowed affecting Greenspace. Net gain/loss of greenspace. Developer contributions payments received through planning obligations towards Greenspaces improvement.	SCC Monitoring Data. Planning Applications. Greenspace Audit. Planning obligations monitoring.
NE16	Views of the city	Designates a range of key viewpoints and vistas.	Significant number of proposed developments which have a significant impact on existing views and vistas as outlined in the Councils evidence base.	Identify the reason for the increase in proposals for inappropriate development. Review strategic approach to identification of land for development which may impact on views and vistas. Potential partial review of Plan/Policy.	Planning applications approved affecting designated views and vistas. Appeals allowed affecting views and vistas.	SCC Monitoring Data. Planning Applications. Sunderland Landscape Character Assessment and other applicable evidence base.

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
NE17	Burial Sites	Designated a range of sites for burial sites.	Significant drop in the number of cemetery plots available within the city or within key areas.	Identify the reason for the decrease in the number of cemetery plots available. Review strategic approach to identification of land for development which may impact on views and vistas. Potential partial review of Plan/Policy.	No. of burial spaces available. No. of years of capacity remaining based on average take-up. Ha of designated burial space lost to alternative forms of development.	SCC Monitoring Data. Planning Applications.
WWE11	Wind Energy Development	Designates a range of areas as potentially suitable for wind energy development.	No increase in the delivery of wind energy schemes to support Sunderland's transition to a low carbon future.	Identify reasons for a lack of implementation. Explore opportunities to address issues including funding opportunities. Potential partial review of Plan/Policy.	Number of wind turbines approved in suitable designated areas. Number of wind turbines installed in suitable designated areas. Generation capacity of permitted/installed schemes.	SCC Monitoring Data. Planning Applications.
ST4	Safeguarding Land for potential future Metro and rail expansion	Safeguards land for the future potential metro and rail expansion.	Lack of progress in the delivery of future metro and rail expansion.	Identify reasons for lack of implementation of metro and rail expansion.	Delivery of stations and routes identified in policy.	SCC Monitoring Data. Planning Applications. Nexus/LTP monitoring.
ST5	Park and Ride	Safeguards land for park and ride facilities to support schemes for metro and rail expansion.	Lack of progress in the delivery of future metro and rail expansion. Lack of progress in the delivery of park and ride facilities connected to metro and rail expansion.	Identify reasons for lack of implementation of metro and rail expansion.	Delivery of park and ride facilities.	SCC Monitoring Data. Planning Applications. Nexus/LTP monitoring.
M5	Eppleton Quarry	Safeguards land at Eppleton Quarry for mineral extraction as well as provides criteria that Restoration of the Quarry should be undertaken in accordance with the approved restoration plan.	Impact upon the operations of the Quarry. Restoration has not been undertaken in accordance with the approved restoration plan.	Identify reasons for the adverse impact upon the operations of the quarry.	Operating status of Eppleton Quarry.	SCC Monitoring Data. Planning Applications. Mineral Operators. North East Local Aggregates Assessment.

Appendices



Appendix 1:

Site specific policy requirements for housing allocations

Urban Core		
Site Ref	Address	Policy requirements
H8.1	Bonnorsfield Industrial Units, Bonnorsfield Rd	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - Suitable vehicular access is provided. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - Site design to consider impact on the historic landscape of River Corridor and should enhance the settings of, including views to and from the Wearmouth Bridge, St Peter's Church and Former Monkwearmouth Station Museum. - Impacts on the green infrastructure network and corridor are addressed. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.
H8.2	6 Athenaeum Street and upper floors of 25-26 Fawcett Street	- The design is sensitive to the historic fabric and features of the building and enhances the character and appearance of Sunnyside Conservation Area. - It is of a high-quality design which reflects the sites prominent location. - Appropriate uses with an active frontage are provided at ground floor level. - Ecological requirements are addressed following the mitigation hierarchy. - Appropriate measures are incorporated to achieve a satisfactory noise climate.

Site Ref	Address	Policy requirements
H8.3	Sunrise Central Area, Villiers Street	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing is provided. - Commercial/community uses are provided at ground floor level onto High Street West to provide an active frontage. - Building heights increase onto High Street West to respect the surrounding built form. - Areas of hard and soft public realm are incorporated. - A new pedestrian connection is provided between Norfolk Street and Villiers Street. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - The design is of high quality and conserves and enhances the character and appearance of the Sunrise and Old Riverside Conservation Areas and setting of surrounding listed buildings. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.
H8.4	Sunderland Civic Centre	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - The layout addresses the changes in level across the site. - The layout optimises views from the site. - The primary vehicular access is from Burdon Road and the development is fully permeable to and connected to surrounding networks for, pedestrians and cycles. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - The design, scale and massing conserves and enhances the character and appearance of Ashbrooke Conservation Area, the settings of nearby listed buildings and adjacent Mowbray Park. - Appropriate mitigation is in place to address loss of amenity greenspace. - The impact upon Green Infrastructure Corridors is minimised. - Healthy trees/hedgerows are retained where possible. - A central area of green space is retained. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.

Washington		
Site Ref	Address	Policy requirements
H8.5	Former Ayton Village School, Goldcrest Road	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Residential amenity is maintained. - Active frontages are provided over the existing pedestrian routes. - Suitable vehicular access is provided from Goldcrest Road. - Footway provision is provided from Goldcrest Road to Fulmar Drive and pedestrian connections are provided through the site to Kittiwake Drive. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Healthy trees/hedgerows are retained where possible. - SuDS must be included within the development in connection with other mitigation measures as required. - Coal mining risk assessment is undertaken and agreed with the Council. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.
H8.6	Washington Football Club, Spout Lane	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Residential amenity is maintained to existing properties to the south. - Active frontages are provided over pedestrian footpath to the south. - Suitable vehicular access is provided from Spout Lane. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Improvements to Albany Park are provided. - Healthy trees/hedgerows are retained where possible. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable. Development of the site can only take place subject to an up-to-date Playing Pitch Needs Assessment, prepared in consultation with Sport England, identifying the pitches as being surplus to requirement in accordance with Sport England's playing field exception policy E1 or where the pitches can be re-provided in accordance with Sport England's playing field policy exception E4.

Site Ref	Address	Policy requirements
H8.7	Former Usworth Comprehensive School	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Appropriate boundary treatment to Sunderland College is provided. - Residential amenity is maintained. - Provide active frontage to existing Public Rights of Way. - Suitable vehicular access is provided from Stone Cellar Road. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Healthy trees/hedgerows are retained where possible. - An appropriate Green Infrastructure corridor is retained. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Coal mining risk assessment is undertaken and agreed with the Council. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable. Development of the site can only take place subject to an up-to-date Playing Pitch Needs Assessment, prepared in consultation with Sport England, identifying the pitches as being surplus to requirement in accordance with Sport England's playing field exception policy E1 or where the pitches can be re-provided in accordance with Sport England's playing field policy exception E4.
H8.8	Havannah Road/Moorway	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - The layout focuses development towards Moorway and provides active frontages. - Suitable vehicular access is provided via Moorway. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Healthy trees/hedgerows are retained where possible. - Surrounding natural greenspace/shelter belts are enhanced to compensate for loss of existing natural greenspace. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.9	Willows Close	• Impact on local infrastructure including roads, schools and health care is addressed. • Access to local facilities and services are enhanced where appropriate. • A mix of house types and affordable housing are provided. • Residential amenity is maintained. • Suitable vehicular access is provided and pedestrian connections are maintained. • Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. • Healthy trees/hedgerows are retained where possible. • Appropriate mitigation is in place to address the loss of amenity greenspace and an appropriate boundary to remaining greenspace is provided. • The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. • SuDS must be included within the development in connection with other mitigation measures as required. • Any identified contamination on site is suitably remediated.

North Sunderland		
Site Ref	Address	Policy requirements
H8.10	Phoenix Tower Business Park	- The impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - The development addresses and mitigates the impact on nearby activity, including the operation and activity on the North Hylton Road Key Employment Area (KEA8) as well as the Hepworth and Grandage Social Club. - A satisfactory level of amenity is in place for residents of proposed dwellings due to the adjoining land uses and their operations. - Active frontages are provided to both Riverside Road and North Hylton Road. - The boundary between residential and non-residential uses is appropriately addressed. - The layout responds to the topography of the site. - Suitable vehicular access is provided from Riverside Road. - Access is provided to the Hepworth and Grandage Social Club. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.
H8.11	Fulwell Fire Station	- A mix of house types and affordable housing are provided. - The impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Development provides an active frontage onto Station Road. - Satisfactory amenity levels are in place for residents of new dwellings from the nearby social club. - Residential amenity of existing properties is maintained. - Suitable vehicular access is provided from Station Road. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.12	Kidderminster Road	• The impact on local infrastructure including roads, schools and health care is addressed. • Access to local facilities and services are enhanced where appropriate. • A mix of house types and affordable housing are provided. • Active frontages are provided onto both Kidderminster Road and Hylton Lane. • The layout provides connections into the existing residential area to the east. • Natural surveillance is provided over greenspace to the south east and amenity greenspace requirements are addressed. • An appropriate boundary is provided between the development and the Bunnyhill Centre to the south. • Suitable vehicular access is provided from Kidderminster Road and the site is fully permeable to cycles and pedestrians, and connected to surrounding onward networks. • The existing public bridleway through the site is diverted or alternative provision provided serving the same connection. • Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. • The design of the development retains views of Hylton Castle. • The built form and architecture appropriately responds to long distance views. • Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. • A green corridor link is retained through the site north/south. • The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. • Healthy trees/hedgerows are retained where possible. • SuDS must be included within the development in connection with other mitigation measures as required. • Any identified contamination on site is suitably remediated. • Appropriate measures are incorporated to achieve a satisfactory noise climate. • Air quality levels are acceptable.
H8.13	1 Roker Terrace and side house, St George's Terrace	• The impact on local infrastructure including roads, schools and health care is addressed. • Access to local facilities and services are enhanced where appropriate. • The existing building is retained and sensitively converted with regard to conserving its historic features. • Residential amenity and the existing building line are maintained. • The design is sensitive to the historic fabric and features of the building and enhances the character and appearance of the Roker Park Conservation Area. • Ecological requirements are addressed following the mitigation hierarchy. • Any identified contamination on site is suitably remediated. • Appropriate measures are incorporated to achieve a satisfactory noise climate. • Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.14	Site of 1-12 Elmwood Square	• The impact on local infrastructure including roads, schools and health care is addressed. • Access to local facilities and services are enhanced where appropriate. • Existing residential amenity is maintained. • Active frontage is in place to Elmwood Avenue. • Suitable vehicular access is provided from Elmwood Avenue. • Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. • Amenity greenspace requirements are addressed. • SuDS must be included within the development in connection with other mitigation measures as required. • Any identified contamination on site is suitably remediated. • Appropriate measures are incorporated to achieve a satisfactory noise climate. • Air quality levels are acceptable.
H8.15	Hylton Lane/Blaydon Avenue	• The impact on local infrastructure including roads, schools and health care is addressed. • Access to local facilities and services are enhanced where appropriate. • A mix of house types and affordable housing are provided. • Layouts respond to the topography of the site. • Long distance views are addressed through layout and architectural design. • Residential amenity is maintained for existing properties. • Active frontages are provided to the pedestrian footpath on south western edge. • The density reflects edge of urban area. • Suitable vehicular access is provided from Hylton Lane and appropriate road safety improvements are made to Hylton Lane, with a continuous off-road connection provided to link Hylton Lane (at east) to Baxter Road (at west). • Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. • Amenity greenspace requirements are addressed. • The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. • Issues with sewage capacity are addressed. • SuDS must be included within the development in connection with other mitigation measures as required. • Any identified contamination on site is suitably remediated. • Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.16	Southwick Primary School	• The impact on local infrastructure including roads, schools and health care is addressed. • Access to local facilities and services are enhanced where appropriate. • A mix of house types and affordable housing are provided. • The layout appropriately address level changes. • The layout facilitates views of Holy Trinity Church. • Residential amenity is maintained to existing properties. • An active frontage is provided onto Northern Way. • Suitable vehicular access is provided from Grosvenor Street and pedestrian linkages are provided to the east to allow direct access to nearby facilities. • Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. • Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. • Appropriate mitigation is in place to address the loss of green space. • Healthy trees/hedgerows are retained where possible. • SuDS must be included within the development in connection with other mitigation measures as required. • Any identified contamination on site is suitably remediated. • Appropriate measures are incorporated to achieve a satisfactory noise climate. • Air quality levels are acceptable.
H8.17	Hylton Skills Campus	• The impact on local infrastructure including roads, schools and health care. is addressed. • Access to local facilities and services are enhanced where appropriate. • A mix of house types and affordable housing are provided. • A 10m no-build zone around electricity pylon and line is included. • Active frontages are provided onto North Hylton Road, Redcar Road and the greenspace on western boundary. • Residential amenity is maintained to existing properties. • The layout appropriately addresses boundaries to neighbouring non-residential uses. • Suitable vehicular access is provided from North Hylton Road. • The development is permeable to pedestrians and cycles, and connected to the surrounding networks. • Vehicle access does not provide a through-route between North Hylton Road and Redcar Road. • Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. • Healthy trees/hedgerows are retained where possible. • Amenity greenspace issues are addressed. • SuDS must be included within the development in connection with other mitigation measures as required. • Any identified contamination on site is suitably remediated. • Appropriate measures are incorporated to achieve a satisfactory noise climate. • Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.18	Carley Hill School, Emsworth Road	- The impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - A suitable buffer is provided to the existing residential properties and footpath on the northern edge. - Active frontage is provided over Emsworth Road, Eyemouth Lane and Eversley Close. - The layout and architecture responds to the topography and long distant views of the site. - Suitable vehicular access is provided from Emsworth Road and the access road from Emsworth Road is upgraded with appropriate junction improvements. - Pedestrian connections are provided into the existing network. - Suitable access to Fulwell Quarry is provided from the site. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Appropriate mitigation is in place to address the loss of green space. - Healthy trees/hedgerows are retained where possible. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.
H8.19	Eastbourne Square, Carley Hill	- The impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Existing residential amenity is maintained. - Suitable vehicular access is provided from Earliston Street. - Where appropriate pedestrian links are retained, improved and provided to Fulwell Quarry and avoid any impacts upon the SSSI. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - Amenity greenspace requirements are addressed. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.20	Cricklewood Road	- The impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Active frontages are provided onto Cricklewood Road. - Layouts appropriately address existing pedestrian footpaths, providing adequate levels of natural surveillance. - The layout and architecture responds to long distant views of the site from the south. - Suitable vehicular access is provided from Cricklewood Road. - Appropriate footway alterations are made to Cricklewood Road and footpaths to be retained with opportunities to be taken to link the site to the Hylton Dene. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Amenity greenspace requirements are addressed. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Air quality levels are acceptable.
H8.21	Thornbeck College Site	- The impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Residential amenity for existing residential properties is maintained. - Suitable vehicular access is provided and the pedestrian access to the east is upgraded. - Layouts address the existing Public Right of Way and pedestrian footpath. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - Amenity greenspace requirements are addressed. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Stability issues are addressed. - Any identified contamination on site is suitably remediated. - Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.22	Old Mill Road Greenspace	• The impact on local infrastructure including roads, schools and health care is addressed. • Access to local facilities and services are enhanced where appropriate. • A mix of house types and affordable housing are provided. • Residential amenity is maintained to existing properties and level changes are taken into consideration. • Active frontages are provided onto Old Mill Road and Wembley Road. • Suitable vehicular access is provided from Old Mill Road. • Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. • Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. • Appropriate mitigation is in place to address the loss of green space and children's play space. • The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. • SuDS must be included within the development in connection with other mitigation measures as required. • Land stability issues are addressed. • Any identified contamination on site is suitably remediated. • Appropriate measures are incorporated to achieve a satisfactory noise climate. • Air quality levels are acceptable.
H8.23	Land fronting Chiswick Road	• The impact on local infrastructure including roads, schools and health care is addressed. • Access to local facilities and services are enhanced where appropriate. • A mix of house types to be provided. • Residential amenity is maintained to existing properties. • Layouts take into consideration neighbouring commercial uses. • Active frontages are provided over the greenspace and footpaths to the east. • Rear boundary treatments are appropriately designed for their location. • Suitable vehicular access if provided. • Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. • Amenity greenspace requirements to be addressed. • SuDS must be included within the development in connection with other mitigation measures as required. • Any identified contamination on site is suitably remediated. • Appropriate measures are incorporated to achieve a satisfactory noise climate. • Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.24	Oswald Terrace South, Castletown	- The impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types are provided. - Suitable vehicular access is provided. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Healthy trees/hedgerows are retained where possible. - Amenity greenspace requirements are addressed. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.
H8.25	Emsworth Square	- The impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Suitable vehicular access is provided. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Healthy trees/hedgerows are retained where possible. - Appropriate mitigation is in place to address the loss of green space. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Air quality levels are acceptable.
H8.26	Keighley Avenue	- The impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Suitable vehicular access is provided. - Ecological requirements are addressed, and the design and layout are informed by the ecological mitigation hierarchy. - Appropriate mitigation is in place to address the loss of green space. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.27	Land at Fulwell Quarries	• The impact on local infrastructure including roads, schools and health care is addressed • Access to local facilities and services are enhanced where appropriate • A mix of house types and affordable housing are provided • A suitable buffer is provided to the existing residential properties to the east and west • Active frontage is provided to Ensworth Road • The layout and architecture responds to the topography and long distant views of the site. • Suitable vehicular access is provided from Ensworth Road • Pedestrian connections should link into the existing network and include routes to bus stops and other popular pedestrian routes • Suitable pedestrian access to Fulwell Quarry is provided from the site • Ecological requirements are addressed following the mitigation hierarchy. • The design and layout are informed by ecological mitigation hierarchy • The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network • Appropriate mitigation is in place to address the loss of amenity greenspace • SuDS must be included within the development in connection with other mitigation measures as required • The tree belt to the western and southern edges retained and other healthy trees/hedgerows retained where possible • Any identified contamination on site is suitably remediated • Appropriate measures are incorporated to achieve a satisfactory noise climate. • Air quality levels are acceptable

South Sunderland		
Site Ref	Address	Policy requirements
H8.28	Land at Mill Hill, Silksworth Road	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Residential amenity of existing properties is maintained. - The design and layout to be informed by natural features. - Suitable vehicular access is provided from Silksworth Road and suitable junction improvements are provided, where required. - Footway provision is provided along Silksworth Lane and/or Silksworth Road with appropriate refuge islands and crossing points and Public Rights of Way through the site are retained and internal access network to include shared pedestrian/cycle provision to connect the residences to the surrounding network. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - The setting of the Silksworth Hall Conservation Area is protected and enhanced. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - Healthy trees/hedgerows are retained where possible. - Appropriate mitigation is in place to address the loss of green space. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.
H8.29	Vane Arms, Silksworth	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - Residential amenity to existing properties is maintained. - The layout appropriately address neighbouring uses. - Active frontage is provided onto Silksworth Terrace. - Vehicular access is taken from the rear of the site. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.30	Warm up Wearside, Westbourne Road	• Impact on local infrastructure including roads, schools and health care is addressed. • Access to local facilities and services are enhanced where appropriate. • The layout addresses the existing street pattern. • Boundary treatment is appropriate for the level of visibility. • Suitable vehicular access and parking is provided. • Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. • Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. • SuDS must be included within the development in connection with other mitigation measures as required. • Any identified contamination on site is suitably remediated. • Appropriate measures are incorporated to achieve a satisfactory noise climate. • Air quality levels are acceptable.
H8.31	The Inn Place, Knollside Close	• Impact on local infrastructure including roads, schools and health care is addressed. • Access to local facilities and services are enhanced where appropriate. • A mix of house types and affordable housing are provided. • Active frontages are provided to neighbouring amenity greenspace, Doxford Park Way and Knollside Close. • The layout appropriately address neighbouring land uses. • Suitable vehicular access is provided from Knollside Close and footway provision is provided along Knollside Close. • Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. • Appropriate mitigation is in place to address the loss of green space. • SuDS must be included within the development in connection with other mitigation measures as required. • Any identified contamination on site is suitably remediated. • Appropriate measures are incorporated to achieve a satisfactory noise climate. • Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.32	Former Groves Site, Woodbine Terrace, Pallion	- Impact on local infrastructure including roads, schools and health care is addressed. - Primary school provision is provided on site. - The layout includes provision for a local centre. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - The layout and design should respect key views along the river corridor, including those to and from the listed Queen Alexandra Bridge. - Architectural quality responds to the strategic location of the site. - Suitable vehicular access is provided and appropriate off-site junction improvements are made. - The site is fully permeable for pedestrians and cycles and well connected to surrounding pedestrian and cycle network. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - High landscape and historical landscapes are protected in line with requirements. - The River Wear Strategic Green Infrastructure Corridor is protected and enhanced. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - Mitigation is provided where necessary for the loss of natural greenspace. - Suitable mitigation for the Critical Drainage Area and Source Protection Zone. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable. - Consideration is given to the existing adjoining employment uses.
H8.33	Ashburne House, Ryhope Road	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types are provided. - Ashburne House is converted in a sensitive manner that conserves its significance, and its setting is enhanced through the layout and sensitive design of new development. - The existing building line is maintained. - Architectural quality responds to the elevated location of the site. - Suitable vehicular and footway access is provided from Ryhope Road. - Ecological requirements are addressed following the mitigation hierarchy. - Healthy trees/hedgerows are retained where possible. - Amenity greenspace requirements are addressed. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.34	Former Eagle Public House, Portsmouth Road	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types are provided. - Active frontages are provided onto Portsmouth road, Parkhurst Road and Petersfield Road. - Suitable vehicular and footway access is provided from Portsmouth Road. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.
H8.35	Recreation Field, North Moor Lane, Farringdon	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Frontage and landscaping is provided on north eastern boundary to address residential amenity. - Layouts appropriately address neighbouring land uses and both layouts and architectural quality respond to the sites location on a strategic route into the City. - Suitable primary vehicular access is provided from North Moor Lane with potential for a secondary access off Perth Road (south) or Primate Road (north). A new junction arrangement from North Moor Lane (roundabout/traffic signals/priority) to be established. - Footway provision is provided along North Moor Lane and pedestrian and cycle routes connect into the existing network. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - Appropriate mitigation is in place to address the loss of green space. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.36	Amberley Street and Harrogate Street, land at - Mowbray Road	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Layouts integrate into the existing built form. - Active frontages are provided onto Salem Street, Salem Street South and Mowbray Road. - Suitable primary vehicular access exists in the current street layout. - Pedestrian and cycle routes connect into the existing network, and where the existing network needs to be changed to accommodate the development, replacement routes are to be provided. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - Amenity greenspace requirements are addressed. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.
H8.37	Tasman Road, Thorney Close	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types is provided. - The existing building line is continued. - Boundary treatment appropriately addresses visibility of green space to the south. - Suitable vehicular access is provided off Tasman Road with footway provision provided along Tasman Road. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Appropriate mitigation is in place to address the loss of green space. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Air quality levels are acceptable.
H8.38	Theme Road, Thorney Close	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types is provided. - Existing building line is maintained with residential amenity maintained to existing properties to the west. - Suitable vehicular access is provided with footway provision provided along Theme Road. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Appropriate mitigation is in place to address the loss of green space. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.39	Tadcaster Road, Thorney Close	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types is provided. - Active frontages are provided onto Tadcaster Road. - Suitable vehicular access is provided off Tadcaster Road with footway provision provided along Tadcaster Road. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - Appropriate mitigation is in place to address the loss of green space. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Air quality levels are acceptable.
H8.40	Silksworth Housing Office	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Layouts appropriately address neighbouring land uses. - Suitable vehicular access is provided off Silksworth Road 31th footway provision is provided to the site from Silksworth Road. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.
H8.41	Prestbury Road, Pennywell	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Architectural quality responds to the site location on a strategic route into the City. - Active frontages are provided onto A183 and Prestbury Road. - The existing building line is maintained. - Suitable vehicular access point is provided. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Appropriate mitigation is in place to address the loss of green space. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable. - Consideration is given to the existing adjoining employment uses.

Site Ref	Address	Policy requirements
HB.42	Phases 1-6 Chester Road	• Impact on local infrastructure including roads, schools and health care is addressed. • Access to local facilities and services are enhanced where appropriate. • A mix of house types and affordable housing are provided. • Residential amenity to existing properties is maintained. • Layouts and architectural quality respond to the site location on a strategic route into the City. • Active frontages are provided onto Chester Road (A183). • The layout is integrated into the surrounding built form. • Suitable vehicular access is provided off Chester Road. • The site is fully permeable to pedestrian and cycle access and is connected to surrounding local and strategic networks. • Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. • Appropriate levels of greenspace are incorporated into the development. • SuDS must be included within the development in connection with other mitigation measures as required. • Any identified contamination on site is suitably remediated. • Appropriate measures are incorporated to achieve a satisfactory noise climate. • Air quality levels are acceptable.

Coalfield		
Site Ref	Address	Policy requirements
H8.43	Land to the east of former Broomhill Estate, Hetton	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - The built development does not encroach further north than the building line of properties on Appletreewick Close. - Active frontages are provided over Public Rights of Way. - Suitable vehicular access is provided from Appletreewick Close. - Extension of Hetton Downs Access Road is provided as part of development access. - Raised crossing is provided on alignment of Stephenson Trail. - Pedestrian and vehicular access is provided to the land to the south and east and connections are provided into the existing Public Rights of Way. - An appropriate shared-use route/multi-user route is provided east from the development connecting to the existing public footpath to Byers Square. - Healthy trees/hedgerows are retained where possible. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Long distant views are addressed through layout and architectural design. - The setting of Copt Hill Scheduled Ancient Monument and former Hetton Colliery Railway line are respected, as well as the role of 'seven sisters' as a key landmark in the wider landscape. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - Appropriate mitigation is in place to address loss of natural greenspace. - Green Infrastructure Corridors are maintained and enhanced. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures are incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.44	Quarry House Lane, East Rainton	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Quarry House Lane is incorporated into the design and layout to create an active street frontage. - The character and density created is appropriate for the urban-rural edge. - The topography of the site is responded to. - Long distant views are addressed through layout and architectural design. - Suitable vehicular access is provided from Quarry House Lane and an appropriate traffic calming scheme is provided on Quarry House Lane. - The provision of/contribution towards, a pedestrian link to Hazard Lane. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - Healthy trees/hedgerows are retained where possible. - Green Infrastructure Corridors are maintained. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures to be incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.
H8.45	Land at Chapel Street/Edward Street	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - Suitable vehicular access is provided to the site. - Residential amenity is maintained. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Healthy trees/hedgerows are retained where possible. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Existing sewer is re-routed or an appropriate easement is provided as part of the development. - Any identified contamination on site is suitably remediated. - Appropriate measures to be incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.46	Land to the south of Redburn Row, Chilton Moor	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - An active frontage is provided over Black Boy Road and Redburn Row. - The character and density created is appropriate for the urban-rural edge. - Suitable vehicular access is provided to the site from Redburn Row with appropriate junction improvements installed on Black Boy Road and an appropriate traffic calming scheme is provided on Redburn Row. - Connections are provided into the existing Public Right of Way and an appropriate shared-use route/multi-user route is provided to the northern boundary of the site (to Redburn Row). - Appropriate buffer is retained to the Leamside Line to mitigate potential impacts from reintroduction of rail line. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed. - Green Infrastructure Corridors are maintained. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network and healthy trees/hedgerows are retained where possible. - SuDS must be included within the development in connection with other mitigation measures as required. - Coal mining risk assessment is undertaken and agreed with the Council. - Any identified contamination on site is suitably remediated. - Appropriate measures to be incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.
H8.47	Stanley Terrace, Chester Road, Shirey Row	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - Residential amenity is maintained. - Suitable vehicular access is provided via Stanley Terrace only. - The bus stop located to the frontage on A183 Chester Road remains. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures to be incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.48	Former Fencehouses Comrades Club, Station Avenue North	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - Residential amenity is maintained. - The site layout takes into consideration the existing street pattern. - Suitable vehicular access is provided to the site from Station Avenue North and an adequate level of parking is provided. - Appropriate footway improvements are made and the layout allows for the existing public right of way to be subject to natural surveillance. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures to be incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.
H8.49	Avenue Vivien and Rose Avenue, Fencehouses	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - The layout follows the existing pattern of development. - Connections are provided into existing footpaths/Public Rights of Way where possible. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Green Infrastructure Corridors are maintained and enhanced. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - Coal mining risk assessment is undertaken and agreed with the Council. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures to be incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.

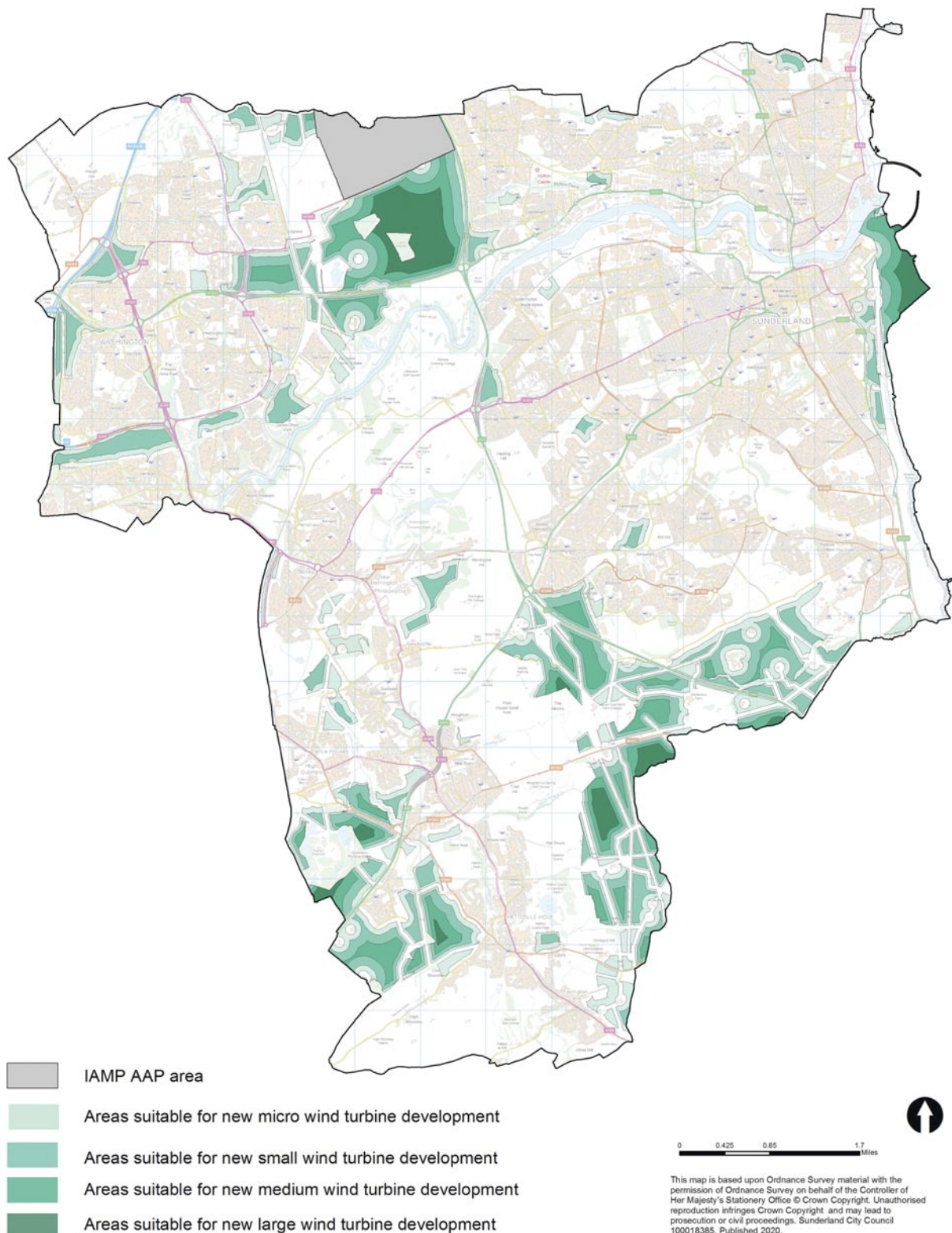
Site Ref	Address	Policy requirements
H8.50	Land at Ennerdale Street, Low Moorsley	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Residential amenity is maintained. - The layout responds to the topography of the site. - Suitable vehicular access is provided to the site from Ennerdale Street with appropriate junction improvements put in place to Moorsley Road. - Development avoids the alignment of the Northumbrian Water Main crossing the site. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Development is carefully designed to limit the potential impact upon the area of High Landscape Value. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures. - Appropriate mitigation is provided to address impact on SSSI and Local Wildlife Site and the proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - Green Infrastructure Corridors are maintained. - Coal mining risk assessment is undertaken and agreed with the Council. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Air quality levels are acceptable.
H8.51	Land adjacent to the Beehive Public House, Blind Lane	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types are provided. - Layouts respond to new residential development adjoining the site. - Frontage is provided onto Coaley Lane. - Suitable vehicular access is provided to the site from Coaley Lane. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. - SuDS must be included within the development in connection with other mitigation measures as required. - Address potential land stability on site due to historic mine use. - Any identified contamination on site is suitably remediated. - Appropriate measures to be incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.52	Land at Black Boy Road. Fencehouses	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Active street frontages are provided over the existing Bridleway and buffer zone to the Leamside Line on the western boundary and onto Black Boy Road. - Residential amenity is maintained to existing properties. - The impact the allotments may have on residential development is taken into account in the layout and design. - Suitable vehicular access is provided to the site from Black Boy Road with the installation of a new traffic signal junction to B1284 / Black Boy Road and a new signal control on Black Boy Bridge. - Pedestrian connections are provided into existing residential community on Wear Street and a Bridleway is provided within the site, linking the existing bridleway along the western boundary of the site to Black Boy Road. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network and healthy trees/hedgerows are retained where possible. - SuDS must be included within the development in connection with other mitigation measures as required. - Appropriate buffer is retained to the Leamside Line to mitigate potential impacts from reintroduction of rail line. - Any identified contamination on site is suitably remediated. - Appropriate measures to be incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.
H8.53	Land at Lambton Lane, Fencehouses	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing are provided. - Layouts appropriately address topographical changes across the site. - Suitable vehicular access is provided to the site from Lambton Lane and appropriate junction improvements are put in place to Station Road. - Appropriate buffer is retained to the Leamside Line to mitigate potential impacts from reintroduction of rail line. - Public right of way across the site is maintained or re-routed if appropriate, with pedestrian connections provided into existing network. - An active frontage is provided over Lambton Lane and Public Rights of Way. - Streets include a network of appropriate shared use footways to enable cycle links from houses to surrounding networks with an appropriate shared use footway provided south along Lambton lane to Avenue Vivian. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. - Retain and enhance existing greenspace within the site. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network and healthy trees/hedgerows are retained where possible. - SuDS must be included within the development in connection with other mitigation measures as required. - Coal mining risk assessment is undertaken and agreed with the Council. - Any potential contamination is identified and appropriate mitigation measures implemented. - Appropriate measures to be incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.54	Land at Philadelphia Complex	• Impact on local infrastructure including roads, schools and health care is addressed. • Access to local facilities and services are enhanced where appropriate. • A mix of house types and affordable housing are provided. • Design carefully integrates with Site HGA8 allocated through the CSDP. • Suitable vehicular access is provided to the site including completion of new link road from Chislehurst Road and a new link road and roundabout junction on Philadelphia Lane is provided. • Public right of way across the site is maintained or re-routed if appropriate with a comprehensive network of appropriate multi-user routes, bridleways and crossings is provided across the site to ensure is fully permeable to pedestrian and cycle movements. • Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. • The layout, design and landscaping respects its immediate industrial heritage setting including the setting of the listed buildings within and adjacent to the site. • Regard is had to the wider settings of Penshaw Monument and Newbottle Conservation area, including protecting and where possible enhancing longer distance views to and from the Monument and Conservation Area. • Any potential archaeological remains are identified and recorded and that appropriate mitigation measures agreed where necessary. • Appropriate mitigation is in place to address the loss of green space. • The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. • SuDS must be included within the development in connection with other mitigation measures as required. • Coal mining risk assessment is undertaken and agreed with the Council. • Any potential contamination is identified and appropriate mitigation measures implemented. • Appropriate measures to be incorporated to achieve a satisfactory noise climate. • Air quality levels are acceptable.
H8.55	Land at Penshaw House	• Impact on local infrastructure including roads, schools and health care is addressed. • Access to local facilities and services are enhanced where appropriate. • A mix of house types and affordable housing are provided. • Layouts provide active frontages over the walled gardens and Greta Avenue. • Suitable vehicular access is provided to the site from Greta Avenue and appropriate junction improvements are made to Station Road. • Footway improvements are made to Greta Avenue. • Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. • Listed Buildings comprising Penshaw House, its outbuildings and walled garden should be conserved, restored and sensitively adapted for return to residential use. • The remainder of land to be developed to be sensitively designed to respect and enhance the setting of the listed group. • Mitigate for loss of greenspace. • Healthy trees/hedgerows are retained where possible and the woodland shelter belt on southern boundary is to be retained. • The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network. • SuDS must be included within the development in connection with other mitigation measures as required. • Any potential contamination is identified and appropriate mitigation measures implemented. • Appropriate measures to be incorporated to achieve a satisfactory noise climate. • Air quality levels are acceptable.

Site Ref	Address	Policy requirements
H8.56	Cragdale Gardens, Low Moorsley	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing is provided. - Layouts respond to the sloping topography. - Layouts appropriately address existing properties fronting onto the site and residential amenity is maintained. - Suitable vehicular access is provided to the site from Emmerdale Street. - Appropriate junction improvements are made to Moorsley Road. - Pedestrian links are provided into the surrounding community. - North<-> south brideway connection to be provided from exiting brideway to north and running along the southern frontage to the golf course. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Appropriate mitigation is in place to address loss of amenity greenspace. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network and healthy trees/hedgerows are retained where possible. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Air quality levels are acceptable.
H8.57	Hetton Downs Phase 3	- Impact on local infrastructure including roads, schools and health care is addressed. - Access to local facilities and services are enhanced where appropriate. - A mix of house types and affordable housing is provided. - Suitable vehicular access is provided through the site linking the adjoining northern residential area (site HA1) to the existing southern built up area and the Hetton Downs Access Road is complete and delivered. - Active frontages are provided over the existing Public Right of Way on the southern boundary. - Existing desire lines through the site are addressed through the site layout and the internal layout provides suitable pedestrian and cycle connections to the surrounding network. - The existing public footpath along southern boundary of the site is upgraded to brideway to allow multi-user use. - An appropriate brideway is provided along the eastern and northern boundaries of the site and connected into the existing network. - Ecological requirements are addressed and the design and layout are informed by the ecological mitigation hierarchy. - Any potential archaeological remains are identified and recorded and the setting of the former Hetton Colliery Railway line is respected. - It respects the setting and views to and from Copt Hill Scheduled Ancient Monument and its role as a key landmark. - Appropriate mitigation is in place to address loss of amenity greenspace. - The proposals would not have a significant adverse impact upon the value and integrity of the wildlife network and healthy trees/hedgerows are retained where possible. - SuDS must be included within the development in connection with other mitigation measures as required. - Any identified contamination on site is suitably remediated. - Appropriate measures to be incorporated to achieve a satisfactory noise climate. - Air quality levels are acceptable.

Appendix 2: Indicative areas suitable for wind energy development



Glossary of terms

Allocated site

Sites which are identified for a specific use e.g. housing or Green Belt on the Local Plan Policies Map.

Accessibility

The ability to access services by a range of transport methods, including public transport.

Affordable housing

Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

Biodiversity

Biodiversity is the variability among living organisms from all sources, including terrestrial, marine, and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species, and of eco systems.

Central Business District

A term used to define the main business and commercial area of a town or city.

City centre

The main administrative area of the city, which is the main location for retail, offices, cultural and other community facilities.

Climate change

A large-scale, long-term shift in the planet's weather patterns or average temperatures.

Coal Mining Risk Assessment

An assessment to consider the risk that former coal mining works may have upon development proposals. Coal mining development risk plans are only required to support planning applications in areas that are considered to be at high risk.

Community facilities

A facility in which health care, childcare, educational, cultural or social services are provided e.g. community centre, libraries, leisure centres.

Comparison retail

Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers etc).

Conservation area

Parts of the city that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Conservation area designation introduces a general control over the demolition of unlisted buildings and provides a basis for planning policies whose objective is to conserve all aspects of character or appearance, including landscape and public spaces, that define an area's special interest.

Conservation Area Management Strategy

A strategy which has been prepared to identify what contributes positively or contributes to the character and appearance of conservation area and identifies actions to improve and enhance its character and appearance.

Critical Drainage Areas (CDAs)

Areas that the Environment Agency (EA) has identified as having notable flood risk and drainage problems.

Definitive Public Rights of Way

Footpaths and bridleways on which the public have a legally protected right to pass and re-pass.

Deliverable

The ability for a development proposal to take place taking into account development costs and constraints. For housing, in order to be considered deliverable sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless

there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

Density

The amount of development which takes place on a development plot. Density is commonly used for residential development and is generally measured in the number of dwellings built per hectare.

Designated centres

A general term which refers to any main administrative centres identified within the retail hierarchy.

Designated heritage assets

Buildings or other features which have been designated for protection as a result of their architectural quality or historic significance. Examples of designated heritage assets include listed buildings, Scheduled monuments and registered parks and gardens.

Development plan

This includes adopted Local Plans, neighbourhood plans and the London Plan and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken).

Developer contributions

Payments which are made to the local authority to deliver infrastructure, which is required to make a development acceptable in planning terms.

Development

The carrying out of building, engineering, mining or other operations in, on, over or under land, or the marking of any material change in the use of any buildings or other land.

Development plan

This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the

Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken).

Equalities impact assessment

A process designed to ensure that a policy, project or scheme does not discriminate against any disadvantaged or vulnerable people.

Flood Zone 2

Areas which have been shown to have between 0.1% - 1% chance of flooding from rivers in any given year.

Flood Zone 3

Flood zone 3 is split into 2 separate zones; 3a and 3b. Areas within flood zone 3a have been shown to be at a 1% or greater probability of flooding from rivers or 0.5% flooding from the sea in any given year. Flood zone 3b is classified as functional floodplain and is deemed to be the most at risk from flooding from rivers or the sea.

Geodiversity

The range of rocks, minerals, fossils, soils and landforms.

Green Belt

A policy designation which aims to prevent urban sprawl by keeping land permanently open and restricting inappropriate development.

Green infrastructure

A network of multi-functional greenspace, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Greenspace

A collective term for green and open space, which may or may not be publicly accessible. This includes parks and gardens, outdoor sports facilities, allotments, playing fields, cemeteries and churchyards.

Habitats Regulations Assessment (HRA)

An assessment which must be undertaken to assess the potential impacts of plans or projects upon European designated habitats and species.

Health Impact Assessment

An assessment of the potential impacts of a plan or project upon the health of a population and the distribution of those effects within the population.

Heritage assets

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage-at-risk

Heritage assets which are at risk of damage or loss. Historic England publishes an annual Heritage at Risk Register which lists the most important heritage assets at risk.

Historic Environment Record

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Infrastructure

A collective term for services such as roads and railways, underground utilities such as electricity, sewerage and water, children's services, health facilities, recycling and refuse facilities.

International Advanced Manufacturing Park (IAMP)

The IAMP Area Action Plan (AAP) will form a statutory part of our new Local Plan, which will set out how Sunderland will develop and grow over the next 15-20 years and form the basis for the assessment of all planning applications and other development proposals.

Key diagram

A diagrammatic interpretation of the vision and policies within a Local Development Document.

Landscape Character Assessment (LCA)

Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape and identifies important or sensitive features. LCAs often identify

objectives in respect of landscape planning, design and management of the areas.

Listed buildings

A building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. A listed building may not be demolished, extended or altered without consent from the local planning authority.

Local aggregates assessment

An annual report by local planning authorities assessing the historic sales with the planned requirement for aggregates in a Local Plan.

Local centre

A small group of shops and perhaps limited service outlets of a local nature (for example, a suburban housing estate) serving a small catchment.

Local plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local planning authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London Borough Council, County Council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Wildlife Sites

Locally important sites of nature conservation adopted by local authorities for planning purposes. These were formerly called Sites of Nature Conservation Importance (SNCI).

Magnesian Limestone aquifer

The eastern part of the city is built on Magnesian Limestone. This contains an aquifer (or underground layer of water-bearing permeable rock). This aquifer is extensively exploited for public water supply and is to be protected from contamination and pollution.

Main town centre uses

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Mitigation

Efforts to reduce or prevent the impact of an action.

Mitigation hierarchy

Involves doing everything possible to first avoid and then minimise impacts of development on biodiversity. Only as a last resort and in agreement with the Council, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.

National Planning Policy Framework (NPPF)

The framework acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

Neighbourhood Plans

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Net

Net refers to the amount remaining after certain adjustments have been made for debts, deductions or expenses.

Objectively assessed needs

Relates to the objective assessment of need for future housing and associated infrastructure. For a full definition, see Paragraph 159 of the NPPF.

Planning obligations

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance (PPG)

The National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place.

Policies map

An Ordnance Survey based map, which geographically explains the key policies including designations and allocations.

Public realm

Those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use. This includes streets, squares and parks.

Renewable and low carbon energy

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Restoration

Steps to return land to its original or former condition following mineral working by using subsoil, topsoil or soil-making material.

Retail hierarchy

Relates to a hierarchy of centres in Sunderland, with the city centre at the top of the hierarchy, followed by town centres, district centres, local centres, and finally neighbourhood shops, services and communities.

Scheduled Ancient Monuments (SAM)

Scheduled monument means any monument which is for the time being included in the schedule (compiled and maintained by the Secretary of State for Digital, Culture, Media and Sport).

Social rented housing

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Strategic Environmental Assessment

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Housing Land Availability Assessment (SHLAA)

Assessments of land available for housing development, the potential of these sites and the likely timeframe for their development. This assists with demonstrating a sufficient supply of land for housing to meet the identified need.

Student accommodation

En-suite single rooms in self-catered halls are now the most common form of purpose built student accommodation.

Supplementary planning documents

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability Appraisal (SA)

The sustainability appraisal considers the social, environmental and economic effects of a plan from the outset, to help ensure that decisions are made that contribute to achieving sustainable development.

Sustainable development

Sustainable development is defined by the NPPF as: *"living within the planet's environmental limits, ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly"*.

Sustainable transport modes

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Town centre

Area defined on the proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance.

Unitary Development Plan (UDP)

Pre-dating this Local Plan, Sunderland's UDP was adopted in 1998 that brought together structure plan and local policies into one document.

Viability

Viability in terms of retailing, a centre that is capable of commercial success.

Vitality

Vitality in terms of retailing, the capacity of a centre to grow or develop its likeliness and level of activity.

Wildlife corridors

Areas of habitat connecting wildlife populations.

Working Age Population

The working age population is defined as those aged 15 to 64. The basic indicator for employment is the proportion of the working age population aged 15-64 who are employed.

Policies Map

