



Sunderland Local Plan

**Core Strategy and Development
Plan
Consultation Statement**

May 2018

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1. Introduction

- 1.1 Sunderland City Council's new Local Plan will guide how the City develops over the next 20-25 years. It will supersede the 'saved' policies of the extant Unitary Development Plan (UDP, adopted 1998) and the UDP Alteration No.2 - Central Sunderland (adopted 2007).
- 1.2 The new [Sunderland Local Plan](#) will comprise three development plan documents:
 - Core Strategy & Development Plan
 - Allocations & Designations Plan
 - International Advanced Manufacturing Park Area Action Plan
- 1.3 **Part One – Core Strategy and Development Plan (CSDP)**; The CSDP will set an overarching strategy, strategic policies and strategic allocations and designations for the future change and growth of Sunderland. The Plan will also include local policies for Development Management purposes. The Plan will cover the period 2015 to 2033 and is for development within Sunderland's administrative boundaries.
- 1.4 **Part Two – Allocations and Designations Plan (A&D Plan)**; will set out local policies including site-specific policy designations and allocations for the development, protection and conservation of land in the city in order to deliver the overall strategy set out within this Plan.
- 1.5 **Part Three – International Advanced Manufacturing Park (IAMP) Area Action Plan (AAP) 2017-2032¹** (IAMP AAP); was adopted by Sunderland City Council and South Tyneside Council in November 2017. This part of the Local Plan sets out site specific policies for the comprehensive development of the IAMP.
- 1.6 The timeline for the preparation of each of the council's Local Plan Development Plan Documents is set out in the latest [Local Development Scheme \(LDS\)](#).

Local Plan Preparation and Consultation

- 1.7 In preparing Local Plan documents, the council is required to follow the procedures and regulations laid down in the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, and in its adopted Statement of Community Involvement in regard to consultation.
- 1.8 The council adopted its Statement of Community Involvement (SCI) in February 2015. This sets out the processes that the council will follow to engage and consult with local communities and key stakeholders, including statutory and Duty to Cooperate consultees, in the course of drafting Local Plan documents.

1.9 The 2012 Regulations identify three key stages of plan preparation and the minimum level of public consultation required before a Local Planning Authority (LPA) can proceed to publish a submission version of a Local Plan document.

The key stages are:

- Preparation of a Local Plan (Regulation 18)
- Publication of a Local Plan (Regulation 19-20)
- Submission of a Local Plan (Regulation 22)

1.10 Regulation 18 of the 2012 Regulations states that the following preparation must take place before a Local Plan can progress to Publication stage:

Regulation 18

(1) A local planning authority must –

- a. Notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and
- b. Invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.

(2) The bodies or persons referred to in paragraph (1) are –

- a. Such of the specific consultation bodies as the local planning authority consider may have an interest in the proposed local plan;
- b. Such of the general consultation bodies as the local planning authority consider appropriate; and
- c. Such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations

(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).

1.11 Regulation 19 of the 2012 Regulations states that the following criteria must be satisfied, before a plan can be submitted to the Secretary of State:

Regulation 19

Before submitting a local plan to the Secretary of State under section 20 of the Act, the local planning authority must –

- a. Make a copy of each of the proposed submission documents and a statement of the representations procedure available in accordance with regulation 35, and
- b. Ensure that a statement of the representations procedure and a statement of the fact that the proposed submission documents are available for inspection and of the places and times at which they can be inspected is sent to each of the general consultation bodies and each of the specific consultation bodies invited to make representations under regulation 18 (1)

1.12 Regulation 20 of the 2012 Regulations specifies who can make representations and when representations must be received by the local planning authority. It states:

Regulation 20

- (1) Any persons may make representations to a local planning authority about a local plan which the local planning authority propose to submit to the Secretary of State.
- (2) Any such representations must be received by the local planning authority by the date specified in the statement of the representations procedure.
- (3) Nothing in this regulation applies to representations taken to have been made as mentioned in section 24(7) of the Act

1.13 Regulations 19 and 20 must be satisfied prior to submission of a local plan document to the Secretary of State under Regulation 22.

Purpose of this Consultation Statement

1.14 This Consultation Statement identifies the key stages and outcomes of the CSDP's consultation and engagement processes and details how the document's preparation to date, complies with Regulation 18 of the 2012 Regulations, to progress to "Publication" stage of a Local Plan.

1.15 In addition, it will detail how Regulations 19 and 20 will be met through the upcoming Core Strategy and Development Plan Publication Draft Consultation and the next steps for submission of the document to the Secretary of State, in accordance with Regulation 22 of the 2012 Regulations.

1.16 This Consultation Statement in itself is a requirement of the 2012 Regulations and forms one of the "proposed submission documents" referred to within Regulation 19.

1.17 Although work on the Plan commenced as early as 2005, and consultation responses from these earlier stages have been taken into consideration, it was decided to rebase the Plan with a start date of 2015, to take account of the passage of time, updated evidence and changes to Government guidance. Consequently, this Consultation Statement will focus on plan compliance with Regulations 18, 19 and 20 from 2015 onwards.

2. Initial Preparation and Consultation Stages Pre-2015 (Regulation 18)

- 2.1 The council has undertaken five rounds of consultation, which includes Sustainability Appraisal consultation, as summarised in Figure 1. This Chapter outlines the consultation undertaken between 2005 and 2015.

Figure 1: Sunderland Local Plan Preparation Consultation Timeline

	Consultation Stage	Timeline
1	LDF Key Issues & Options Consultation	November 2005 - January 2006
2	LDF Core Strategy Preferred Options Draft Consultation	December 2007 – February 2008
3	LDF Sustainability Appraisal Scoping Report Consultation	May – July 2009
4	LDF Alternative Approaches Consultation	15 September – 6 November 2009
5	Local Plan Draft Core Strategy & Development Management Policies Consultation	1 August – 11 October 2013

Issues and Options (2005-2006)

- 2.2 Consultation on initial key **Issues & Options** took place from November 2005 to January 2006. The purpose of the document was to identify the key economic, social and environmental challenges faced by Sunderland and provide a range of spatial development options to respond to the challenges.

Core Strategy Preferred Options Draft (2007-2008)

- 2.3 The Issues and Options consultation subsequently informed the preparation of the LDF **Core Strategy Preferred Options Draft** document, which was consulted on between December 2007 - February 2008. This document identified the preferred options to respond to the spatial challenges identified at the Issues and Options stage.

Alternative Approaches (2009)

- 2.4 Due to further changes in Government legislation and regional guidance (including adoption of “The North East of England Plan: Regional Spatial Strategy to 2021” in July 2008), together with changing local circumstances, the council considered it necessary to consult on **Alternative Approaches** for Sunderland’s spatial development. In particular, there was a need to consider how Sunderland’s housing and employment needs might change and the implications of these for future development patterns.
- 2.5 This consultation took place between 15 September - 6 November 2009, and was based around four alternative strategic spatial options that had been informed by feedback from the previous Core Strategy consultation, preparation of the UDP Alteration No.2 for Central Sunderland, the emerging Economic

Masterplan and the principles of the Regional Spatial Strategy (RSS, July 2008). These alternative approaches were as follows:

- A. Focusing development upon the conurbation** – principally concentrate on the development and growth of the city centre/Central Sunderland, with further focus on Washington and the main built-up area of Sunderland, while only 'sustainable growth' would be sought in the Coalfield area.
- B. Proportional distribution of development** – broadly reflect existing population levels and land area of the four sub-areas and therefore provide a proportional distribution of development across the city, with additional development emphasis given to the city centre and Central Sunderland area due to its regeneration priority.
- C. Focus development within the current urban area** – concentrate development within the existing urban area and on suitable previously-developed 'brownfield' land, retaining open space and countryside, with only limited growth in the Coalfield area.
- D. Sub-area spatial requirements** – a hybrid of Approaches A-C, focusing on defined local sub-area needs and priorities.

- 2.6 As set out in the summary leaflet (see Appendix 1), each approach had different implications for the distribution of the RSS-based housing and employment land requirements across the city, and as such were accompanied by a detailed analysis of their relative strengths and weaknesses, together with a Sustainability Appraisal. The summary leaflet included a short questionnaire response form for Freepost return.
- 2.7 Responses from the 8-week public consultation highlighted that hybrid Approach D was the preferred option for the Core Strategy's spatial strategy.

Draft Core Strategy & Development Management Policies (2013)

- 2.8 The responses received to the Alternative Approaches consultation and the principles of the preferred 'hybrid' approach were used to inform preparation of the Local Plan **Draft Core Strategy and Development Management Policies** document (including a key diagram and proposals map). This was published for consultation from 1 August to 27 September 2013. The consultation period was extended by a further two weeks to 11 October 2013 at the request of local Members, to meet public demand.
- 2.9 The draft Core Strategy and Development Management Policies document was accompanied by a supporting Sustainability Appraisal (incorporating a Strategic Environmental Assessment), Habitats Regulations Assessment screening reports, draft Infrastructure Delivery Plan (IDP) and a draft Settlement Breaks Review study report. The draft Plan also reflected changes ensuing from the [Localism Act 2011](#), the Government's new [National Planning Policy Framework](#) (NPPF, March 2012) and the revocation of the Regional Spatial Strategy for the North East on 15 April 2013.

- 2.10 Each of the preferred options policies were accompanied by a series of 'rejected options', demonstrating how each draft policy had been tested, analysed and justified in terms of the wider policy review, public consultation and the Sustainability Appraisal.

How was the consultation undertaken?

- 2.11 The consultation documents, including Core Strategy and Settlement Breaks Review executive summaries and leaflets (see Appendix 2) for each sub-area of the City, were made available on the Council's website and for public viewing at the Sunderland Civic Centre, customer service centres and public libraries. In addition to posters at various venues, the statutory notice and related articles were published in the Sunderland Echo and Evening Chronicle (1 and 8 August 2013), with the extended consultation period also advertised in the Echo (19 September 2013) – see Appendix 3. Publicity also went out via the Council's Facebook social media page. Letters were sent direct to all statutory consultees (together with a CD-ROM of the key documents) on both 18 and 30 July 2013, as well as to others registered on the Planning Policy mailing database and those households in close proximity to strategic development sites (eg. South Sunderland Growth Area and land North of Nissan) – see Appendix 4.
- 2.12 Responses were invited via the council's online Limehouse 'Objective' consultation portal, by e-mail and by post. Responses could also be submitted by completing a response form at one of the 20 public exhibition drop-in events held at 13 venues across the City, where people could come and discuss the proposed plans with Council officers (see Figure 2).

Figure 2: Draft Core Strategy & Development Management Policies Consultation Events

Date	Venue	Time
Thursday 8 August	Sandhill Centre Library, Grindon Doxford Park Community Association, Mill Hill Road	9.30am – 3.30pm 5pm – 7pm
Friday 9 August	Ryhope Library, Black Road	1pm – 4pm
Saturday 10 August	City Library and Arts Centre, Fawcett Street	9.30am – 12.30pm
Monday 12 August	City Library and Arts Centre, Fawcett Street	9.30am – 3.30pm
Tuesday 13 August	Hetton Centre Library, Welfare Road	1pm – 4pm
Wednesday 14 August	Fulwell Library, Dene Lane Kayll Road Library Bunny Hill Library, Hylton Lane	9.30am – 12 noon 1pm – 4pm 5pm – 7pm
Thursday 15 August	Bunny Hill Library, Hylton Lane Shiney Row Library, Chester Road Hetton Centre Library, Welfare Road	9.30am – 12 noon 1pm – 4pm 5pm – 7pm

Friday 16 August	Washington Millennium Centre Library, Concord	9.30am – 12.30pm
Saturday 17 August	Fulwell Library, Dene Lane	9.30am – 12.30pm
Monday 19 August	Washington Millennium Centre Library, Concord	5pm – 7pm
Tuesday 20 August	Washington Library, The Galleries	9.30am – 3.30pm
Wednesday 21 August	Electronic Village Hall, mill Hill Road, Doxford	9.30am – 12.30pm
Thursday 21 August	Houghton Library, Newbottle Street	9.30am – 3.30pm
Saturday 24 August	Washington Library, The Galleries	9.30am – 12.30pm
Saturday 31 August	Houghton Library, Newbottle Street	9.30am – 12.30pm

2.13 Several meetings also took place with key stakeholder groups, including disability, BME, inter-faith, older persons and LGBT independent advisory groups. Sessions were also held with the local Members of the Coalfield and Washington Place Boards.

2.14 The extended 10 weeks consultation period resulted in 85 responses received from groups and individuals to the Core Strategy consultation, comprising some 125 representations. Along with various comments received through the staffed library events and Members' briefing sessions in each of the city's five Regeneration Areas, these comprised a total of 445 representations altogether.

2.15 A further 24 responses were received in relation to the Settlement Breaks Review consultation, comprising 32 representations (mainly objections).

2.16 The responses received to this consultation are available to view online and are appended to this report at Appendix 5 and Appendix 6 respectively.

South Sunderland Growth Area

2.17 The South Sunderland Growth Area (SSGA) was first identified in the August 2013 draft Core Strategy & Development Management Policies document as a major new growth area 'Location for Major Development' providing circa 3,000 new homes to help provide for the Sunderland's projected future housing growth requirements. The Planning Inspector for the UDP Public Inquiry in 1997 had previously indicated the potential of the 'greenfield' land north of Burdon Lane between the Green Belt and the built-up area as providing sufficient flexibility for possible future growth to meet potential housing needs beyond the UDP's plan period. Responses to public consultation at the Issues

& Options stage in 2005/06 had also broadly accepted that some 'greenfield' development may be necessary to provide for growth.

- 2.18 The Settlement Breaks Review study, also consulted on alongside the draft Core Strategy in summer 2013, had indicated that there could be potential to release much of the South Sunderland Settlement Break area for development.
- 2.19 Further public consultation on the [South Sunderland Growth Area](#) took place in July 2015 to help inform preparation of the draft SSGA Masterplan. Two drop-in events in Ryhope and Doxford Park on 13 and 14 July 2015 were attended by 225 local residents, with 60 also attending an evening presentation and Q&A session at Doxford Park on 14 July 2015.
- 2.20 40 people completed comment sheets at the events or submitted them to the council after the consultation events. The responses received to this consultation are set out at Appendix 7.
- 2.21 Preparation of the draft SSGA Masterplan was supported by detailed transport modelling and a Sustainability Appraisal (SA, 2015) which had been informed by a SSGA SA Scoping Report (2014). The corresponding Habitats Regulations Assessment (HRA) Screening Report (2014) and Appropriate Assessment (2015) for the SSGA, which had identified the need for mitigation measures to be incorporated in the proposed development scheme, was also made available for consideration.
- 2.22 It was subsequently decided to take forward the SSGA Masterplan as a Supplementary Planning Document (SPD) in support of the statutory Local Plan. Key Masterplan amendments arising from comments received to the July 2015 pre-consultation events included:
- alternative alignment/roundabout provision for the Ryhope-Doxford Link Road to reduce the impact on Ruswarp Drive; and
 - provision of buffers and open space to screen the existing houses from future development.

Sustainability Appraisal Scoping Report

- 2.23 To identify the scope of the Sustainability Appraisal (SA) for the revised Core Strategy, a draft SA Scoping Report was prepared which included a review of other plans and programmes, established the existing baseline position, and set out the proposed SA Framework against which the Core Strategy Vision, Objectives and Policies would be assessed. Following consultation on an initial draft SA Scoping Report for the LDF Core Strategy during May-July 2009, a revised SA Scoping Report for the new Local Plan Core Strategy was published for consultation for a 5-week period between 23 October - 27 November 2015.
- 2.24 In addition to publishing a statutory notice in the local press (see Appendix 8) and making the draft SA Scoping Report available on the council's website, the

three statutory SA consultation bodies (Natural England, Historic England and the Environment Agency) were directly consulted by letter (see Appendix 8), together with a number of other key stakeholders:

- adjacent local authorities
- Town and Parish Councils within and bounding the Sunderland City Council area
- Coal Authority
- Highways England
- Homes and Communities Agency (HCA)
- Marine Management Organisation (MMO)
- Network Rail
- NHS Clinical Commissioning Groups (CCG)
- Northumbria Police
- North East Local Enterprise Partnership (NELEP)
- Telecommunications operators
- Utilities companies

How was consultation undertaken?

2.25 Consultation responses to the revised SA Scoping Report were received from Natural England, the Environment Agency and Highways England (see Appendix 9). These led to amendments to the Report's Appendix 2 (Plans, Policies and Programmes) and Appendix 3 (Baseline), with the SA Scoping Report subsequently finalised in March 2016.

3. Consultation Post 2015

- 3.1 It was decided to rebase the Plan with a start date of 2015, to take account of the passage of time, updated evidence and changes to Government guidance.
- 3.2 The Plan preparation process involved three subsequent consultations over this time period, with a fourth and final stage of consultation planned for Summer 2018 (see Figure 3).

Figure 3: Consultation Stages Post-2015

		Consultation Stage	Timeline
Early Engagement: Regulation 18	1	Local Plan Sustainability Appraisal Scoping Report Consultation	23 October – 27 November 2015
	2	Local Plan Core Strategy Growth Options Consultation	19 May – 1 July 2016
	3	Local Plan Draft Core Strategy & Development Plan Consultation	7 August – 2 October 2017
Pre Consultation: Regulations 19 & 20	4	Local Plan Core Strategy & Development Plan Publication Draft Consultation	15 June – 27 July 2018

- 3.3 Each of the above stages signifies consultation on a document and subsequent amendments and refinement to policies within a document. Feedback reports have been published which provide further details for each period of consultation, including the issues raised and how the comments received were used to inform the subsequent stage of the Plan.
- 3.4 This chapter of the statement sets out the extensive efforts of engagement undertaken with relevant agencies and the local community in the refinement of the policies and proposals in the Plan, in accordance with the Statement of Community Involvement and legislation and guidance set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.

Growth Options (2016) (Regulation 18)

Purpose of the consultation

- 3.5 In light of further changing circumstances, including the emerging proposal for a cross-boundary International Advanced Manufacturing Park (IAMP) to the north of Nissan, it was considered necessary to review and update the strategic approach and evidence base for the Local Plan Core Strategy, while also re-basing the Local Plan to run from 2015.
- 3.6 A range of alternative Growth Options related to different scales of potential housing development and associated jobs and infrastructure were therefore

consulted on between 18 May - 1 July 2016 to help determine the most appropriate scale of growth for the City:

- Low Growth (515 dwellings per year / decline of 10,000 working-age people)
- Medium Growth (820 dwellings per year / increase of 2,000 working-age people)
- High Growth (1,055 dwellings per year / increase of 7,000 working-age people)



Detailed information was set out to explain what each option would mean for development in the city in terms of housing, the economy and employment, transport, the environment and sustainable communities, and thus enable people to make an informed decision. The three alternative Growth Options are summarised together with related key assumptions in the table at Appendix 10

- 3.7 A supporting Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) of the Growth Options were also made available for consultation.
- 3.8 In parallel, the consultation additionally invited comments on supporting evidence base documents for the Local Plan. In particular, the Strategic Land Review which assessed all potential development sites across the City, and the Green Belt Review, which looked at the role of the Green Belt around Sunderland and assessed whether parts might have the potential to be

released for development, should there be a need for land that could not be met within existing settlement boundaries. The latest demographic analysis of Sunderland's projected population and household changes, Strategic Housing Market Assessment (SHMA) and housing needs, Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Review (ELR) were also made available for consideration. All consultation documents and related background evidence were made available in local libraries and Sunderland Civic Centre.

When did we consult?

3.9 The consultation period ran for over 6 weeks in total between 19 May – 1 July 2016. Engagement undertaken was over-and-above the minimum requirements identified in The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 18 stage, for the preparation of a Local Plan.

Which bodies and persons were invited to make representations under Regulation 18?

3.10 The council wrote directly to all statutory consultees, general consultation bodies and those who had previously expressed an interest in the Local Plan. A total of 719 letters and 221 e-mails were sent out – a copy of the letter and email text is included at Appendix 11, with a list of the consultees contacted at Appendix 12.

How were bodies and persons invited to make representations?

3.11 Various forms of communication were used to advertise the consultation and events to both statutory and non-statutory stakeholders, including;

- a. leaflets enclosing a short questionnaire about the alternative growth options (see Appendix 13);
- b. posters (see Appendix 14);
- c. the Council's website with an online version of the questionnaire (linked via the homepage carousel and Planning pages, plus a pop-up banner on staff computers and intranet Hub);
- d. social media channels (Facebook and Twitter);
- e. press release adverts and articles (Appendix 14);
- f. distribution of emails and e-bulletins by Sunderland City Council Area Officers, to local groups which reached 500-1,000 of their contacts;
- g. verbal presentations at various group meetings; and
- h. Member briefings

3.12 Due to financial constraints, it was considered to be uneconomical to write to all households and businesses in Sunderland to inform them of the Growth

Options consultation. Instead the council employed alternative methods of communication to engage with residents and businesses.

- 3.13 Leaflets and posters were made available at all local libraries, Sunderland City Council Customer Service Centres, Sunderland Civic Centre, children's centres and doctor's surgeries. The consultation events poster was published in the main *Sunderland Echo* local newspaper on 20th May 2016 (and also picked up by the local *SunFM* online radio station), with related articles published in the newspaper on 9 June and 28 June respectively (see Appendix 14).
- 3.14 A series of 23 public consultation drop-in events, took place at 12 venues across the city during May and June 2016 (see Figure 4 below), giving local people the opportunity to come and view exhibition displays about the Growth Options and to discuss issues and concerns with council officers. The footfall for the drop in events totalled 92 consultees, with 166 leaflets distributed across the events.
- 3.15 Presentations were given at various local group meetings, including:
- 20 May 2016 Wear Catchment Partnership (Rainton Meadows)
 - 31 May 2016 Springwell Residents' Committee (Springwell Methodist Church)
 - 23 June 2016 Sunderland Youth Inspectors Group (Sunderland Civic Centre)
 - 29 June 2016 Sunderland Youth Parliament (Sunderland Civic Centre)

Figure 4: Growth Options Consultation Drop-in Events

Date	Venue	Time
Saturday 21 May	City Library Fawcett Street	10am – 12.30pm
Monday 23 May	Houghton Library, Newbottle Street Bunnyhill Centre, Hylton Lane	10am – 12pm 3.30pm – 6.30pm
Tuesday 24 May	Kayll Road Library Ryhope Library, Black Road	10am – 1pm 2pm – 5pm
Wednesday 25 May	Washington Library, The Galleries Fulwell Library, Dene Lane	10am – 1.30pm 4.30pm – 6.30pm
Thursday 26 May	Sandhill Centre, Grindon Lane Shiney Row Library, Chester Road	10am – 1pm 2pm – 4pm
Friday 27 May	Hetton Centre Library, Welfare Road Washington Millennium Centre, Concord	10am – 12pm 2pm – 5pm
Monday 6 June	City Library Fawcett Street Washington Millennium Centre, Concord	10am – 2pm 3.30pm – 6pm
Tuesday 7 June	Shiney Row Library, Chester Road Ryhope Library, Black Road	10am – 12pm 2pm – 4pm
Wednesday 8 June	Hetton Centre Library, Welfare Road Sandhill View, Grindon Lane	10am – 1pm 2pm – 5pm
Thursday 9 June	Bunnyhill Library, Hylton Lane Wearside Health & Racquets Club, Camberwell Way, Doxford Park	10am – 12pm 3pm – 7pm
Friday 10 June	Kayll Road Library Fulwell Library, Dene Lane	11am – 1pm 3pm – 5pm
Saturday 11 June	Houghton Library, Newbottle Street Washington Library, The Galleries	10am – 12pm 1pm – 3pm

3.16 Three briefing sessions for elected Members were attended by 34 local councillors.

3.17 The council advertised the consultation and its events on social media platforms, Facebook and Twitter. Engagement analysis identified that of the 8 Growth Option consultation posts advertised on both platforms during the consultation period, 3,168 Facebook users were reached (1,791 for the first post on 26 May 2016). The Facebook posts gained 5 ‘Likes’ and 5 ‘Shares’, while the Twitter posts received 15 ‘Likes’ and 22 ‘Retweets’.

3.18 Those wishing to respond to the consultation were encouraged to do so online via the Council’s ‘Objective’ consultation portal, completion of the leaflet questionnaire or in writing by e-mail or letter. Drop boxes were also made available at libraries and the Civic Centre for people to drop their responses into.

Summary of the main issues raised by representations

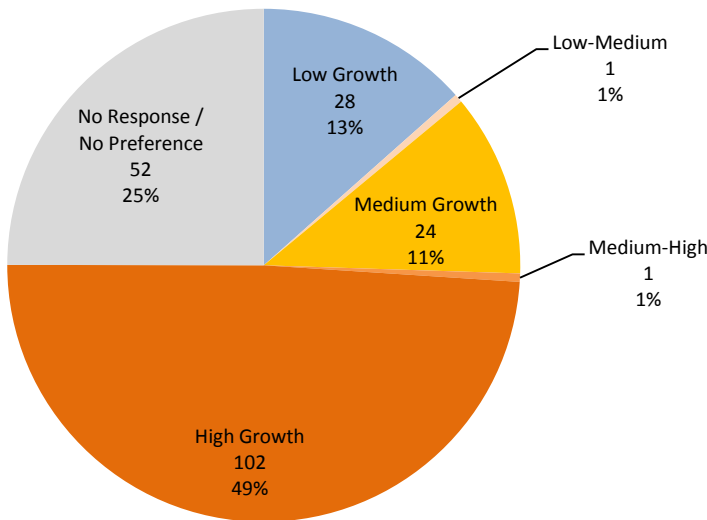
3.19 A total of 208 responses were received to the consultation. The majority of responses were received through the Council’s online Limehouse ‘Objective’ consultation portal (89 responses, 43%) with 47 leaflet questionnaires returned

(22%) and 72 e-mails (35%). A schedule summarising all of the 331 representation points received, together with the Council’s responses to them, is set out at Appendix 15.

Question 1: Of the three Growth Options proposed which one do you think is the most appropriate for the city and should be taken forward in the Core Strategy?

3.20 In response to Question 1 about which growth option people considered to be most appropriate for Sunderland, nearly half (49%) indicated a preference for the High Growth Option – see Figure 4. However, with 52 respondents giving no preference or not answering the question, the 102 respondents who favoured the High Growth option equated to a 65% majority. A small number of consultees considered an intermediate scale of growth somewhere between the alternative options to be a more reasonable approach.

Figure 4: Growth Options Consultation Responses Summary - Scale of Growth Preference (Question 1)



- 3.21 The majority of local residents and local groups supported the medium to high growth options. Where support for no development or low growth options were expressed, issues of existing infrastructure capacity and erosion of the Green Belt and its purposes were raised as concerns.
- 3.22 As might be expected, housebuilders, developers and other parties with land interests expressed a preference for the higher growth option in order to reduce the level of in-commuting and provide a more sustainable option for the growth of Sunderland in line with its economic aspirations.
- 3.23 Neighbouring Gateshead Council and Newcastle City Council implied that the lower growth option would be more acceptable. Along with South Tyneside Council, they raised concerns regarding the population growth and migration, which neighbouring local authority areas it would come from and what impact this would have upon them and their adopted or emerging strategies. Duty to

Co-operate meetings with neighbouring authorities were programmed to discuss these issues further and resolve issues where possible.

- 3.24 Several statutory stakeholders reserved the right to make further comment until more detail was released in the publication draft Plan, when the impact of site-specific considerations could be considered fully. All stakeholders welcomed further and continued dialogue.
- 3.25 The number of no responses/no preferences was bolstered by a significant number of consultees who wished only to make comments in relation to specific supporting reports such as the Green Belt Report, Strategic Land Review or SHLAA. Most developers and parties with land interests made detailed comments on these reports and specific sites. It became apparent that this would require detailed consideration and review of SHLAA site submissions, which could warrant changes to SHLAA site assessments and the overall number of suitable housing sites that could be drawn upon to determine if there was a sufficient supply of sites to deliver the chosen growth option. The outcome of the supply of sites would then need to be considered in the context of the conclusions within the Green Belt report, the Strategic Land Review and the comments submitted through the consultation, to determine if land was required to be released from the Green Belt.

Question 2: Are there any other options that you think should be considered?

- 3.26 Several alternative growth option approaches were put forward in response to Question 2. These included:
- a higher growth option that reflects the economic aspirations of the SEP and IAMP to deliver a step change in housing over and above the High Growth Option;
 - provision for flexibility within the preferred growth option to move from one to the other (higher and lower), allowing compensation for economic uncertainty from impending Brexit and the cyclical nature of the housing market;
 - housing growth to be focused on brownfield land as a priority within the chosen growth option to facilitate city renewal and reduce the need to release land from the Green Belt (existing brownfield clearance sites and bringing empty homes back into use);
 - Medium and High Growth Options to reflect the requirement for wider connectivity to the region, including a Metro link to the wider area of Sunderland and further afield to Durham.

Question 3: As set out previously, the 2013 draft Core Strategy divides into the 5 sub-areas and proposed a different approach to how each of these areas might be developed over the next 20 years. Do you think that these approaches are still appropriate and should be used as a basis for the next version of the Core Strategy?

3.27 In terms of the previous draft Core Strategy's different approaches to the City's five sub-areas for how they might develop over the next 20 years, views were fairly evenly split. 28% (55 respondents) considered this to still be appropriate with 26% (51) disagreeing, while 46% (89) had no opinion and did not answer that question.

3.28 Responses generally corresponded with land interests, development opportunities and areas of Green Belt pressure and followed no set pattern. Local residents generally preferred the focus for development to be on urban brownfield land rather than greenfield land.

Question 4: If No, do you think different approaches should be used? What proportion of land development do you think should be used in each sub-area? More/less for housing? More/less for employment? What are your views on the location of new retailing?

3.29 Rather than putting forward any alternative approaches, those disagreeing with the draft Core Strategy's approach to the City's five sub-areas instead raised specific issues with the evidence base and methodology used to justify the approach to development distribution. These were given further consideration in reviewing the spatial distribution to sub-areas in the context of the preferred Growth Option for Sunderland.

Summary of the Main Views by Sub-Area

3.30 **Central** – a desire to see more development in the City Centre that would make it a more attractive place for young professionals to live and work:

- Sunderland University would like to see Central sub-area expanded to include adjacent land areas within its boundary.
- Concern regarding development proposals in relation to Habitats Regulations Assessment.
- A number of responses would like to see retail development focused in the City Centre.

3.31 **Sunderland North** – concern over the impact that development will have on the existing highways and ecology in the area:

- Member concern that additional development will have a negative impact on congestion, highway safety and environmental infrastructure in Sunderland North sub-area.
- Concerns raised regarding development growth in the sub-area in relation to Habitats Regulations Assessment.

- Concern expressed by Sunderland and South Tyneside Ecologists regarding development proposals at Seaburn and around Fulwell Quarries SSSI.

3.32 Sunderland South – both support and objection to residential development and concern over the impact it would have on ecology in the area:

- General support for the level of housing proposed in the Sunderland South sub-area, although developers and those with land interests in the area supported more housing in this location. Story Homes/ Persimmon/ Taylor Wimpey / Bellway / HCA all wish to see development of South Sunderland Growth Area (SSGA).
- Resident objection to scale of SSGA development and absence of phased land release proposals.
- Suggestion that Sunderland North and South sub-areas should be considered as one, with development (housing and employment) being located in the north where possible to make use of new infrastructure (new bridge) and improved connectivity.
- Concern regarding development proposals in relation to Habitats Regulations Assessment.
- Developer proposals for Green Belt incursion at Hastings Hill / Middle Herrington
- Sunderland City Council Ecologists have raised concerns regarding the cumulative effect of multiple development sites within corridors and the damage this could cause to green infrastructure and protected species and sites. Ecologists have expressed concern regarding any proposals for development around Hastings Hill SSSI and Middle Herrington Green Belt, and Green Belt to the south of Sunderland.

3.33 Washington – both support and objection to further development, developers seeking more housing than was set out in the 2013 draft Core Strategy and that the development of IAMP should be complemented with higher housing growth, while residents of Springwell and Gateshead are opposed to Green Belt release for housing around the village:

- Consultation responses identified a disconnect between the sub-area's spatial strategy identified in the 2013 draft Core Strategy and the evidence base assessment of the Washington sub-area which presents a sustainable location for growth. Propose that the spatial strategy be changed to accommodate more housing in Washington sub-area.
- Developer support for Washington sub-area to accommodate higher housing growth to complement Nissan growth, IAMP proposals and capture the economic growth potential of the SEP. Notably support is offered by those developers with land interests in Washington sub-area.
- Developers support and promote the release of Green Belt sites around the periphery of Washington (north Washington and North of Nissan) and

Springwell Village, as sustainable locations for housing growth with good connectivity and access to a range of infrastructure support services.

- Developers concerned that the Green belt boundary is drawn too tightly around the settlement, while Springwell Village residents oppose Green Belt release for housing around the village and support low growth.
- Gateshead MBC has raised concerns in relation to medium and high housing growth options; in particular, development in the Green Belt at Springwell Village would threaten coalescence with settlements in their GMBC area.
- Sunderland City Council Ecologists have raised concerns regarding the cumulative effect of multiple development sites within corridors and the damage this could cause to green infrastructure and protected species and sites. Ecologists have requested that development of greenfield sites be avoided around Springfield Village, north of Washington and north of Nissan due to its ecological sensitivity.
- Support for employment role of Washington, the IAMP proposals and Nissan role.

3.34 Coalfield – concern over the amount of development that has taken place in the area recently and the pressure it has put on the road network, the impact on environmental infrastructure, flooding and loss of greenspace:

- Member and resident concern expressed that existing highways infrastructure cannot support additional growth in the sub-area over the plan period, with existing development exacerbating the current highway infrastructure.
- Resident concerns regarding impact of development on environmental infrastructure, loss of green space and impact of flood plains.
- Developers with land interests in the Coalfields sub-area support the spatial distribution of housing to this sub-area and would be reluctant for it to change.
- The Wear Catchment Plan (and Environment Agency) identified that the Core Strategy should reflect the emerging results from the surface and groundwater studies (UK Topsoil Project) surrounding the Lumley Park Burn in Coalfield area.
- Sunderland City Council Ecologists have raised concerns regarding the cumulative effect of multiple development sites within corridors and the damage this could cause to green infrastructure and protected species and sites. Ecologists have requested that development should not come forward in the major green infrastructure corridor to the East of Houghton and Hetton, and other main corridors, plus greenfield sites close to SSSI's.

How have the main issues been addressed and taken forward in the next iteration of the plan?

3.35 The issues raised through the Growth Options consultation were given full consideration and each representation was provided with a council response¹.

3.36 The feedback to the Growth Options consultation, together with further review and update of various aspects of the evidence base, informed preparation of the revised draft Core Strategy and Development Plan (CSDP) document, including Key Diagram Spatial Strategy Map and Policies Map. The following main issues were addressed in the draft Core Strategy and Development Plan, through policy changes or through update and commissioning of additional evidence base work:

- New demographic modelling work was undertaken to take on board the 2014-based Subnational Population Projections and Household Growth projections. This also utilised a post-EU Referendum jobs forecast to ensure that the impacts of Brexit were taken into consideration;
- The draft CSDP broadly took forward the assumptions that underpinned the high growth option, albeit the housing numbers were lower due to the revised demographic modelling work and jobs forecast used. The jobs forecast used was considered to be ambitious but realistic. The levels of growth identified within the SEP and Regeneration Masterplan were not considered to form a robust evidence base for plan making;
- The draft CSDP would seek to encourage the redevelopment of brownfield sites; however the evidence base indicated that there was an insufficient supply of viable brownfield sites and therefore the Council would need to consider greenfield and Green Belt sites;
- The draft CSDP would seek to include provision for extensions to the Metro network, including safeguarding the Leamside Line and South Hylton to Penshaw rail alignments;
- The draft CSDP would seek to include policies which sought to prioritise retail development within the city centre;
- A detailed HRA would be undertaken for the draft CSDP;
- A further stage of the Green Belt Assessment would be undertaken to consider potential development sites;
- The SSGA would be included within the draft Plan as a site allocation.
- A number of detailed assessments would be undertaken to assess the impacts of the Plan upon infrastructure including a Transport Assessment, Education Assessment and Infrastructure Delivery Plan;
- A number of proposed residential and employment allocations would be proposed within the Washington sub-area to facilitate sustainable growth;

¹ Please refer to Growth Options Responses Report (Appendix F – Responses) available on the council's website https://www.sunderland.gov.uk/media/19077/Core-Strategy-Growth-Options-Consultation-Responses-Report/pdf/41_Core_Strategy_Growth_Options_Consultation_Responses_Report.pdf

- The Central route would be included within the draft Plan as a new highways scheme which the council would support the delivery of;
- The draft CSDP would seek to support economic growth by allocating a range of Primary and Key Employment Areas; and
- The Plan would be reviewed on an annual basis through the Authority Monitoring Report. Where necessary, the council would review the plan to ensure it continues to be effective and appropriate.

Consultation on Draft Core Strategy and Development Plan (2017) (Regulation 18)

Purpose of the Consultation

- 3.37 Further to the Growth Options consultation and the main issues raised for consideration, a draft Core Strategy and Development Plan (Draft CSDP) was prepared. The draft CSDP was supported by Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) reports of the draft policies and strategic site allocations, together with a draft Infrastructure Delivery Plan (IDP). Key evidence base updates also made available included the Employment Land Review (ELR), Strategic Housing Market Assessment (SHMA), Strategic Housing Land Availability Assessment (SHLAA) and finalised Strategic Land Review and Green Belt Review studies². Appendix 16 of this report details a full evidence base listing which supported the Draft CSDP.
- 3.38 In parallel with the draft CSDP, public consultation also took place on a draft [South Sunderland Growth Area Supplementary Planning Document](#) (SSGA SPD) and a [Planning Obligations SPD Scoping Report](#) over the same period.

When did we consult?

- 3.39 The consultation period ran for 8 weeks between 7 August – 2 October 2017. Engagement undertaken was over and above the minimum requirements identified in The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 18 stage, for the preparation of a Local Plan.

Which bodies and persons were invited to make representations under Regulation 18?

- 3.40 The council wrote directly to all statutory consultees, general consultation bodies and those who had previously expressed an interest in the Local Plan. Over 1,200 direct letters and emails (see Appendix 17) were also sent out on 28 July 2017 direct to all statutory consultees and those who had previously responded to the Plan or requested to be included on the Local Plan database (see Appendix 18).
- 3.41 The council undertook a variety of consultation methods and held a number of events to engage with stakeholders regarding the draft Core Strategy and Development Plan. Stakeholders were invited to make representations electronically via the Limehouse Objective Portal (<http://sunderland-consult.limehouse.co.uk/portal>), in writing by email (planningpolicy@sunderland.gov.uk) or letter, or through submission of a representation form.
- 3.42 The council prepared a series of consultation documents, summary leaflets (– see Appendix 19 & 20), feedback response forms (see Appendix 21 and

FAQs to assist the public and stakeholders in understanding the purpose and content of the plan. These documents were made publicly available on the Council's website along with a wide range of supporting [evidence base studies](#). All documents were made available at the Sunderland Civic Centre, libraries (in Sunderland's *City Library @ Museum & Winter Gardens*, Washington Galleries and Houghton-le-Spring), as well as at the 30 public consultation drop-in exhibition events held around the city during August and September (see Figure 4).

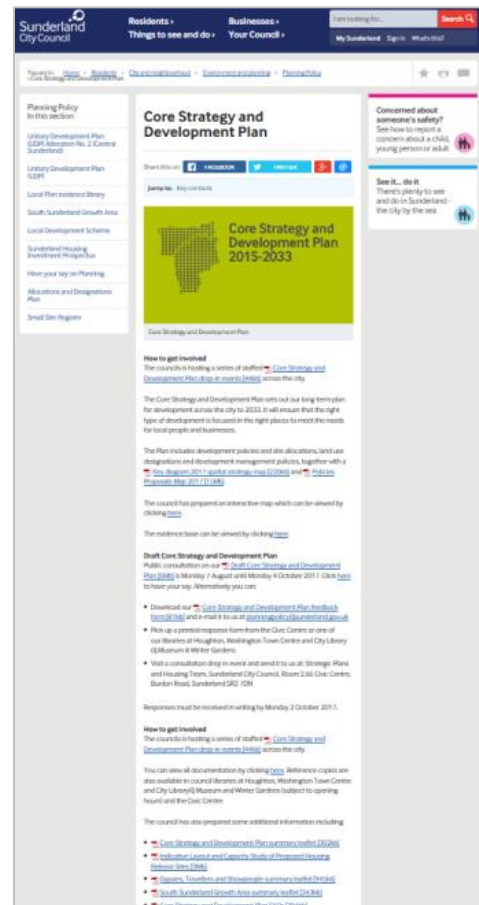
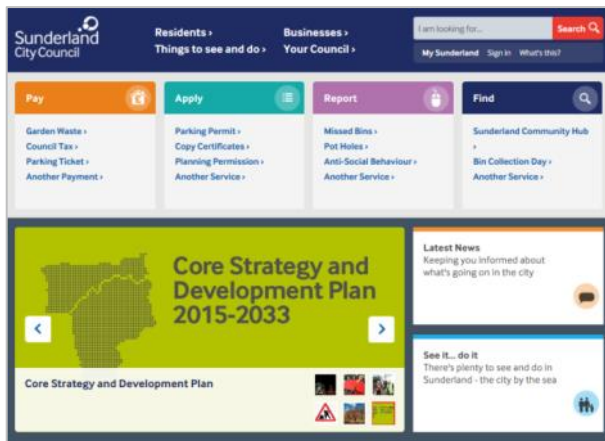
- 3.43 An interactive version of the CSDP Policies Map was also made available on the website, together with the facility to submit responses via the Council's online Limehouse 'Objective' consultation portal.

Figure 4: Draft Core Strategy and Development Plan Consultation Drop-in Events

Wednesday 9 August	10am - 12noon	Springwell Village Hall, Fell Road, Springwell, Gateshead, NE9 7RP
	2pm - 4pm	Ryhope Community Centre, 2 Black Road, Sunderland, SR2 0RX
	6pm - 8pm	Fulwell Methodist Church, Dovedale Road, Sunderland, SR6 8LN
Thursday 10 August	10am - 12noon	Philadelphia Cricket Club, Bunker Hill, Houghton-Le-Spring, DH4 4JE
	2pm - 4pm	North East Business & Innovation Centre (BIC), Wearfield, Enterprise Park East, Sunderland, SR5 2TA
	6pm - 8pm	Harraton Community Association, Bonemill Lane, Washington, NE38 8BQ
Friday 11 August	10am - 12noon	Hetton Centre, Welfare Road, Hetton-Le-Hole, DH5 9NE
	2pm - 4pm	Barnwell Primary School, (Monument Centre), Whitefield Estate, Penshaw, Houghton, DH4 7RT
Monday 14 August	10am - 12noon	Holy Trinity Church, High Usworth, Washington, NE37 1NR
	2pm - 4pm	St Chad's Church Hall, East Herrington, Durham Road, Sunderland, SR3 3ND
	6pm - 8pm	Houghton Welfare Hall, Brinkburn Crescent, Houghton-Le-Spring, DH4 5AF
Tuesday 15 August	10am - 12noon	Raich Carter Centre, Commercial Road, Hendon, Sunderland, SR2 8PD
	2pm - 4pm	Customer Service Contact Centre, Fawcett Street, Sunderland, SR1 1RE
	6pm - 8pm	Washington Leisure Centre, Washington, NE38 7SS
Wednesday 16 August	6pm - 8pm	Doxford Park Community Centre, Mill Hill Road, Sunderland, SR3 2 ND

Monday 18 September	10am - 12noon	Raich Carter Centre, Commercial Road, Hendon, Sunderland, SR2 8PD
	2pm - 4pm	Hetton Centre, Welfare Road, Hetton-Le-Hole, DH5 9NE
	6pm - 8pm	Barnwell Primary School (Monument Centre), Whitefield Estate, Penshaw, Houghton, DH4 7RT
Tuesday 19 September	10am - 12noon	The Secret Garden, Doxford Park, Silksworth Road, Sunderland, SR3 2PD
	2pm - 4pm	Houghton Welfare Hall, Brinkburn Crescent, Houghton-Le-Spring, DH4 5AF
	6pm - 8pm	San Street Youth Project, Sans Street South, Sunderland, SR1 1HG
Wednesday 20 September	10am - 12noon	Fulwell Methodist Church, Dovedale Road, Sunderland, SR6 8LN
	2pm - 4pm	North East Business & Innovation Centre (BIC), Wearfield, Enterprise Park East, Sunderland, SR5 2TA
	6pm - 8pm	Springwell Village Hall, Fell Road, Springwell, Gateshead, NE9 7RP
Thursday 21 September	10am - 12noon	Philadelphia Cricket Club, Bunker Hill, Houghton-Le-Spring, DH4 4JE
	2pm - 4pm	Ryhope Community Centre, 2 Black Road, Sunderland, SR2 0RX
	6pm - 8pm	Washington Millennium Centre, The Oval, Washington, NE37 2QD
Friday 22 September	10am - 12noon	Hetton Centre, Welfare Road, Hetton-Le-Hole, DH5 9NE
	2pm - 4pm	Health & Racquet Club, 3 Camberwell Way, Sunderland, SR3 3XN
	6pm - 8pm	Lambton Street Youth Centre, 25 Falkland Road, Sunderland, SR4 6XA

- 3.44 The consultation and events were widely publicised via distribution of the main consultation leaflet to every household and some businesses across the city (by an independent mail distribution company). Posters were displayed in public buildings, schools and doctors' surgeries, and distributed via Sunderland City Council Area Co-ordinators and residents' groups. Press releases and news articles (see Appendix 19) were also published, as well as being advertised on the Council's website homepage and planning service pages, linking to the consultation portal. Engagement analysis of social media suggested that the 13 posts made during the consultation period about the CSDP consultation on Facebook and Twitter, reached 14,729 Facebook users and made 46,967 Twitter impressions (served to people's Twitter feed) with 409 people actively engaging with the Twitter posts (i.e. liked, retweeted, shared).



- 3.45 Press coverage about the consultation saw a preview article published in the *Newcastle Chronicle* newspaper on 18 July 2017 focusing on the proposed Green Belt releases, with an article published on the national Planning Resource website on 4 August 2017. Articles were then published on 7 August 2017 in the *Sunderland Echo* newspaper and on the Council's *Make it Sunderland* and the *ITV News* websites, with it also featuring in a television news bulletin on the local *BBC Look North (North East and Cumbria)* programme. A related article was also published on the local *SunFM 103.4* radio station website on 11 August 2017, with the Council's Head of Planning & Regeneration Iain Fairlamb, being interviewed on *BBC Radio Newcastle* on 14 August 2017. An article was also included in the Autumn 2017 edition (published 18 August) of the free *Sunderland Vibe* magazine distributed to all households.
- 3.46 Further articles appeared on the *Sunderland Echo* website on 8, 10 and 21 August, 18, 21, 26 and 28 September 2017 in relation to the proposed West Park Green Belt release site in East Herrington, with the *Newcastle Chronicle* also featuring an article for this site on 18 September 2017. The *Sunderland Echo* also published articles on 9 and 11 September about a meeting held by the Campaign for the Protection of Rural England (CPRE) concerning the Green Belt and Gypsy and Traveller site proposals, while an article reporting on the Sunderland Youth Parliament meeting about the CSDP appeared on

20 September 2017. Other articles were published on 2 October regarding the Herrington Country Park Green Belt site at Penshaw and on 11 October in relation to a proposed bus-only road within the South Sunderland Growth Area. A series of five sub-area based pre-consultation briefing workshop sessions for local elected Members were held by the council. These events were attended by 25 of the council's 75 councillors.

- 3.47 A 'breakfast meeting' launch event for statutory and Duty to Co-operate consultees, and other key stakeholders was held on Friday 4 August 2017 at the Software Centre in Sunderland. The event was attended by 29 neighbouring local authority planning officers, infrastructure providers, consultants and developers.
- 3.48 Some 1,189 attendees signed in to the 30 public consultation events (Figure 6). The first series of consultation drop-in events during August were attended by approximately 750 local residents, business people and councillors, with the events at St. Chad's Church Hall, Harraton Community Centre, Springwell Village Hall, the Hetton Centre and Fulwell Methodist Church proving the most popular. The second round of events in September were attended by around 439 people, with those at Barnwell Primary School, Springwell Village Hall and the Washington Millennium Centre recording the most attendees.

Figure 6. Draft Core Strategy and Development Plan Consultation Drop-in Events Attendance

Date	Drop In Event	Number of attendees
Wednesday 9 August	Springwell Village Hall	82
	Ryhope Community Centre	42
	Fulwell Methodist Church	54
Thursday 10 August	Philadelphia Cricket Club	7
	North East Business & Innovation Centre (BIC),	14
	Harraton Community Association	91
Friday 11 August	Hetton Centre	78
	Barnwell Primary School	23
Monday 14 August	Holy Trinity Church	25
	St Chad's Church Hall	186
	Houghton Welfare Hall	31
Tuesday 15 August	Raich Carter Centre	44
	Customer Service Contact Centre	19
	Washington Leisure Centre	23
Wednesday 16 August	Doxford Park Community Centre	31

Monday 18 September	Raich Carter Centre	20
	Hetton Centre	27
	Barnwell Primary School (Monument Centre)	174
Tuesday 19 September	The Secret Garden	7
	Houghton Welfare Hall	25
	San Street Youth Project	15
Wednesday 20 September	Fulwell Methodist Church	23
	North East Business & Innovation Centre (BIC)	0
	Springwell Village Hall	38
Thursday 21 September	Philadelphia Cricket Club	6
	Ryhope Community Centre	23
	Washington Millennium Centre	33
Friday 22 September	Hetton Centre	18
	Health & Racquet Club	29
	Lambton Street Youth Centre	1

3.49 Presentations and Duty to Co-operate briefing meetings were also arranged for various stakeholder groups throughout the consultation period, including:

- 16 August 2017 Hetton Town Council (The Hetton Centre)
- 7 September 2017 Durham County Council (Durham County Hall)
- 11 September 2017 Environment Agency (Sunderland Civic Centre)
- 12 September 2017 South Tyneside Council (Sunderland Civic Centre)
- 13 September 2017 Sunderland Youth Parliament (Sunderland Civic Centre)

3.50 In response to the draft Plan consultation, some local residents' groups independently arranged their own meetings to discuss the proposals. Several street and online e-petitions were submitted by the local community in relation to specific sites and development proposals.

Summary of the main key issues raised by representations and how issues have been taken into account

3.51 A total of 5,022 individuals responded to the draft CSDP consultation.

3.52 A total of 12 petitions relating to nine proposed sites/locations or associated issues were also initiated and received in response to consultation on the draft CSDP, comprising a mix of paper and online e-petitions – see Figure 7, with full details set out in Appendix 22). Four of the online e-petitions came through the Council's own website, with another three using independent petition websites to collate signatures, and formally submitting them as part of the consultation. For those petitions received where there was both a paper and an online petition, in most cases, these were recorded separately as they were worded differently. As a result some people may have signed both petitions which would lead to duplicates for some petition representations.

However, the resource required to investigate and distinguish this discrepancy would be too onerous for the council and therefore, remains unchanged.

- 3.53 The table below (summarises the numbers of signatories to each petition as at the close of the CSDP consultation period on 2 October 2017. It should be noted that some of the independent online petitions gained additional signatories after the consultation period closed. Some petitions also included additional written comments.

Figure 7: Petitions Received to the Draft Core Strategy and Development Plan Consultation

Site/Location/Issue	Petition Type	Organising Group	Signatories
Hetton Lyons Angling Club Car Park	iPetitions (received by e-mail)	Hetton Lyons Angling Club	558
West Park, East Herrington	Paper		4,384
	e-Petition		810
Land adj. Fulwell Methodist Church	Change.org / Paper (received by e-mail)	Save Dovedale Road Greenspace	362
Land adj. Herrington Country Park, Penshaw	Paper	Save Penshaw's Greenbelt	910
	e-Petition		1,049
Springwell Village	Paper	Springwell Village Residents Association	1,364
	e-Petition		344
Houghton Market Place Industrial Estate	e-Petition		78
St. Luke's Terrace, Pallion	Paper	Wearside Liberal Democrats	108
Washington Gasification Plant	Paper		11
SSGA Burdon Road Bus-only Link	38 Degrees (received by e-mail)	Doxford Park and Tunstall Residents	834

- 3.54 A detailed report on the key issues raised to the consultation and how the issues have been taken into account can be found in Appendix 24.

4. Consultation on Publication Draft Core Strategy and Development Plan (Regulation 19 & 20)

Purpose of the consultation

- 4.1 Having had regard to the responses received to the Draft Core Strategy and Development Plan and published changes to Government guidance, the council reviewed its evidence base and Plan policies and made alterations to the Plan where appropriate and reasonable to do so. This has culminated in the Publication Draft Core Strategy and Development Plan (draft CSDP) and Key Policies Map.
- 4.2 Consultation on the Draft Publication CSDP will take a different form as it requires adherence to Regulations 19 and 20 of the Town and Country Planning (Local Planning) Regulations 2012 which make provisions for the publication of a local plan and the representations received in relation to a local plan.
- 4.3 Consultation and public engagement at this stage of the plan will require representations to be made only in relation to the legal and procedural compliance of the plan and the four tests of soundness. Soundness tests will assess whether a plan has been;
 - Positively prepared;
 - Is Justified;
 - Is Effective; and
 - Is Consistent with national policy.

The tests of soundness and procedural and legal requirements are examined by an appointed Independent Planning Inspector at a public examination to establish if a Plan can be found “sound”.

Publication Draft Core Strategy and Development Plan Supporting Documents

- 4.4 The Publication Draft CSDP will be supported by a Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) reports of the draft policies and strategic site allocations, together with a draft Infrastructure Delivery Plan (IDP).
- 4.5 Key evidence base updates will also made available including important updates to the Strategic Housing Market Assessment (SHMA) Addendum (2018), Strategic Housing Land Availability Assessment (SHLAA) (2018), Gypsy and Traveller Needs Assessment Addendum (2018), Settlement Break Review Addendum (2018), Green Belt Boundary papers, Strategic Flood Risk Assessment – Level 2 (2018) and Transport Impacts Assessment Addendum (2018). A full evidence base listing can be viewed at Appendix 24.

When will we consult?

- 4.6 The consultation period for the Publication Draft CSDP will be undertaken over a six week period, commencing on Friday 15 June 2018 and finishing at 5pm on Friday 27 July 2018.

Which bodies and persons will be invited to make representations under Regulation 18

- 4.7 The council will engage with all statutory consultees, general consultation bodies and all persons who have previously been involved or expressed an interest in the Plan's consultation stages, via written correspondence in the form of a letter or email. Written correspondence will be sent to all consultees the week commencing 12 June 2018, in anticipation of the consultation start date on 15 June (See Appendix 25 for a copy of written correspondence).
- 4.8 Representations must be made by 5pm on Friday 27 July 2018, to be "duly made", in accordance with Regulation 20 (2). Regulation 20 specifies that any persons making representations to a publication plan must do so by the date and time specified in the statement of representations procedure. Representations received within the time period, will be submitted to the Secretary of State and considered at Independent Examination by an appointed Planning Inspector. Those submitted outside of the time period will not be duly made.

How will we consult?

- 4.9 The council will use a variety of publicity/engagement methods and events to consult upon the Publication Draft Core Strategy and Development Plan and its Key Policies Map.
- 4.10 In order to actively publicise the final stage of the Plan's consultation to as wide an audience as possible, the council will advertise via;
- A series of posters at public service buildings such as doctors surgeries, libraries and community/children's centres to promote the consultation;
 - The council's website;
 - The council's social media accounts, Twitter and Facebook;
 - Press release and/or adverts in the local press;
 - Distribution of emails and e-bulletins by Sunderland City Council Area Officers to local groups;
 - Core Strategy and Development Plan animation video;
 - Verbal presentations; and
 - Member briefings.
- 4.11 In accordance with Regulation 19 (a) the Publication Draft Core Strategy and Development Plan and its evidence base will be made publically available on the council's website and on the Limehouse 'Objective' consultation portal,

along with an online interactive Key Policies Map. A statement of representation procedure will also be made available, detailing when representations can be made, the deadline for making representations, how consultees can make representations, where and at what times consultation documents will be made available for the public and interested parties to view and how to express an interest in appearing at the public examination of the Plan.

4.12 A series of consultation support documents will be published alongside the Plan to assist consultees to submit their representations, ensuring they are duly made in respect of the Plan's compliance with the Duty to Cooperate, legal and procedural requirements and the four tests of soundness identified in paragraph 182 of the NPPF. A Publication Draft summary leaflet, a feedback response form and a FAQ's sheet will be made available to all consultees to guide them through the process. Support documents will be made available electronically, on the council's website, and in hard copy at Sunderland Civic Centre and consultation drop in events.

4.13 A series of ten consultation drop in events are planned across Sunderland across a two week period. The first week of consultation will commence on Monday 18 June 2018 and finish on Friday 22 June 2018, with the second week commencing on Monday 16 July 2018 and finishing on 20 July 2018. A range of morning, afternoon and evening sessions have been arranged to help to reach as wide an audience as possible (see Figure 8).

Figure 8: Consultation Events – Publication Draft Core Strategy and Development Plan

Date	Time	Venue Address
18 June 2018	9.30 am – 11.30 am	Bunnyhill Community Room, Hylton Lane, Sunderland SR5 4BW
19 June 2018	11.00 am -1.30 pm	Houghton Sports Complex Dance Studio, Station Road, Houghton le Spring DH4 5AH
20 June 2018	9.30 am – 11.30 am	Thorney Close Action & Enterprise Centre, Thorndale Road, Thorney Close, Sunderland, SR3 4JQ
21 June 2018	4.30 pm – 7.00 pm	Washington Leisure Centre Sports Hall, Town Centre, Washington NE38 7SS
22 June 2018	4.30 pm – 6.30 pm	Ryhope Community Centre, Black Road, Ryhope, Sunderland SR2 0RX
16 July 2018	9.30 am – 11.30 am	University Sports Hall, Chester Road, Sunderland

17 July 2018	10.00 am – 12 noon	Barnwell Primary School Sports Hall, Whitefield Estate, Houghton le Spring DH4 7RT
18 July 2018	5.00 pm – 6.30 pm	Bunnyhill Community Room, Hylton Lane, Sunderland SR5 4BW
19 July 2018	4.30 pm – 6.30 pm	Silksworth Community Centre, Tunstall Village Road, Sunderland SR3 2BB
20 July 2018	10.00 am – 12 noon	Washington Millennium Centre, The Galleries, Washington Highway NE38 7RZ

- 4.14 Consultation events will be staffed by Strategic Planning Officers and supporting staff, which will be on hand to answer questions and assist members of the public to submit compliant responses.
- 4.15 The council will be employing a new engagement method in the form of a two minute animation explaining the key purposes of a Local Plan and the changes that have been made to the Publication Draft Plan since the last stage of consultation. The animation will be promoted via the council's social media channels (Twitter and Facebook) and will be available to watch on the council's website and at consultation drop in events during the consultation period.
- 4.16 Submission of representations will be encouraged through the Limehouse 'Objective' consultation portal. However, email, written representations and completed response forms will also be accepted, should consultees wish to submit responses by more traditional means. Drop boxes will be provided at all consultation events and Sunderland Civic Centre for completed response forms.
- 4.17 All consultees, both statutory and non-statutory, will be given the opportunity to express their interest to attend the Public Examination of the Core Strategy and Development Plan and raise matters of objection or support with the Planning Inspector.

Next Steps (Regulation 22)

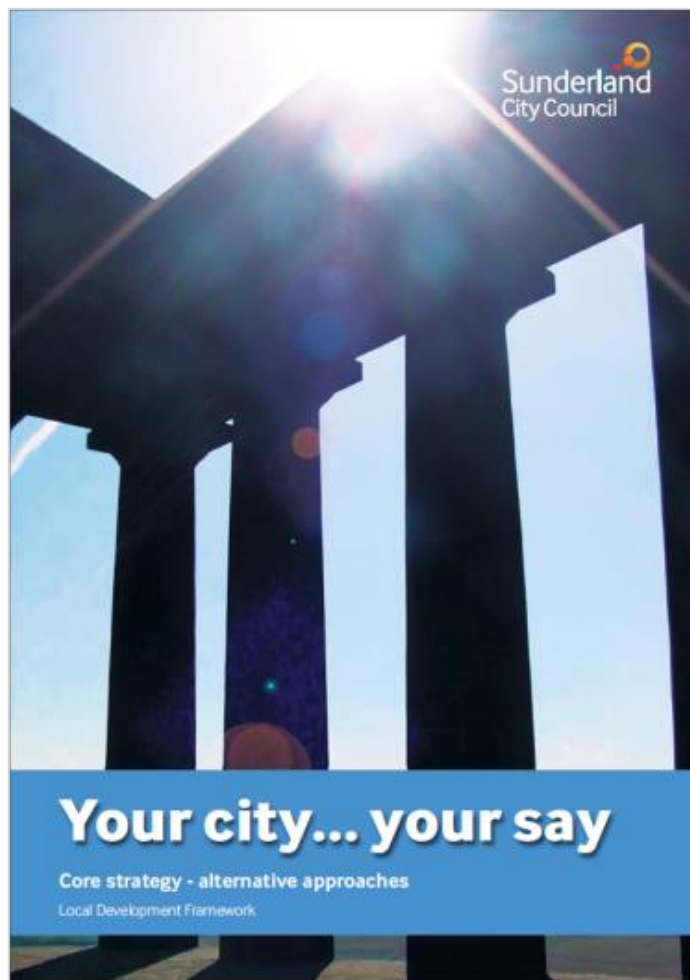
- 4.18 In accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the closure of the consultation period on 27 July 2018, the council will collate and review all representations to the plan and submit them to the Secretary of State along with the;
- Submission Draft Core Strategy and Development Plan;
 - Submission Draft Core Strategy and Development Plan Policies Map;
 - Supporting Sustainability Appraisal Report; and

- A Consultation Statement setting out how the council has consulted upon each stage of the Plan's development in accordance with Regulation 18 to 20 of the Town and Country Planning Regulations (Local Planning) (England) Regulations 2012.

4.19 The Secretary of State will appoint a Planning Inspector to review the plan at an Independent Examination. All parties that have made representations to the Core Strategy and Development Plan will be notified of the Independent Examination date time and place where the hearing will be held, and the name of the appointed Planning Inspector.

APPENDICES

APPENDIX 1: Alternative Approaches Consultation (2009) – Consultation Leaflet



Your city... your say

September 2009

What is the Local Development Framework ?

The Local Development Framework (LDF) is the series of documents prepared by Sunderland City Council that together set out the planning framework for the city for the next 15 years. The LDF will replace the Unitary Development Plan (UDP) which was adopted in 1998.

The Local Development Framework will lay the foundations for the future success of the city and affect directly or indirectly everyone who lives or works in Sunderland. It is important that it reflects the needs and aspirations of Sunderland people.

The Core Strategy is at the heart of the LDF and sets out the vision and objectives for the physical development of the city along with broad policies to help deliver these. It will include how land will be used for homes and jobs, how important services such as transport, shops and leisure facilities will be provided for and how the natural environment will be enhanced and protected to 2026.

Progress on the Core Strategy

During 2005/2006, we sought your opinions on the key issues that needed to be addressed through the Core Strategy. In December 2007 an initial Preferred Options report was published for consultation. After further evidence gathering the City Council is now consulting on four spatial development approaches listed overleaf. Each includes a number of strategic sites whose development the council considers vital to achieving any of the options. The results of the consultation will allow a Core Strategy Preferred Option to be finalised (for further consultation).

The spatial approaches have been developed to provide a variety of alternatives as to the distribution of new development across the city in terms of housing, employment and the environment. Each approach put forward is realistic and achievable and adheres to several key principles covering:

- Adhering to national and regional planning policies
- Delivering the Sunderland Strategy
- Strengthening the City Centre and Central Sunderland
- Focusing development within accessible locations
- Delivering the development of strategic sites; and
- Supporting the regeneration of deprived communities.

Based upon the above key principles the four proposed approaches have different outcomes for the spatial development of the four sub areas that comprise of, north Sunderland, south Sunderland, Washington and the Coalfield.

The maps below give a visual indication of the impact of each approach, followed by their strengths and weaknesses. Information about the proposed Strategic Sites then follows.

Core Strategy Approach A: Focus development on the conurbation

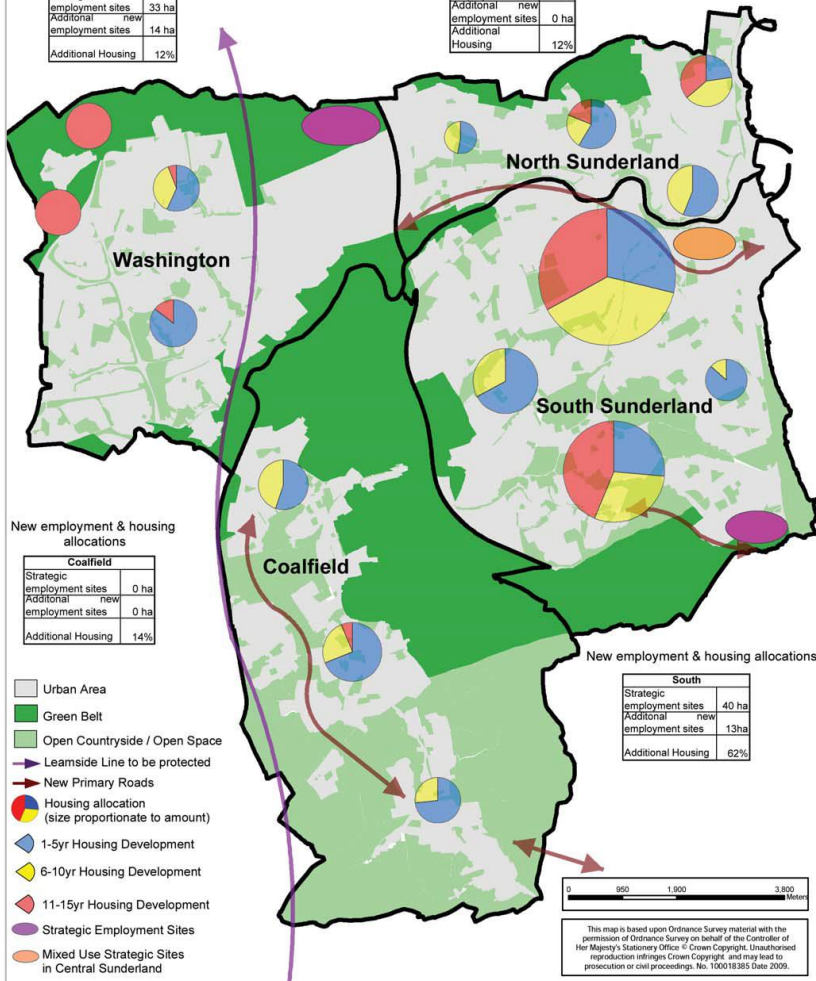
This principally concentrates on development and growth of the city centre/ central Sunderland, with further focus on Washington and the main built-up area of Sunderland only. Sustainable growth in Houghton and Hetton.

New employment & housing allocations

Washington	
Strategic employment sites	33 ha
Additional new employment sites	14 ha
Additional Housing	12%

New employment & housing allocations

North	
Strategic employment sites	0 ha
Additional new employment sites	0 ha
Additional Housing	12%



Core Strategy Approach B: Proportional distribution of development

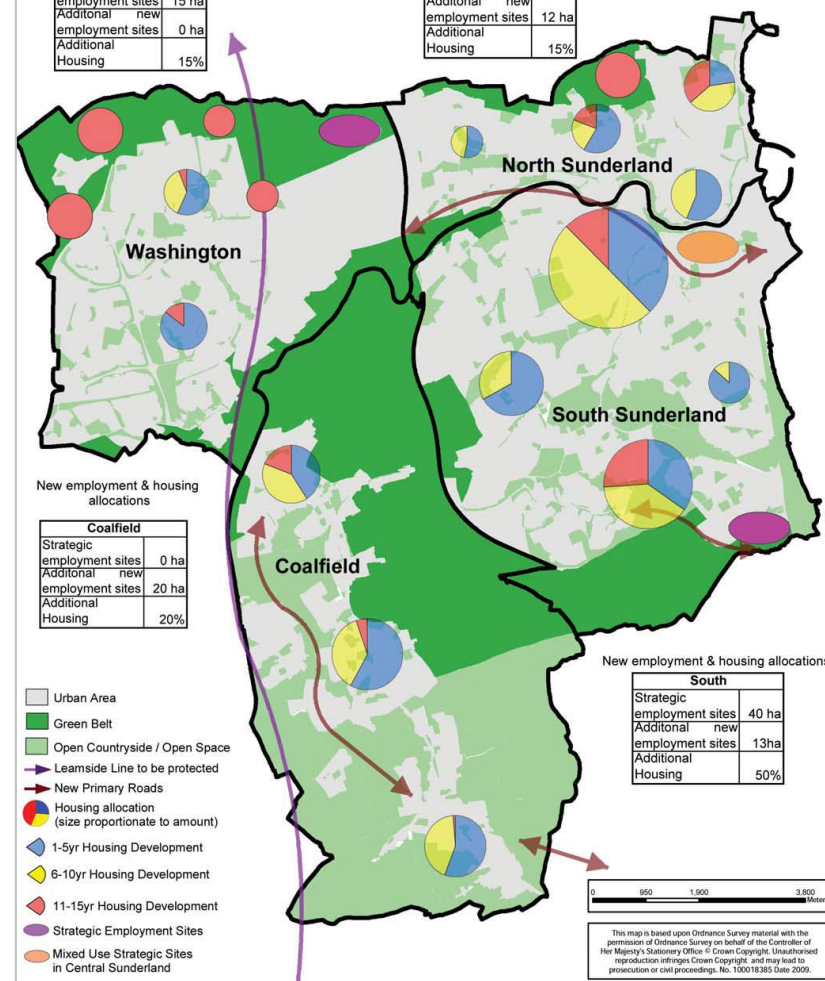
Provide a balanced proportion of development (broadly reflecting population and land area) across the four sub-areas, with additional development weighting on the city centre and central Sunderland area.

New employment & housing allocations

Washington	
Strategic employment sites	15 ha
Additional new employment sites	0 ha
Additional Housing	15%

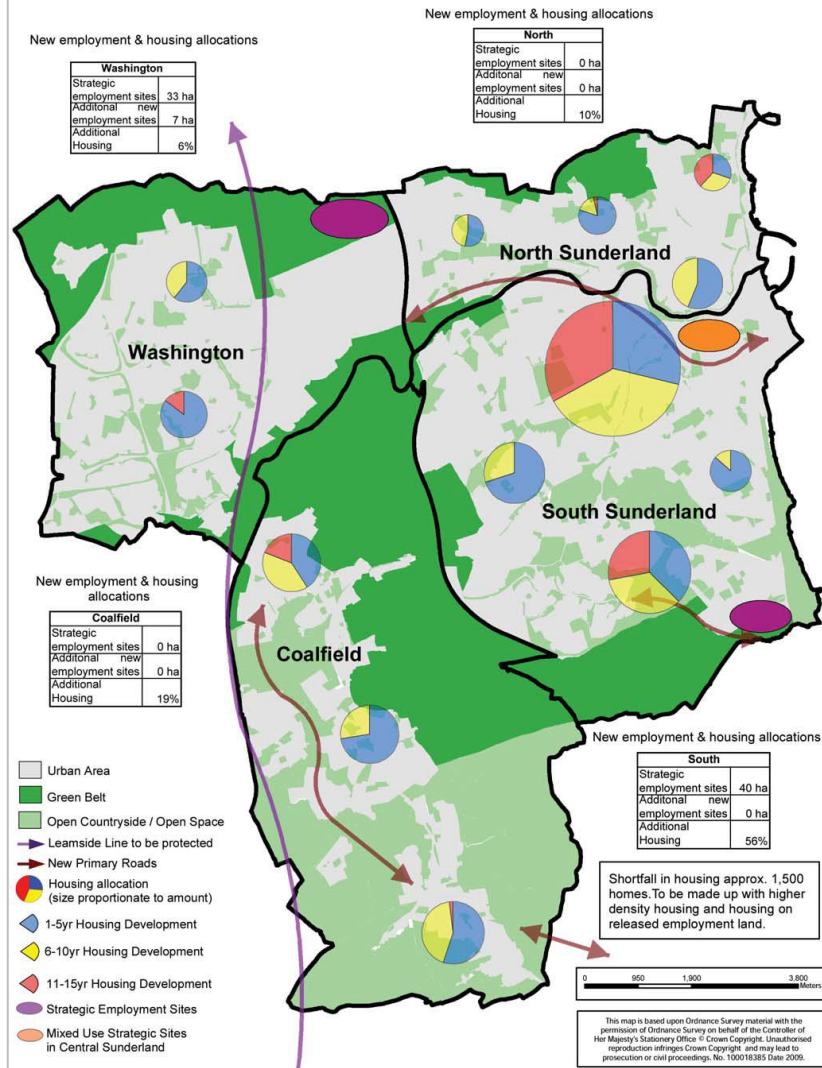
New employment & housing allocations

North	
Strategic employment sites	0 ha
Additional new employment sites	12 ha
Additional Housing	15%



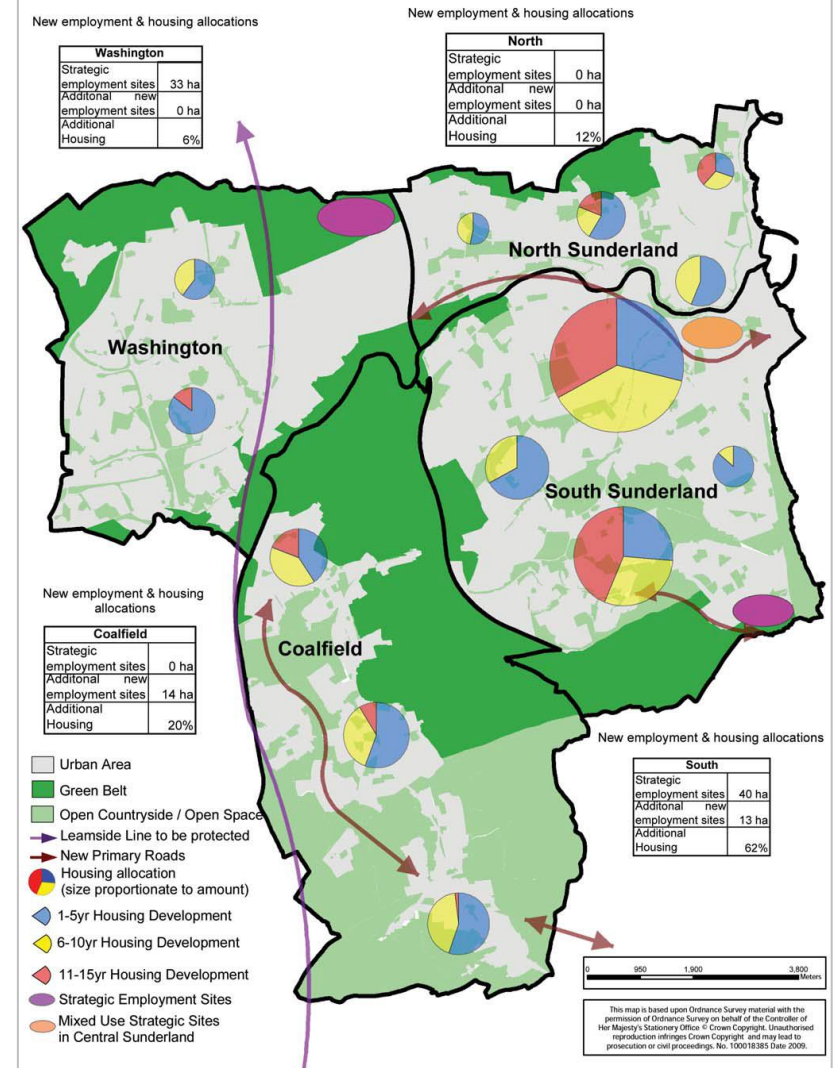
Core Strategy Approach C: Focus development within the current urban area

Concentrate development within the existing urban area and on suitable previously developed land (brownfield), retaining open space and countryside



Core Strategy Approach D: Sub-area spatial requirements

Local sub-area needs and priorities will be brought together to form a sustainable city-wide approach



Strengths of the Spatial Approach	Approach A	Approach B	Approach C	Approach D
Would support the regeneration and revitalisation of the city centre allowing it to realise its potential in terms of generating employment opportunities and attracting more people into Sunderland				
Would provide a substantial residential location in the city centre and central Sunderland				
Would encourage the provision of additional/superior hotels and retail offer and an improvement in the city's public realm				
The development focus on the city centre would enable further public transport improvements to the rest of the city and the north east of England				
Would enable expansion of the Ryhope-Doxford area in terms of employment and housing land take-up, and support completion of the Ryhope-Doxford Link Road				
Would support employment growth in Washington area and build upon the area's accessibility to the A1 and its attraction to the employment market				
Would help support local shops, facilities and public transport services in most areas				
Would support the case for re-opening the Leamside Line				
The positive impact of new housing and employment would have city-wide benefits for areas of deprivation and the enhancement of housing environments				
Would protect greenspaces and nature conservation sites across the city, as well as the broad extent of Green Belt and open countryside				
The proportion of development across the four sub-areas would broadly match the amount of suitable land available in these areas				
Brownfield land in all areas of the city could be developed, reducing the detrimental impact of such land				
The justification for building the Central Route would be supported by development proposals in the Coalfield area				
Would provide a realistic opportunity to cater for restricted housing land availability in North Sunderland and Washington by providing suitable locations in the remainder of the city				

Weaknesses of the Spatial Approach	Approach A	Approach B	Approach C	Approach D
Local facilities/services could decline in some parts of the city				
Traffic and congestion on key arterial routes in the city could increase				
Long-term housing growth would involve using sites that are in peripheral and less accessible locations				
Would lead to development incursions into Green Belt in the north of the city				
The scale of housing development in the city centre and central Sunderland varies and where it is proposed to be less intensive it would affect overall population levels and reduce some of its wealth making impact				
Supporting areas of deprivation is not consistent. Not all deprived areas of the city would be supported				
Would lead to development pressures on open space and green space corridors in some parts of the city				
To achieve the RSS housing and employment proposals for Sunderland would necessitate intensification of development on identified employment and housing sites				
A significant increase in higher density housing could give rise to development of more flats and apartments and fewer executive homes, which does not currently match local housing preferences				
There would be an even distribution of employment sites in the city				
Could result in poor quality, low value greenspace being retained with ongoing issues of maintenance that could affect area regeneration, and a loss of opportunity to develop low value greenspace that could provide more suitable local uses				
Would lead to development incursions into open countryside in the south of the city				

Colour Key

Significant positive impact	Positive impact	Neutral impact	Negative effect	Significant negative effect

Strategic Sites

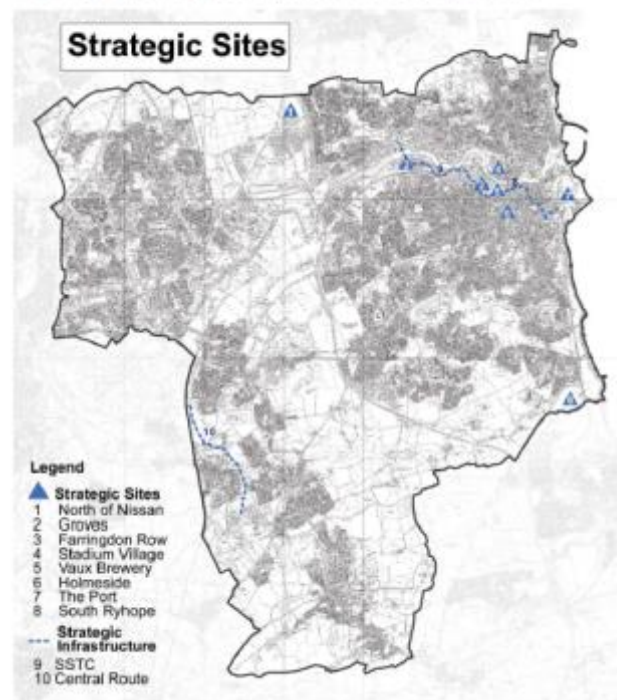
What are they?

The Core Strategy proposes ten "Strategic Sites". These are large sites (or infrastructure) vital to ensuring that the council's aim of regenerating the city can be achieved. If these sites were not to be developed then the ability to attract investment, create significant numbers of new jobs and houses and improve major derelict sites in key areas of the city would be severely limited.

Most of the sites will take several years to be fully developed, completion of some being towards the end of the plan period. This is due to land ownership issues or contamination problems or the current lack of services (water, power, sewerage) to the sites. It is therefore important to include the sites in the Core Strategy to ensure that their development can be properly planned and their significant regeneration benefits delivered.

Where are they?

The location of the Strategic Sites proposed are shown on the plan below.



What is proposed for the sites?

1. **North of Nissan:** this site to the north of Nissan and adjacent to the A19 would be able to accommodate a range of large scale employment uses.
2. **Groves:** the largest housing site in the city (35ha), the redevelopment of the former Groves Cranes land would create a new residential community on the riverside, with a new local centre with community and business uses.
3. **Farringdon Row:** this site would complement development at the Vaux site, bringing new office jobs and housing to the City Centre.
4. **Stadium Village:** the development of new large-scale leisure uses around the Stadium of Light along with housing and employment will complete the rejuvenation of this area of the riverside.
5. **Vaux:** the main aim is to develop offices to bring new jobs to the City Centre, along with new homes.
6. **Holmeside:** new large-scale shopping facilities are proposed, to include a food supermarket, enhancing the City Centre's retail function and its vitality and viability.
7. **The Port:** port-related development and employment use.
8. **South Ryhope:** this large greenfield site in the south of the city, accessed from the new Southern Radial Route, would be developed as a business park for a range of employment uses.
9. **Sunderland Strategic Transport Corridor (SSTC):** this new road will provide a link from the A19, accessing the development sites on the riverside and the City Centre, to the Port. It will cross the river on an iconic new road bridge west of the Queen Alexandra bridge.
10. **Central Route:** this road will greatly improve access to the employment areas at Sedgefield and Dumbrie ensuring that these areas can play a continuing role in the local economy.

How can you contribute?

We now need your views on which of the options you consider to be the best for the future of the city, or you may wish to put forward a different option which you think is realistic, achievable and adheres to the key principles; if so let us know.

Complete the attached free-post response form and send it back to us by **6th November 2009**.

Where can you find out more or talk to a member of staff?

The City Council's web pages <http://www.sunderland.gov.uk/corestrategy> detail the consultation in full and includes a copy of the full report setting out these approaches in more detail. An on-line response form is also available, or you can call into the Civic Centre where a member of staff will be happy to talk to you during office hours, or you can telephone or e-mail us on **0191 561 1576** or at planningpolicy@sunderland.gov.uk

What happens next?

All comments received will be used to draw up the preferred spatial development approach for the city over the next 15 years. Consultation on this preferred approach is programmed for Spring 2010. Full details of the Local Development Framework including the future programme for the Core Strategy can be found in our Local Development Scheme which is available to view on the City Council's web site at: www.sunderland.gov.uk/ldf



Comment Card

Please feel free to submit further detailed comments by post or email to the address detailed overleaf or to planningpolicy@sunderland.gov.uk

Company/Organisation: _____

Name: _____

Address: _____

Contact Number/email: _____

Do you wish to be included on our database to be informed of future LDF consultations? (If you tick 'Yes', please ensure contact details are filled in)

Yes ☐ No ☐

Spatial Approaches

Please give each approach a score between 1 and 4 with your preferred approach being no.1 and your least preferred approach being no.4

Approach A ☐ Approach B ☐ Approach C ☐ Approach D ☐

Comments: _____

Is there an additional approach that we have not considered? _____

Strategic Sites

Q1. Do you agree with the sites suggested? Yes ☐ No ☐

Q2. If not, which do you not agree with and why?

Q3. Are there any other sites that you think are strategic to the Core Strategy and should be considered at this stage, and for what uses?

Please note all comments will be made publicly available and may be identifiable to names and organisations

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Licence No. NT3105

2

Planning Policy Section
Development and Regeneration Services
P.O. Box 102
Civic Centre
SUNDERLAND
SR2 7DN

APPENDIX 2: Draft Core Strategy & Development Management Policies and Settlement Breaks Review Consultation (2013) – Consultation Leaflets

Have your say on the changing shape of Sunderland

Central Area

Eight weeks of public consultation on key plans for the city starts on 1 August 2013.

Tell us your views

Both documents are available for comments until 5pm on 27 September 2013. You can comment:

By post: Planning Policy Section, Sunderland City Council, PO Box 102, Civic Centre, Sunderland, SR2 7DN.

By email: planningpolicy@sunderland.gov.uk

Online: You can respond online at www.sunderland.gov.uk/development-plan. You must register online to use this method.

If you have any queries or questions please contact the City Council Planning Policy Team on 0191 561 1574



What is it about?

The Local Plan and Settlement Break Review will influence how land in Sunderland is developed for new homes and businesses, transport, the environment and how we protect our heritage and green spaces.

The drafts of these documents can be seen at www.sunderland.gov.uk/development-plan, as well as at the Civic Centre and libraries across the city. You can also view the documents and talk to council staff about the plans at exhibitions across the city, see the website for details.

Key Development Proposals for 2012 – 2032

Employment
80 hectares of land for new industries, including low carbon and advanced manufacturing. The focus is on Washington and the Enterprise Zone, strategic sites at Nissan and Vaux and City Centre office development.

Housing
15,000 new homes: Central area over 2,250, Sunderland South 7,600, Sunderland North 1,200, Washington 900, Coalfield 3,000.

Shopping
Priority is the City Centre with over 85,000sqm of new retail floor space needed.

Protecting the environment
Focus is on improved housing, better quality neighbourhoods, improved network of green corridors, safeguarding green space and wildlife and enhancing the coast and riverside.

What it means for the Central Area

The Central Area, including the City Centre, will be the main location for offices, retail and main town centre uses.

Key developments

Renewable Based Industries
The potential of Sunderland Software Centre as a hub for new business technologies will be built-upon and new initiatives in the City Centre encouraged to support the creation of a 'University City'.

Stadium Village
A development framework has been prepared to guide leisure developments and new housing at the Stadium Park and Sheepshead development sites.

St Mary's Way
The realignment of St Mary's Way will provide an improved public space, which will move the focus towards the Vaux site and provide new retail units.

Vaux/Farrington Row Strategic Site
New residential development, combined with a new office quarter on the strategic site at Vaux Brewery and Farrington Row, will deliver significant employment, and encourage people to live, work and shop in the city centre.

Bonnorsfield
A master plan will guide the development of the Bonnersfield area to protect and maximise the potential of St Peter's Church and develop the University's St Peter's Campus.

Shopping
The Holmside Triangle and the former Croxtree Leisure Centre sites will provide opportunities for new retail development.

Improved Public Realm and Green Spaces
Environmental improvements will be achieved through the protection of existing spaces and the creation of new spaces as part of large scale redevelopment schemes.



Have your say on the changing shape of Sunderland

Sunderland North

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Tell us your views


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Shopping
Priority is the City Centre with over 85,000sqm of new retail floor space needed.

Protecting the environment
Focus is on improved housing, better quality neighbourhoods, improved network of green corridors, safeguarding green space and wildlife and enhancing the coast and riverside.

What it means for Sunderland North

In North Sunderland the emphasis will be on the regeneration of the seafront and opportunities for new housing developments.

Key developments

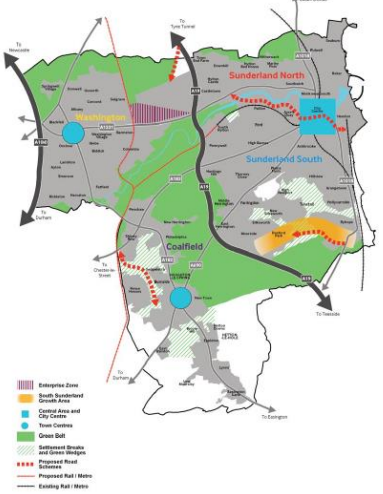
Green Belt
The principle of retaining the broad extent of the Green Belt will be supported. The role of the Green Belt in retaining a distinct boundary between Sunderland and South Tyneside is likely to remain.

Housing
Gentoo will continue to undertake a programme of housing renewal.

Environment
The coastal environment and heritage resources will continue to be protected and utilised to develop the tourism potential of the area.

Seafront Regeneration Strategy
A planning and regeneration framework – the Seafront Regeneration Strategy – is in place to steer development in the Roker and Seaburn areas, delivering environmental improvements.

Employment
Hyton Riverside and Sunrise Enterprise Park will continue to be supported as primary employment areas.



Have your say on the changing shape of Sunderland

Sunderland South

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consultation on key plans for
the city starts on 1 August 2013.**

Tell us your views

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You can comment:
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By email: planningpolicy@sunderland.gov.uk
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Housing
15,000 new homes: Central area over 2,250, Sunderland South 7,600, Sunderland North 1,200, Washington 900, Coalfield 3,000.

Shopping
Priority is the City Centre with over 85,000sqm of new retail floor space needed.

Protecting the environment
Focus is on improved housing, better quality neighbourhoods, improved network of green corridors, safeguarding green space and wildlife and enhancing the coast and riverside.

What it means for Sunderland South

The majority of new housing in the city will be located within Sunderland South.

Key developments

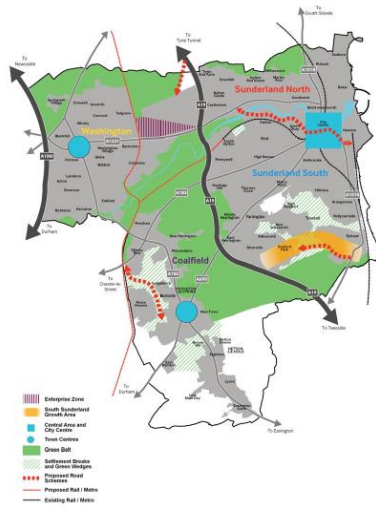
Groves Crane Site
The former Groves Crane factory has been identified for residential development. A development framework has been prepared to guide development, which will include a new Metro station.

The Port
The Port is a major facility in supporting the development of the offshore wind industry, and its importance in shipping will be supported through improvements for heavy goods freight access to the port.

Housing
Sites at Chapelgarth, Cherry Knowle, South Ryhope and Burdon Lane are identified for residential development and associated facilities such as a primary school and medical facilities. The area can accommodate approximately 2,800-3,300 homes; around 20% of the city's housing need and will provide much needed homes in a high quality setting. The proposal will be dependent upon the outcome of the Settlement Break Review. Gentoo will also undertake a programme of housing renewal.

Environment
The area's natural and built heritage resources will continue to be protected.

Employment
In addition to the port, Doxford International Business Park and the former Pallion shipyard sites will continue to be supported and developed as major employment sites.



Have your say on the changing shape of Sunderland

Washington

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Shopping
Priority is the City Centre with over 85,000sqm of new retail floor space needed.

Protecting the environment
Focus is on improved housing, better quality neighbourhoods, improved network of green corridors, safeguarding green space and wildlife and enhancing the coast and riverside.

What it means for Washington

Washington will be a key provider of land for economic development; only a minor amount of new housing is proposed.

Key developments

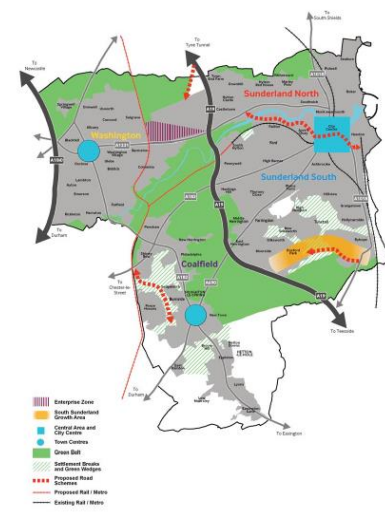
North of Nissan Strategic Site
Land is needed to accommodate potential demand for new sites by major employers, particularly those which support low carbon technologies. The best area is considered to be on land north of the existing Nissan car plant, which will require the release of land from the Green Belt.

Transport
Improved public transport between Washington and Sunderland, and major improvements to the highway network will improve connectivity for Washington and the new strategic site.

Leamside Line
The Leamside Line railway route will be safeguarded as a transport corridor. In the longer term, its reopening will improve transport links between Washington and Sunderland, by taking in the former Peshaw-Pallion line.

Ultra Low Carbon Enterprise Zone
The recent designation of Sunderland as a Low Carbon Economic Area, which is centred on the Enterprise Zone next to the A19/Nissan plant, will be key in attracting low carbon businesses and technologies.

Green Belt
While the principle of maintaining the broad extent of existing Green Belt land will be supported, the strategic site to the north of Nissan will involve development of land in the Green Belt. An amendment to the Green Belt boundary will be investigated as part of a review currently being undertaken.



Have your say on the changing shape of Sunderland

Coalfield

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consultation on key plans for
the city starts on 1 August 2013.**

Tell us your views

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Key Development Proposals for 2012 – 2032

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Shopping
Priority is the City Centre with over 85,000sqm of new retail floor space needed.

Protecting the environment
Focus is on improved housing, better quality neighbourhoods, improved network of green corridors, safeguarding green space and wildlife and enhancing the coast and riverside.

What it means for Coalfield Area

Regeneration in the Coalfield area will focus on its potential as an area for new house building.

Key developments

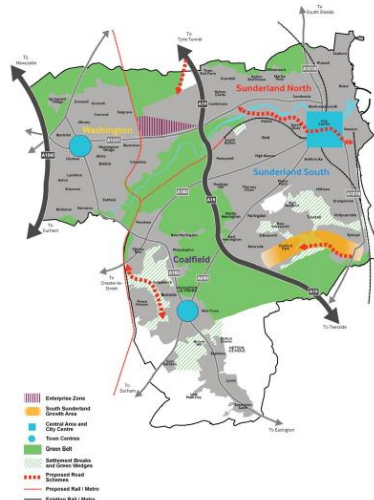
Housing
Gentoo will continue to undertake a programme of housing renewal.

Environment
The area's unique natural environment and industrial heritage resources will continue to be protected and utilised to develop the tourism potential of the area.

Shopping
Houghton town centre is the area's main retail and service centre but is in need of improvements to the environment and retail offer. A scheme for the redevelopment of the former Houghton colliery site to provide a new development is being progressed.

Central Route
The completion of the Central Route will connect important employment areas to the primary route network in the Coalfield area. The council will continue to work with Durham County Council to secure the development of the Coalfield Regeneration Route.

Leamside Line
The Leamside Line railway route will be safeguarded as a transport corridor. Its reopening will improve transport links between Washington and Sunderland, by taking in the former Pershwa-Pallion line.



Have your say on the changing shape of Sunderland

Settlement Break Review

Consultation information

We need your views

The full draft Settlement Break Review document, together with the Core Strategy, can be viewed at www.sunderland.gov.uk/development-plan

Copies of the documents can also be viewed at the Civic Centre and libraries across the city. You can also view the documents and talk to council staff about the plans at exhibitions across the city, see the website for details.

Both documents are available for comments until 5pm on 27 September 2013

You can comment:

By post: Planning Policy Section, Sunderland City Council, PO Box 102, Civic Centre, Sunderland, SR2 7DN.

By email: planningpolicy@sunderland.gov.uk

Online: You can respond online at www.sunderland.gov.uk/development-plan

You must register online to use this method.

If you have any queries or questions please contact the City Council Planning Policy Team on 0191 561 1574



What are Settlement Breaks?

Settlement breaks are areas of the countryside that do not have Green Belt protection but have been identified to be protected from development.

Sunderland's settlement breaks are found in the South Sunderland and Coalfield areas.

Why the review of Settlement Breaks is important

The City Council has carried out a review of the settlement breaks to make sure that they continue to assist the regeneration of built up areas, provide green spaces and help to maintain neighbourhood identity.

We also need to see if any areas can be released for sustainable development.

The Settlement Break Review will affect everyone who lives, works, plays in or visits the areas where settlement breaks are located.

Once complete, the review will be incorporated into the city's Local Plan. The strategic policies of this plan form the Core Strategy, which is also currently out for public consultation.

Key Findings

The majority of the settlement breaks have performed well.

The South Sunderland settlement break (south of Doxford Park, Silksworth and Ryhope and north of the Burdon Green Belt) has been identified as having the

potential for large scale residential development.

Around 90% of land in the remainder of the city's settlement breaks is recommended for retention.

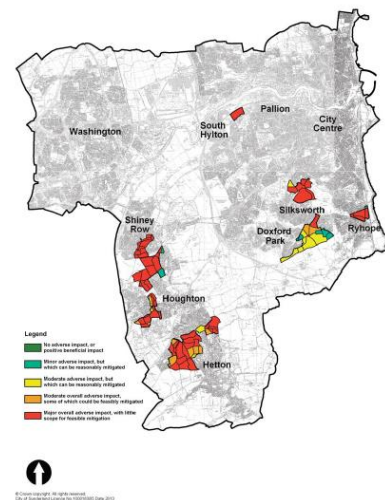
The remaining 10% of land (approximately 40 hectares) may have the potential for development subject to careful and sensitive mitigation.

South Sunderland Growth Area

Sites at Chapelgarth, Cherry Knowle, South Ryhope and Burdon Lane have been identified for residential development and associated facilities such as a primary school and medical facilities.

The area has the capacity to accommodate approximately 2,800-3,300 homes; around 20% of the city's housing need and will provide much needed homes in a high quality environment. The proposal will be dependent upon the outcome of the Settlement Break Review.

Indicative Development Potential



APPENDIX 3: Draft Core Strategy & Development Management Policies Consultation (2013) – Press Releases and Publicity

Sunderland City Council
Notice of Public Participation in the Preparation of a Development Plan Document

The Town and Country Planning (Local Planning) (England) Regulations 2012 - Regulation 18

Sunderland Core Strategy draft revised Preferred Options and Development Management Policies and Settlement Break Review

The City Council is preparing a Local Plan that will replace the current Unitary Development Plan. A key part of the Local Plan is the Core Strategy which sets out the planning framework for future development in the City up to 2032.

The Council has prepared a Core Strategy "Preferred Option" which sets out the policies and proposals for the development that will deliver Sunderland's housing and employment needs and address a range of key issues facing the City. This document also contains Development Management policies that will be used in determining planning applications.

In addition a report has been prepared which examines green breaks and wedges in the City. This is called the Settlement Break Review.

The Council is inviting comments on the Core Strategy and Settlement Break Review. Consultation will start on Thursday 1 August 2013 and comments must be received by no later than 5pm on Friday 27 September 2013.

Copies of these documents, along with all accompanying documents including a sustainability appraisal, appropriate assessment and official response forms will be made available at the Civic Centre, Burdon Road, Sunderland and at all public libraries and Customer Service Centres in Sunderland during their normal opening hours, during this period. These documents can also be viewed on the Council's website at www.sunderland.gov.uk/development-plan. Further details of public consultation events and how to make comments can also be found here. Paper copies of the Preferred Options and Settlement Break Review documents can be purchased from the Council for a nominal charge.

Dated 01/08/2013

Dave Smith, Chief Executive
 Civic Centre, Burdon Road,
 Sunderland SR2 7DN

Sunderland
 City Council



GET INVOLVED: The Vaux site is included in the 20-year plans of the city, and inset, Coun Mel Speding

Shaping our city's future

WEARSIDERS can have their say on the future of Sunderland.

Council bosses have launched eight weeks of consultation on how the city develops over the next 20 years.

Residents, business bosses and community groups are being urged to have their say on the draft Local Plan and Settlement Break Review documents.

Key proposals in the drafts include 15,000 new homes, 81 hectares of employment and business land, improvements to public transport and new strategic business sites on land north of Nissan and at Vaux/Farrington Row.

Draft documents can be viewed online at www.sunderland.gov.uk/development-plan, as well as at the civic centre and libraries across the city. Roadshows where people can talk to council staff about the plans start next week.

When finalised, they will guide planning policy and land use for new housing, employment and businesses as part of Sunderland's Local Development Framework.

Councillor Mel Speding, the city council's cabinet secretary, said: "The Government has outlined a national commitment to building new homes. We are required by law to have plans in place which meet the long-term development needs of

By MONICA TURNBULL

monica.turnbull@north-east-press.co.uk
 Twitter: @SunderlandEcho

our city. How we hope to achieve this is outlined in these draft documents."

All local authorities that oversee planning applications and land use must prepare these documents, which then must pass through several statutory consultation stages before they become binding.

There has already been public engagement with groups and organisations representing the city and region, and the drafts are in line with the city's Economic Masterplan.

Coun Speding added: "In this eight-week consultation period, we want to work with people to see how these housing and business development needs can best be met."

"Residents, businesses and community groups can all share their views and concerns on the proposals."

"A revised strategy is then presented to an independent planning inspector for final consideration."

Documents are available for comments until 5pm on September 27.

News release

For Immediate Release

HELP SHAPE THE CITY'S FUTURE

EIGHT weeks of consultation on how Sunderland develops over the next 20 years is getting underway (1 August).

The comments are invited on the draft Local Plan and Settlement Break Review documents that are being prepared by Sunderland City Council.

Residents, businesses and community groups are all welcome to comment.

These draft documents can be seen at www.sunderland.gov.uk/development-plan, as well as at the Civic Centre and libraries across the city.

When finalised, they will guide planning policy and land use for new housing, employment and businesses as part of Sunderland's Local Development Framework.

Roadshows where people can talk to council staff about the plans get underway next week (see Have Your Say PDF attachment).

Councillor Mel Speding, the City Council's Cabinet Secretary, said: "The Government has outlined a national commitment to building new homes. We are required by law to have plans in place which meet the long term development needs of our city.

"How we hope to achieve this is outlined in these draft documents."

All local authorities that oversee planning applications and land use must prepare these documents.

Key proposals in the drafts include:

- * 15,000 new dwellings
- * 81 hectares of employment and business land
- * New strategic business sites on land north of Nissan and at Vaux/Farningdon Row
- * Securing improvements to the public transport network.

The documents must pass through several statutory consultation stages before they become binding.

There has already been public engagement with groups and organisations representing the city and region, and the drafts are in line with the city's Economic Masterplan.

Cllr Speding added: "In this eight week consultation period we want to work with people to see how these housing and business development needs can best be met.

PR 4247

Media Relations Team, Civic Centre, Sunderland, SR2 7DN. Contact: media@sunderland.gov.uk

1

"Residents, businesses and community groups can all share their views and concerns on the proposals. A revised strategy is then presented to an independent planning inspector for final consideration.

"Re-using brownfield land has and continues to remain a priority for the City Council. Over the past few years more than nine-out-of-ten new homes are now being built on brownfield land.

"However, it is a fact that there is only a limited amount of brownfield land and this is not sufficient to meet all our growth needs.

"Therefore, we will need to look at sustainable greenfield sites in both the short and long-term."

Both documents are available for comments until 5pm on 27 September 2013.

You can comment:

By post: Planning Policy Section, Sunderland City Council, PO Box 102, Civic Centre, Sunderland, SR2 7DN.

A response form is available from your local library.

By email: planningpolicy@sunderland.gov.uk

Online: You can respond electronically at www.sunderland.gov.uk/development-plan

You must register online to use this method.

Face-to-face: Complete a response form at one of the exhibitions detailed above and hand to council staff.

If you have any queries please contact the City Council planning policy team on 0191 561 1574.

01 August 2013

ENDS

Attachment:
PDF of Have Your Say poster.

For further information contact:

Jeremy Wicking
Senior Media Officer
Sunderland City Council
Tel: 0191 561 1137
Email: jeremy.wicking@sunderland.gov.uk or media@sunderland.gov.uk

PR 4247

Media Relations Team, Civic Centre, Sunderland, SR2 7DN. Contact: media@sunderland.gov.uk

2

Have your say on the changing shape of Sunderland

Eight weeks of public consultation on key plans for the city starts on 1 August 2013.

Comments are invited on the draft Local Plan and Settlement Break Review documents. These will influence how land is developed for new homes and businesses, transport, the environment and how we protect our heritage and green spaces.

The draft documents can be seen at www.sunderland.gov.uk/development-plan, as well as at the Civic Centre and libraries across the city.

You can also view the documents and talk to council staff about the plans at the following exhibitions:

Date	Venue	Time
Thursday 8 August	Sandhill Centre Library, Grindon Doxford Park Community Association, Mill Hill Road	9.30am - 3.30pm 5pm - 7pm
Friday 9 August	Ryhope Library, Black Road	1pm - 4pm
Saturday 10 August	City Library and Arts Centre, Fawcett Street	9.30am - 12.30pm
Monday 12 August	City Library and Arts Centre, Fawcett Street	9.30am - 3.30pm
Tuesday 13 August	Hetton Centre Library, Welfare Road	1pm - 4pm
Wednesday 14 August	Fulwell Library, Dene Lane Kayll Road Library Bunny Hill Library, Hylton Lane	9.30am - 12noon 1pm - 4pm 5pm - 7pm
Thursday 15 August	Bunny Hill Library, Hylton Lane Shiney Row Library, Chester Road Hetton Centre Library, Welfare Road	9.30am - 12noon 1pm - 4pm 5pm - 7pm
Friday 16 August	Washington Millennium Centre Library, Concord	9.30am - 12.30pm
Saturday 17 August	Fulwell Library, Dene Lane	9.30am - 12.30pm
Monday 19 August	Washington Millennium Centre Library, Concord	5pm - 7pm
Tuesday 20 August	Washington Library, The Galleries	9.30am - 3.30pm
Wednesday 21 August	Electronic Village Hall, Mill Hill Road, Doxford	9.30am - 12.30pm
Thursday 22 August	Houghton Library, Newbottle Street	9.30am - 3.30pm
Saturday 24 August	Washington Library, The Galleries	9.30am - 12.30pm
Saturday 31 August	Houghton Library, Newbottle Street	9.30am - 12.30pm

Both documents are available for comments until 5pm on 27 September 2013

You can comment:

By post: Planning Policy Section, Sunderland City Council, PO Box 102, Civic Centre, Sunderland, SR2 7DN.
A response form is available from your local library.

By email: planningpolicy@sunderland.gov.uk

Online: You can respond electronically at www.sunderland.gov.uk/development-plan. You must register online to use this method.

Face-to-face: Complete a response form at one of the exhibitions detailed above and hand to council staff.

**If you have any queries please contact the
City Council planning policy team on 0191 561 1574**



There's still time...

to have your say on the
changing shape of Sunderland

Public consultation on key plans for the
city has been extended

Comments are invited on the draft Local Plan and Settlement Break Review documents. These will influence how land is developed for new homes and businesses, transport, the environment and how we protect our heritage and green spaces.

The draft documents can be seen at www.sunderland.gov.uk/development-plan, as well as at the Civic Centre and libraries across the city.

**Both documents are now
available for comments until 5pm
on 11 October 2013.**

You can comment:

By post: Planning Policy Section, Sunderland City Council, PO Box 102, Civic Centre, Sunderland SR2 7DN

A response form is available from your local library.

By email: planningpolicy@sunderland.gov.uk

Online: You can respond electronically at www.sunderland.gov.uk/development-plan.
You must register online to use this method.

**If you have any queries please contact
the City Council planning policy team
on 0191 561 1574**



00019172

City plan deadline extended

By PETRA SILFVERSKIÖLD

petra.silfverskiold@north-east.press.co.uk
Twitter: @petra_nep

THE people of Sunderland have been given a second chance to comment on plans on how the city could be developed over the next 20 years.

A consultation on the draft local plan and - drawn up by Sunderland City Council - has been extended by two weeks, until October 11.

The proposals outline the long-term needs of the city and include new housing, employment and business land, and a consultation was launched in August.

Controversially, the draft documents refer to development on greenfield as well as brownfield sites.

Cabinet secretary Mel Speding said: "Reusing brownfield land has been, and continues to remain, a priority for the city council.

"Over the past few years, more than nine out of 10 new homes have been built on brownfield land.

"However, it is a fact that there is only a limited amount of brownfield land, and this is not sufficient to meet all our growth needs.

"Therefore, we will need to look at sustainable greenfield sites in both the short and long term."

The proposals include 15,000 new homes and 81 hectares of employment and business land as well as strategic sites north of Nissan and at Vaux and Farrington Row.

Improvements to public transport and protection of the built and natural environment are also outlined in the documents, which can be found at www.sunderland.gov.uk/development-plan or at the civic centre and public libraries, where comment



CONSULTATION EXTENDED:
Councillor Mel Speding.

forms are available. Comments can also be posted to Planning Policy Section, Sunderland City Council, PO Box 102, Civic Centre, Sunderland, SR2 7DN or emailed to planningpolicy@sunderland.gov.uk.

As part of the consultation, the council has sent out 8,000 letters to encourage people to get involved.

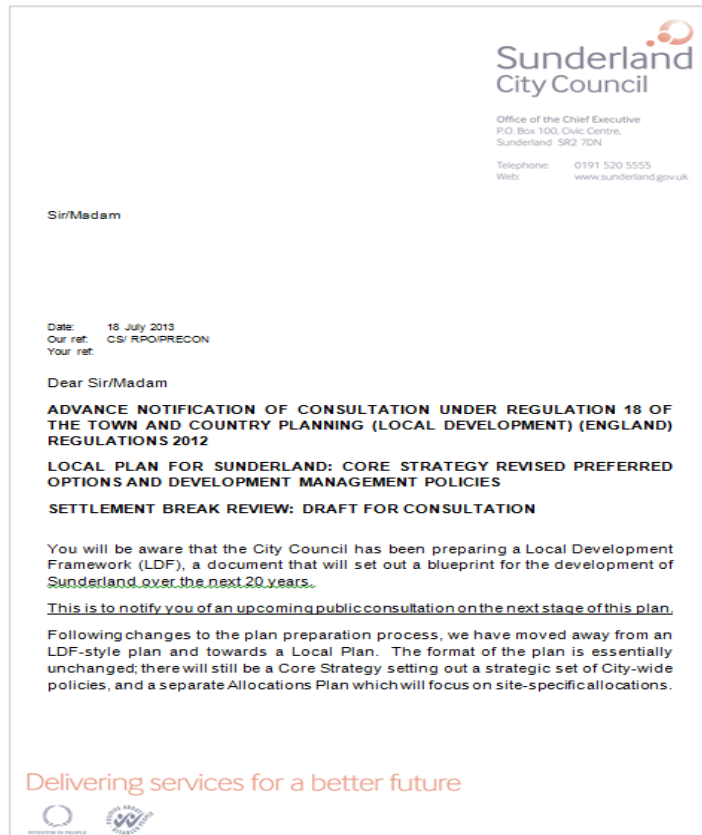
"We are required by law to have plans in place which meet the long-term development needs of our city," Coun Speding added.

"How we hope to achieve this is outlined in these draft documents.

"We have already collated dozens of comments from 20 public and staffed events, plus businesses, and special interest groups have also been commenting."

The documents must pass through further statutory consultation stages before they are binding.

APPENDIX 4: Draft Core Strategy & Development Management Policies and Settlement Breaks Review Consultation (2013) – Consultee Letters



The current focus is on the Core Strategy which sets out the main planning framework for housing, economic development, transport and the environment in the city to 2032. This document also contains a suite of development management policies that will be used in determining planning proposals.

The Core Strategy is currently at the Revised Preferred Options stage, which details the single, preferred, approach to how the City could develop. This stems from an exercise in late 2009 where consultation took place on a range of possible approaches (Alternative Approaches).

We have now finalised the draft Core Strategy document that was agreed by Cabinet earlier this year and this will be the focus of an eight-week period of public consultation running between 1 August 2013 and 27 September 2013.

Alongside the Core Strategy, the Council has also prepared a Settlement Break Review which examines the role of those green gaps and breaks between parts of the City and whether these have the potential to accommodate new development. Consultation will also be taking place on this document.

How Can I find out more?

The Core Strategy and Settlement Break Review can be viewed on the Council's website at www.sunderland.gov.uk/development-plans.

What Happens Next?

As a registered consultee you will receive formal notification prior to the start of the consultation along with details of how you can make your views known and details of where exhibitions will be taking place. Please do not submit any comments at this stage.

If you have any queries regarding the above please do not hesitate to contact Gary Clasper on (0191) 561 1537

Yours faithfully

Vince Taylor
Head of Strategy and Performance



Office of the Chief Executive
P.O. Box 100, Civic Centre,
Sunderland SR2 7DN

Telephone: 0191 520 5555
Web: www.sunderland.gov.uk

Date: 30th July 2013
Our ref: CS/ RPO/STAT
Your ref:

Dear MS Holdstock

**CONSULTATION UNDER REGULATION 18 OF THE TOWN AND COUNTRY PLANNING
(LOCAL DEVELOPMENT) (ENGLAND) REGULATIONS 2012**

**LOCAL PLAN FOR SUNDERLAND: CORE STRATEGY REVISED PREFERRED OPTIONS
AND DEVELOPMENT MANAGEMENT POLICIES**

SETTLEMENT BREAK REVIEW: CONSULTATION ON DRAFT REPORT

Sunderland City Council is preparing a Local Plan which will set out the policies for the development of land in the city for the next 20 years. It will replace the current Unitary Development Plan (UDP) which was adopted in 1998.

At the heart of the Local Plan lies the Core Strategy. This sets out the main policy elements of the planning framework for Sunderland, and will underpin all development in the city up to 2032, including housing, economic development, transport and the environment. The Core Strategy is currently at the Revised Preferred Options stage, which details the single, preferred, approach to how the City might develop. This stems from an exercise in late 2009 where consultation took place on a range of possible approaches (Alternative Approaches). The Core Strategy also contains a set of detailed Development Management policies that will be used in assessing planning applications.

In addition, the Council has prepared a document – the Settlement Break Review - which sets out possible approaches to identifying important settlement breaks and assessing their suitability to accommodate new development. Responses to this document will be used to inform future Core Strategy policy on settlement breaks.

Accordingly, the City Council is carrying out extensive consultation on these documents to ensure that the views of the public and other interested parties are taken into account. This consultation will take place from 1 August 2013 to 27 September 2013 and your views are sought (and will need to be received) by the City Council within this eight-week period.

Delivering services for a better future



For your information, a CD is enclosed which contains copies of the Core Strategy Revised Preferred Option and the Settlement Break Review.

A number of other key documents which accompany the Core Strategy can be found on the Policy webpage www.sunderland.gov.uk/development-plan. These documents include:-

- Alternative Approaches (2009)
- Sustainability Assessment (2013)
- Appropriate Assessment (2013)
- Infrastructure Delivery Plan (2013)

Other strategies and reports that have been taken into account in preparing the Core Strategy, such as the Strategic Housing Land Availability Assessment, Retail Needs Assessment, etc, are also available to view online.

All of the main documents associated with this consultation can be viewed at the Civic Centre, Burdon Road, Sunderland, ~~Monday~~ to Thursday from 8.30am till 5.15pm and on a Friday from 8.30am till 4.45pm, or at any City Library or Customer Service Centre during opening hours.

Your comments must be received by the Planning Policy Section, Sunderland City Council, PO Box 102, Civic Centre, ~~Sunderland~~, SR2 7DN by no later than 5.00pm on Friday 27 September 2013. A copy of the response form is enclosed, or alternatively you can respond electronically using the ~~Limehouse~~ system at www.sunderland.gov.uk/development-plan (you must be registered to use this method). You can also contact us via email at: planning.policy@sunderland.gov.uk. Details of where staffed exhibitions will be taking place can be found on the Core Strategy website.

The City Council will take on board comments received regarding these two documents and will consider these in the production of the next version of the Core Strategy – the Publication draft - which is programmed for consultation during Summer 2014. You will have the opportunity to comment on that document.

Representations may also be accompanied by a request to be notified of progress on the Core Strategy e.g. when it is to be submitted to the Secretary of State for independent examination and of the subsequent adoption of the Core Strategy.

If you have any queries regarding the above please do not hesitate to contact Gary Clasper on (0191) 561 1537

Yours faithfully

Vince Taylor
Head of Strategy and Performance

APPENDIX 5: Draft Core Strategy & Development Management Policies Consultation (2013) – Responses Schedule

Policy	Comment	Contributor
CS1	Should mention the emphasis upon the development of older persons housing provision to be delivered through the extra care housing programme (it would be positive to outline development and investment providing over 200 new homes in this area – plus release of family homes across tenures)	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult Services
	The comments analyse the methodology by which the council's housing requirement has been calculated. Questions the adequacy of the proposed housing target in meeting both the housing need and the economic aspirations of the authority. Approach to phasing fails three of the 4 tests of soundness, it lacks sufficient justification, and lacks deliverability and flexibility to adapt to changing needs and circumstances.	Gladman Developments
	CS 1.2 - concerns over the evidence base for the number of homes to be delivered. The Co-operative Group are aware that a number of sites have been discounted from the SHLAA on the basis of the sites being located in the Settlement Break. Sunderland City Council are currently consulting on the Draft Settlement Break Review and The Co-operative Group have concerns that each emerging planning policy document and the associated evidence base are being undertaken and considered in isolation. As part of representations previously submitted on the Settlement Break Review methodology, The Co-operative Group welcomed that the Settlement Break Review consultation was to be linked to the SHLAA. However, the Settlement Break Review has been published without full consultation taking place on the SHLAA. As development sites considered in the SHLAA are discounted on the basis of being located in the Settlement Break, Sunderland City Council also need to consider the development potential and availability of sites located within the Settlement Break to confirm if removing them from the Settlement Break will provide the required quantity of development over the plan period as identified in	Fairhurst for the Co-operative Group

Policy	Comment	Contributor
	Policy CS1.2.	
	Discusses housing numbers calculation and fact that projection is less than RSS - is there room for a review should the conditions allow for a substantive supply increase? Agree with split of supply across 5 areas. Agree with PDL (previously developed land) first, but needs to be flexibility in bringing land forward and collaboration between key players.	Gentoo
	CS1.2 - Questions whether housing target is sound. Need to take account of shortfall against RSS. Also 2013 SHMA target is up on previous SHMA so housing target within CS should be higher. CS1.3 - sequential approach contrary to NPPF which does not promote a brownfield first approach. Need to release greenfield sites too.	Barratt and David Wilson Homes
	CS1.2 - Questions whether housing target is sound. Need to take account of shortfall against RSS. Comments then proceed to discuss how council should identify its own objectively assessed housing need based on evidence such as household projections, neighbouring authorities and the SHMA. CS1.3 and DM1.2 - The policies as written are considered unsound as they inappropriately prioritise the development of previously developed land (brownfield) over greenfield sites. It is recommended that the sequential approach be removed and replaced by a policy which encourages the use of brownfield land in conformity with the NPPF.	House Builders Federation
	CS1.1 - proposal to focus housing in south Sunderland and economic development in Washington is unsound and contrary to NPPF - need to provide homes close to employment sites. CS1.2 - Housing target well below RSS - most up to date evidence base. Also fails to take into account under delivery for 2004-2013. Should revise housing target upwards in line with RSS and include the shortfall.	England and Lyle for Mr C Milner
	CS1.1 - request an amendment - 'The Central Areas, including the city centre, will be the principle location for offices, retail, student accommodation and main town centre uses'. CS1.2 - needs clarity as to whether students are included in housing figures.	Signet Planning for the University of Sunderland
	Support for identification of South Sunderland growth area to provide large part of housing requirement. Recognition of Groves site's contribution to delivery of	David Lock Assocs for O&H Properties Ltd

Policy	Comment	Contributor
	housing target.	
	CS1.2 - requests confirmation that the housing requirement is a target to be exceeded and not a ceiling.	Nathaniel Lichfield and Ptnrs for Northumbrian Water Ltd
	CS1.1 - support for South Sunderland as a location for the majority of new housing within the city. CS1.2 - seeks confirmation that the housing requirement is a target to be exceeded not a ceiling. Housing target should be amended in line with most recent SHMA 2013 to over 20,000. CS1.3 - sequential approach not in line with NPPF. Also provides no flexibility to enable housing growth to be fully met in accordance with para 14 of the NPPF.	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	CS1.2 - Concerns over the evidence base for the number of new homes to be delivered. Durham Estates are aware that a number of sites have been discounted from the SHLAA on the basis of the sites being located in the Settlement Break. Sunderland City Council are currently consulting on the Draft Settlement Break Review and Durham Estates have concerns that each emerging planning policy document and the associated evidence base are being undertaken and considered in isolation. Sunderland City Council's draft methodology stated that the Settlement Break Review consultation was to be linked to the SHLAA. However, the Settlement Break Review has been published without full consultation taking place on the SHLAA. As development sites considered in the SHLAA are discounted on the basis of being located in the Settlement Break, Sunderland City Council also need to consider the development potential and availability of sites located within the Settlement Break to confirm if removing them from the Settlement Break will provide the required quantity of development over the plan period as identified in Policy CS1.2.	Fairhurst for Durham Estates
	CS1.1 (5) - support. The proposed regeneration of the Philadelphia complex will assist in this regard through the provision of up to 630 new homes. CS1.2 - identifies a housing requirement for the Coalfield area. Details on the calculation of the requirement is not included but is a target not a ceiling.	Nathaniel Lichfield & Ptnrs for Esh Developments
	CS1.1 - support for directing significant amount of total housing proposed for the city to South Sunderland. CS1.2 - questions the housing numbers and the	Barton Wilmore for the Church Commissioners

Policy	Comment	Contributor
	deviation from the RSS which is the most up to date objectively assessed level of housing need. Housing need projection is too low and does not take into account the under delivery. Discusses how the numbers have been calculated. Para 1.9 acknowledges that whilst the focus of new housing development will be on brownfield sites, there will be a need for the release of some Greenfield sites - in order to accommodate a higher housing target than is currently proposed, should also be considering green belt sites.	
	CS1.1 - Spatial Principle 3 should be expanded to include a statement that Washington town centre will be a reinvigorated town centre meeting the needs of the settlement. CS1.2c - includes a table which sets out a pattern for new floorspace development, but makes no reference to Washington. Whilst it may be the case that the local planning authority judge that the evidence base is not adequate to include a specific floorspace, there should be a short statement under this heading to the following effect: "Opportunities at Washington town centre will be pursued to further meet overall requirements for new and improved retail floorspace across the city."	Colliers International for M&G Real Estate
	CS1.1 - housing target will not be achieved by only proposing a limited amount in Washington. Need to revisit and increase target for Washington. 2013 SHMA projects a higher need than the CS proposes. CS1.3 - sequential approach does not accord with NPPF guidance. Brownfield site should be encouraged, not preferred. Also policy has no flexibility to react to change. Requests policy is deleted.	Nathaniel Lichfield for Hellens Development Ltd
	CS1.1 - welcomes focus on potential of Coalfield for new housebuilding and that the housing requirement is a target not a ceiling. 2013 SHMA projects a higher need than the CS proposes. CS1.3 - sequential approach does not accord with NPPF guidance. Brownfield site should be encouraged, not preferred. Also policy has no flexibility to react to change. Requests policy is deleted.	Nathaniel Lichfield for Hellens Development Ltd (#2)
	CS1.1 - welcomes focus on potential of Coalfield for new housebuilding and that greenfield sites will also be required. CS1.3 - sequential approach does not accord with NPPF guidance. Brownfield sites should be encouraged, not preferred. Also policy has no flexibility	Nathaniel Lichfield for Lord Lambton's VS

Policy	Comment	Contributor
	to react to change. Requests policy is deleted.	
	CS1.2 - objects to housing figure as it is less than RSS figures and will not 'significantly boost housing land supply' as required by the NPPF. cf with the St Albans case - figures not in line with RSS net delivery rates. Recommends a review of the housing figures.	Signet Planning for Partner Construction Ltd
	CS1.1 - object - in particular to bullet point 3 which suggests that Washington will be a key provider of land for economic development but only a minor amount of new housing is proposed. Client has a site in Springwell Village that falls within sub area of Washington, which is considered to be suitable for housing. Green Belt constraints are preventing expansion of Springwell to the detriment of the village. Strong housing market in Washington and Springwell - land needs to be available where the demand is, so Washington should be given higher proportion of the housing target. Green belt boundaries will need relaxing. CS1.2 - objects to target figure and distribution across sub areas. CS1.3 - object - sequential approach is contrary to NPPF. Need to release land where the demand is rather than less desirable locations.	Ward Hadaway for S Gair
	Concern about the number of households to be provided. At 15,000 houses over the plan period, this seems to reflect the same sort of ratio as those proposed by Durham County Council and the joint Newcastle/Gateshead plan. It appears to us that there is an element of double counting taking place and indeed this document suggests preventing emigration to Durham while Durham figures appear to be based on an equivalent immigration. As Sunderland is proposing a phased release of land, this may be acceptable but any suggestion of a strict adherence to this number regardless must cause considerable concern.	CPRE Durham
	CS1.1 -supportive of preferred spatial pattern of development. However, the policy states that Washington will be a key provider of land for economic purposes and yet this is not identified in policy CS1.2 . Therefore further clarification regarding the economic development aspirations would be welcomed, specifically given the location of Washington with respect to the SRN. CS1.2 - support for concentration	Highways Agency

Policy	Comment	Contributor
	of employment development within the central area. However, see comments re Washington above. Footnotes to the employment table indicate the distribution between Vaux and North of Nissan but there are no figures in the table for North of Nissan. Further clarification required. Support for focusing distribution of development within sustainably accessed central locations - important that supporting infrastructure is properly planned. Welcomes IDP. CS1.3 - support for sequential approach to development as mechanism for ensuring sustainable patterns of development are achieved.	
	In accordance with the duty to co-operate and cross-boundary joint working in terms of potential requirements to additionally provide for some of the development needs of neighbouring authorities where reasonable and appropriate, we would be grateful if you could confirm to what extent Sunderland City Council is proposing for any growth over-and-above what your objectively-assessed needs suggest and has identified sufficient land to provide for its own proposed strategic housing growth requirements in particular, and thus whether you consider that the district may have any additional capacity (primarily in non-Green Belt areas) that could potentially provide for any of South Tyneside's identified development needs should that come to be necessary? While we recognise that South Tyneside is considered to be a largely self-contained housing market area, there will inevitably be some degree of cross-boundary movements within the wider economic market (travel-to-work) area that might suggest reasonable scope for some of South Tyneside's development needs being provided for within the Sunderland area.	South Tyneside MBC
	CS1.1 - focusing new housing in South Sunderland is considered to be unsound. Such an approach is likely to result in an under provision of housing land and therefore a failure to meet the objectively assessed needs of the housing market area. CS1.2 - housing target not in line with RSS - most up to date evidence base, and fails to take into account under delivery. Need to take Sedgefield approach. Housing requirements should be based on demand not population estimates and estimate of economic	England and Lyle for Stirling Investment Properties

Policy	Comment	Contributor
	growth. Should raise the target to 23,148 and meet the shortfall within first 5 years of plan period. Should not require green belt deletions - sufficient deliverable sites exist such as the clients site at Phoenix Tower, N Hylton Rd. CS1.3 - client agrees with sequential approach.	
	CS1.1 - general support but with regards to the Coalfields area, there should be a reference to the fact that both regeneration and new homes are required for the area to fully contribute to the growth of the City. CS1.2 - housing numbers - as HBFs comments - should reflect RSS targets and SHMA. Principle that numbers is a target not a ceiling is welcomed. CS1.3 - unsound and contrary to NPPF - shouldn't be 'brownfield first'. Also the policy doesn't explain why this approach should be taken - will have an impact on land values - PDL site owners could hold out for higher values as their land is at the top end of the sequential test, leading to delays. Policy should be worded to 'encourage' the 'effective' use of PDL. Paragraphs 1.9 and 1.18 recognise that greenfield development is critical to the success of the Core Strategy, however this is not appropriately reflected in the wording of the policy.	Persimmon
	CS1.1 - Spatial Patterns of Development here refers only to housing and building whereas p7 para 7 explains that Spatial Development is more than just development. Should be a caveat applied to each principal in CS1.1 that requires a holistic approach to development in terms of social, environmental, economic, health, education, social inclusion, waste, biodiversity and recycling. CS1.2 and CS1.3 - issue of housing target. Also phasing should respond to demand not targets. Sunderland needs a unique selling point to attract people here and build to demand rather than targets - green space should be an attraction, not a building opportunity. The sequential approach to development within the policy should reflect the need to allocate land for development in accordance with real market led demand. Para 1.5 SHMA - is it 2012 or 2013? Para 1.7 prob of housing target - projection v forecast and evidence base. Need evidence from housing market to build in demand factor.	Stephen Hopkirk

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	CS1.2 These representations are to be read in conjunction with those made in respect of Policies DM5.1 and CS5.1 There are several linked strands to this submission:- (1) Under the heading 'Delivery of Spatial Objectives' the document states "To expand and develop the City Centre and its fringe into a vibrant and economically buoyant entity by improving and expanding the office and retail offer" The current policy indicates a potential demand of up to 78,000 sq m gross comparison goods floorspace and 7,500sq m gross convenience goods floorspace over the plan period. There is no indication as to whether this is a projection based on present trends or includes an increased element of new floorspace required to 'claw back' expenditure generated by residents which 'leaks' to other centres such as MetroCentre and Newcastle. If genuine attempts are to be made to regenerate the City Centre and enhance its status there should be an aspirational element to floorspace requirements, possibly leading to a higher required comparison floorspace than included in the plan and clarification is sought as to whether this in fact underlies the floorspace calculations included within the Plan. This would be the 'preferred' course if the role of the City Centre is to be expanded into a 'vibrant and economically buoyant entity' as set out in the section headed "Delivery of Spatial Objectives". Even if the calculation is on a 'current trends' basis, the full potential of the scale of development needed to regenerate the centre has not been realised. Of the anticipated additional comparison goods floorspace, only 17,500 sq m gross is proposed in the City Centre, surely a modest amount in the context of the total anticipated demand and the Council's stated objective to secure the regeneration of the City Centre. Although the supply of sites in and on the edge of the City Centre is limited by other policies of this Plan, a more determined effort to regenerate would result were policy related to particularly the Vaux site relaxed to allow for major retail development, if it could be attracted. Although this would probably take the form of a retail park, there could still be benefits from an increased 'critical mass' in the City Centre and scope for linked shopping trips (there is evidence of such a beneficial effect) and other towns and cities seem to	John Tumman

Policy	Comment	Contributor
	<p>have successfully adopted this approach. That there may be only limited scope for office development on the Vaux site re-enforces this view. (2) There is no indication of the desired 'split' of the comparison floorspace between Sunderland, Washington and the Coalfield. In the interests of good planning and minimising the need to travel, a sub-table outlining the desired split in the interests of enhancing accessibility to facilities would be desirable (3) Most of the anticipated new floorspace is comparison goods. Whilst Policy DM5.1 sets out a sequential test for new retail development, comparison goods development of the scale anticipated may not be suitable in or edge of the centres defined in Policy CS5.1. There is a need for clarification as to whether all comparison goods floorspace development should be at such centres, and if so, which ones. There may be a resulting need for the Council to commit to land assembly to bring such developments into being; failure to do so will only result in development pressures building up on sites which the Council may prefer to see being developed for other uses but upon which they will be increasingly unable to resist retail development (4) Given all of the above, and notwithstanding Policies CS1.2 and CS5.1 (see my representations on these) the apparent lack of a clear practical policy direction within the Local Plan may result in development pressure for one or more additional retail parks in the City. These may well be in locations which are not the preference of the City Council (eg good potential employment land) but which could nevertheless prove difficult to resist in the longer time given the lack of obvious alternative sites which are available for development. The Council needs to give attention to this distinct possibility and make provision, either by identifying suitable sites or general locations (see point (2) or introducing a criteria based policy to rigorously control such developments. At present the Plan seems weak in this respect. The changes sought are therefore:- (1) Greater commitment to the regeneration of the City Centre/loosening of policy constraints regarding retail development on sites such as Vaux to seek to maximise the critical mass of the City Centre, hence its' attractiveness as a shopping destination, to retain a greater proportion of residents' spending power in</p>	

Policy	Comment	Contributor
	<p>accordance with the objectives of the Plan; (2) Clarification as to precisely which centres will be appropriate for the scale of comparison goods development anticipated, bearing in mind the desirability of ensuring ease of access from different parts of the City; (3) Assuming it will not be possible or, given the scale of some of the smaller centres, desirable to accommodate all new comparison goods development particularly on a large scale (as is likely) in or on the edge of existing centres, a policy either identifying suitable locations for new retail park(s) or a strong policy setting out rigorous criteria against which any such developments can be evaluated in terms of distribution within the city, location, accessibility, loss of prime employment land etc Policy CS1.2(a) indicates that a further 81ha of land will be identified for new economic activity. The associated table only indicates the distribution of 24.2 has of this, on the key sites at Vaux and north of Nissan. It would be useful to have in association with the Policy an indication of the intended distribution of the remaining 56.8ha across the City in order to establish whether new employment opportunities will be well distributed in relation to population, in order to reduce the need to travel and create a sustainable form of development.</p>	
	<p>CS1.1 - Durham County Council supports the general aims and ambitions of the Draft Sunderland Core Strategy, whilst recognising that another version of their Draft Plan will be necessary to cover further changes they are now progressing. The Council requests that Sunderland make a commitment to regular one-to-one meetings to identify and discuss relevant cross-boundary issues, like housing, employment, transport and minerals, which must be jointly considered to meet the requirements of the National Planning Policy Framework.</p>	Durham County Council
	<p>CS1.2 Sunderland South, too high a concentration of housing to be built around Chapel Garth, Burdon Lane, Ryhope and Silksworth. The development of land for housing in the Sunderland South settlement break does not meet the Sunderland Core Strategy with regards to the Spatial Strategy and mainly the green infrastructure corridors (7.25 Important to protect valued green space from adverse development). From</p>	Alistair Stewart Wilson

Policy	Comment	Contributor
	<p>the council's Core Strategy Review Document (7.2) housing (such as those outlined for Silksworth by Partner Construction Ltd.) in this green corridor would not develop the green infrastructure corridor and would only merge Doxford/Hall Farm with Ryhope and Silksworth/Tunstall, thereby losing local identity for all concerned. The loss of the green infrastructure corridor would mean the council not meeting the environment part of it's spatial strategy. This change in the settlement break would have an impact on local environment quality, for wildlife, local people and also further squeeze the limited green belt towards the A19 by building right up to it. The supposed increase in tree planting suggested for Blakeney Wood and the thin tree line in the key constraints rings hollow as housing is already planned on the adjacent land from Chapelgarth to Doxford International. Developers would want to utilise as much land as possible for profit rather than plant trees and the idea that mainly executive homes are to be outlined for the area in the proposed settlement break again would probably change to affordable housing due to lack of interest because of market constraints so making the area condensed and therefore eventually densely populated. Changes must be made to ensure the green corridor is maintained (sub divisions 3,4,7,9,10,14) to the standard set out in the Core Strategy Review and Development Policy. Extensive tree planting must be done to Blakeney Wood to join it to the Thin tree line. Any developers must be strictly policed with their commitment to any development they construct regarding the local environment and any issues. Housing if they must be built should be executive homes only (planning changes to lots of affordable homes should not be allowed) and properties should fit in with the local area not be condensed together. Any new properties should use the existing trees and hedgerows as part of the development borders or gardens and be protected.</p>	
	<p>CS1.2 - We note the Council's intention to use a New Household Forecast Model to calculate the city's housing requirement in the next draft of the emerging Core Strategy, using the latest available population and household projections from ONS and DCLG. Gateshead Council would be keen to be consulted on the</p>	<p>Development and Enterprise, Gateshead Council</p>

Policy	Comment	Contributor
	<p>outcomes from this work in due course, and would also be willing to discuss the technical approach and assumptions used in developing housing forecasts. Close cross-boundary cooperation on this strategic issue at an early stage will enable the preparation of a growth scenario that is compatible with the aspirations of authorities within the housing market area, and contribute to meeting the requirements of the Duty to Cooperate.</p>	
	<p>CS1.2 - Employment Land: CPRE is not convinced that creation of a new Strategic Employment Site 'north of Nissan' merits deletion of Green Belt which is already relatively narrow. Housing allocations: CPRE welcomes the proposal to build more of the allocation towards the end of the Plan period, recognising that if migration patterns or economic growth do not materialise, then the housing allocations can be reviewed and reduced accordingly. However we are concerned about the total net number of households to be built. At 15,000 houses over the plan period, this seems to reflect the same sort of ratio as those proposed by Durham County Council and the joint Newcastle/Gateshead plan. We believe the allocated numbers do not fully take into account housing allocations being proposed by neighbouring authorities – notably Newcastle-Gateshead and Co Durham. The Durham Plan seems to be proposing building houses to meet possible demand if existing patterns of outmigration from Tyneside and Wearside continue, in direct contradiction to the approach being taken by Sunderland. In particular, Durham are proposing significant development (with Green Belt deletion) at Chester-le-Street which clashes with these proposals for a concentration of development in South Sunderland. Similarly Newcastle-Gateshead seem bent on an aggressive programme of additional housebuilding in an attempt to reverse outward migration. We would like to see an overall analysis of housing allocation proposals in and around the Tyne & Wear Strategic Green Belt area, as we are convinced that without a sub regional overview of housing provision, double counting of demand is taking place, Retailing: it is not clear that new retail development on these sites will not have a deleterious effect on existing retail centres or that there will be a net increase in</p>	<p>CPRE North East</p>

Policy	Comment	Contributor
	employment and amenity. CS1.3 - CPRE welcomes this sequential approach but some clarity is needed over the term “release of land”. Is this policy going to be used to allocate housing development land in five year tranches, or is it going to be used to determine individual development applications requiring an assessment of other potential sites? Either way – the linkage between “suitable, viable and deliverable sites’ and an outcome of ‘sustainable development’ needs to be better established.	
	p36 - blue box - Sustainability Appraisal, second bullet, - “the policy sets out a strategic spatial framework which in broad terms responds appropriately to the evidence base” - vague; what does 'broad terms' mean, and how robust is the evidence base?	Stephen Hopkirk
	p37 - Does not take into account 'real' housing demand but focuses on targets which in my opinion is not sustainable development	Barbara King
CS2	Objects to the development of the Doxford Park/Burdon Lane area as the LMD, mainly on grounds of traffic - existing roads will be unable to accommodate additional traffic, but also anti-social behaviour and urban sprawl	Lewis Cowey
	Agrees with principle of new employment development on North of Nissan Strategic site, but is concerned about parking and traffic. Would like sufficient parking to be provided for workers to prevent parking along residential streets in Ferryboat Lane area - otherwise existing problem will be exacerbated.	Mrs E Dorans
	Objects to the development of the Chapelgarth/Burdon Lane area as the LMD, mainly on grounds of loss of green space and traffic, plus insufficient shopping and social facilities - need green space in area to walk dogs and exercise.	Mrs Patricia Lawson
	Need to maintain a five year land supply and include flexibility in the plan should these sites not come forward as expected. Gladman recommend that the Council distribute housing to a broader selection of sites that will continue to support the Plan’s strategy, provide sustainable locations for development and avoid the delays that can occur on sustainable urban extensions (SUE) or on brownfield sites.	Gladman Developments
	CS2 and DM2.1 require amendments to ensure they do	Natural England

Policy	Comment	Contributor
	not adversely affect the integrity of coastal Natura 2000 sites within Sunderland and outside of its boundaries. These amendments must be directly informed through the Habitats Regulations Assessment (HRA). Given the scale and location of the development proposed, Natural England do not concur with the HRA conclusions – that likely significant effects can be ruled out. Concerns are expressed about the South Sunderland Growth Area within close proximity to the Durham Coast SAC, Northumberland Coast SPA and Ramsar site. NE considers reliance on criteria based policy to be insufficient to conclude no likely effects. Comments go on to advise how the policy should deal with identifying adverse effects and effective mitigation measures - needs the policy to be flexible. Comments then assess major development sites against known sensitive sites.	
	Attraction of business to city centre should be a priority, but needs a mixture of types and tenures - city centre and riverside have too many apartment style developments.	Gentoo
	CS2 and DM2.2 - The Core Strategy is heavily reliant upon the Key Regeneration Sites and on the Locations for Major Development (LMD) to ensure the plan is deliverable the Council needs to identify how it intends to ensure these sites are delivered and identify safeguarded land to provide flexibility within the plan. The LMD should be defined and allocated as part of the core strategy.	House Builders Federation
	The identification of Bonnersfield as a location for major development for housing and education is supported.	Signet Planning for the University of Sunderland
	support for identification of Groves site as a LMD	David Lock Assocs for O&H Properties Ltd
	CS2 - support for the identification of the South Sunderland Growth area as an LMD. Support for the production of a Development Framework, but wish to avoid its preparation leading to a delay in the delivery of the development.	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	support for allocation of Philadelphia as an LMD.	Nathaniel Lichfield & Ptnrs for Esh Developments
	support for inclusion of Church Commissioners land at south Ryhope in LMD and for capacity of South	Barton Wilmore for the Church Commissioners

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	Sunderland growth area to accommodate 2800 - 2300 dwellings. Request that the allocation of the site at South Ryhope for employment be removed. Also request removal of green belt allocation. South Sunderland LMD should be identified as a Strategic Site. Also support land at Philadelphia for development.	
	Unclear what constitutes a 'strategic site'. CS should be prepared as a wider reaching local plan and should identify all development sites to be delivered over the plan period, including the client's site at land at Mill Hill. Comments then make the case that the site is deliverable.	Signet Planning for Partner Construction Ltd
	Two LMD sites, Groves and Cherry Knowle, contain former playing fields. The emerging Playing Pitch Strategy will need to show that these sites are surplus to sporting needs otherwise Sport England will expect to see the playing field being brought back into use as part of the sites' regeneration, or replacement playing field provided. At present therefore it is necessary for Sport England to object to these allocations.	Sport England
	Welcomes reference to cycle routes which should be encouraged. Our main concern relates to the Port. While the principle of developing this site appears sound, its potential to affect the Natura 2000 sites around it is a significant factor. Issues such as the Birds and Habitats Directives may well come into play here	CPRE Durham
	As agents for the land owners of land to north of Nissan, support for policy CS2 which seeks to identify land to the north of Nissan as a strategic major development. Also support for City Deal's proposal to develop an Advanced Manufacturing Park of international significance in the region.	Hedleys for Kans and Kandy Ltd
	Not clear how the LMDs relate to the overall contribution of employment and housing provision - is it part of overall quantum or in addition to it. Para 2.6 identifies that the quantum of development at the LMDs will be provided in the Allocations DPD - can't comment until then.	Highways Agency
	Some of strategic sites and LMDs have remained undeveloped for a number of years. As they are key to the CS, it is recommended that deliverability studies are undertaken to a) highlight the barriers to development of the site, and b) to demonstrate how	Persimmon

Policy	Comment	Contributor
	these can be overcome in order for the site to deliver necessary development. In addition to the above, trajectory work needs to inform when these sites will start to be developed and the quantities and type of development they will contribute over the plan period. In parallel with this there needs to be a realisation that not all of the sites will deliver their quota of development, and therefore contingency plans and policies need to be considered.	
	CS2.2) x - needs to be amended to include "... will be brought forward to meet demonstrable market led demand..." because it is a large green field site which if developed without real demand will not meet sustainability criteria. In addition much of this area sits outside of the Urban Area which means it should not be developed unless there is a demonstrable need to do so and there are no alternatives.	Stephen Hopkirk
	Two representations are submitted with regard to the proposed 'Strategic Sites': i Former Vaux brewery/Farringdon Row. It is suggested the range of uses be broadened to include retailing. This is suggested for three reasons, namely (a) The scale of office development proposed here may not be deliverable within a reasonable timescale, given the economic climate, a general low level of demand for office space, and competition for such demand as does exist from similar mid-sized non-regional centres throughout the north; (b) As suggested in my representations elsewhere, if the decline in relative status of the City Centre is to be stemmed, and a determined effort made to retain retail expenditure generated by residents which currently 'leaks' elsewhere, new retail development should, wherever possible, be directed to the City Centre. Policy CS1.2(c) indicates a potential need for 85,500 sq m additional floorspace, but specific provision is made within the City Centre for only 17,500 sq m. Two representations are submitted with regard to the proposed 'Strategic Sites': i Former Vaux brewery/Farringdon Row. It is suggested the range of uses be broadened to include retailing. This is suggested for three reasons, namely (a) The scale of office development proposed here may not be deliverable within a reasonable timescale, given the economic climate, a general low level of demand	John Tumman

Policy	Comment	Contributor
	<p>for office space, and competition for such demand as does exist from similar mid-sized non-regional centres throughout the north; (b) As suggested in my representations elsewhere, if the decline in relative status of the City Centre is to be stemmed, and a determined effort made to retain retail expenditure generated by residents which currently 'leaks' elsewhere, new retail development should, wherever possible, be directed to the City Centre. Policy CS1.2(c) indicates a potential need for 85,500 sq m additional floorspace, but specific provision is made within the City Centre for only 17,500 sq m.</p> <p>As a policy tool, the Local Plan could be more prescriptive in identifying suitable locations within the City for the other 61,300 sq m, including the City Centre as a major priority. To achieve this, it is suggested the mix of potential uses on the Vaux site be extended to include major retail development (rather than ancillary) (c) The Vaux site, as edge-of-centre would be more appropriate as a location for retail development than an out-of-centre site, except perhaps to meet local deficiencies in provision. ii Land to the north of Nissan: The case for a strategic site in this specific location, representing a major incursion into the Green Belt and the complete loss of a green belt break within the City boundary in this locality does not seem adequately made, particularly given the potential environmental significance of the site. It is therefore suggested the justification for this Policy in this location in this form be clarified. If there is no site or land elsewhere which can deliver similar economic benefits, the area proposed to be allocated be redefined to comprise the fields further west of the currently intended site, north of the A1290, to maximise the width of the Green Belt in this location between Sunderland and South Tyneside (see representation on Green Belt policy CS7.5(c)).</p>	
	<p>The development of land for housing in the Sunderland south settlement break does not meet the Sunderland Core Strategy with regards to the Spatial Strategy and mainly the green infrastructure corridors (7.25 Important to protect valued green space from adverse development). From the council's Core Strategy Review Document (7.2) housing (such as those outlined for Silksworth by Partner Construction Ltd.) in this green</p>	Alistair Stewart Wilson

Policy	Comment	Contributor
	<p>corridor would not develop the green infrastructure corridor and would only merge Doxford/Hall Farm with Ryhope and Silksworth/Tunstall, thereby losing local identity for all concerned. The loss of the green infrastructure corridor would mean the council not meeting the environment part of it's spatial strategy. This change in the settlement break would have an impact on local environment quality, for wildlife, local people and also further squeeze the limited green belt towards the A19 by building right up to it. The supposed increase in tree planting suggested for Blakeney Wood and the thin tree line in the key constraints rings hollow as housing is already planned on the adjacent land from Chapelgarth to Doxford International. Developers would want to utilise as much land as possible for profit rather than plant trees and the idea that mainly executive homes are to be outlined for the area in the proposed settlement break again would probably change to affordable housing due to lack of interest because of market constraints so making the area condensed and therefore eventually densely populated. Changes must be made to ensure the green corridor is maintained (sub divisions 3,4,7,9,10,14) to the standard set out in the Core Strategy Review and Development Policy. Extensive tree planting must be done to Blakeney Wood to join it to the Thin tree line. Any developers must be strictly policed with their commitment to any development they construct regarding the local environment and any issues. Housing if they must be built should be executive homes only (planning changes to lots of affordable homes should not be allowed) and properties should fit in with the local area not be condensed together. Any new properties should use the existing trees and hedgerows as part of the development borders or gardens and be protected. It scares me to think that a new community is envisaged to grow between Ryhope and Doxford Park - what impact on the existing communities, schools and employment will this have if people move to this new community supposed ear marked for executive homes. Development to be down scaled.</p>	
	<p>CPRE welcomes the reference to cycle routes in the text and believe this needs to be emphasised. Sustainable transport, particularly active transport, is</p>	CPRE North East

Policy	Comment	Contributor
	becoming increasingly important and we suggest that the policy itself should at least refer to the principle of encouraging cycle routes to be provided. However, our main concern relates to the Port, while the principle of developing this site appears sound, the risk that development will affect the Natura 2000 sites around it is real concern.	
CS3	Wants clarification that the site and the remainder of Radial 64 Business Park falls within the primary employment area. Would like a plan to show the extent of the PEA.	BNP Paribas Real Estate for BAE Systems
	p50 - development of Nissan site would not necessarily lead to reduction in biodiversity potential. Needs to be developed with a master plan. P56, para 3.8 - danger of extrapolating greatest potential for growth being in Washington based on the <u>current</u> nature of the market. Given the shelf life of CS, this could change at any time - must not put all eggs in one basket and must safeguard employment allocations elsewhere in the city. P61, Para 3.19 - It might also be worth noting that the level of financial and other support that the UK Government has recently directed towards the auto sector - including low carbon vehicle R&D - indicates that this is increasingly viewed as a nationally significant sector, which seems to provide additional justification for the proposed greenbelt deletion. p61 para 3.21 - clarification needed of the extension of 'social and economic clauses' to cover planning obligations in relation to end users - must not overburden businesses with obligations otherwise we'll lose potential investments to other locations. P61, Para 3.25 - the reference to companies supplying Nissan could be broadened to encompass other motor manufacturers in the UK and indeed across Europe. Page 61, Para 3.26 - projects are lost to locations overseas, as well as to other parts of the UK. Page 62, Para 3.27 - In terms of discounting the potential for development within the built-up area, there are a number of current examples that are relevant in this regard. A six acre site on Pennywell industrial Estate is at present in jeopardy, with a proposal to develop a drive-thru restaurant, while Pallion Industrial Estate will likely be substantially remodelled once Rolls Royce quits the site, potentially creating a significant	Kevin Donkin, Business Investment Team

Policy	Comment	Contributor
	development plot. It will be difficult to justify additional allocations if opportunities such as these sites are surrendered to other uses (noting that Pennywell is already home to two significant auto suppliers).	
	Comments that a final version of the Employment Land review has not been published, although the executive summary has. Discusses the figures and concludes that it is likely that the future need for employment land will be significantly lower than predicted in the ELR. Most appropriate sites for deallocation could include the client's - Pallion and Pennywell. Given the above, CS3 and DM3.2 and 3.3 which seek to retain existing employment sites for B class uses are overly restrictive. Policy is considered to be unsound.	Nathaniel Lichfield and Ptnrs for North East Property Partnerships
	CS3.1 - Support for plan approach to facilitating sustainable economic growth within the city, particularly criterion (c) re supporting developments which assist in the creation of the 'University City' proposals for facilities which support high tech and knowledge based sectors will be encouraged in the city centre.	Signet Planning for the University of Sunderland
	Comments that a final version of the Employment Land review has not been published, although the executive summary has. Discusses the figures and concludes that it is likely that the future need for employment land will be significantly lower than predicted in the ELU. Client is proposing redev of Armstrong House for retail and food and drink purposes. CS3.3 identifies Armstrong Industrial estate as a key employment area. Although it states that 'a more flexible approach to new development is more appropriate', this and policy DM3 which seek to retain existing employment sites for B class uses are overly restrictive.	Nathaniel Lichfield for Jomast Developments
	General support, esp for Vaux site - brownfield. However the other Strategic Site north of Nissan is more problematic. The proposal extends into South Tyneside and so far as we can see, is all in the Green Belt. CPRE is generally opposed to deletions of the Green. At present we are opposed to this proposed deletion from the Green Belt.	CPRE Durham
	support for CS 3.2 and green belt 'exceptional circumstances' as agents for land owners	Hedleys for Kans and Kandy Ltd
	CS3.1 - support. CS3.2 - support for Vaux strategic site -	Highways Agency

Policy	Comment	Contributor
	central location is accessible and sustainable. Welcomes provisions of IDP. Adjustment may be required following clarification of the overall quantum of development. Need to ensure mitigation of impacts of major development proposals in close proximity to or with direct access to the Strategic Road Network (SRN) eg North of Nissan. Mitigation requirements should be detailed within policy and the IDP. It is not clear that the IDP fully considers the consequences of the strategic site on the SRN. Agency will work with council to progress this. CS3.3 - It is assumed that the stated quantum of development identified within the policy relates to the current scale of the area. Clarification is needed as to how the 'development and intensification' of such areas contributes to the overall quantum of development proposed. CS3.4 - support for cross boundary collaboration.	
	Summary background - noted and supported. This section also suggests that "A strategic Green Belt Review is being prepared jointly with neighbouring South Tyneside Council which will identify the impacts of loss of Green Belt land in this location. At the date of this assessment this evidence was not available." We would request that this wording should be reviewed and amended as a joint Green Belt Review is not being undertaken as such, rather the two authorities have agreed a common approach and methodology for undertaking their respective Strategic Land Reviews which includes the assessment of "greenfield" and Green Belt sites as necessary. CS3.2 and CS3.4 - support.	South Tyneside MBC
	CS3.1 - indicates that the Council will maintain and improve established employment sectors and areas in the City. It is considered that this should be revised to take into account the requirement to review and potentially release existing employment land where it is necessary to meet the strategic aims of the plan and deliver significant economic benefits. As such it is considered that CS3.1 , part A should be revised to state "maintaining and improving established employment sectors and areas in the City where their retention for employment use is viable." CS3.3 - Our client objects to the inclusion of the Phoenix Towers site within the allocation of North Hylton Road as a Key Employment	England and Lyle for Stirling Investment Properties

Policy	Comment	Contributor
	Area. The site is considered to be of an insufficient quality to attract appropriate employment uses and it is considered that the de-allocation of the Phoenix Towers site would not adversely impact the integrity, function or operation of the remainder of the North Hylton Road key employment area. - makes case for development of site for housing.	
	Facilitating economic growth through increased development in the employment sector is supported. Need to increase number and range of housing to home these new and existing residents, but the housing industry can also directly and indirectly create an array of employment opportunities. The economic benefits of housebuilding should not be underestimated as it will play a significant role in ensuring that the Core Strategy is successful – both in terms of meeting housing need and strengthening the local and regional economy.	Persimmon
	CS3.2 i) - Vaux, Farringdon Row/Galley's Gill site: See representations made under Policy CS1.2c. It is suggested there is scope to include significant retail development on the Vaux site, particularly in the vicinity of Magistrate's Square. This could draw people north from The Bridges and help regenerate High Street West, as well as helping to ensure a major amount of new retail development is directed to the City Centre to help stem its' relative decline. ii) Land north of Nissan: See representations made under CS 1.2(a) and CS3.2 ii	John Tumman
	CS3.1 - More shops required in the town centre to attract people and further investment.	Alistair Stewart Wilson
	CS3.2 - In relation to transport issues, the North of Nissan site has the potential to increase traffic movements in the east of the Borough and increase the pressure on key junctions just outside the Borough at the White Mare Pool and Test's, for example. This will need to be explored through cross boundary working, as will the need to improve existing, and establish new, bus links, particularly links between east Gateshead and the employment opportunities at the north of Nissan strategic site, and between the areas of Washington and Team Valley. CS3.4 - It is noted that the Plan indicates that further work will be carried out to identify the actual land requirements for the	Development and Enterprise, Gateshead Council

Policy	Comment	Contributor
	National Advanced Manufacturing Park, and that the outcome of this work will be reflected in the next stage of the Core Strategy. This assessment will need to consider whether any land requirements could be met by Gateshead's employment land portfolio taking account of Gateshead's Employment Land Review. Should the National Advanced Manufacturing Park be required, continued engagement with Gateshead Council would be welcomed, including any future work on the joint development plan document. To support the delivery of strategic economic development sites within this area, including Follingsby Park, North of Nissan and the National Advanced Manufacturing Park; it will be important that the South Tyneside, Sunderland and Gateshead Councils work together to consider the strategic infrastructure requirements within this area, particularly transport.	
	CS3.1 - Some sense of prioritisation between this initiatives and focus of resources would be helpful. Without these, there is a risk that the low cost, low quality, low value employment options will take precedence. CS3.2 - CPRE broadly welcomes these proposals. Indeed the Vaux Site is in the Centre and is brownfield. Development of it as a Strategic Site appears sound. However the other Strategic Site north of Nissan is more problematic. The proposal extends into South Tyneside and so far as we can see, is all in the Green Belt. We are not convinced of the need to delete Green Belt to create this Strategic Employment Site. It is to be hoped that these Strategic Employment Sites are part of a NE LEP-wide strategic provision, and that the council is not competing over Strategic Employment Sites and specialisations with neighbouring authorities. CS3.3 - The lists are neither alphabetical nor in order of site size. Does the ordering have any significance in terms of prioritisation or sequential development? CS3.4 - Employment land demand and provision in Co Durham (esp Easington, Peterlee, Chester-le-Street) and North Tyneside also needs to be taken into account	CPRE North East
CS4	CS4.2 – this should just generally state in partnership with Registered Housing Providers; owner occupiers and private landlords. Existing Housing - Is this statement about Gentoo's development programme	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult

Policy	Comment	Contributor
	correct around 4,000 properties for demolition and provision of 3,000? There should be mention in here of the extra care housing programme with Housing 21 which is gathering pace and is expected to provide just under 800 properties in the city for older households by 2016 within the current programme and in turn will release larger under occupied family housing back into the wider housing market place – which is expected to support families who are looking for larger 3 and 4 bedroom houses.	Services
	CS4.2b - The vital importance of CS4.2b is highlighted by the extensive loss of high quality large family housing in the vicinity of Thornholme Road. Regrettably there seems to be no evidence of action to regenerate and preserve such a valuable heritage already existing within the city centre, so encouraging people to live there.	Mrs Mavis Martin
	CS4.3 - This policy is not considered to be flexible. Does not contain sufficient flexibility to allow a reduction in affordable housing contributions should, for example, a Brownfield site have abnormal remediation costs.	Fairhurst for the Co-operative Group
	Support for strategic sites. Must also support other employment sites across the city. Improvement of city centre is essential. Agree with background statements for Providing right homes for the city. Range of considerations as to extent and type of housing that is provided. 'Squeezed middle' and aging population, some with care needs, are particular groups that need a mixed and flexible approach to housing supply. Should explore possibilities around use of existing stock. Gentoo advise against responding to 'bedroom tax' by increasing supply of one bedroomed properties. CS4.1 - Support policy, particularly link between sustainability and sense of place. CS4.2 - Support for bringing empty homes back into use, and will continue housing renewal programme. Also support stance on HIMO's which may become more prevalent with recent government policies. Support provisions of DM4.4 and DM4.5. CS4.3 - a) support principle of providing affordable housing , but wish to see more flexibility in terms of how they are provided. Similarly for 75%social rent and 25% intermediate tenure split in DM4.9. b) Support for principle of more executive dwellings. c)	Gentoo

Policy	Comment	Contributor
	support for increased choice of accommodation for older households to enable independent living. d) Student accommodation - support for the sites identified within DM 4.3 to attract students into the city. e) f) and g) - support policies.	
	CS4.3 - 10% affordable housing requirement contrary to councils economic Viability Assessment of Affordable Housing Requirements 2010 which identifies that this would place many sites at risk of non-delivery. Should consider more sites (such as developer's own) which can deliver the 10%.	Barratt and David Wilson Homes
	CS4.3 - 10% affordable housing requirement contrary to councils economic Viability Assessment of Affordable Housing Requirements 2010 which identifies that this would place many sites at risk of non-delivery. The Council should re-assess its affordable housing requirements in light of the evidence contained within an updated EVA. To ensure viability is maintained in the vast majority of sites a zero rate of contribution should be considered in the more challenging market areas.	House Builders Federation
	CS4.1 - support for criterion (b). CS4.3 - criterion (d) should include cross reference to policies DM4.3 and 4.4 as they provide the specific tests that proposals need to demonstrate in order to be supported under CS4.3 (d). Suggest the preparation of an SPD to address the immediate concerns relating to unplanned and increasing numbers of speculative HMO and student accommodation proposals.	Signet Planning for the University of Sunderland
	CS4.3 - NWL support 10% affordable housing target. Suggest an addition relating to viability - 'Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make a scheme unviable, they must submit a full detailed viability assessment to demonstrate the maximum level of affordable housing that could be delivered on site. The applicant will be expected to deliver the maximum level of affordable housing achievable.'	Nathaniel Lichfield and Ptnrs for NWL
	CS4.2 - support. CS4.3 - support for affordable housing target but suggest amendment relating to viability as follows "'Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make a scheme	Nathaniel Lichfield & Ptnrs for the 'Consortium'

Policy	Comment	Contributor
	unviable, they must submit a full detailed viability assessment to demonstrate the maximum level of affordable housing that could be delivered on site. The applicant will be expected to deliver the maximum level of affordable housing achievable". Support for review of EVA.	
	CS4.3 - Considered that this policy is not in accordance with national guidance and is not flexible. Paragraph 50 of the NPPF states policies setting out the need for affordable housing should be sufficiently flexible to take account of changing market conditions over time. Policy CS4.3 does not contain sufficient flexibility to allow a reduction in affordable housing contributions should, for example, a Brownfield site have abnormal remediation costs or a development site has significant infrastructure requirements. Durham Estates consider that sufficient flexibility needs to be included in this policy.	Fairhurst for Durham Estates
	CS4.3 - welcomes support for stand alone exec housing developments. Suggests amended wording; 'a) require provision of 10% affordable housing on all housing developments proposing a minimum of 15 dwellings or on sites of 0.5ha or more, unless it can be proved preferable for a planning reason (eg for executive housing proposals) for provision to be made off site or a financial contribution towards affordable housing made.' and 'Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make a scheme unviable, they must submit a full detailed viability assessment to demonstrate the maximum level of affordable housing that could be delivered on site. The applicant will be expected to deliver the maximum level of affordable housing achievable.'	Nathaniel Lichfield for Hellens Development Ltd
	CS4.3 - support provision of 10% affordable housing on all housing developments proposing a minimum of 15 dwellings or on sites of 0.5ha or more, however, suggests the following amendment - 'Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make a scheme unviable, they must submit a full detailed viability assessment to demonstrate the maximum level of affordable housing that could be delivered on site. The applicant will be	Nathaniel Lichfield for Hellens Development Ltd (#2)

Policy	Comment	Contributor
	expected to deliver the maximum level of affordable housing achievable.' Note the review of the EVA.	
	CS4.3 - support provision of 10% affordable housing on all housing developments proposing a minimum of 15 dwellings or on sites of 0.5ha or more, however, suggests the following amendment - 'Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make a scheme unviable, they must submit a full detailed viability assessment to demonstrate the maximum level of affordable housing that could be delivered on site. The applicant will be expected to deliver the maximum level of affordable housing achievable.' Note the review of the EVA.	Nathaniel Lichfield for Lord Lambton's VS
	CS4.1 is not sound in terms of the blanket requirement for 10% affordable housing which the EVA suggests will place a significant number of sites at risk. Other draft policy requirements, such as older persons' accommodation should be considered in the context of an up to date SHLAA, whilst allowing for an appropriate level of flexibility on a site by site basis.	Signet Planning for Partner Construction Ltd
	CS4.1 - support for requirement to have a good mix of house types, sizes and tenures, but need to consider locations. CS4.3 - support for exec homes as stand alone developments. However, we do not consider that the Council has yet identified the correct balance in respect to where new housing will be built and therefore whether the ambitious targets of delivering executive housing will be delivered.	Ward Hadaway for S Gair
	Support for principles of housing on brownfield sites, affordable housing and reusing existing stock. We therefore support the general principles of CS4.2 (existing housing) and CS4.3 in the way it addresses all sectors of the community including Travellers. However, CPRE nationally has produced a Policy Guidance Note on Housing which also addresses sustainability. While we accept housing within the City boundary is likely to be fairly accessible to employment within the City, we do believe that this Policy should also address how people get to work. The Core Strategy does refer to getting people out of their cars but new housing, especially new housing on greenfield sites, should be ensuring accessibility to sustainable travel routes particularly cycling and walking. Some	CPRE Durham

Policy	Comment	Contributor
	reference to that in this Policy would, we believe, be useful.	
	CS4.3 - support.	South Tyneside MBC
	CS4.1 - The wording needs to reflect the importance of meeting housing demand as well as need. Demand provides for a spatial element within the housing policies, as building houses which are needed city-wide in areas where there is little demand results in unviable and undeliverable development sites. This policy needs to make it clear that housing need should be addressed by providing the correct number, size and tenure of homes in the correct location. This notion of both need and demand should be reflected throughout the Core Strategy in order to ensure that the plan is deliverable and, ultimately, effective. CS4.3 - concern about the viability of 10% affordable housing requirement. Executive homes also has an important role - care needs to be taken about meeting demand as well as need, in terms of location.	Persimmon
	para 4.8 - too much importance placed on lack of choice of exec homes being one of main reasons behind longstanding population decline in the city. Para 4.9 [4.10?] should recognise the fact Sunderland is in competition with other local areas for people to live, esp for exec homes. Need to be avoid inappropriate rules around affordable homes when planning exec housing.	Stephen Hopkirk
	CS4.2 - I live in an attractive private road. Within the past 14 years since living here there has been a number of houses of multiple occupancy concentrated in the immediate area and this has caused a great deal of distress to residents. HMO's result in an increase in traffic/parking/noise nuisance and many residents feel house prices are negatively affected. Residents within my immediate locality have invested and continue to invest large sums of money to maintain the high standards of maintenance within the private roads, close to the city centre. The properties offer a very high standard of executive housing that the council have already indicated are in short supply. I truly hope the council will demonstrate their commitment to preventing further HMO's particularly when opposed to by local residents. If not, then I fear standards of maintenance of well established, character properties	Christine Hesketh

Policy	Comment	Contributor
	will diminish as demoralised families move out. Also, regarding 'let' properties, I would like to see more demands made on landlords to ensure higher standards of maintenance and more transparency about who they have 'let' their properties to, for how long and what they do to ensure their properties are being used and maintained properly by tenants.	
	<p>CS4.1 - CPRE considers that if housing can be provided within the urban area and/or on brownfield sites, it clearly helps to protect greenfield sites from unwarranted development. CPRE also believes affordable housing plays an important role in ensuring viable, socially cohesive communities, especially if development is 'tenure-blind'. Quality, type, size and tenure of housing provision represent just one strand of what is needed to be a sustainable city. Better: "The City Council will seek to ensure that delivery of an appropriate mix of good quality housing of all types, sizes and tenures to meet the needs of its existing and future communities will contribute towards Sunderland becoming a more sustainable city, with a strong sense of place." Location and orientation (for embedded renewables) of housing are also contributors to the sustainability of housing developments. CS4.2 - Actual prioritisation of re-use of existing stock through refurbishment and renewal, and even replacement ahead of new build would be helpful towards regeneration and sustainability objectives. CS4.3 - We welcome the proposals for 10% affordable housing in developments of more than 0.5ha. We also welcome the proposals to regenerate existing housing wherever possible. We therefore support the general principles of CS4.2 (existing housing) and CS4.3 in the way it addresses all sectors of the community including Travellers. However, CPRE nationally has produced a Policy Guidance Note on Housing which also addresses sustainability. We have referred to this in our comments regarding the City Council's review of Settlement Breaks – see http://www.cpre.org.uk/resources/policy-guidance-notes/item/3271-cpres-policy-on-housing. While we accept housing within the City boundary is likely to be fairly accessible to employment within the City, we also believe that this Policy should also address how people get to work. The Core Strategy does refer to getting</p>	CPRE North East

Policy	Comment	Contributor
	people out of their cars but new housing, especially new housing on greenfield sites, should be ensuring accessibility to sustainable travel routes particularly cycling and walking. Some reference to that in this Policy would, we believe, be useful. Some clarity is needed as to whether off-site provision of affordable housing is acceptable and under what circumstances eg stand-alone executive developments under (b) – and whether stand-alone developments of social housing would be permitted, or whether tenure-blind peppercotted development is the preferred model.	
CS5	Concern for economy of Hetton and its role as a major district centre. Concerns; Gentoo offices now at Houghton - shoppers bypass Hetton, Tesco potentially taking over Nisa, vacant retail units, profile of existing businesses and difficulties of advertising, excessive size of bus station but lack of parking facilities, demolition of housing estates without progress to replace them, environmental improvements are needed to clean up the area - Northumbria in Bloom, community events need promoting to improve profile of Hetton and need better communications to improve community spirit.	Michael Webb
	CS5.2 - concerns about the impact of the regeneration of the seafront upon Parson's Rock	Natural England
	CS5.1 - We support the principle of creating thriving communities and in particular would stress the need for integration between the physical space and the integration of services and facilities together with the development of strong community relationships. Attention should therefore also focus on enabling the people aspects of community, addressing issues such as loneliness and isolation as much as other physical issues. We would also wish to see additional reference to addressing the environmental aspects of existing properties and neighbourhoods through schemes such as Green Deal, ECO and greater use of retrofit to ensure that neighbourhoods continue to be sustainable both economically, socially and environmentally.	Gentoo
	welcomes the green belt review and request their site be considered	Barratt and David Wilson Homes
	CS5.1 and CS5.2 - Whilst we support the hierarchy as set out in CS5.1, reference should also be made to the scope to enhance Washington town centre. Whilst this may not be required to have the focus for regeneration	Colliers International for M&G Real Estate

Policy	Comment	Contributor
	initiatives as set out for Houghton town centre and Roker/Seaburn seafront, policy should include more positive and proactive approach to encourage further development at Washington town centre.	
	CS5.1 - The background and build up to this policy indicates that health is an important component of what the Core Strategy considers to be a 'thriving community'. It is therefore disappointing that sport and recreational facilities and their role in helping to achieve healthy communities is not really developed within this policy.	Sport England
	CS5.1 - concern that there is no ref to Springwell Village in context of thriving communities - not self sufficient, but relies heavily on services etc within the village.	Ward Hadaway for S Gair
	Apart from commenting that our comments above re sustainable transport could also be applicable here, we have no comment to this Policy other than generally to support it. Paragraph 5.11 addresses the sustainable transport issue, but should it not be in the Policy itself?	CPRE Durham
	CS5.1 - supportive of hierarchy of centres	Highways Agency
	Para 5.4 - ignores the fact that the best way to support good health and well-being is to have a good environment in the first place. Need to focus more on green spaces and environment. Para 5.18 states that neighbourhood planning is not a tool to stop new development proposals from happening. It should go further and also state nor is it a tool to allow free for all building. It is a tool to ensure the correct balance between the needs of the current generation with those of the future. It should support full sustainability and not put future generations at a disadvantage if it is in any way avoidable to do so.	Stephen Hopkirk
	CS5.1 There are two aspects to this submission:- (1) Concern is with Policy CS5.1, Sunderland City Centre. The Centre is in severe decline and no longer performs its' former role as a sub-regional centre with the loss of overall floorspace, department stores and specialist retail outlets. It desperately needs a pro-active approach to regeneration, both within the parameters of the Local Plan and on a more corporate front. It is considered the Local Plan could assist in this process of regeneration by adopting a more pro-active approach to directing new retail development to the City Centre.	John Tumman

Policy	Comment	Contributor
	Despite the accompanying statement that "The most appropriate -and pressing-location for new comparison facilities will be in the City Centre..." the retail policy only proposed 17,500sq m of a potential 85,500 sq m new floorspace within the Centre. The potential of the Vaux site to add to the critical mass of retail floorspace in the centre is ignored in policies, and, in the absence of a policy direction for the 61,300 sq m floorspace unaccounted for locationally, the Council could be faced with development pressures in locations other than what would be regarded as suitable from the point of view of providing a balanced range of accessible facilities and minimising the need to travel. Ironically, the targeted regeneration of Houghton Town Centre has been identified because "it has experienced considerable slippage in national retail ranking since 200/2001" It is suggested the City Centre has suffered greater slippage and that in terms of the 'image' of the City, this has much more serious consequences and should be addressed as a matter of urgency. It is suggested that Policy CS1.2 be amended to indicate more comparison goods floorspace in the City Centre. (2) The only centres listed in this policy of a scale to accommodate the scale of new comparison goods floorspace are the City Centre, Houghton and Washington. This severe limitation could result in development pressures building up on sites where the Council would prefer other forms of development. It is therefore suggested there is a need to clarify locations for new development with an indication of the scale anticipated, either geographically (ie Sunderland, Washington, Houghton), or commit to specific sites to direct development to preferred locations, or introduce a rigorous criteria based policy to guide development.	
	CS5.1 - It would be helpful and a demonstration of the NPPF "requirement to co-operate" if this city-wide hierarchy slotted into a higher level hierarchy across the seven local authorities of the NE LEP – with conurbation and/or subregional centres. CS5.3 - CPRE particularly welcomes this policy. We note that Policies CS2 and CS3.3 are virtually site-specific and could potentially clash with local community wishes on location and character of development expressed through a Neighbourhood Plan.	CPRE North East

Policy	Comment	Contributor
CS6	Support for promotion of cycling, but, at CS6.2 , specific corridors for road development are identified, but no routes for new cycle ways. CS6.7 refers to creating a network of walking, cycle and equestrian routes but no specific corridors or locations targeted. At odds with public consultation which identifies public transport, walking and cycling as needing most improvement. More priority needs to be given to cycling.	Brian Robson, Ewesley Road, Sunderland
	CS6.2 - Previous road allocation to upgrade the A1290 has been omitted from the plan but should be carried through. Development of the client's site for housing could fund the road and deliver a key element of infrastructure to the employment site around Nissan.	England and Lyle for Mr C Milner
	The Vision Document [prepared by NPL] confirms a further extension to the Ryhope to Doxford Park Link Road will be provided westwards through the site to link to the Doxford Park Way (B1286). The Consortium are committed to providing an appropriate planning contribution to deliver a further extension to the link road within the site that is fairly and reasonably related in scale to the proposal.	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	support for high level of priority afforded to public transport provision throughout the chapter. However, limited mention for bus or coach in comparison with the metro - bus priority measures to maintain or improve journey time and punctuality are entirely absent. Nb - the entire rail infrastructure used by the Metro in Sunderland is owned and maintained by Network Rail. Nexus provides the operation of the Metro Service and manages some stations. Principle of extending the metro system, and protection of the S Hylton to Penshaw and Leamside line rail corridors are welcomed. The inclusion of public transport in the list of potential requirements from developers as part of planning permission for development is welcomed.	Nexus
	Support for approach to transport and commitment to work with neighbouring councils and other partners to promote cross boundary transport initiatives. Support for commitment to Leamside Line. Commitment to work with Sunderland to achieve cross boundary walking and cycling infrastructure. Request for safeguarding of land to enable phase 2 of a new link road to connect with East Durham Link Road/A19 near Dawdon.	Durham County Council

Policy	Comment	Contributor
	Welcomes promotion of sustainable transport in the form of walkways, cycleways and even equestrian routes, proposals to increase public transport, extend the Metro and re-open the Leamside Line and the proposals re river transport, albeit to a limited extent and more for leisure than business, so long as this does not impact on wildlife in the river. Major road improvements should include significant alterations to improve or create safe sustainable transport, in particular for cycling. However the proposals for a number of new roads cause us concern. In our experience, new roads do not resolve congestion and the problems soon recur. In addition, the road itself frequently becomes the new development boundary by default. We note the proposed new bridge that would take traffic to the Port may have had to be abandoned. Reserves comment.	CPRE Durham
	CS6.4 - should include explicit reference to the Leamside Line given its significance and the potential it offers,	Gateshead MBC
	CS6.1 - support for promotion of sustainable travel, and utilising traffic management measures and initiatives to reduce congestion and providing an alternative means of delivering improvements without resorting to physical infrastructure improvements. CS6.2 and CS6.3 - welcomes opportunity to work with council to facilitate delivery of key schemes. Agency wishes to clarify that identified schemes are appropriate in contributing to the support of the growth aspirations and the influence of the schemes on the SRN. IDP is welcomed. CS6.4 - CS6.8 - support. CS6.6 - supportive of safeguarding former railway lines, including reopening the Leamside Line for passenger and freight would offer a sustainable alternative to private cars and lorries which otherwise utilise the strategic road network.	Highways Agency
	CS6.1 - The policy is supported in principle, but I would like to make a general point in relation to the role of the car in stimulating activity within the City Centre and consequently suggest an amendment to this policy. The section dealing with 'What you told us', in the third bullet point, states "Public transport, followed by walking and cycling, needed most improvement... with cars and motorbikes given the least priority".	John Tumman

Policy	Comment	Contributor
	<p>Whilst accepting this in principle, it needs to be applied in a targeted way if the City centre is to retain its function and be successfully regenerated. Car borne shoppers tend to have a greater spend per trip than public transport users, but a lot of car drivers by pass the City centre in favour of the Metrocentre and Newcastle for a variety of reasons, presumably including car parking facilities and pricing (Metrocentre having extensive free parking and good retail offer, Newcastle in parts being not much more expensive than Sunderland but with a much better retail offer). Given this, and the priority given to public transport it is perhaps surprising that no reference is made to the potential of providing park and ride facilities into the City centre (see representation regarding Policy DM6.1). This would reduce congestion on main roads and potentially free up car parking in the centre. Along with a downward review of parking charges (admittedly outside of the remit of the Plan, but nonetheless a potentially relevant consideration) this could be a major factor in securing regeneration of the centre (see also comments under retail). I would therefore like to see a reference included within the policy to investigating the potential for park and ride facilities serving the City centre.</p>	
	<p>CS6.2 - I believe the Doxford park -Ryhope link road would not meet the Sunderland Core Strategy with regards to the Spatial Strategy and mainly the green infrastructure corridors (7.25 Important to protect valued green space from adverse development). Especially if the road will be widening the existing Burdon Lane. When the road does go ahead regardless of any objections it should take the most direct route from the roundabout at Eltham Rd to the B1286 Burdon Rd. Any new road network must safe guard existing hedgerows and plant screening trees to local housing due to increased heavy goods vehicles. But I expect the council will just plough a road straight from the roundabout on Stockton Rd, through the Cherry Knowle site and then green belt to the existing road network at Doxford park.</p>	Alistair Stewart Wilson
	<p>CS6.4 - should include explicit reference to the Leamside Line, given its significance and the potential it offers.</p>	Development and Enterprise, Gateshead Council

Policy	Comment	Contributor
	<p>CS6.1 - This policy is welcome. The reduction in trip distances (b) implies a decentralised provision of facilities and is hoped that the Council will work through its other departments (libraries, education) and with the health service etc to ensure this is the case. Connectivity with key facilities other than employment [c], with retail centre – and CPRE would argue – allowing access to open countryside, are all important. CS6.2 - New road schemes generate extra traffic and are not generally a long term solution to congestion problems. This is particularly true when a road built as a bypass becomes the focus of employment or retail parks and turns into an access road. In addition, the road itself frequently becomes the new development boundary by default, as has happened with at least one Settlement Break. CS6.3 - It is assumed that this policy is aligned with the objectives and policies in the Sunderland Local Transport Plan and that improvements will support sustainable and active transport as well as car use. CS6.4 - While this is welcome, CPRE would also wish to see explicit reference to improving the Durham Coast heavy rail line for freight, commuters and intercity travel. CS6.6 - While this is welcome, it is very disappointing that the Council does not see fit to be more positive about working to bring the Leamside Line in particular back into use in the lifetime of the Plan. Washington is the largest town in Europe with [sic] [recte without] rail access. CS6.7 - This is welcome, and so would policies encouraging use of these routes. Again, CPRE would also argue that these routes should give access to the open countryside. CS6.8 - Care needs to be taken that leisure-related river transport does not impact on wildlife in the river, or affect the water quality.</p>	CPRE North East
CS7	<p>CS7.1 section b - The policy should seek to not only protect and conserve but where possible enhance the natural environment. CS7.5 - When reviewing existing green belt has there been consideration of ecosystem services provision in line with the National Ecosystem Services Assessment and the new thinking on nature presented in the Natural Environment Paper - The Natural Choice. (DWT offers help) CS7.7 section a - A review of designated sites is proposed. What is the purpose of the review and how will it be conducted?</p>	Durham Wildlife Trust

Policy	Comment	Contributor
	(DWT offers help) Any review should seek to adopt the principles set out in the Lawton Review and deliver a coherent ecological network across the Sunderland area. section b - How are 'locally distinct' habitats and species defined? Where there are adverse impacts and mitigation measures are required is the council considering a biodiversity offset scheme to provide for offset mitigation? if so, how will priority areas for offset be determined? CS7.8 - What methodology was used to determine the strategic GI corridors and has this taken account of the Lawton principles and ecosystem services? (DWT offers help).	
	CS7.5 - The Co-operative Group consider that this policy is not justified as it is not founded on a robust and credible evidence base. Policy CS7.5 proposes the deallocation of land from the Green Belt to the north of Nissan, but then goes on to state that a strategic review of the existing Green Belt will be undertaken and inform the Core Strategy where necessary. The Co-operative Group query how a decision can be made on the deallocation of land from the Green Belt when a strategic review of the existing Green Belt has not been undertaken. As detailed in Paragraph 2.2 of these representations, the Co-operative Group have concerns that each emerging planning policy document and the associated evidence base are being undertaken and considered in isolation. The deallocation of the Green Belt land to the north of Nissan is an example of this, as is the consideration of the Settlement Break Review without considering the availability of land for development within the Settlement Breaks.	Fairhurst for the Co-operative Group
	CS7.1 - This overarching policy's identification of the city's environment as a key asset is welcomed. However, part b should read "conserving and enhancing" rather than protecting and conserving. This is more positive as it goes beyond protecting existing assets and reflects national policy within the NPPF. CS7.6 - supports policy. Offers information for advice. CS7.7 - This policy refers to the review of international and national ecological sites by the City Council. However these sites are reviewed by Natural England not the local authority. Reference to the review of sites by the Council should therefore be removed. should	Natural England

Policy	Comment	Contributor
	ensure that the wider network of ecological sites, including areas which connect them, are also protected. This should be integrated with policy CS7.8. Part a should read: "Protect, conserve and enhance the network of ecological and geological sites of international, national and local importance." CS7.7 is intended to mitigate the adverse effects of policies upon designated nature conservation sites. Whilst such a policy is an acceptable method of mitigating the effects of windfall developments that are unforeseen by the plan, this is not the case where policies promote development that is likely to adversely affect the interest features of a Natura 2000 site, or a SSSI. These issue should be resolved before the plan is adopted to ensure the plan is deliverable and to avoid internal conflict between policies in the plan. CS7.8 - Natural England welcomes the establishment of a network of strategic and district GI corridors with links to the wider network beyond the City's boundaries.	
	CS7.1 - support for approach. Must seek to achieve highest possible environmental standards. Wish to see targets versus viability broached as a regional issue within the combined authority such that a debate over the economic benefits of environmental sustainability can take place with meaningful targets set as a result. CS7.2, CS7.3 - support. CS7.4 - support principles but cf comments made in CS7.1 re build and environmental standards. Possible to achieve zero carbon homes now. We would also wish to see the City further progress its environmental credentials through more widespread access to new designs and technologies including Building Integrated Photo Voltaics (BIPV), greater adoption of ECO and Green Deal packages. CS7.5- CS7.13 - support. Should also look at the economic benefits of de-allocation of green belt for housing development, where justified, whilst also addressing the need to conserve landscape character and retain open-breaks and wedges between settlements and preservation of green infrastructure corridors and green space.	Gentoo
	CS7.1 and CS7.4 - The Council has not undertaken a full economic viability assessment of its plan and therefore the impact of this policy cannot be ascertained. It is recommended that the Council undertake a thorough	House Builders Federation

Policy	Comment	Contributor
	viability assessment of all plan policies and obligations in accordance with the NPPF. The Council will then need to reassess the implications of such policies' burdens upon the economic viability of development. Given the current issues of housing delivery within Sunderland it is recommended that the policy either be deleted or changed to simply encourage such standards. CS7.5 - welcomes forthcoming green belt review but recommends that it should consider a higher level of growth than currently proposed.	
	CS7.8 - refer to comments made in previous correspondence re the draft Greenspace Audit and Report 2012	Signet Planning for the University of Sunderland
	CS7.5 - support for preparation of green belt review	?
	CS7.5 and para 7.13 - support for green belt review. Proposes two sites in the client's ownership in Offerton, in the green belt, as potential exec housing sites. Seeks confirmation that 'strategic review' includes change where necessary to deliver executive housing in the current Green Belt. Para 7.16-7.18 - seeks confirmation that the delivery of executive housing constitutes an element of the City's strategic development needs.	Ward Hadaway for Mr R Delaney
	CS7.5 - Considers that this policy is not justified as it is not founded on a robust and credible evidence base. Questions how a decision can be made on the deallocation of land from the Green Belt when a strategic review of the existing Green Belt has not been undertaken.	Fairhurst for Durham Estates
	CS7.5 - support for review of Green Belt. Green Belt boundary in south Ryhope site is arbitrary and allocation should be removed. Any proposed changes should be included in the CS.	Barton Wilmore for the Church Commissioners
	CS7.5 - welcomes review of green belt but needs to be done now rather than 'when necessary' so that all potential sites, such as the client's at Teal Farm can come forward. Para 1.18 confirms a need to use green field sites, so need to identify sites in the green belt near Washington, such as the client's site.	Nathaniel Lichfield for Hellens Development Ltd
	CS7.5 - welcomes review of green belt but needs to be done now rather than 'when necessary' so that all potential sites, such as the client's at Hastings Hill and Middle Herrington Farm can come forward. Para 1.18 confirms a need to use green field sites, so need to	Nathaniel Lichfield for Hellens Developments (#2)

Policy	Comment	Contributor
	identify sites in the green belt near Coalfield, such as the client's site.	
	CS7.5 - objects to broad extent of green belt being maintained in its existing location. Welcomes green belt review, but will need more than minor tweaks, esp around Springwell Village.	Ward Hadaway for S Gair
	HRA fails to deal with in combination effects of possible development across authority boundaries. Durham's HRA identified 2 zones of potential significant adverse effects to the coastal SAC and SPA from development. Would like these to be taken into account and the CS to revisit the potential impact of the development allocations in the South Sunderland sub area to ensure appropriate application of HRA legislation.	Durham County Council
	CS7.4 - NWL welcomes the promotion of sustainable design and construction for new development, in particular the regard to be had to conserving water resources and minimising vulnerability to flooding. Flooding from sewers arises predominately from storm events that result in excessive surface run-off from existing built development entering the sewerage network - where the network does not have adequate capacity to accommodate such events, waste water discharges from the network to surrounding land. Flooding from sewers can occur in areas that are not at risk from flooding from conventional sources, and indeed affected areas can be located some distance from any storm events themselves. Suggested amendment - CS7.4c - 'Conserving water resources and minimising the use of water, maintaining and improving water quality, and minimising, and where possible, reducing vulnerability to flooding from all potential sources, including flooding from sewers'. NWL have undertaken a number of Drainage Area Studies to specifically examine the issue of flooding from sewers.	England and Lyle for NWL
	General support but express concern about the green belt and settlement breaks, esp around Burdon	CPRE Durham
	CS7.5 - support for exceptional circumstances to allocate green belt land for strategic site at Nissan, as agents for land owners	Hedleys for Kans and Kandy Ltd
	CS7.5 - support for deallocation of green belt to accommodate strategic site. CS7.8 - support for green	South Tyneside MBC

Policy	Comment	Contributor
	corridors.	
	CS7.1 - general support for principle, but council has to be careful that this is not an additional burden that impacts upon viability. Need a viability test on whole plan. Should ensure that low carbon objectives don't conflict with NPPF - other regulations such as building regs should be used.	Persimmon
	CS7.5 - exclusion of north of Nissan strategic site from green belt is premature in the absence of a comprehensive strategic review - unsound. Policy is vague in terms of the full extent of the review and assessment of the impact of GB policy. The nature of minor boundary amendments and the possible reasons for them is not indicated. GB is v narrow in some places. Review needs to address - effectiveness of GB policy, costs implications of maintaining GB, impact of 'cramming' in GB settlements, GB settlement 'leakage', alternative policies in narrower areas of GB. Costs associated with GB/urban fringe locations falls to land owner with little diversification/development opportunities to offset these maintenance costs. Local example shows a failing in aim of GB policy to retain openness. Suggested amendment - a detailed review of the GB should be completed before any land is removed and boundaries adjusted. Removal of land from GB where characteristics of openness have been lost.	Stephen Swinburn
	p82 under Green Infrastructure/Green Space states "Only in special circumstances, such as where greenspace is identified as having low local value, should greenspace be used for other purposes" - need definition of 'low value' and needs to reflect that green space should only be developed if there is a real need to do so demonstrated by real demand and there is no alternative available. CS7.1 - needs to be a fifth paragraph added clearly stating that the natural environment will only be built upon or developed if there is both a real demand AND that the demand cannot be alternatively satisfied. Para 7.20 should include at the end "should there be such a demand that warrants these green field sites being built upon that cannot be satisfied in other ways".	Stephen Hopkirk
	CS7.1 - It is not clear what "protecting local environmental quality" means in practice, nor is there	John Tumman

Policy	Comment	Contributor
	information as to how it will be achieved. It is suggested clarification is required here. CS7.2 - It is not clear what is meant by "Those parts of the built environment that make a contribution to local character". In what way is it different from CS7.1 (c)? If it is not concerned with listing and conservation how will this 'protection' be achieved/monitored? CS7.5 At this stage in the plan-making process I do not consider an adequate case has been made for the redefinition of the Green Belt north of Nissan to accommodate strategic site CS3.2(ii). The proposed deletion is a major alteration to the Green Belt and, as the site extends into South Tyneside, will significantly undermine the purpose of the Green Belt in this locality, namely to prevent the merging of Sunderland with South Tyneside. Any continued separation of settlements will be entirely dependent on South Tyneside maintaining a Green Belt within their boundary in this vicinity. If the site is progressed in its present form there will only be a 1,000 metre width of Green Belt here, entirely within South Tyneside. Therefore the proposal to provide a strategic site north of Nissan (Policy CS2 ii) conflicts with this policy objective and consequently Policy CS7.5 in its' present form is misleading in its capacity to deliver what it claims. In view of these factors, it is suggested the case for a strategic site in this location should be subject to intense scrutiny and, if it is concluded that this is in fact the right general location for such a site, consideration be given to redefining the boundaries to minimise the northward intrusion into the Green Belt, possibly by re-defining the site to include fields to the west of the site presently proposed, on the north side of the A1290.	
	CS7.3 - Not sure what 'legible spaces' are? Something to do with permitted graffiti? CS7.4 - CPRE broadly supports this policy, though 'addressing key issues' may prove merely to be an exercise in explaining why they are not possible. CS7.5 - CPRE welcomes this clear definition of the purposes of the Tyne & Wear Green Belt. We are not convinced of the need to delete Green Belt to create a Strategic Employment Site, CS7.6 - CPRE is making a separate submission in response to the Settlement Break Review. One of the general points coming out of our comments is the need to define minimum acceptable widths for settlement	CPRE North East

Policy	Comment	Contributor
	breaks to fulfil their purpose. CS7.8 - CPRE warmly welcomes this policy. An additional purpose might be recognition of the need for fauna and flora to be able to migrate to more suitable habitats as the effects of climate change over the Plan period change the current characteristics of existing habitats. CPRE argues that people as well as flora & fauna need easy access to green open spaces and the sea for relaxation and mental health. CS7.11 - CPRE notes that local communities also have the power to make local heritage (and environment) designations through Neighbourhood Plans, and hopes that the Council will recognise and support these in a similar manner. CS7.12 - CPRE welcomes and strongly supports this potentially very powerful policy, with its implication that any proposal can be effectively vetoed on environmental grounds. CS7.13 - CPRE welcomes the recognition of intrinsic value. We note that in our tranquillity mapping studies, flowing water is recognised as a major contributor to feelings of tranquillity.	
CS8	support - must have high aspirations to become an exemplar city.	Gentoo
	Generally CPRE Durham welcomes renewable energy or low carbon proposals which genuinely reduce emissions into the atmosphere and have acceptable impacts on the landscape and amenity. We have considerable concern about wind energy proposals which are causing us considerable concern throughout our area, especially within County Durham.	CPRE Durham
	Generally CPRE welcomes renewable energy or low carbon technology proposals which genuinely reduce emissions into the atmosphere and have acceptable impacts on the landscape and amenity. We have considerable concern about wind energy proposals which are causing us considerable concern throughout our area, especially within County Durham. We would also argue that the clause on cumulative impact should be strengthened. Cumulative impact needs to be assessed across all types of development (including minerals extraction).	CPRE North East
CS9	General support but concerned about Houghton Quarry	CPRE Durham
	support	Highways Agency

Policy	Comment	Contributor
	support	South Tyneside MBC
	Policy to minimise waste generation, for re-use and repair ahead of recycling would reinforce commitment to the waste hierarchy. Policy on development could usefully encourage the use of eg recycled aggregate.	CPRE North East
CS10	<p>Part a - pleased that the policy commits the city to contributing to national and regional need for minerals, but in the case of aggregates, it doesn't say what that contribution is. We would suggest that the supporting text's reference to the local apportionment (shared with other mpas in Tyne and Wear) in para 10.6 should be explicitly referred to in the policy. The supporting text (paras 10.4-10.8) does not appear to reflect the current situation in respect of need. Reference is made to an out of date RAWP report dating back to 2008, whilst the draft conclusions reached in the Local Aggregates Assessment (LAA) are ignored. It is not good practice in mineral planning to include proposals which are subject to legal agreements. The aggregates landbank consists of permitted reserves of mineral with a valid planning permission. An application benefiting from a decision to permit subject to a Section 106 agreement is not a valid planning permission and consequently cannot be counted as part of the landbank. The appropriate alterations need to be made to the supporting text.</p> <p>Part b - The references to MSAs are not in accordance with the national guidance on good practice from the BGS. National guidance emphasises that where detailed boundaries of MSAs are to left to a later DPD (as seems to be the case here), then the methodology for determining those boundaries needs to be set out in the Core Strategy. The content of what a Core Strategy should contain in respect of an outlined approach to MSAs is clearly set out in the BGS guidance paragraphs 5.1.1 – 5.1.5. Whilst Policy CS10 and the Key Diagram have elements of this guidance, they fall short of being an effective approach at every stage of the plan making process, are thus unsound and we suggest alternative wording to the policy and Key Diagram to rectify the deficiency. Consideration also needs to be given to the safeguarding of any mineral infrastructure occurring outside of quarries or the mineral resource such as coating plants, concrete</p>	Mineral Products Association

Policy	Comment	Contributor
	plants, rail links, and wharves in accordance with MPS1 Practice Guide paras 34 & 35. Part c - duplicates part a and could be deleted. Detailed rewording of policy is attached.	
	Detailed clarification is sought on the methodology which has been followed to define the extent of the proposed MSAs, the actual minerals safeguarded and the physical extent of the MSA designations. Clarification is sought on the approach that is to be adopted to safeguard mineral handling and processing infrastructure. Requests the safeguarding of Sunderland Wharf (Greenwells Quay).	Durham C Council
	support	Highways Agency
	The Coal Authority supports the inclusion of a Mineral Safeguarding Area (MSA) covering the surface coal deposits located within the western part of Sunderland, as set out in policy CS10. The extent of the surface coal MSA, as depicted on the Key Diagram, is also supported. Reason - Safeguarding the entire surface coal resource area within Sunderland ensures that the Core Strategy & Development Management Policies DPD is consistent with the guidance in paragraph 143 of the NPPF.	Coal Authority
	paras 10.4 - 10.8 - noted.	South Tyneside MBC
	mineral safeguarding at Springwell is not sound. No physical survey evidence of extent of any mineral resource and takes no account of the existence of a double medium pressure gas pipe running through the land which TRANSCO advise that no working should take place within 250m - this sterilises the mineral resource - cost of diversion is prohibitive. Extraction would cause disruption to operations of Low Mount Farm - already suffers from effects, noise, dust etc, from Springwell Quarry. Suggested amendment - delete all reference to mineral safeguarding at Springwell.	Stephen Swinburn
	National and local countryside character assessment could and should contribute to definition of mineral safeguarding areas, and there should be links between this policy and policies CS7.6 and CS7.7	CPRE North East
CS11	support for need for infrastructure to accompany new development, however, need to be economically viable. Gentoo supports firstly bringing forward available supply in order to give certainty within the	Gentoo

Policy	Comment	Contributor
	development land supply chain, secondly also welcome clarity over the proposed concurrent use of both CIL and Section 106 including use of commuted sums and the circumstances under which each may be applied.	
	CS11 and DM11 - We consider these policies unsound as they are not justified by evidence. The Council has not undertaken a full economic viability assessment of its policy and therefore impacts cannot be measured. The current policy as it is drafted may also be contrary to the Community Infrastructure Levy (CIL).	Barratt and David Wilson Homes
	CS11 and DM11 - The Council has not undertaken a full economic viability assessment of its plan and therefore the impact of this policy cannot be ascertained. The policies as written may also be contrary to the CIL regulations. The policy should be based upon a sound evidence base and should clearly set out the relative roles of CIL and Section 106 agreements. The Council will also need to consider amending policy DM11 to ensure compliance with the CIL regulations.	House Builders Federation
	NWL suggest the policy is reworded to align with paras 203-206 of the NPPF. In particular that obligations should only be used where it is not possible to address unacceptable impacts through a planning condition and that the policy should acknowledge and conform to the planning obligation test set out in para 204 of the NPPF.	Nathaniel Lichfield and Ptnrs for NWL
	Policy should be simplified - suggested amendment - 'The City Council will ensure new developments: Deliver infrastructure which is directly related to the development proposed and necessary to make the development acceptable in planning terms. The level of developer contribution sought will be commensurate in scale and kind to the development proposed. Contributions that may be required include the following:.....'	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	Sport England welcomes this policy's recognition that developer contributions may be required for open space and recreation (including leisure and sports facilities). However we would remind you that without an up to date evidence base for sport it would be difficult to articulate what such needs might be.	Sport England
	General support provided that the contributions are used for instance for providing suitable and safe access for people such as cyclists to gain access to the existing	CPRE Durham

Policy	Comment	Contributor
	network and for it to be improved.	
	support	Highways Agency
	CPRE is always concerned about developer contributions and the way they may be used to influence a decision to grant permission. We therefore welcome the guidance that are contained in this Policy. However: Numbering of the list facilities fundable by developer contributions implies prioritisation or a hierarchy of need or desirability. If this is not intended then bullet points in alphabetical order might be better. We note that the list includes a mix of: • items which would be needed to make a development viable and sustainable (eg utilities infrastructure, emergency and essential services, drainage, flood prevention) which should be incorporated and costed into any sustainable development as a matter of course; • items that should happen as a result of policy elsewhere in the Core Strategy (eg strategic green infrastructure, enhancement of historic environment, transport) • and items which are genuinely 'community benefit' (eg community facilities (which should explicitly include allotments), public art and heritage).	CPRE North East
CS12	Will there be a periodic review of biodiversity across the plan area to ensure that sustainable development is being delivered? Has any thought been given to how biodiversity will be monitored across the Sunderland area?	Durham Wildlife Trust
	Paragraph 47 of the NPPF requires Local Planning Authorities to use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. The Co-operative Group have concerns that the evidence base has not been used to fully inform the objectively assessed need for housing in the City, i.e. representations submitted on the SHLAA have not been assessed to confirm development land availability to see if development aspirations for each Core Strategy Sub-Area are realistic and deliverable to meet housing need. Should this be undertaken then this should avoid the need for Policy CS12 to demonstrate how Sunderland City Council would manage the lack of a 5 year housing land supply.	Fairhurst for the Co-operative Group
	support for policy, in particular with need to review	Gentoo

Policy	Comment	Contributor
	housing numbers, request maximum availability of land within the 5 year plan be identified in order to bring scale and planning certainty to the development process.	
	We are concerned regarding the delivery this policy. A 5 year land supply must include specific deliverable sites that are available now (NPPF, paragraph 47, footnote 11). Simply bringing forward sites from later in the plan period will not ensure they are deliverable now. If the Council cannot demonstrate a 5 year land supply the applications should be judged in accordance with paragraphs 14 and 49 of the NPPF until one can be.	Barratt and David Wilson Homes
	Whilst a pro-active approach to any under-delivery is welcomed the proposed policy is not considered effective and therefore is likely to be found unsound at examination. It is recommended that the policy be more positively prepared and in accordance with earlier comments the sequential approach to housing sites be deleted.	House Builders Federation
	Criterion (xi) - SPDs - the university will work with the council towards an SPD re student accommodation and HMOs.	Signet Planning for the University of Sunderland
	Concerned that the evidence base has not been used to fully inform the objectively assessed need for housing in the City, i.e. representations submitted on the SHLAA have not been assessed to confirm development land availability to see if development aspirations for each Core Strategy Sub-Area are realistic and deliverable to meet housing need. Should this be undertaken then this should avoid the need for Policy CS12 to demonstrate how Sunderland City Council would manage the lack of a 5 year housing land supply.	Fairhurst for Durham Estates
	Support, but contributions should also be sought, however, to sewerage infrastructure where appropriate.	England and Lyle for NWL
	CPRE nationally has been proposing that this is the right way to plan for the future and so we can only endorse this Policy. Our only comment is that we note the provision should there be insufficient land to meet a five year supply – we believe there should also be a provision should it be found that there is an oversupply of land, or that new build is having an unduly adverse	CPRE Durham

Policy	Comment	Contributor
	effect on the existing housing stock.	
	support. Agency wishes to be involved in cross boundary work to ensure that the evidence base at the SRN remains to be valid and that the provisions and detail of the IDP remain to be appropriate.	Highways Agency
	Five year supply of housing sites fails to recognise the required buffer of 5-20%. It's not enough to simply move sites forward - need to look at the demand side of locations as well as the supply side. Provision needs to be made in this Chapter to assess the impact which the policies contained within the Core Strategy are having on the delivery of new residential development. Moreover there should be scope to reassess certain policies which place a financial burden on development, such as affordable housing and developer contributions.	Persimmon
	need to include a reference to developing management information that includes information on the real demand for housing in the Sunderland market, so necessary to guide development that is truly social, economically and environmentally sustainable. Need to employ techniques such as Statistical Process Control methods as a mechanism to assess impacts of plans and strategies in terms of population and housing demand. House building should be a response to creating a place where people want to live therefore creating demand, not a target in itself.	Stephen Hopkirk
	CPRE nationally has been proposing that this is the right approach to planning for the future and so we can only endorse this Policy. We note the provision should there be insufficient land to meet a five year supply, but we believe there should also be provision for the contingency that there is an oversupply of land, or that new build is having an unduly adverse effect on the existing housing stock. Monitoring of the Plan should be on planning applications granted not housing built. If the latter, then it would be possible for developers to bring forward and build on inappropriate, probably greenfield sites merely by not following through on extant planning applications for less marketable sites. This is particularly the case under some possible interpretations of a 'real time' SHLAA (second series i). Clause (first series v) must not be interpreted to allow long term sustainability to be sacrificed for the sake of	CPRE North East

Policy	Comment	Contributor
	short term viability. And - CPRE is strongly opposed to second series clause vi which could be used to drive a coach and horses through any policy about sequential or phased release of land and so destroy any attempt at city centre regeneration. Newcastle CC tried and failed to make such a linkage between development in Scotswood and Newcastle Great Park.	
DM1	This priority towards brownfield development lacks justification and is not supported by the Framework. §111 of the Framework states that <i>Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed</i> . This does not mean that it is there is a preference towards brownfield, especially when read in context of §14 the presumption in favour of sustainable development. Gladman remind the council that the Framework should be read as a whole and object to the priority place on the delivery of brownfield sites.	Gladman Developments
	DM1.1 - support	England and Lyle for Mr C Milner
	DM1.2 - sequential approach to prioritise brownfield sites is contrary to NPPF	Signet Planning for the University of Sunderland
	DM1.2 - NWL welcomes the council's recognition that all sites should be in locations that are sustainable and well related to homes, jobs and services by all modes of transport, particularly public transport, walking and cycling having regard to other relevant policies within the local plan.	Nathaniel Lichfield and Ptnrs for NWL
	As the NPPF only encourages brownfield first, the comments suggest that the first paragraph of the policy is deleted.	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	DM1.2 - NPPF does not support brownfield first so requests first para of policy to be deleted.	Nathaniel Lichfield for Hellens Development Ltd
	DM1.2 - NPPF does not support brownfield first so requests first para of policy to be deleted.	Nathaniel Lichfield for Hellens Development Ltd (#2)
	DM1.2 - NPPF does not support brownfield first so requests first para of policy to be deleted.	Nathaniel Lichfield for Lord Lambton's VS
	DM1.1 sets out the council's draft presumption in favour of sustainable development policy - in line with NPPF and supported. DM1.2 - sequential approach is	Signet Planning for Partner Construction Ltd

Policy	Comment	Contributor
	contrary to NPPF and is not sound.	
	DM1.1 - We accept this Policy in view of the NPPF but represent that the words “material considerations indicate otherwise – taking into account whether:-” do not appear in the NPPF in the provision relating to Sustainable Development. We cannot say whether this materially affects the meaning of the Policy when compared with the NPPF. DM1.2 - We accept this Policy in view of the NPPF but represent that the words “material considerations indicate otherwise – taking into account whether:-” do not appear in the NPPF in the provision relating to Sustainable Development. We cannot say whether this materially affects the meaning of the Policy when compared with the NPPF.	CPRE Durham
	DM1.2 - support	Highways Agency
	DM1.1 - general support but it should be made clear that decisions which accord with the Development Plan will be taken “without delay”. It is suggested that the model policy wording provided by the Planning Inspectorate should be considered. DM1.2 - a muddled policy, jumping from brownfield / greenfield preferences in one paragraph to a vague and unsubstantiated notion of a sustainable location in the next. At no point does this policy define what sustainable development is, or what criteria it will be assessed against. doesn’t take all dimensions - economic, social and environmental - into account and as such doesn’t provide a comprehensive and sound definition or summary of sustainable development. The policy also prioritises brownfield sites over greenfield sites with no caveat in relation to viability, suitability, achievability of deliverability. It is considered that this policy should be used to better define sustainable development in the context of DM1.1, with the role of brownfield sites being dealt with at more appropriate stages of the document.	Persimmon
	p117 development needs to respond to demand to be sustainable - otherwise risks overdevelopment and falling house prices.	Stephen Hopkirk
	DM1.1 - In order for the City to not only survive but thrive for the generations to come, all development needs to be sustainable. DM1.2 - support	Kathryn Brown
	DM1.1 - We accept this Policy aligns closely with the NPPF but note that the words “material considerations	CPRE North East

Policy	Comment	Contributor
	indicate otherwise – taking into account whether:-” do not appear in the NPPF in the provision relating to Sustainable Development. We cannot say whether this materially affects the meaning of the Policy when compared with the NPPF. DM1.2 - We welcome this proposed way of interpreting “sustainable development” which we believe is in accord with the comments in CPRE’s Policy Guidance Note for Housing (www.cpre.org.uk/resources/policy-guidance-notes/item/3271-cpres-policy-on-housing) mentioned above. The proposal in respect of brownfield sites is particularly welcome. We will be interested to see how it operates alongside Policy CS12.	
DM2	DM2.2 - The Council should include locations for major development with their Core Strategy. Deferring this to an Allocations Document will cause delay and bring the deliverability of the Council’s plan into question. It should also be noted that the NPPF discourages the production of other development plan documents unless clearly justified.	Barratt and David Wilson Homes
	DM2.1 - welcomes the production of a Development Framework provided that it does not delay delivery. In terms of the detail of the policy, the Vision Document confirms an appropriate level of physical, social, health, green and transport infrastructure can be provided to achieve a sustainable development and create a sense of place. DM2.2 - The Consortium suggest the word ‘defined’ should be deleted from the policy given the Core Strategy defines the location of the LMDs and provides a location at Figure 8. Put simply, the LMDs should be allocated now given they are central to plan delivery.	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	lack of detail is of concern - should identify all site allocations to be delivered over the plan period.	Signet Planning for Partner Construction Ltd
	DM2.1 and DM2.2 - Again we generally welcome these proposals. We would prefer to see a specific reference to walking and cycling as part of the transport system and we also believe that flooding and water management needs to be mentioned here.	CPRE Durham
	DM2.1 - support. The policy should not replace the need to identify measures (infrastructure) needed to support such development aspirations at this stage. DM2.2 see CS2.	Highways Agency

Policy	Comment	Contributor
	DM2.2 - Although not necessarily an amendment to the wording of the policy it should be recognised that until the Core Strategy (and other relevant SPD / DPD's) are adopted, decisions should be taken in accordance with paragraph 216 of the NPPF.	Persimmon
	DM2.1 support.	Kathryn Brown
DM3	Requests additional bullet point for new uses to 'be compatible with existing and future employment uses in the PEA and not be susceptible to disturbance from employment and industrial operations in the PEA or likely to result in restrictions being placed on employment and industrial operations in the PEA in an effort to prevent or mitigate a loss of amenity.' and 'Development on sites adjacent to the PEA will also only be permitted where they would not prejudice the day to day operation of the PEA and where they would not be susceptible to disturbance from the operations within the PEA.'	BNP Paribas Real Estate - acting for BAE Systems, Radial Park, Washington
	DM3.1, DM3.2 and DM3.3 - The Council's strategy is reliant upon a significant quantity of housing development coming from brownfield sources. The continued protection of employment sites could jeopardise the successful delivery of the plan and would therefore raise issues of soundness. Need to commit to an annual re-assessment of its employment portfolio and this be balanced against an up to date employment needs study. Once completed the Council should identify sites to be released from employment use, without restriction, which are surplus to requirements. The Policies should also be amended to provide flexibility allowing other uses, including housing, to be developed where a retained site becomes vacant and there is no reasonable prospect of the site being used for the allocated employment use. Such other uses should be treated on their merits having regard to market signals and the relative need for different land uses.	House Builders Federation
	DM3.2 and DM3.3 are over restrictive and overburdensome in terms of the criteria to be met and requirements to market the site. Can be unviable to market it in the first instance. Policy is considered to be unsound.	Nathaniel Lichfield and Ptnrs for North East Property Partnerships
	DM3.2 and DM3.3 are over restrictive and overburdensome in terms of the criteria to be met and	Nathaniel Lichfield for Jomast Developments

Policy	Comment	Contributor
	requirements to market the site. Can be unviable to market it in the first instance. Policy is considered to be unsound. Makes the case for the redevelopment of Armstrong House for non-B class uses.	
	DM3.5 - While generally we have no comment to this proposal, we suggest it should also be reasonably accessible by sustainable transport, not just have appropriate vehicular access. "Local amenity" will also need to be interpreted widely to include issues such as biodiversity and flood assessment. DM3.6 - support	CPRE Durham
	DM3.1 - see CS3.3. DM3.2- Conversion of a site to housing would bring with it different patterns of travel, that could have differing implications, including at the SRN. Need to be fully assessed. Transport influences of such conversions need to be a key consideration alongside the others identified in this policy. DM3.4 - given that these policies could ultimately allow for the provision of employment land anywhere in the city including outside of the designated employment areas, the agency considers that the policy and criteria b)could be strengthened to emphasise that proposals will not only need to be sustainably accessible but should also not result in unacceptable traffic impacts as a result that would not be capable of being mitigated.	Highways Agency
	DM3.2 - contrary to NPPF. It sets out the criteria for the release of vacant land within designated Key Employment Areas. Criteria A states that the "Council's most up-to-date employment land assessment(s) recommends their release for another purpose". 3.21 - We object to the inclusion of this criterion within policy DM3.2 and suggest the policy is revised to remove that requirement. The requirement to rely upon the Council to maintain an up-to-date employment land assessment is flawed and is not a robust approach to the release of unneeded employment land. The wording of the policy would only allow for the release of employment land where the latest ELR recommends it's release, even if all the other criteria, including demonstrating that it is no longer needed in accordance with Policy DM3.3, have been met. If criterion 'a' is to be retained, then it should be re-worded as follows: "a. The most up-to-date employment land assessment for the site recommends it's release for another	England and Lyle for Stirling Investment Properties

Policy	Comment	Contributor
	purpose; or..”	
	DM3.2 - needs to be clear whether one or all the criteria need to be met. At present it reads as if to meet the policy sites must meet criteria a) plus one of b) to h). The policy does rely on the Council keeping their employment land assessment up-to-date - potential weakness. DM3.3 - if a developer complies with all the criteria to demonstrate that a site has no realistic re-use for employment or that redevelopment for employment would not be economically viable, the requirement for development on such sites to provide further measures to outweigh the loss of employment land appears unjustified - if it isn't making a contribution, there is no loss.	Persimmon
	DM3.3 - Given the possibility that a frustrated demand for comparison goods floorspace could in the longer term lead to development pressure for out-of-centre development on employment sites if it can be demonstrated by developers that no suitable in or edge of centre sites are available (as may well be the case under the retail policies of this plan as currently worded) it is suggested that the following wording be added at the end of Policy DM 3.3 "Retail use which are not ancillary to the main use of the location will only be considered if a compelling case can be made in relation to a specific or local need, and no alternative more suitable site is available"	John Tumman
	DM3.1 - support	Kathryn Brown
	DM3.1 - While CPRE welcomes this policy, we are concerned that recent relaxation of Change of Use permissions may make it ineffective, with significant inappropriate retail development resulting. DM3.2 - CPRE seeks reassurance that the Council's employment land assessments take a long-term rather than short-term view. Any such decision could not easily be reversed in case of later need. This is particularly significant in the case of location-specific industry eg shipping or ship-building which could not be reinstated if riverside frontage has been given over to housing or retail development. We are also concerned that employment land is not released for other uses and then has to be replaced with loss of greenfield land. The safeguards given appear to ensure that such land will not be prematurely released. However, we would	CPRE North East

Policy	Comment	Contributor
	hope that any land that is to be released solely on the ground that it is "not viable" will be very carefully assessed and we support the approach suggested in Policy DM3.3 on this point. DM3.3 - Given the possible future of print media over the 20 year period of the Plan, the Council may usefully be more flexible in setting out advertising requirements (Proof of Marketing (b)) DM3.4 - The policy could constructively specify 'long-term regeneration benefits' and re-iterate the need for all development to be sustainable. DM3.5 - We suggest that employment sites should also be reasonably accessible by sustainable transport, not just have appropriate vehicular access. Either "Local amenity" will also need to be interpreted widely to include issues such as biodiversity and flood assessment or a separate environmental criterion is required.	
	DM3.1 - ancillary uses - criteria text - possibly include 'proximity to schools'	Jane Hibberd, Head of Strategy and Policy, People and Neighbourhoods.
DM4	DM4.3 - Support for principle of sequential approach for construction of or conversion to student accom. Would like to see ref to 'edge of the central area' removed as it is not defined. DM4.4 and DM4.5 - support for approach that will ensure that there is not an over-concentration of HMOs in particular localities.	Brian Robson
	DM4.3 - different types of accommodation is required for different types of student. It is a national and international market. Questions how the need for student accommodation is to be demonstrated. Suggests further bullet point at 16.5 - 'the quality and type of existing student units to meet the varying demands of the student housing market. DM4.4 - suggested amendment 16.11.. 'it offers landlords a vetting service to assist in the selection of prospective tenants, financial assistance (when available) and discounts on services such as HMO licences. Landlords also benefit from accredited status. It is expected that existing and prospective landlords will apply for this scheme.' 16.12 'Certain size HMOs ..(.) usually require a statutory licence from the city council. It is an offence to operate a licensable HMO without a licence.' Adds contact details for housing renewal team.	Liz McEvoy, Housing and Neighbourhood Renewal Team

Policy	Comment	Contributor
	DM4.3, DM4.4, DM4.5, DM4.7, DM4.9, DM4.10 , - support	Gentoo
	DM4.6 - requires proposals for new housing development to be informed by most up to date SHMA. Needs flexibility to deal with specific site and market conditions. DM4.9 - The recommendation for Policy CS4.3 also applies to this policy. In addition the Council should consider flexibility upon the tenure split for affordable housing and ensure the SPD does not add additional burdens to development.	House Builders Federation
	DM4.3 - refers to prob of speculative provision of student accommodation. Policy needs to refer to topic paper being prepared. Suggests additional criterion under criterion (c) - 'a requirement for accreditation to the relevant student accommodation/university schemes and provision of a management plan secured through a section 106 agreement.' DM4.4 - support for HMO/student accommodation policy. Concerned about continued oversupply until adoption 2016 without interim policy.	Signet Planning for the University of Sunderland
	Chapter 16 - concern that policies relate to specific sectors of housing, eg student accommodation, backland development, affordable housing etc, but no specific reference to executive housing. Promotes two sites within the green belt at Offerton under the client's ownership as potential exec housing sites.	Ward Hadaway for Mr R Delaney
	DM4.6 - NWL agree that housing mix and type should be determined in accordance with most up to date SHMA. DM4.7 - support and welcome flexible approach to housing density, recognising housing need and the varying characteristics of settlements across the city together with the local characteristics of the sites. DM4.9 - Welcomes the reference to viability assessments where a rate of affordable housing lower than 10% is proposed.	Nathaniel Lichfield and Ptnrs for Nwl
	DM4.6 - agree. DM4.7 - support. DM4.9 - welcomes ref to viability assessments where a rate of affordable housing lower than 10% is proposed. Criterion b) request an amendment - 'The affordable dwelling types and size should reflect the sub-area needs set out in the <u>most up-to-date</u> Strategic Housing Market Assessment; however consideration...'	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	DM4.9 - welcomes ref to viability assessments where a rate of affordable housing lower than 10% is proposed.	Nathaniel Lichfield for Hellens Development

Policy	Comment	Contributor
	Criterion b) - suggested amendment - 'The affordable dwelling types and size should reflect the sub-area needs set out in the <u>most up-to-date</u> SHMA; hv consideration....' criterion e) - further clarification needed.	Ltd
	DM4.9 - welcomes ref to viability assessments where a rate of affordable housing lower than 10% is proposed. Criterion b) - suggested amendment - 'The affordable dwelling types and size should reflect the sub-area needs set out in the <u>most up-to-date</u> SHMA; hv consideration....' criterion e) - further clarification needed.	Nathaniel Lichfield for Hellens Developments (#2)
	DM4.9 - welcomes ref to viability assessments where a rate of affordable housing lower than 10% is proposed. Criterion b) - suggested amendment - 'The affordable dwelling types and size should reflect the sub-area needs set out in the <u>most up-to-date</u> SHMA; hv consideration....' criterion e) - further clarification needed.	Nathaniel Lichfield for Lord Lambton's VS
	DM4.8 - blanket approach to 10% affordable housing requirement is neither flexible nor sound.	Signet Planning for Partner Construction Ltd
	DM4.1, DM4.2 and DM4.8 - support. DM4.4 and DM4.5 - While we have no comment in general, we note the potential for Article 4 Directions to prevent this use under permitted development rights. Do PD rights affect the extent of Policy 4.4? DM4.6 - We suggest this must include a reference to Affordable Housing as on the face of it, this Policy could be read to override that provision in the Core Strategy or 4.9 below. DM4.7 - While in general we have no comment, paragraph (d) should perhaps refer to "Good Design", not just "Design". DM4.9 - While we support this proposal, we are concerned that a number of developers in Durham are doing just what is suggested here, ie suggesting that Affordable Housing should not be a requirement for the sort of reason outlined here. CPRE supports Affordable Housing for the reasons mentioned above in the Core Strategy section. Paragraph 16.18 is very relevant here and we suggest may need to be addressed and properly applied many times.	CPRE Durham
	DM4.2 - Conversion of a site from residential would bring with it different patterns of travel, that could	Highways Agency

Policy	Comment	Contributor
	have differing implications, including at the SRN. Such considerations need to be fully considered including with ref to any influence such as the SRN. DM4.3 and DM4.7 - support.	
	DM4.6 - It is worth reiterating the role which demand must play in housing policy. The SHMA assesses both need and demand and therefore development should respond to both, as they are mutually dependent upon one another. Incorporating demand into this policy provides a spatial element, ensuring that not only is the right type of housing built but that it is also in the right place. DM4.9 - in order to warrant an affordable housing requirement as set out in this policy – in terms of percentage and tenure mix – there needs to be a robust and fully evidenced viability assessment undertaken for the whole plan. In relation to the off-site commuted sum provision it is strongly suggested that the wording allows for increased flexibility in order to deliver the key aims of the Core Strategy - eg not appropriate to provide affordable housing within exec housing schemes.	Persimmon
	p128 Future Housing - makes no ref to recognised need for exec housing. Sunderland does not have an identifiable exec housing area. CS should identify an area to be developed for exec housing.	Stephen Hopkirk
	DM4.5 - Although the thrust of the policy is supported in principle, the present wording appears too loose to be meaningful in its application to the circumstances pertaining in areas to which the policy may potentially apply. It is not sufficiently definitive in its' present form to provide a robust basis for assessing the need to apply it in specific localities; further, because of the vagueness resulting from its' open-endedness it does not necessarily commit the Council to any action. There is no indication within the policy of the way in which the presence of a number HMO's in an area would be judged detrimental, nor of the 'critical level' which would trigger implementation of the policy. Some indication of the criteria against which a detrimental impact would be assessed would be useful, as would the way in which the proportions of HMO's would be judged unacceptable-would it be the proportion in a street, or a defined area? If so, what proportion? These tests are matters for the Council to determine against	John Tumman

Policy	Comment	Contributor
	its' own standards, but are necessary to make the policy meaningful. Residents' could then make their own judgement in relation to their street/area's circumstances and if appropriate put pressure on the Council to invoke the policy. In conclusion it is suggested the policy should be made more prescriptive to provide an objective baseline against which localities with HMO's can be judged appropriate for intervention.	
	DM4.2 - Some policy is needed here to discourage property owners from deliberately allowing property to decline and decay in order to meet clause (a).	CPRE North East
	DM4.6 - We suggest this must include a reference to affordable housing as on the face of it, this Policy could be read to override that provision in the Core Strategy or Policy DM4.9 below. Local evidence gathered for Neighbourhood Plans should also be recognised as relevant to this policy. DM4.7 - High density housing and certain street patterns are necessary for bus services to be viable, so clause (a) is somewhat of a circular argument. The Council should not fall into the error that only low density housing can be high quality or executive housing. The Georgian crescents of Bath and Edinburgh are higher density than many modern estates. DM4.8 - We support this Policy to prevent inappropriate "Garden Grabbing". DM4.9 - The proportion of affordable housing and the ratio of rented to intermediate tenure required may change over the 20 year period of the Plan and should be subject to review informed by Local Housing Need Assessments. It might also be advisable to leave scope for Neighbourhood Plans to show flexibility on these points in response to very local needs. We are concerned that developers will make extensive use of clauses d) and e) to avoid including affordable housing on their developments. CPRE argues strongly that for social cohesion and other reasons, development should be 'pepper potted' and 'tenure-blind' with separate enclaves of affordable housing avoided if at all possible. Para 16.18 is very relevant here and we suggest may need to be addressed and properly applied many times. DM4.10 - Will the 'council's wider programme of provision for the ageing population' match the 20 year period of this Plan or is more detail	CPRE North East

Policy	Comment	Contributor
	required?	
	Student Accommodation policy, agree with but needs clarity around the definition of 'Edge of the Central Area'.	Comment received at staffed library events
DM5	Policy omits reference to A2 uses, (banks in particular). Unsound as it assumes any uses other than retail is likely to reduce viability and vitality - does not recognise the contribution made by financial services retailers - not based on sound evidence. The letter goes on to set out in national policy context.	Shireconsulting - acting for Barclays Bank
	DM5.3 - Considered to be unsound as not justified by economic viability evidence.	Barratt and David Wilson Homes
	DM5.3 - The imposition of all the proposed policy obligations within the plan will place additional burdens upon development. The Council has not identified the cumulative impacts of its proposed plan policies and therefore the viability of these policies cannot be adequately assessed. The Council is therefore faced with a need to prioritise its policy objectives; be they affordable housing or higher standards of construction sustainability and regeneration. The evidence suggests development in Sunderland cannot sustain both.	House Builders Federation
	DM5.3 - The Consortium are committed to providing appropriate social infrastructure that is related in scale to the development and look forward to working with the Council to determine such needs.	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	DM5.1 - The policy should be reworded as follows: 'The council will favourably consider proposals for a new retail development in designated centres identified in policy CS5.1. If there are no sequentially preferable sites, edge of centre sites may be considered subject to confirmation that this would not have a significant adverse impact on the centre.'	Colliers International for M&G Real Estate
	DM5.1 - Identifies a lack of food superstore provision in West Sunderland - this is picked up in the Retail Needs Assessment. Policy DM5.1 states that outside of designated areas only small scale convenience facilities will be permitted. - this is not justified and is unsound. Client wishes to develop a foodstore on land at Pennywell alongside Gentoo residential development. The comments make the case that the development of a foodstore in West Sunderland will be consistent with the NPPF. Suggests an amendment to policy DM5.1 to	Nathaniel Lichfield for Trilogy Developments

Policy	Comment	Contributor
	remove the reference to 'small scale'	
	DM5.1 - not in accordance with NPPF, by permitting only small scale convenience facilities outside of designated centres, and setting the threshold for impact assessments too low - suggests 2000sq m,	Nathaniel Lichfield for Hercules Unit Trust
	DM5.4 - The Loss of Social Infrastructure. Sport England considers this to be an innovative and potentially valuable policy which we are supportive of in principle. Notwithstanding this support, clarity is needed as to what social infrastructure it is intended to cover. Moreover clarity is also needed as to whether it is simply intended to cover buildings and land which are in community use, or also cover those which offer community use.	Sport England
	DM5.1 - While generally we support this proposal, we also suggest new retail should have sustainable transport provisions and provide for eg the safe parking of cycles. This appears to be in accord with paragraph 17.1.	CPRE Durham
	DM5.1, DM5.3, DM5.4 - support	Highways Agency
	DM5.4 - support, but would be happier if the policy started by supporting existing social facilities before including criteria for their loss. Paragraph 17.13 states that it is important to protect 'viable' facilities, but the policy does not reflect this. We suggest therefore that the opening lines should include a statement along the lines of - The council will protect existing community and social facilities by resisting their loss or change of use unless land or buildings currently or formerly in community use Item 70 p17 of the NPPF supports this. For clarity there should be an entry in the Glossary or in the accompanying text to describe what is meant by the term 'social infrastructure' and we suggest - The function of social infrastructure is to provide facilities, services and access to venues for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. The word 'viable' is used in paragraph 17.13. Often a community/social facility may not need to be viable to provide a service to the community, i.e. it may require financial subsidy to remain a valuable component of your social infrastructure. Museums, libraries, and all community and cultural facilities play a key role in	Theatres Trust

Policy	Comment	Contributor
	encouraging knowledge, experience and quality of life in its broadest sense.	
	<p>DM5.1 - This representation should be read in conjunction with those made under Policies CS1.2(c) and CS5.1. There are two strands to this submission:-</p> <p>(1) Whilst agreeing in principle that new comparison retail development should be within or on the edge of an existing centre, given the scale of comparison goods floorspace anticipated, and the probability that each unit will be of a large size, to meet the requirements of multiple retailers, and further, that they will usually have a preference to be grouped together to create a critical mass, there are in effect, only 3 centres identified in Policy CS5.1 which would be appropriate for such new development, namely the City Centre, Washington Galleries and Houghton. However the table attached to Policy CS1.2 (c) setting out floorspace requirements only indicates limited development for comparison goods within the City Centre. That proposed at Houghton is for convenience floorspace, with none proposed at The Galleries (although an extension is in fact currently proposed there). Consequently there is a large amount of 'uncommitted' potential comparison goods floorspace. For the Plan to be 'watertight' there needs to be greater direction than at present, and the sequential test outlined in this policy in its current form does not meet these needs adequately. There may be a need to adopt a more flexible approach to retail development, particularly in and adjoining the City Centre, to help it regain some of its lost status, a commitment to site assembly to facilitate development in favoured locations as fragmented land ownership may otherwise represent a major obstacle, and perhaps further guidelines for new retail developments elsewhere within the City. (2) With regard to convenience goods floorspace it is again quite possible that, given the land requirements for even relatively small scale convenience developments, and the land use/ownership patterns in and adjacent to many of the centres identified in Policy CS5.1, a commitment to land assembly on the part of the Council may be required to ensure successful implementation of the policy. With regard to point (b) of the policy, it may be desirable to require a developer to demonstrate a local deficiency in provision, or even</p>	John Tumman

Policy	Comment	Contributor
	for the Plan to identify local deficiencies as priorities for new local convenience development as was done in the supporting text of the adopted UDP policy. Change sought is for the Policy to be re-written to: (1) allow a more flexible approach to comparison goods retail development, particularly in and adjoining the City Centre, to help it regain some of its lost status, a commitment to site assembly to facilitate development in favoured locations as fragmented land ownership may otherwise represent a major obstacle, and provide further guidelines for new retail developments elsewhere within the City, clarifying the centres appropriate for large scale development, and setting out criteria for new major retail development which cannot be accommodated within centres, possibly identifying preferred locations; (2) include a reference to site assembly where appropriate to facilitate small scale convenience goods development and require developers to demonstrate a local deficiency in provision, or possibly the Plan could identify areas perceived as having a local deficiency in convenience goods floorspace as priorities for new local convenience development as was done in the supporting text of the adopted UDP policy.	
	<p>DM5.1 - CPRE is concerned that the policy allows significant 'new retail development on the edge of designated centres'. Even this can cause the retail focus to migrate to the detriment of the established retail centre (high street) as has been demonstrated in several towns in Northumberland. We suggest new retail developments should be required to have sustainable transport provisions eg provide for safe parking of cycles, in line with para 17.1. DM5.4 - This policy could usefully be linked to the Council's implementation of 'Right to Buy' provision under the Localism Act. We note that the timescale for that provision is six months making the six weeks requirement in c) seem relatively meagre.</p>	CPRE North East
	<p>DM5.1 para 17.3 - need an explanation of 'impact assessment'. DM5.2 - inclusion of schools with regards detrimental effect. DM5.4 c)i - 'Council's Community Officer' who is this - do we have one? DM5.4 c)ii - 'Voluntary and Community.'</p>	Jane Hibberd, Head of Strategy and Policy, People and Neighbourhoods.
DM6	DM6.4 and DM6.5 - Considered to be unsound as not	Barratt and David

Policy	Comment	Contributor
	justified by economic viability evidence.	Wilson Homes
	DM6.4 and DM6.5 - The imposition of all the proposed policy obligations within the plan will place additional burdens upon development. The Council has not identified the cumulative impacts of its proposed plan policies and therefore the viability of these policies cannot be adequately assessed. The Council is therefore faced with a need to prioritise its policy objectives; be they affordable housing or higher standards of construction sustainability and regeneration. The evidence suggests development in Sunderland cannot sustain both.	House Builders Federation
	DM6.1-DM6.3 - We fully support the provisions here relating to sustainable transport and believe this is vital for the future way of considering planning applications. Merely providing say cycling infrastructure on site is relatively useless if it does not safely connect with the cycling network.	CPRE Durham
	DM6.1 - support. DM6.2 - support. Agency will assess TAs and TSs supporting proposals for developments which could have implications for the SRN. DM6.3 - Agency will consider parking reqs as part of its assessment of TAs and TSs which could have implications for the SRN.	Highways Agency
	DM6.4 - this is an additional financial burden - plan needs a full viability test. If viability is affected, then consideration should be given to removing the policy or retaining at the expense of a regulatory burden elsewhere in the plan. One option would be to 'encourage' developments to include electric vehicle charging points, which would allow the appropriate flexibility to ensure a sound policy.	Persimmon
	I would like to see park and ride facilities introduced into the plan, to reduce congestion and increase parking facilities for the City Centre as part of a broad-based drive to enhance its attractiveness as a shopping destination. I make references to this elsewhere in my submissions - see representation on Policy CS6.1.	John Tumman
	DM6.1 and DM6.2 - support	Kathryn Brown
	DM6.1 - Viable bus routes rely on both a suitable road layout and a critical mass of potential passengers within an area, which implies relatively high housing densities. Thought may be needed as to how this policy relates to Policy DM4.7. Thought may also be needed	CPRE North East

Policy	Comment	Contributor
	about how to ensure good pedestrian access through housing developments whilst meeting the requirements of the 'design out crime' initiative. DM6.2 - Copies of all such Statements or Plans should be held by the Council for integration with Local Transport Plans, Neighbourhood Plans, bus service quality contract planning etc and should be available to the public on request. Sanctions should be applicable if provisions of any such Travel Plan are not implemented. DM6.3 - We fully support the provisions here relating to sustainable transport and believe this is vital for the future way of considering planning applications. Merely providing eg cycling infrastructure on site is relatively useless if it does not safely connect with the cycling network.	
DM7	DM7.21 - How will the appropriate buffer zone around a site be determined and shouldn't this be done before settlement breaks and land allocation are reviewed to prevent conflict between different documents and policies? Is there to be a methodology adopted to quantify fragmentation of corridors that might result form a proposal and how any mitigation might in turn enhance connectivity? Will measures to benefit habitats and species be permitted to be delivered 'off site' and at what scale will impacts on populations be assessed - locally, city wide, regionally? DM7.21 and 7.22 - weakness of the planning system is failure to deliver sufficient resources to maintain habitats provided as mitigation. Without on-going management the new habitats will not continue to deliver the benefits for people and wildlife, even though the development permitted has caused a permanent loss. Will steps be taken to ensure that long term management plans are adequately resourced?	Durham Wildlife Trust
	Support for DM7.4 - accords with NPPF	Mono Consultants Ltd
	DM7.16 - The Co-operative Group considers that this policy is not flexible and is not able to be monitored. Policy DM7.16 states that development will not be permitted where it would prejudice the aims of maintaining the open character of Settlement Breaks. However, should the need arise for development within a Settlement Break during the plan period to meet the development requirements of the City then there is not sufficient flexibility within this policy to	Fairhurst for the Co-operative Group

Policy	Comment	Contributor
	allow developments in such circumstances. The Co-operative Group are aware that the Draft Settlement Break Review is out for consultation at the present time, however, in the event that, for example, a Location for Major Development or Strategic Site does not come forward, there may be a need for development within Settlement Breaks to deliver the development requirements of the City. This policy does not currently allow for this. DM7.18 - not justified, not in accordance with national policy and not the most appropriate strategy of reasonable alternatives. Para 1.13 of settlement break - The Co-operative Group consider that although the policy appears to be appropriate when considering new development in the countryside, it is not appropriate for considering development in the Green Belt or Settlement Break. The purpose of the Green Belt and development which is not inappropriate in the Green Belt is set out in the National Planning Policy Framework (NPPF). This does not include development under 'New Rural Development', 'Rural Diversification', and 'Conversions' in Policy DM7.18. Similarly, The Co-operative Group consider that the level of control over development in a Settlement Break should not be at the same level of control over development in the Green Belt.there needs to be some flexibility to allow development within Settlement Breaks when the need arises throughout the plan period.	
	DM7.16 - policy does not propose new areas of settlement break, but key diagram does (?), including the client's site at Mill Hill. Promotes client's site for housing and objects to new settlement breaks. DM7.23 - should be flexible to recognise circumstances where there may be opportunities to improve accessibility and recreation and nature conservation value as part of a development proposal.	Signet Planning for Partner Construction Ltd
	Natural England supports policy DM7.19 and requirement within the supporting text that proposals should have regard to the emerging Landscape Character Assessment. DM7.20 - In accordance with paragraph 118 of the NPPF, the Core Strategy should, in addition to ancient woodland and trees in Conservation areas, ensure that veteran trees are not	Natural England

Policy	Comment	Contributor
	be harmed, unless the need for, and benefits of, the development in that location clearly outweigh the loss. First sentence should be amended as follows: "Development proposals within or adjacent to a designated site will contribute to the site's long term positive conservation management as agreed in writing with the City Council." Whilst reference to a buffer zone is welcomed, the extent of this zone will depend on the interest features and the type and scale of effects. Therefore the buffer distances will vary. As required by NPPF DM7.21 should distinguish between hierarchy of protection afforded international, national, and local conservation sites. Policy refers to greater protection for more significant assets, but should explain how. Proposals likely to significantly affect internationally protected nature conservation sites will require an appropriate assessment to determine whether the proposal will adversely affect site integrity. Proposals which adversely affect a site interest features should not be supported. Paragraph 118 of the NPPF, outlines the approach which must be followed where developments affect Sites of Special Scientific Interest. This should be mirrored within the Core Strategy. At a local level policies should reflect the Government's mitigation hierarchy as set out in the NPPF. The following sentence should replace the final paragraph: "If significant harm to biodiversity cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused." This will ensure that avoidance measures are prioritised over compensation of lost habitat. DM7.22 - support.	
	DM7.2 - that 'the council could alternatively insist on higher targets, but this would/could threaten the viability of schemes- without feasibility or viability information the council are not in a position to request standards above the nationally prescribed targets. An alternative policy would be to request higher CSH/ BREEAM targets.' It is our view that without setting targets at the higher levels then there is a strong possibility that they will remain aspirational with feasibility and viability always being put forward as a barrier.	Gentoo

Policy	Comment	Contributor
	DM7.1 and DM7.2 - Considered to be unsound as not justified by economic viability evidence.	Barratt and David Wilson Homes
	DM7.2 - The imposition of all the proposed policy obligations within the plan will place additional burdens upon development. The Council has not identified the cumulative impacts of its proposed plan policies and therefore the viability of these policies cannot be adequately assessed. The Council is therefore faced with a need to prioritise its policy objectives; be they affordable housing or higher standards of construction sustainability and regeneration. The evidence suggests development in Sunderland cannot sustain both. DM7.23 - The draft policy is not justified by viability evidence or positively prepared as it does not take account of existing surpluses of open space. The Council should include the implications of this study in a whole plan economic viability assessment of the cumulative impact of plan policies and obligations. Areas of surplus open space should be identified and exempt from further contributions.	House Builders Federation
	DM7.15 - support for green belt policy but objects to the inclusion of the client's land at Sulgrave - does not meet the 5 tests.	England and Lyle for Mr C Milner
	DM7.6 - University will continue to work with council re St Peters Campus. DM7.23 - refer to comments submitted previously re Greenspace Audit Report	Signet Planning for the University of Sunderland
	DM7.1 - The Consortium are fully committed to ensuring development at the site, adheres to BfL12 principles is distinctive and creates a well-designed place thereby fulfilling the requirements of Policy DM7.1 as currently drafted. DM7.16 - request that the settlement break allocation is removed from the South Sunderland LMD. DM7.22 - The Landscape Strategy within the Vision Document confirms that Green Infrastructure will be provided throughout the site and particularly concentrated through the central part of the site, along transport and pedestrian routes and along the length of Burdon Lane which is proposed as a cycle link. Views will also be retained across the landscape.	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	DM7.16 - Concerned that this policy is not flexible and is not able to be monitored. The policy states that development will not be permitted where it would	Fairhurst for Durham Estates

Policy	Comment	Contributor
	prejudice the aims of maintaining the open character of Settlement Breaks. However, should the need arise for development within a Settlement Break during the plan period to meet the development requirements of the City then there is not sufficient flexibility within this policy to allow developments in such circumstances. DM7.18 - considered that this policy is not justified, not in accordance with national policy and not the most appropriate strategy when considered against the reasonable alternatives. Although the policy appears to be appropriate when considering new development in the countryside, it is not appropriate for considering development in the Green Belt or Settlement Break. The level of control over development in a Settlement Break should not be at the same level of control over development in the Green Belt. There needs to be some flexibility to allow development within Settlement Breaks when the need arises throughout the plan period.	
	DM7.2 - welcomes move towards zero carbon development. We consider that Building Regulations are the most effective measure in ensuring the continued evolution of sustainable design and construction and will lead to a successful reduction energy consumption and CO2 emissions.	Barton Wilmore for the Church Commissioners
	DM7.5 - Our client welcomes the council's recognition that proposals which have a positive impact on the significance of city's heritage assets will be supported. The site can be developed for housing whilst sensitively sustaining and enhancing the SAMs and SSSI.	Nathaniel Lichfield for Hellens Developments (#2)
	DM7.16 - welcomes review of settlement breaks. Requests the removal of the client's site at Newbottle/Sunnyside from the settlement break as it is deliverable for housing now.	Nathaniel Lichfield for Lord Lambton's VS
	DM7.18 - New Development in the Countryside (including Green Belt and settlement break). Outdoor sport and recreational development can be an acceptable use within the countryside provided ancillary facilities do not adversely its openness and character. Sport England would wish to see the policy amended to reflect this. DM7.23 Greenspace. Sport England support this policy but would wish the Council to have regard to two matters. Firstly para 74 of the NPPF offers the same level of protection to sports and	Sport England

Policy	Comment	Contributor
	recreational buildings as it does to playing field. Because of the way the policies are structured in the Plan significant protection appears to be offered to playing field by the Greenspace policy, but there is not an equivalent protection offered to sports and recreational buildings. We note and to an extent welcome the importance placed on Sport England's comments on developments that affect playing fields, but advise that we have not seen this approach in other Development Plans and are therefore unsure as to how it might be received by a Planning Inspector.	
	p169 - Does not recognise that flooding is a significant problem in the South Sunderland Growth Area, and should recognise that flooding will impact on any future development as well as current housing.	Barbara King
	p160 - Agricultural Land – We welcome Sunderland County Councils acknowledgement of the importance of agricultural land and consideration given to Policy DM7.17 p161 - Policy DM7.18 states "Development proposals in the countryside will require special justification for planning permission to be granted. Proposals should be necessary for the efficient operation of agriculture, horticulture, forestry and other rural businesses. All development should be well designed, in keeping and in scale with its location, and sensitive to the character of the countryside and local distinctiveness". While important areas for consideration, we have concern that such policies do not put additional cost upon a project so that it becomes uneconomical, and contrary to NPPF guidance. In particular point b) i) – "the scale, nature, design, materials and siting of the development is compatible with the existing development; and in close proximity to it" (New rural development) could have a significantly impact upon modern farm buildings that continue to raise animal welfare and environmental standards requested by consumers. Although yet to be formalised, we would welcome clarity as to the impact that the section d) (Conversions) "The conversion, adaptation and reuse of rural buildings" would have upon the conversion of barns for residential use without specific planning permission in a move put forward by the Department for Communities and Local Government. p164 – Policy DM7.20 states that "Where	National Farmers' Union

Policy	Comment	Contributor
	on-site compensation cannot be provided, a financial contribution of the full cost of appropriate replacement and successful establishment will be required." Can details be given about who would be the recipients of this fund, how it would be judged as successful, and where available land would come from? p165 - Policy DM7.21 also raises the issue of biodiversity offsetting. Can details also be given about who would be the recipients of any funds and where available mitigating land would come from?	
	DM7.2 - support. DM7.26 paras 19.82 - 18.87 - floods can occur on any ground where rainfall exceeds all drainage capacity, not just the natural capacity. However, the policy in its current form is insufficient and fails to adequately address all water related issues. It should be made explicitly clear that the all sources includes flooding from sewers to ensure developers adequately address flooding from all sources. The policy does not go far enough in ensuring that new development does not result in an increase in surface run-off. Developments should not seek to only minimise run-off, it is NWL's view that development should not be permitted where there is any net increase in surface run-off. Furthermore the policy fails to provide for the separation of foul and surface water drainage. It is considered such provisions are vital to ensure the risks of flooding are not increased. A suggested re-written policy is offered.	England and Lyle for NWL
	DM7.5-DM7.14, DM7.17, DM7.18, DM7.20, DM7.22, DM7.23, DM7.25 - support. DM7.15 - support but note previous comments re land at Nissan. DM7.16 - support for settlement breaks but note previous comments on review. SBs do of course provide more than just a barrier to prevent the individual settlements coalescing and the Wildlife Corridors mentioned above are an important part of their function. DM7.19 - support. We question whether the NCAs by Natural England should also be considered here. DM7.21 - Again we fully support this proposal but believe that, where it is appropriate, alternative sites must provide the same sort of habitat as that which is to be lost. DM7.24 - While we support the provisions of this proposal we suggest light pollution also needs to be considered. Dark Skies is an important	CPRE Durham

Policy	Comment	Contributor
	issue for CPRE. This we believe is more than “light spillage” mentioned in Policy DM7.25 . DM7.26 - support. SUDS have wildlife benefits as well as drainage ones. Maintenance is also important.	
	<p>The Sunderland area has been subject to past coal mining activity which will have left a legacy of potential land instability and other public safety issues. The Coal Authority therefore welcomes the inclusion of policy DM7.27, which requires new development proposals to take account of and address land instability issues. It is noted, however, that the supporting text for policy DM7.27 focuses mainly on contamination issues and does not make any specific reference to coal mining legacy issues. In order to draw attention to these issues, it is considered that additional supporting text should be included within the final draft of the DPD. The following text is suggested for this purpose:</p> <p>“The Sunderland area has been subject to extensive past coal mining activity. In some areas this activity has left a legacy of potential land instability and other public safety issues that could have an adverse impact on new development proposals. The Coal Authority has published Coal Mining Development Risk Plans, which can be viewed online at www.coal.decc.gov.uk. In defined Coal Mining Development High Risk Areas, new development proposals will need to demonstrate that coal mining legacy issues have been taken into account and can be satisfactorily addressed. For non-householder planning applications, this will require the submission of a Coal Mining Risk Assessment.”</p> <p>Reason – To draw attention to this important locally distinctive issue and to fully satisfy the requirements of paragraph 121 of the NPPF.</p>	Coal Authority
	DM7.6 - discussions are on-going between South Tyneside Council and Sunderland City Council in relation to the continued future of the joint cWHS bid that would confirm its considered Outstanding Universal Value, which may have implications for how this issue is approached in subsequent versions of this Local Plan document.	South Tyneside MBC
	DM7.1 - The issue of plan viability is again relevant, specifically in relation to criteria j), as the financial	Persimmon

Policy	Comment	Contributor
	implications of meeting Lifetime Homes criteria are significant. The NPPF sets out that development should meet ‘nationally described standards’ (paragraph 95), of which Lifetime Homes is not currently one. It represents another financial burden on development. In terms of construction techniques and the efficiency of the construction process, this should be dealt with through Building Regulations. DM7.16 - The settlement break policy appears to be a fairly blunt tool which potentially restricts development more than the NPPF does in relation to Green Belt development. It needs to be clarified how the settlement breaks will be defined – i.e. are they the red areas included in the Settlement Break Review, or will they be re-defined ahead of the next iteration of the Core Strategy? (separate comments made on settlement break review)	
	DM7.26 - support for commitment to address water related problems - Low Mount Farm has suffered from flooding and run-off from the Campground site - however, need to ensure that relevant planning conditions are properly discharged to deliver policy.	Stephen Swinburn
	DM7.26 - This section should recognise the possibility of flooding that occurs but is not recognised on the SFRA. At the moment it only recognises flooding as already recorded on the SFRA. Climate change will exacerbate this. For example, the significant flooding that occurs in the South Sunderland Growth Area is not all recorded on the current SFRA but you have this area earmarked for development.	Stephen Hopkirk
	DM7.1 - My concern is with the wording of sub-point (b). Why should ALL development proposals, irrespective of size or location or main use have to create "sustainable mixed use developments" within themselves, as implied by the present wording of the policy? Whilst agreeing that uses which are compatible or complementary should be in proximity to increase the potential to minimise the need to travel, with benefits to the individual's quality of life, as well as minimising pollution and congestion to the benefit of the wider community, the present wording seems a "one size fits all" approach and does not offer flexibility according to circumstances. It is therefore suggested that after (b) the following wording is added "In larger scale developments and where appropriate" before	John Tumman

Policy	Comment	Contributor
	<p>"maximise opportunities to create". DM7.11 This policy refers, inter alia, to locally listed buildings. However the text merely refers to the possibility of such a list being considered at some indeterminate future date. Although it says the Council will have regard to the care of heritage assets, it is difficult to see how in practice this will be achieved without some agreed base. In considering an application in the present circumstances discussion could go on indefinitely as to whether a building constituted a heritage asset in the terms of the policy. It is suggested that if the policy is to be pursued in its' present form the Council needs to commit to preparation of a local list as soon as possible, ideally concurrent with the preparation of this plan or acknowledge it may not be able to save/protect other heritage assets than statutory listed buildings and conservation areas etc.</p> <p>DM7.18 - Looking at the criteria affecting decisions in relation to new rural dwellings it appears that the possibility of converting existing agricultural buildings is not adequately spelled out. The criteria of the policy instead refers to demonstrating that the functional need for new dwellings cannot be fulfilled by another existing dwelling on the site or any other existing accommodation in the area which is suitable and available. It seems this omission could lead to a situation where conversions to residential use for sale could be made in accordance with the criteria in sub-section (d) whilst at the same time a separate case could be made for a new agricultural dwelling under sub-section (a). It is suggested this be remedied by including in sub-section (a) a phrase in criterion (iv) after "any other existing accommodation in the area which is suitable and available for occupation by the workers concerned" stating "including the conversion, adaptation, and re-use of existing rural buildings" and in sub-section (d) a new criterion "(iv) conversions to residential use for sale will only be permitted if it can be satisfactorily demonstrated there is no anticipated future need for farm workers housing". Incidentally, at the end of the policy there also seems to be some confusion about the relationship of the second set of three criterion with the first and also the intent behind the first criterion (iii) of conversion.</p>	
	DM7.20 - We are disappointed by this policy on trees	Woodland Trust

Policy	Comment	Contributor
	<p>and woodland. Firstly, it does not recognise the unique and irreplaceable nature of ancient woodland and ancient/veteran trees. These habitats are of such age and ecological complexity that once they have been destroyed (for whatever reason), they cannot be recreated. It is therefore essential in our view that they be given as strong protection as possible. It may be possible to mitigate or compensate for loss of secondary woodland or younger trees but it is not possible to do this for ancient woodland. Secondly, we are disappointed that this policy talks only about retention of existing trees and woods in areas subject to development but says nothing about the opportunities which development affords for new tree planting and creation of new woods. Trees and woods have been clearly shown to provide a range of social economic and environmental benefits to local people: for example shading, encouragement of healthy exercise, improvement in air and water quality, flood alleviation, creation of a feeling of well being, providing timber for use as wood fuel ...and many others. For this reason, we believe that everyone should have trees and woodland close to their home. We understand that the Woodland Trust's Access to Woodland Standard has been referenced in the Council's Greenspace study and it might be useful to make mention of it in this policy. DM7.21 - With reference to our previous comments on ancient woodland (under the trees and woodland policy) we would like this policy to state explicitly that development which will adversely impact on ancient woodland and other irreplaceable habitats will not be allowed. We believe that the wording "will not be considered favourably..." is too weak. You could state "will not be allowed ...other than in exceptional circumstances". DM7.22 - We broadly support this policy but it would be better to be more explicit about the types of green infrastructure which might be created and to commit to having a range of different types. For example, some greenspace for playing fields and parks will be necessary but also it is important to include natural greenspace, trees and woodland. The Woodland Trust has commissioned research which shows that woodland is much cheaper to manage than intensively mown grass and most other types of urban</p>	

Policy	Comment	Contributor
	greenspace, as well as providing a range of other benefits. As previously mentioned, we support use of access standards, such as our own Access to Woodland Standard and Natural England's Access to Natural Greenspace Standard, in determining how much of each type of greenspace is needed in particular areas	
	<p>DM7.1 - CPRE supports good quality design but would emphasise that distinctiveness (e) in architecture does not mean clashes with existing buildings. Also in e) 'necessary' is a curious word to associate with (public) art, perhaps 'appropriate' would be a better word.</p> <p>DM7.2 - CPRE supports the general principle of this policy. In a) – reference to climate change might be better put “taking into account the likely effects of climate change over the expected lifetime of the building” Clause e) is welcome and should explicitly refer to the impacts of run-off and sewage output on the entire catchment downstream and sewerage network respectively. DM7.3 - Policy to restrict illuminated signage to businesses that necessarily operate outside normal local retail hours may be useful here. DM7.4 d) - Internal antennae would be even better DM7.11 - This policy could usefully refer to Neighbourhood Plans as a mechanism for identifying assets of local heritage importance. DM7.13 - Reference to the community 'right to buy' process might be relevant here. DM7.16 - CPRE Co Durham has commented on the review of the Settlement Breaks. CPRE supports the general principle of these breaks and support this policy, though we are not entirely clear why a designation separate from Green Belt is needed. As indicated in the response to the Review consultation, an indication of the minimum permissible width below which a settlement break becomes ineffective and non-viable would be useful. We note that Settlement Breaks do of course provide more than just a barrier to prevent the individual settlements coalescing and the Wildlife Corridors mentioned above are an important part of their function. DM7.17 - We support any Policy that minimises the loss of greenfield sites to permanent development and agree that assessing the quality of the land for agricultural purposes is important. We note that the proportion of high quality agricultural land is extremely low in the North East, so the loss of any agricultural land of</p>	CPRE North East

Policy	Comment	Contributor
	<p>whatever is undesirable. DM7.18 - CPRE broadly supports the principles behind this policy: New Rural Dwellings: it should be possible to remove any temporary dwelling and reinstate the land in its former condition. If business circumstances mean that a permanent building built under this policy ceases its original function, new planning permission will be required to change the use. New Rural Development: special reference should be made to large scale agri-industrial schemes which should be treated as a major industrial development in the open countryside Conversions d) i) 'complement' not 'compliment'.</p> <p>DM7.19 - This is clearly at the heart of CPRE objectives and we support any proposal to enhance or improve the landscape, particularly in sensitive areas. Reference to the Natural England National Character Areas would be helpful, particularly given the importance ascribed to the Durham Magnesian Limestone area. At a local level, policy protecting townscapes and treescapes would also be useful. DM7.20 - Again we fully support proposals to protect these important landscape features that are also important for wildlife. The proposals will also help to address some of the issues mentioned in the State of Nature Report. CPRE nationally was also very involved in the introduction of the Hedgerow Regulations, thus emphasising how important this subject is to us. DM7.21 Again we fully support this proposal but believe that, where it is appropriate, alternative sites must provide the same sort of habitat as that which is to be lost. The term 'stepping stones' in this context clearly has a specific meaning which might need to be spelled out in a public policy. Wildlife corridors are frequently associated with watercourses, and policy should be clear on the relative priorities of wildlife, flood alleviation, flood defences, health & safety and culverting. DM7.23 - CPRE fully support proposals to increase meaningful greenspace and protect such areas from inappropriate development. The assessment of "usefulness, attractiveness, quality and accessibility" in clause a) should ideally be by the users or potential users (and local non-users) of any greenspace to be lost, not by the developer. The Council's allotments policy could usefully be cited here. DM7.24 - CPRE supports this policy but suggests that light pollution should also be</p>	

Policy	Comment	Contributor
DM8	considered. Dark Skies is an important issue for CPRE and the Tyne & Wear conurbation is currently the brightest area of the UK outside London on night time satellite images. Light pollution is far more serious than “light spillage” mentioned in Policy DM7.25. DM7.26 - Flooding: ideally flood risk assessments should also cover all off-site locations downstream of the proposed development, including where appropriate capacity of culverted sections of watercourses accepting run-off. There is evidence of flooding in the lower Ouseburn Valley being exacerbated by development in Newcastle Great Park several miles away. SuDS potentially benefit wildlife as well as flood alleviation and should be supported. However they do need regular maintenance to be effective, and funded SuDS management schemes should be a standard planning condition. Reference to DEFRA Guidance on SuDS construction and maintenance, and the new SuDS Advisory Boards would be helpful.	
	While we generally support this proposal, we draw attention to the issues that affect wind turbine noise and ETSU R97, which permits different noise levels for this type of development from other industrial noise. We are very concerned about night time noise, in particular Amplitude Modulation, and its impact on residential amenity. While we have to accept this is subject to national criteria (of which we in CPRE Durham are very critical) we represent this may need addressing in this Policy.	CPRE Durham
	While we generally support this proposal, we draw attention to the issues that affect wind turbine noise and ETSU R97, which permits different noise levels for this type of development from other industrial noise. We are very concerned about night time noise, in particular Amplitude Modulation, and its impact on residential amenity. While we have to accept this is subject to national criteria, we suggest this may need addressing in this Policy.	CPRE North East
	In order to prevent against the potential risks to water quality from waste developments, it is considered that the policy should be revised to include the following paragraph: h) There should be no direct or indirect impact upon the City’s water resources as a result of the	England and Lyle for NWL

Policy	Comment	Contributor
DM10	development. All proposals for waste developments will be required to demonstrate how the development will not unduly impact upon the water environment.	
	general support	CPRE Durham
	DM9.1 - support further comment at allocations stage.	Highways Agency
	DM10.3 - The BGS guidance advises a criteria based policy for development management purposes (para 5.2.3). The current policy goes some way to achieving this but we are concerned about the wording of parts of it. For example, when would it not be appropriate for non-mineral development to demonstrate that it will not result in the sterilisation of minerals? Furthermore, the policy omits some of the recommended considerations for policies of this type. For example, that developers need to demonstrate that they have considered alternative sites that do not sterilise mineral (BGS para 7.0.4), whether the development can be designed to avoid sterilisation, whether mineral is likely to be sterilised directly or indirectly and how this should be managed, whether the proposed development is temporary, and what information requirements will be imposed on non mineral proposals in MSAs. Detailed rewording of policy is attached.	Mineral Products Association
	We represent that DM10.1(h) should perhaps be worded to ensure that positive restoration proposals are included which see the land restored to a higher standard (both in landscape and biodiversity terms) than it was found. We also note the interpretation given to the “presumption against” coal extraction in the recent case of UK Coal v Secretary of State for Communities and Local Government involving a site in Durham which perhaps has unforeseen consequences. Otherwise we have no comment to these proposals.	CPRE Durham
	DM10.1 - support	Highways Agency
	The Coal Authority supports the proposed policy wording set out in Policies DM10.3 and DM10.4 , which encourage the prior extraction of surface coal resources where it is necessary for non-minerals development to take place in the surface coal MSA. Reason - These policy criteria ensure that the Core Strategy & Development Management Policies DPD is consistent with the guidance in paragraph 143 of the NPPF.	Coal Authority

Policy	Comment	Contributor
	mineral safeguarding at Springwell is not sound. No physical survey evidence of extent of any mineral resource and takes no account of the existence of a double medium pressure gas pipe running through the land which TRANSCO advise that no working should take place within 250m - this sterilises the mineral resource - cost of diversion is prohibitive. Extraction would cause disruption to operations of Low Mount Farm - already suffers from effects, noise, dust etc, from Springwell Quarry. Suggested amendment - delete all reference to mineral safeguarding at Springwell.	Stephen Swinburn
	<p>DM10.1 - The case for use of sustainable transport would be stronger if clauses f) and g) highlighted rail as the preferred means of transport if at all possible, and also sea transport from local ports if appropriate.</p> <p>DM10.1(h) - should perhaps be worded to ensure that positive restoration proposals are included which see the land restored to a higher standard (both in landscape and biodiversity terms) than it was found. We also note the interpretation given to the "presumption against" coal extraction in the recent case of UK Coal v Secretary of State for Communities and Local Government involving a site in Durham which perhaps has unforeseen consequences. DM10.2 - Unless clause a) refers specifically to a very local need or to types of coal not otherwise available, it is effectively meaningless. There is generally a need for coal somewhere! Clause b) would be a lot more meaningful if criteria for environmental acceptability were spelled out. DM10.3 - Policy may be needed to avoid spurious planning applications being used to trigger mineral extraction that would not otherwise be permitted.</p>	CPRE North East
	DM10.1 - object	Kathryn Brown
DM11	should be simplified to align with NPPF, in particular paras 203-206 and 173. NWL feel that in determining the nature and scale of any planning obligation, the costs of any requirements likely to be applied to the development will ensure viability and will provide competitive returns to a willing landowner and willing developer, to enable the development to be deliverable.	Nathaniel Lichfield and Ptnrs for NWL
	The Consortium consider the policy should be	Nathaniel Lichfield &

Policy	Comment	Contributor
	simplified to align with the NPPF, in particular paragraphs 203-206 and paragraph 173 relating to viability. A suggested amended policy is included.	Ptnrs for the 'Consortium'
	should be simplified to align with NPPF, in particular paras 203-206 and 173. Suggests amended wording.	Nathaniel Lichfield for Hellens Development Ltd
	should be simplified to align with NPPF, in particular paras 203-206 and 173. Suggests amended wording.	Nathaniel Lichfield for Hellens Developments (#2)
	should be simplified to align with NPPF, in particular paras 203-206 and 173. Suggests amended wording.	Nathaniel Lichfield for Lord Lambton's VS
	While we generally have no comment, we note the provisions regarding "viability" and suspect these will frequently arise. We represent they must be assessed vigorously.	CPRE Durham
	support	Highways Agency
	support	Kathryn Brown
	CPRE notes the provisions regarding "viability" and suspect these will frequently arise. We would argue that without the provision of the required infrastructure, a development would be non-viable in operational terms which should outweigh arguments relating to commercial viability. If the cost of a development is prohibitive when all required infrastructure costs are included, then it is non-viable. And in all cases, sustainability requirements should outweigh viability arguments.	CPRE North East

Other Comments		
Introduction	P13 errata - 'marine maritime plans' should be 'marine plans'. Support for ref to marine plans within Regional Context. Need to make ref to Marine and Coastal Access Act (2009), Marine Policy Statement, Marine Plans and Marine Licensing, in order to ensure that all relevant regulation is discussed. The MMO is also responsible for issuing marine licences under the Marine and Coastal Access Act 2009. A marine licence may be needed for activities involving a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. Any works may also require consideration under The Marine Works (Environmental Impact Assessment) Regulations 2007 (as amended) and early consultation with the MMO is advised. We would suggest that reference to this be made within planning documents to ensure that necessary regulatory requirements are covered. We would encourage applicants to engage early with the MMO alongside any application for planning consent to ensure that the consenting process is as efficient as possible.	Marine Management Organisation
	P13 para 36 - green space focuses too much on green infrastructure and green corridors and underplays the overall green place that Sunderland is, together with its potential for attracting people into the city, supporting green credentials, and satisfying health and social needs.	Stephen Hopkirk
	P14 Fig 1 should also identify Northumbria Coast SPA and Ramsar site within same location as SAC. Should also show same designations at Seaburn/S Tyneside. Cross boundary issues should be explored further with neighbouring LPAs.	Natural England
	P16 Paragraph 42 – This paragraph is unclear, it gives the impression that the population data is based on forecast when reading further into the document it is clear the data is based on projection.	Barbara King
	P16 para 42 - ONS population projections - must be careful to recognise these are projections not forecasts - can make a big difference. Para 44 - "In the last 10 years the city has attracted more jobs through inward investment than any other location in the North East" - need to be clear if this is a net gain. Need to highlight	Stephen Hopkirk

	challenges and competition facing Sunderland in terms of its poor standing as a place to live, house prices, business start ups etc	
	P20 under Sustainable Communities this should mention in Opportunities the increase in older persons housing provision in the City by enabling delivery of the extra care housing programme – which will support the release of under occupied family homes across the City.	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult Services
	P20 table - population stated as 'forecast to grow', however, this is a projection, not a forecast. Para 53 - the red table does not acknowledge that there is still a persistent outward migration from the city of economically active people, despite it being recognised in the SHMA 2013.	Stephen Hopkirk
	P21 table - 'sufficient' and 'quality' need to be defined. Strategic potential of greenspace for environmental, social and economic purposes is underplayed.	Stephen Hopkirk
	P26 In the Defining the city in Spatial Terms Section it refers to 'Gentoo's significant regen programme in South Sunderland – where is this as I am not aware of any regen they are undertaking here other than the extra care scheme in Doxford Park?	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult Services
	P26 Opportunities and Growth should mention Housing 21's regeneration in Ford by providing 175 unit extra care housing scheme.	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult Services
	P26 para 64 - role of green attractive places to encourage inward migration is underplayed. paragraph needs a caveat in the third bullet about major development sites "subject to real market led demand" to be sustainable.	Stephen Hopkirk
	P27 This refers to 'Gentoo regeneration programme providing more homes in area' – where? This should refer to Housing 21 developing extra care housing in two locations in North Sunderland to accommodate older households.	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult Services
	P27 para 67 - as p26. The paragraph needs to recognise explicitly the need for market led demand to justify building on these green field sites. Building when there is insufficient demand to meet the new supply is not economically, environmentally or socially sustainable. need to attract more people into the city which will increase demand. para 71 misses the opportunities	Stephen Hopkirk

	green space offers for economic development other than building, and the social and health benefits it brings too.	
	P30 Coalfield also mentions Gentoo's regeneration programme? Again , where is this? The Council are undertaking housing market renewal in this area and Gentoo have sold some of their land to private developers for house building – but not aware of Gentoo actually undertaking any regen work themselves	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult Services
	P31 What Sunderland will look like by 2032? - Should include a para in here around the significant ageing population in Sunderland as this is the high % of our population – this seems to be missed throughout the document. In a positive way it should mention significant investment and delivery in older persons housing solutions across the city to meet needs; equity and aspirations. Communities and neighbourhoods to be better planned to acknowledge and provide Age Friendly and Dementia Friendly Communities.	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult Services
	P33 4. Housing - This should also include next to affordable and executive homes "older persons housing solutions" The para should be ended with " to meet the needs of all households choosing to live in the City" – this needs to be updated throughout the document where this statement is used	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult Services
	P34 7 Neighbourhoods and Communities - Need to include wording in here which outlines the provision of Age Friendly and Dementia Friendly communities	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult Services
	P34 Section 1.0 - general support for the council's approach and the focus on the importance of the role of the University. Hv, considered that one of the planning challenges that needs to be reflected in relation to sustainable communities is the need to have a more planned approach to the provision of student accommodation, located in appropriate locations and of a high quality. Suggest the inclusion of the following challenge point within the table at para 53 - 'uncontrolled, speculative student accommodation and HMO provision.' Central area - suggests inclusion of following opportunity and growth bullet point - 'Positive planned approach to student accommodation provision supported by an identified need and in	Signet Planning for the University of Sunderland

	central locations in close proximity to the University.' Could include site specific allocations given time scale to adoption to incorporate Univs masterplan. South Sunderland - suggest inclusion of following key issue and constraint bullet point - 'An over-concentration of unplanned HMOs within certain wards within the sub-area leading to a mismatch of housing provision.' growth and opportunities bullet point - 'The reduction of HMOs to release properties back into the general housing market and reduce over-concentration of student population.' North Sunderland - broad support. Spatial Visions and Objectives - support.	
	para 83 - one of key issues and constraints of Coalfield area is stated as 'poor housing choice and environment contributing to out-migration'. Suggests that the release of suitable, deliverable sites in Settlement Breaks should be identified under 'opportunities and growth' for the Coalfield area, for instance the client's land to the rear of the Beehive PH in Newbottle. Shouldn't rely too much on Gentoo as there are also significant opportunities from private developers	Fairhurst for Durham Estates
	para 93 - support. Comments then proceed to demonstrate how the Philadelphia workshop application will assist in achieving objectives of spatial development and growth, economic development, housing, neighbourhoods and communities, and design and heritage.	Nathaniel Litchfield & Ptnrs for Esh Developments
	para 92 - support for overall spatial vision for the city, and the identification of South Sunderland as being the main focus for new house building in the city and to introduce a mix of housing including higher value executive homes.	Barton Wilmore for the Church Commissioners
	P34 welcomes overall vision and focus of new housing in south Sunderland, hv spatial objective 4 should be strengthened to make clear that housing requirement is not a ceiling. Suggested amendment to para 1.4 - replace 'provide enough land to meet the city's housing requirement' with 'significantly boost housing land supply and meet the full objectively assessed needs for market and affordable housing.'	Signet Planning for Partner Construction Ltd
	Para 42 - Population forecast is reliant upon ONS which is famously inaccurate. Para 48 - To be sustainable, new housing should have minimum internal and external space standards. Para 86 - three greenfield sites have been approved for housing over brownfield	Kay Rowham

	sites, contrary to the CS aims. Should be a moratorium on all development in the Coalfield until the situ is reviewed democratically.	
Housing	My query is that following the publication of The National Planning Policy Framework last March councils are obliged to identify the scale of demand for Self Build Sites in there area and do something about freeing up sites, are there proposals for self build plots within these developments?	Kevin Walker
	An alternative to demolition of older residential properties and rebuilding should be considered - refurbishment of existing properties with financial incentives for individuals to take it on. Also should be more employment opportunities in Southwick with improved transport links.	Lawrence Barnaby
	Gladman note that at present there is no specific policy in the Revised Preferred Options document that underlines the presumption in favour of sustainable development as outlined in the Framework, and the only reference to it is in setting the national planning context on page 12 of the consultation document. Inspectors at Local Plan examinations in Bournemouth, Eastbourne, and Selby have required modifications to the plan to ensure that a specific policy is included in the plan that sets a presumption in favour of sustainable development in order to be found sound. Indeed the requirement to provide outline the presumption of sustainable development in policy making is set in §151 of the Framework. This shortcoming can easily be remedied with consideration of §14 of the Framework and the inclusion of this policy.	Gladman Developments
	support for CS overall, but wish to see further clarity on how the CS will integrate with the North East Combined Authority and in particular how it will interface with the economic growth elements. Stresses importance of economic growth and how it forms a key thread throughout the CS polices. When considering overall numbers of new dwellings required, also need to considered type and mix. Mismatch between CS timeframe 2032 and Sunderland Strategy 2025. Cognisance is needed however of the commuter patterns of workers who may aspire to higher paid professional and technical jobs and that live/work patterns in particular, do not therefore necessarily	Gentoo

	correspond to the City boundaries. With planned upgrades to key transport corridors, particularly upgrades around the A19, plus the increased traffic flow from the Tyne Tunnel crossing, this is likely to become a more prominent issue for the City in terms of attracting and retaining residents.	
	sets out the case for development of the client's land within the green belt for housing	England and Lyle for Mr C Miler
	NWL request the site at Fulwell reservoir be re-allocated for housing within the forthcoming Allocations DPD	Nathaniel Lichfield and Ptnrs for NWL
	Welcomes review of green belt and promotes the client's site at Teal Farm for housing development.	Nathaniel Lichfield for Hellens Development Ltd
	Proposes a site described as at Silksworth Lane (actually adj Burdon Lane) for housing development, in conjunction with South Sunderland LMD	Kevin Dobson
	Full Economic Viability Assessment needs to be undertaken on the plan as a whole to ensure that schemes are not rendered unviable. Para 39 - 5 aims - lack of reference to housing, which is considered to be critical in meeting these aims. Spatial Vision needs an acknowledgement that there needs to be a significantly increased number of homes in Sunderland. Spatial objective 1 - development on PDL should be 'encouraged' as opposed to preferential. Spatial objective 4 - to ensure that the objective is met successfully there should be a reflection and recognition that the delivery of housing is the key. Whilst providing enough land is important, the Core Strategy needs to assist and aid the physical delivery of housing through its policies – as without this the Core Strategy cannot be implemented successfully.	Persimmon
	Questions the process by which the housing target of 15,000 was arrived at and is unhappy about the availability of information and evidence to support it. Considers that the plan is not founded on a robust and credible base due to the uncertainties and assumptions around the housing figures - needs to be flexible and take into account demand as well as supply. To be deliverable need to attract more people to area to create demand. To be flexible need to facilitate development at rate of demand. Monitoring requires up to date info about real market led demand.	Stephen Hopkirk
	Monitoring demand - the comments explain the	Stephen Hopkirk

	process of using housing market information using Statistical Process Control charts to take into account real demand and provide sustainable development in a way that is defensible.	
	concern about lack of evidence that there is 'no reasonable alternative'. Concern about lack of local control and weakness in ability to enforce requirements eg affordable housing. Discusses issues around affordable housing target and actual delivery - doesn't provide enough, and impact of 'bedroom tax' - requirement for smaller affordable homes is not being met nor recognised. Basis for housing target - growth in population and reduction in housing size - is unsound - more likely to be stable or declining population. Need to create jobs and prosperity to attract people. Too much emphasis on provision of family and exec housing for sale - won't necessarily stop migration or attract higher earners - Sunderland is in competition with other areas. Private sector housing provision will be profit driven - can't rely on this to satisfy CS aims. Insufficient affordable homes being built. Discusses affordability of average new home compared to income and concludes that need to create 30,000 new secure full time well paid jobs. To justify house building in Sunderland the precondition must be the creation of jobs.	Robert Scott
	Why is there so much development proposed on Greenfield, and why here? Why are brownfield sites not the priority? What other sites have been considered before deciding upon the South Sunderland Growth Area? Council claim that it is a 'green' city- but are proposing to develop on large areas of 'greenfield'.	Comment received at staffed library events
	Has the council considered demolishing properties and re-building on the sites i.e what Gentoo are doing? Instead of building on Greenfield sites.	Comment received at staffed library events
	What about the north end of Sunderland- what are they getting?	Comment received at staffed library events
	Why have we never consulted on the SHLAA with local residents but consult with developers and landowners?	Comment received at staffed library events
	Where are all these 'execs' coming from? Where is the evidence for this?	Comment received at staffed library events
	New homes won't be affordable to Sunderland people.	Comment received at staffed library events
	Are the population projections robust? ONS data used as the basis for the calculations but Mr Hopkirk has	Comment received at staffed library events

	been in contact with the ONS who have advised that the margins of error are high and as such this level of error should be reflected in the calculations.	
	Why do we need 15,000 home built over 20 years- is this properly justified?	Comment received at staffed library events
	Concerned that the 15,000 target is the same target as in the UDP	Comment received at staffed library events
	Housing – one customer questioned how we arrive at the housing numbers split by areas if we don't have allocated sites. How do we know how many are to be built if we don't know where there will be going? Explained Future Housing Numbers Paper looks at stats such as population predictions etc to establish demand and where the demand will be, then can look at potential sites to accommodate the demand with contingency for flexibility. Had similar comments for retail development.	Comment received at staffed library events
	Will the new plan take into consideration care home availability – big issue with Bedroom Tax and under-occupancy	Comment received at staffed library events
	Why isn't the housing emphasis on Hetton Downs?	Comment received at staffed library events
	Problems with Gentoo housing allocations- example of a carer being housed 6 miles away from the father he cared for.	Comment received at staffed library events
	Deprived areas need social housing, not executive. 30 social homes at North Road out of 300 is not enough	Comment received at staffed library events
	Seaburn Masterplan- why are they planning to build on greenspace?	Comment received at staffed library events
	Grave concerns regarding the scale of development in and around the Hetton Bogs area.	Comment received at staffed library events
	How will social housing actually be delivered? Gentoo intentions to demolish 4000 homes and build 3000 (a mix of social and private sale)- therefore a loss of social housing available. Council attempting to deliver 10% of social housing in private schemes, so not really delivering much at all.	Comment received at staffed library events
	The Bedroom Tax is affecting approximately 4,500 people in the Sunderland area.	Comment received at staffed library events
	<ul style="list-style-type: none"> • Concern over increasing number of HIMO's in North Sunderland; taking down the image of the area • Need for more social housing in the City: concerns that developers are not adhering to policy • Need for controls on "garden grabbing" • The use of the Bonnersfield site for housing would 	Comments received from Members' briefing sessions (North)

	not be the best use of the site	
City Centre	Bridges needs extending, Sunderland needs environmental improvements, including shopfronts and tackling litter and dog fouling.	Miss J Reed
	Raises various questions about the central area relating to; numbers and locations of proposed housing, parking provision for residents and retail, proposed and vacant retail units, phasing of developments and contributions, extent of university use.	J Lloyd
	City Centre should be the priority for the council, not building new homes on Greenfield sites. People from outside of Sunderland will not want to move to Sunderland, with the city centre as it is.	Comment received at staffed library events
	Concerns over lack of city centre car parking when new development takes place. The right number of spaces need to be located in the right places. Resident of Mowbray Apartments was allocated parking space in Tavistock Car park, that has now gone, so space re-allocated at Sunnyside Multi-Storey, concerns over distance to this, particularly as grow older and possible reduced mobility.	Comment received at staffed library events
	Crowtree leisure centre – customer asked what was happening with the leisure centre and expressed interest in it being reopened with ice rink. Customer commented that there would be no leisure centre within the city centre. Stadium Village is too far away and inaccessible, also have to make a special journey not part of the town centre trip. Also no sauna facilities anywhere.	Comment received at staffed library events
	Vaux – a few customers enquired about the Vaux site and Farringdon Row – concerned about the lack of progress over the years. Also concerns about introducing new retail (and office) development when the city centre has so many vacant properties.	Comment received at staffed library events
	City Centre – customer expressed concern about the number of parking spaces and the lack of directions to the car parks on driving into the city. Also commented on the removal of the Tavistock car park to build the Software Centre (plus apparent lack of interest in Software Centre) which was supposed to provide parking for apartment development. What would prevent same thing happening again? How will we ensure that developers provide adequate car parking in city centre or how can we ensure alternative, such as bus routes, will remain in place?	Comment received at staffed library events

	City Centre- Concerns expressed by couple of customers about Fawcett Street, in terms of the traffic/bus routes (one long bus terminus) and dereliction of retail element. How would new retail development impact upon this area? What impact would commercial decisions have on city, eg cited was that Tesco have announced they have too much retail space – what would happen if they pulled out of the new one just built?	Comment received at staffed library events
Washington Centre	CS is not sound as it is not fully prepared, it does not present clearly the most appropriate strategy, it does not include policies to maximise its prospect of being effective, it is wholly inconsistent with national policy. In all these regards, the concern relates to the minimal inclusion within the document, and particularly in specific mentions, of Washington town centre. The town centre is accepted as one of the major centres on the retail hierarchy, but in none of the relevant elements of the document are the need to and opportunities for enhancement of the town centre emphasised: this runs contrary to the approach both for Sunderland city centre and other centres within the district. The changes that we believe are necessary to remedy the shortcomings are: To include in the Vision for Sunderland a clear statement that Washington town centre will have been supported and renewed through public and private sector investment and interventions to maintain the role of the centre in the shopping hierarchy and provide much improved and sustainable facilities for those who rely on it: In Paragraph 1.12 and 1.13, an additional paragraph, reference should be made to the town centre. This might include a statement along the following lines: "Washington is benefitting from both private and public investment which are renewing the town centre and regenerating the facilities available to the local community. There are additional opportunities so to do within the town centre as defined and these will be supported to ensure a sustainable pattern of provision of facilities and to provide wider diversity of employment opportunities." (plus other recommendations under specific policies)	Colliers International for M&G Real Estate
Green Infrastructure	Council needs to have referred to an up to date playing pitch strategy and an up to date built sports facilities strategy for the local plan to be sound, in accordance with the NPPF. There is no built sports facility strategy	Sport England

	B187 and the playing pitch strategy is underway. These are needed to inform the progression of the CS and DM policies.	
Cross Boundary Issues	general support but requests commitments to regular one- to- one meetings to identify and discuss relevant cross boundary issues.	Durham County Council
	Request to be involved in population and household projections as part of duty to co-operate. Gateshead, South Tyneside and Sunderland need to work together to consider strategic infrastructure requirements of NAMP. Need to take into account Gateshead's employment land review to see if any land requirements could be met by Gateshead's employment land portfolio. Impact of north of Nissan site on transport movements around, eg, White Mare Pool and Testos need to be taken into account as part of cross boundary working.	Gateshead MBC
	recognition of duty to cooperate and emerging City Deal and Combined Authorities proposals in para 36 - noted. Para 36 - acknowledgement of potential to extend north of Nissan strategic site into South Tyneside - noted and concur. Fig 1 map of cross boundary issues supported. However, it is recognised that discussions are currently on-going between the two authorities in relation to the continued future potential of the Wearmouth-Jarrow candidate World Heritage Site bid, following its withdrawal in Summer 2012 prior to any formal decision from UNESCO.	South Tyneside MBC
Environment	Climate change is a political myth. The only risk to flooding in the coalfields area is from excessive housebuilding. Wind turbines are inefficient and not cost effective.	Kay Rowham
	Specifically of concern to Seaham Town Council is the protection of the green belt land which separates Seaham from Ryhope to the north. The Town Council wish for this tract of land to be maintained in order to ensure the communities do not merge and that there is no adverse effect upon the Durham Heritage Coast. Seaham Town Council are also extremely concerned about coastal pollution and given the current impact of pollution from the north affecting the beaches and coastline of Seaham, the Town Council would strongly urge that appropriate control and processing measures are mandatory within the plan to correctly deal with the additional levels of waste materials produced by an	Seaham Town Council

	increased population in order to prevent such waste materials making their way into the coastal waters.	
	Policies within the CS on water do not fully cover the implementation of SUDS. Rather than requiring they be implemented into new development 'where feasible' it should include that SUDS be implemented at the initial stages of all new development with full implementation at completion. If there can be no implementation of SUDS development should be refused. It would be fully justifiable that a council officer in the planning dept had sufficient knowledge/qualifications on the subject of SUDS when new applications for development are submitted. Without someone with this expertise the council cannot simply accept designs/plans from developers as being suitable, especially in light of climate change trends and current flooding issues. Throughout the CS it continually states 'there is no reasonable alternative' - why? can this be proven?	Pat Robson
	<ul style="list-style-type: none"> • Need to make more use of the river 	Comments received from Members briefing sessions (North)
Connectivity	welcomes emphasis on sustainable travel and role of public transport. Brownfield first approach is welcomed as this is where the public transport infrastructure is. Need for improved public transport north of Nissan is noted. Nexus is keen to work with the Council to make necessary improvements for all LMDs. Support for city centre, Washington, Seafront, Houghton etc welcomed as it will help safeguard public transport networks.	Nexus
	intro para 7 - no social inclusion strategy but other people focused strategies, eg culture, health and wellbeing, strengthening families, skills, economic m. p. community resilience. Para 53 table a) point about educational attainment is improving but is below national average - needs checking. Para 93 3) ec dev - need to include ref to 'entrepreneurial activity/ micro businesses'. Glossary - 'Partners' - 'A range of public, private and voluntary and community sector organisations...' 'Traveling Showpeople' - typo.	Jane Hibberd, Head of Strategy and Policy, People and Neighbourhoods.
	Objects to the proposed SSTC and the new Wear crossing. The proposed redevelopment of the Vaux site and the Groves cranes site, including housing, is not the best use of the land and will not promote long term	Ron McQuillan

	employment opportunities. Alternative locations would be more appropriate to bridge the Wear. The objection includes voluminous evidence and previous objections to the proposals and the costs this has incurred.	
	Enquiry regarding the traffic situation along Washington Road if the Nissan strategic site were to go ahead. Already a busy road with problems crossing to bus stops.	Comment received at staffed library events
	Enquiry about the groves site, no major concerns just ensure transport links are provided from groves to other areas.	Comment received at staffed library events
	Concerns over parking on Liberty Way/Dame Dorothy Street and lack of bus service to Liberty Way, as older persons accommodation down Liberty Way not being served by bus service.	Comment received at staffed library events
General	Raises a number of legal and trademark issues. Makes suggestions for developments that would boost/reflect the area's natural and historic heritage.	Mark Holland
	Welcomes continued work on strategic cross boundary issues through duty to cooperate. Interested in model used to calculate city's housing requirement. Support for hierarchy of retail centres, but considers that the Retail Needs Assessment needs updating. Housing - different market to Newcastle.	Newcastle City Council
	Suggests a site within Green Belt for development. Suggests CS policies and DM policies should be combined to avoid repetition. Suggests a Green Belt assessment should be undertaken. Questions whether a holistic viability assessment has been undertaken which considers all aspects of the plan. Unclear how the CS and the SHMA intends to address cross boundary element to housing market. Suggests more than one SHMA, eg for 5 sub areas. Suggests spatial objective 4 of the Vision statement should refer to the need to provide sufficient housing to assist the council in meeting its objectively assessed need and economic aspirations.	Barratt and David Wilson Homes
	Need to be clear about the plan period early in the document. Need to combine CS and DM policies to avoid repetition. Need to include a green belt review, further work on the assessment of an objectively assessed need for housing and cumulative economic viability assessment of all plan policies and obligations. Document doesn't specify outcome of discussions with other LAs under the duty to cooperate. In recent cases	Home Builders Federation

	inspectors have noted that compliance with the duty goes beyond just consultation. Suggests that the housing requirement needs to take into account more the cross boundary housing market - more evidence is needed here. Suggests spatial objective 4 of the Vision statement should refer to the need to provide sufficient housing to assist the Council in achieving its economic aspirations and meeting the full objectively assessed needs for both market and affordable housing.	
	Disappointed that the new bridge scheme has been shelved. Pleased to see Groves Development Framework acknowledged within CS. Welcomes support for dev of Groves site, Chapelgarth, Cherry Knowle and South Ryhope.	David Lock Assocs for O&H Properties Ltd
	support for definition of 'executive dwelling'. Paras 79-83 - Support for North of Nissan Strategic Employment site. Notes that Washington is identified as having potential as a location for executive housing but has various constraints. Proposes two sites in the client's ownership at nearby Offerton as potential exec housing sites. Paras 83-91 - support for exec housing and affordable housing in the Coalfield area. Proposes the sites at Offerton again for exec housing.	Ward Hadaway for Mr R Delaney
	not considered sound - Data that was requested with regard to reaching the target of 15,000 new houses over twenty years was initially withheld. Not considered to be founded on a credible base - as it is based on long term projection and assumptions rather than real demand. Deliverable – Yes If the council can attract people into the area first, then, build housing based on real demand not unreliable targets. Flexible – NO as it is not realistic and based on real housing market demand. Able to be monitored – Yes If based on 'real' demand not assumptions.	Barbara King
	general support.	Tyne and Wear Specialist Conservation Team
	General support, in particular for 1) The preference to using brownfield first over greenfield 2) An apparent acceptance of "plan, monitor and manage" in say housing numbers as opposed to "predict and provide" 3) An emphasis on low carbon economic development in Washington. CPRE Durham is very concerned about the apparent current over-reliance on say wind power,	CPRE Durham

	especially when one considers its impact on the landscape, but if this proposal leads to developments in new, more reliable forms of low carbon technology it can only be welcome.	
	Suggests considering changing the name to 'Sunderland by the Sea' to promote the coastal location and assets	Nicholas Charlton
	Requests more facilities for children and youths in the Ryhope area. Suggests the reuse of vacant buildings including public houses and the old picture house.	Anon, Ryhope
	CS is not sufficiently robust to be able to resist developers' proposals contrary to local opposition, to the detriment of the environment, wildlife and local character. Flooding is also an issue which does not seem to be fully addressed. Also opposed to Houghton and Hetton being referred to as 'South Sunderland'.	Sheila Ellis
	General support	Nissan
	Supportive of Objective 1 and objective 5	Highways Agency
	Food production should be a priority for the council in line with the sustainability agenda, not constant new development. Future development should not hamper food production. Why does food production or the loss of land for food production not feature in the Sustainability Appraisal?	Comment received at staffed library events
	Sea Road shops is in poor quality (conditions of the buildings, rather than retail offer) with numerous empty shops.	Comment received at staffed library events
	Land north of Nissan site enquiry, no concerns and agreed with the plans for employment.	Comment received at staffed library events
	Seafront concerns, the beach not getting cleaned, money wasted on installations of 'pods' at Roker, no consultation on this decision. Request to get involved in decisions the Council makes.	Comment received at staffed library events
	Seafront – couple of customers expressed concern about the value of the pods, which are difficult to access by disabled. One person commented that the seafront provisions do not include play areas for children.	Comment received at staffed library events
	If we build 15,000 homes, where will the extra jobs come from?	Comment received at staffed library events
	Jobs are needed for young people in the Washington area.	Comment received at staffed library events
	One enquiry regarding the Nissan strategic site – concerned about the traffic through Town End Farm, noise etc. Heard that the site would be used for car	Comment received at staffed library events

	parking for the production of the Leaf.	
	Made the point that Sunderland does not have any recognisable landmarks or viewpoints cf Gateshead – Sage, Newcastle – Bridges, Middlesbrough – Transporter Bridge etc. View of Stadium of Light from Southwick Road now obscured by aquatic centre. Expressed wish that the new cinema would reflect style of Galleries by use of similar materials.	Comment received at staffed library events
	General concern about need for regeneration of Houghton town centre - possibility of supermarket on colliery site affecting local trade, too many hot food takeaways, connectivity issues of each end of the town, conditions for pedestrians, facilities to attract visitors/tourists, for eg.	Comment received at staffed library events
	The requirement for 10% affordable housing is proving to be difficult to enforce when set against the resources of developers who seem to be able to demonstrate a viability argument without an equivalent level of expertise/resource from the council to counter or challenge their claims. We need to stand firmer in seeking to secure the 10% requirement.	Comments received from Members' briefing sessions (West)
	The future of Pallion industrial estate is an issue. It is a prime site close to the A19 and should be attractive to industry.	Comments received from Members' briefing sessions (West)
	Do we have a site for gypsies and travellers?	Comments received from Members' briefing sessions (West)
	Overall housing numbers– mixed response – Wondering why we were proposing so many houses when in the past we haven't achieved that sort of build rate. At the same time it was spelt out that Government expected us to enable development and regeneration, and that we also need to compete against the other T&W authorities or face further economic difficulty	Comments received from Members' briefing sessions (West)
	CLRs did not put any specific view forward regarding the indicative focus of housing development in "South". It was commented that the Council had little control on where exactly development would come forward, therefore area allocations were aspirational.	Comments received from Members' briefing sessions (West)
	Social housing – CLRs stated that the high rise flats at Lakeside Village was a success story, primarily because they are so well managed, and that residents want to turn it into a retirement village.	Comments received from Members' briefing sessions (West)
	Officers explained that the hierarchy of centres put the	Comments received

centres in the west in the lowest category (Local Centre). Cllrs questioned whether Doxford Park should be classed as a District Centre ahead of Pallion, Pennywell and Silksworth, and suggested that Chester Road was bigger than Sea Road	from Members' briefing sessions (West)
There was a general proposal that the Green Belt boundary needed to be fit for purpose and not have unnecessary twists and turns.	Comments received from Members' briefing sessions (West)
There seems to be a lot of student housing with still more applications for planning permission coming forward. There are also incentives to convert properties back into family homes that don't appear to be taken up. This leads to many empty properties? How do we address this?	Comments received from Members' briefing sessions (East)
Do we have a definition of a 'student' – there seems to be no restriction to change student accommodation to HMOs/hostels, which is having an impact on established residential areas. The problem needs tackling immediately.	Comments received from Members' briefing sessions (East)
How does the CS relate to SPDs such as that relating to Sunniside?	Comments received from Members' briefing sessions (East)
How are we addressing the issue of gypsies and travellers?	Comments received from Members' briefing sessions (East)
When considering the south Ryhope site, has the potential for a Metro extension been taken into account? What about the railway station and P&R as outlined in the UDP?	Comments received from Members' briefing sessions (East)
How does the healthy cities objective fit in with the development proposals, eg encouraging walking and cycling?	Comments received from Members' briefing sessions (East)
There was concern over achieving the right amount of housing for the Coalfield area taking into account; its historic role of focusing more on providing industrial land rather than housing, reflecting local desires, recent developments achieving an under provision of affordable housing, and the impact of large housing numbers upon aspects such as school places.	Comments received from Members' briefing sessions (Coalfield)
It was questioned why we need to consider greenfield sites if we have sufficient brownfield land, and why sites are included in the SHLAA when they are, for instance, in the settlement break; developers use the document as a kind of allocations plan and see it as a green light to development.	Comments received from Members' briefing sessions (Coalfield)

Land use review needs to take account of the condition of land, for example, to take opportunities to address problems of reallocating inappropriately designated green belt land. Land that is quality green belt should be protected from development.	
On the question of the viability of (housing) developments, it was felt that the developers should be responsible for carrying out their obligations, eg affordable housing provision, and mitigating the impacts of their developments, eg preventing an increase in the risk of flooding elsewhere, by adjusting their profit margins accordingly, rather than the council adjusting the requirements. The council needs the resources and expertise to verify or challenge their viability assessments.	Comments received from Members' briefing sessions (Coalfield)
Similarly, it was felt that the developers have the advantage over the council in terms of expertise and resources to provide evidence and address issues such as flooding.	
However, it was also recognised that there needs to be a degree of flexibility to the obligations. Eg, play equipment needs to be provided appropriately in the right places, rather than many small individual areas.	
It was questioned how many pitches would need to be provided for gypsies and travellers?	Comments received from Members' briefing sessions (Coalfield)
Concern was expressed that planning permission is being granted for speculative developments on employment sites that cover a whole range of uses, some of which are not considered to be necessarily appropriate to the estate. It would appear that some operations are not complying with conditions or legislative requirements which the council is struggling to enforce against through lack of resources.	Comments received from Members' briefing sessions (Coalfield)
The CS reiterates the overall desire for the Coalfield regeneration route but does not specify a particular route. Through discussion, there appeared to be some confusion about the form and location of the route. It was felt that this policy needs to be revisited with a view to reconsidering the options. It would appear that Durham CC have progressed the matter and secured funding. It was felt that the council needs to 'catch up'	Comments received from Members' briefing sessions (Coalfield)

	with their progress.	
	It was felt that the difference between 'greenfield' sites and 'Green belt' needs to be clarified in order to avoid confusion. Similarly, 'white' land, which is inherently 'green' will be clarified and identified within the Allocations Plan.	Comments received from Members' briefing sessions (Coalfield)
	It was felt that existing industrial estates were being undermined by the desire to profit from housing development, resulting in a decline in the supply of employment sites. It was suggested that Philadelphia in particular, had been deliberately run down by the owners, who would also charge inflated rents in order to demonstrate a lack of demand to strengthen a case for residential development on the sites. It seems that the developers are in charge, not the council. One suggestion was that we should consolidate the poorer industrial areas to create a whole new employment site to allow other sites to go for housing. Need a review of land uses. It was felt that some sui generis uses were inappropriate to the industrial estates within which they are located, and inadequately controlled. The proposal to concentrate regeneration on the Hetton and Houghton areas was questioned in terms of what would happen to Shiney Row, the most populated area of Coalfields.	Comments received from Members' briefing sessions (Coalfield)
	Concern was expressed about focus on regeneration in Coalfield on housing, whilst losing employment land. Where are people meant to work? Places like Washington are very difficult to reach by public transport. Concern was expressed about concentrating on building new homes, without support for upgrading existing properties. Much of the Coalfield area has good quality older properties that are still in popular demand.	Comments received from Members' briefing sessions (Coalfield)
	The Broomhill and North Road applications caused concern. It was felt that the developers hold all the cards in terms of technical expertise re drainage etc. It is not enough to rely on no objections from the likes of Northumbria Water or the Environment Agency; we need in house expertise or consultants to look into	Comments received from Members' briefing sessions (Coalfield)

	these issues thoroughly to check or counter the claims.	
	It was felt strongly that Members were often served with a fait accompli at the Planning and Highways sub committees and felt obliged to agree to a proposal without having a full understanding of the facts. It was too late by then to have a proper discussion about the issues. It was suggested that Members should be consulted at an earlier stage in the application process to enable full consideration of the issues. Similarly, it was felt that there needs to be clearer communication and consistency between planning policy and development control/ planning enforcement.	Comments received from Members' briefing sessions (Coalfield)
	The proposed Central Route/Hetton by-pass received support but frustration was expressed about the lack of progress in providing these routes. It was felt that one of the justifications for the routes was the provision of employment sites, however, it was felt that the road should come first to be able to attract new employment – it's getting too late as employment sites such as Philadelphia are being lost. Sec 106 contributions should be used to provide facilities in the immediate vicinity and should not be spent elsewhere. Developments will have an impact on existing communities and that money should be spent to support those communities as well as providing for the new population. It was generally considered that a lot more affordable housing is needed in the area, as well as smaller properties generally. Affordable housing should be provided where it is needed, which is amongst existing communities as well as in each new development, but pepper-potted across the site rather than clustered together. The problem is exacerbated with Gentoo replacing social housing with properties for sale. The whole of Holmelands, for example, is being sold privately. There was also concern with areas like Philadelphia, where far less than 10% was put forward by developer for affordable homes (18 as opposed to 63). Developers felt to be "ruling the roost". There was concern about the lack of provision of affordable housing – developers don't always meet their obligations – question of viability. Some applications take so long to determine that 106 contributions are calculated on outdated property values so that their real value is less in terms of current prices.	Comments received from Members' briefing sessions (Coalfield)

	Concern was expressed about pressure for development in the Green Belt in County Durham and the impact that would have on Washington South. We have to be more careful about protecting our portion of Green Belt in that area	Comments received from Members' briefing sessions (Washington)
	It was felt that the quality of some of Washington's employment areas is poor, e.g. Swan Ind Est has a lot of fast food outlets and taxi firms. Employment land in these areas needs to be looked at carefully in the context of the housing around them. A couple of the trading estates (like Swan) where employment uses are weak would be better used for housing	Comments received from Members' briefing sessions (Washington)
	Proposed housing developments need to take account of existing facilities, particularly schools, e.g. Springwell has recently had new housing development (and a further 26 homes approved) but there is no capacity at the local primary school. It was also felt that before Springwell is considered for further development, it needs better infrastructure and an improved road system. It was recognised that the constrained nature of Washington is a problem for its future development – it could possibly accommodate additional employment or housing on existing sites, but not both – unless consideration was given to amendments to the Green Belt boundary to accommodate these. There is a hope that Leamside Line will be reopened for rail and Metro use, to link Washington with Sunderland and Newcastle.	Comments received from Members' briefing sessions (Washington)
	There is a lack of provision of homes suitable for older age groups. There is a problem with the housing mix in the south of Washington where there are a lot of larger properties; there are a lot of people in the older middle age category that will soon be wanting quality smaller properties to downsize to – only then will the larger properties become available for the next generation to move up in to. Similarly, there is a lack of extra care facilities or retirement villages to provide adaptable homes as people age and their needs change. There is a dire lack of bungalows which will provide a 'home for life' as people age. Developers have no incentive to provide them – viability argument – we need a requirement for their provision in new schemes. Two	Comments received from Members' briefing sessions (Washington)

	Castles scheme at Houghton cited as good practice. Gentoo has tended not to put the elderly amongst family properties to avoid nuisance complaints. Within existing estates, smaller one bedroomed properties are being knocked through to create one larger property – this leads to a poor mix of house types and demographics. It was felt generally that new housing developments lack variety in house types and options, in terms of, for instance, small houses but with a double garage, bungalows, etc. The former Ayton school site was suggested as a good option for extra care homes.	
	It was felt strongly that Members were often served with a fait accompli at the Planning and Highways sub committees and felt obliged to agree to a proposal without having a full understanding of the facts and knowing that a proposal lacks provision for certain facilities such as affordable housing or play space. It was too late by then to have a proper discussion about the issues. It was suggested that Members should be consulted at an earlier stage in the application process to enable full consideration of the issues. Perhaps the Intelligence Hub could provide expertise on a whole range of issues.	Comments received from Members' briefing sessions (Washington)
	The problem of the quality of the trading estates was discussed again. There appears to be a problem of management of the estates and lack of maintenance that is mainly out of the hands of the council. Several units appear to be under one ownership and it would seem that uses within individual units are controlled by the owners. Many units are not in industrial use and there is a lot of advertisement clutter. The estates do not provide sufficient large scale, quality sites for the demand that is out there. A full study of all industrial estates needs to be undertaken to establish the value of the employment sites and whether consolidation of sites would enable provision to better match demand and free up land that could be used for housing. It was also stressed that not every job coming into Washington was linked to Nissan. There is a great danger of putting all our eggs into one basket.	Comments received from Members' briefing sessions (Washington)

	The Galleries was recognised as a thriving, successful centre which serves the whole of Washington without shoppers necessarily having to go elsewhere. Parking is a problem, though, as car borne journeys are now far more frequent than the original new town concept envisaged. To a certain degree Washington has outgrown its design.	Comments received from Members' briefing sessions (Washington)
	<ul style="list-style-type: none"> • Are there controls on the design of roller shutters – make them perforated so look better • Does the Council have powers to force owners to improve run-down/ poorly-maintained properties? • Members require more involvement in design of developments, rather than just having sight of the design at the committee. 	Comments received from Members briefing sessions (North)
	<ul style="list-style-type: none"> • Some sites in Central Sunderland have been vacant for some time (Sheepfolds/ Vaux) – need to make better use of them • Support for North of Nissan strategic site – but question how can North area residents benefit from new jobs created 	Comments received from Members briefing sessions (North)
Key Diagram	should include true extent of the two areas protected under the European Birds and Habitats Directive and label them SAC/SPA/Ramsar.	Natural England
	In terms of the Key Diagram, whilst we are pleased to see there is a graphical representation of the policy, the BGS guidance suggests that the broad extent of the MSAs be shown, (i.e. mapped).	Mineral Products Association
	We note the simple Key Diagram map (as downloaded from your website) which illustrates the location of Sunderland's proposed strategic employment site (and consequent amended Green Belt boundary). It also suggests associated proposed road schemes to improve connectivity into the Nissan site and strategic employment site, including the A1290 Washington Road link from the A19(T) interchange in South Tyneside, although these apparent proposals do not appear to be mentioned in any of the draft Core Strategy policies or supporting text.	South Tyneside MBC
Procedural	over the summer hols	Brian Robson
	Not sufficient coverage. Consultation should be wider, eg more prominent in libraries and Community News.	Sheila Ellis
	Not well placed in the library – too far in. People were expecting large display/plans detailing city's plans.	Comment received at staffed library events
	Ward Councillor concerned that the response forms were not very user friendly.	Comment received at staffed library events

	Find it difficult to flick between the different documents- it is quite confusing	Comment received at staffed library events
	The questions are difficult to respond to and this is putting people off responding- is this intentional?	Comment received at staffed library events
	· Complaints from residents that Core Strategy Consultation response form was too difficult to complete	Comments received from Members briefing sessions (North)

APPENDIX 6: Settlement Breaks Consultation (2013)

– Responses Schedule

Settlement Break	Comment	Contributor
General	support	HCA
	General support but concern about recent developments on green field sites. Wish to see more brownfield developments.	Hetton Town Council
	settlement break concept is supported. Housing numbers questioned - shouldn't need to use greenfield land	Alan Heslop, Thristley Wood
	Settlement breaks 14, 15 and 16 around Hetton - no mention of rest of Hetton - brownfield sites, of which there are plenty, should be first for development. Allowing greenfield dev contrary to policy. No consultation on where settlement breaks should be. development proposals on edge of settlement breaks - appear to be less contentious but high public objection. Coalfield area one of greatest flood risk in area but report implies prob is not severe.	Kay Rowham, Easington Lane
	Settlement breaks provide a buffer for areas important for nature conservation. Esp important near waterways. SBs needed to support GI and biodiversity. Breaking SBs into zones will allow incremental loss of the whole. 'Human' impacts from housing devs will impinge further into wildlife areas, eg slug pellets in run-off. Fragmentation, and narrowing of corridors that are already smaller than national sites - even more fragile. Need to take account of NE Durham Mag Lime Plateau National Character Assessment. Colour coding of fields does not seem to be consistent and does not seem to work to resist development - may encourage development. Assessment should include an element to reflect access/recreation/educational value of green space.	Pat Robson, Hetton
	Too much construction without proper consideration of need for cars and roads - have to drive everywhere. Many residential and commercial properties are standing vacant. Too many houses and too crammed in - will be no land left.	anon
	Development and joining up of separate communities is against residents' wishes. Should be no loss of wildlife corridors or agricultural land. Should be no development on floodplains.	Sheila Ellis
	Reflects the archaeological interest at these greenfield sites. Pleased that Tunstall Hill and Copt Hill will be	Jenny Morrison, County

Settlement Break	Comment	Contributor
	protected from development as these are important archaeological sites. Pleased that Rainton Bridge/East Rainton will remain undeveloped to protect the historic village setting of East Rainton. Where development is proposed on <u>any</u> of these sites archaeological work will be required at pre-determination stage.	Archaeologist
	Natural England has no site specific comments regarding the development potential of land within the settlement breaks. However, we support the retention of Settlement Breaks within Sunderland's Core Strategy as they provide important areas of green infrastructure and contribute to the establishment of an ecological network which connects designated sites and priority habitats. Their retention complies with the Government's White Paper The Natural Choice: securing the value of nature and the NPPF's requirement that green infrastructure and ecological networks are strategically planned. The retention of Settlement Breaks alongside a Green Infrastructure Strategy also provides an opportunity, through access and habitat enhancements, to mitigate the effects of recreational disturbance and tramping within internationally and nationally protected nature conservation sites (see advice on the Core Strategy, HRA and SA). Natural England welcomes the reviews assessment of each breaks contribution to local landscape. Please send consultations via email to: consultations@naturalengland.org.uk character, the green infrastructure network, protection of priority habitats and wildlife corridors.	Natural England
3 Holycarrside/Ryhope	The Co-operative Group agree with Sunderland City Council that retaining this small parcel of land would allow a straightening of the Settlement Break boundary. Removing this small parcel of land [the clients site at Grangetown autos] from the Settlement Break would create a more logical, defensible Settlement Break boundary whilst providing a suitable site for residential development on land which would no longer form part of the Settlement Break. Notwithstanding this, The Co-operative Group consider that Sunderland City Council need certainty that where land is no longer proposed to form part of the settlement break that it is deliverable, available and achievable in order to meet the	Fairhurst for the Co-operative Group

Settlement Break	Comment	Contributor
	development needs of the City.	
4 South Sunderland	Objects to the removal of SB land. It provides good separation between Doxford Park, Silksworth/Tunstall and Ryhope, offers good views, wildlife corridors, and resource for walkers, cyclists, horse riders, and is also distant from public transport.	Alan Heslop, Thristley Wood
	Both approach D - Sub Area Spatial Requirements - 'Local sub-area needs and priorities will be brought together to form a sustainable city wide approach' and Localism Act 2011 - 'to give local communities and areas greater control over their own futures' are made a mockery of by proposals to lift settlement break. It dismisses the needs priorities and control of those who will be affected.	Malcolm Newey, Thristley Grange
	GI corridor - wide corridor, not narrow as stated - opens up to wide panoramic views. Landscape character - review acknowledges some attributes before adding 'however' and then reads as though justifying why houses should be built here, which feels biased. 'abrupt settlement edges' - not noticable due to contours. 'Sparse' woodland nevertheless is invaluable to wildlife. Pylons don't distract from rural feel. High water table leads to flooding at Lodgeside Meadows, Burdon Lane, Burdon Road, Hall Farm, Blakeney Woods and the surrounding fields and seems to be getting worse - not 'only limited areas affected'. Once its brought to the Council's attention - should take responsibility. Misses implications of critical drainage area. People need a reason to come to/stay in Sunderland - don't take away the assets we have, like this green area, sort out other areas first, like the city centre, to attract people here. Housing numbers are over optimistic and based on assumptions - over provision will spoil what we have and be counter productive.	David Stewart, Ryhope
	The Lodgeside Meadows area is an attractive place to live because of the surrounding rural area. Sunderland has little else to offer as an incentive to stay. Housing target is over optimistic and not supported by evidence but assumptions. Population is decreasing yet an increase is predicted. Ageing population means fewer economically active . Population figures appear inconsistent and Household Formation Rates are confusing - where does 2.21 come from? Reasons for migration do not appear to show full picture. Housing vacancy rates data is ambiguous. Housing stock imbalance - more to picture	Julie Stewart, Sudnerland

Settlement Break	Comment	Contributor
	than this - create the demand first. Development viability - high value of land would not necessarily reap rewards if demand not there - would benefit developers not people of Sunderland. Loss of land without proven justification would not be sustainable - this land is productive - would mean loss of agric land. GI corridor - wide corridor, not narrow as stated - opens up to wide panoramic views. Landscape character - review acknowledges some attributes before adding 'however' and then reads as though justifying why houses should be built here, which feels biased. 'abrupt settlement edges' - not noticable due to contours. 'Sparse' woodland nevertheless is invaluable to wildlife. Pylons don't distract from rural feel. High water table leads to flooding at Lodgeside Meadows, Burdon Lane, Burdon Road, Hall Farm, Blakeney Woods and the surrounding fields and seems to be getting worse - not 'only limited areas affected'. Once its brought to the Council's attention - should take responsibility. Misses implications of critical drainage area. People need a reason to come to/stay in Sunderland - don't take away the assets we have, like this green area, sort out other areas first, like the city centre, to attract people here. Housing numbers are over optimistic and based on assumptions - over provision will spoil what we have and be counter productive.	
	The council's own stated intentions are being disregarded approach d - sub area Spatial Requirements and Localism Act 2011 - we <u>are</u> the local community and our needs, authorities and control are being disregarded and withdrawn by the lifting of settlement break restrictions by Sunderland City council. Until a core strat is adopted , should be abiding by UDP which states that 'no further examination' of settlement break is 'appropriate at that time' - shouldn't be considering a review yet.	Anne Newey, Sunderland
	There are concerns that the overall Settlement Break Review has not considered land ownership / availability, development aspirations of the land owner nor the development requirements of each Core Strategy sub-area. The Settlement Break Review does not illustrate if or how the removal of land from Settlement Breaks will assist in delivering the development needs of the City (with the exception of Burdon Lane). Paragraph 7.20 of the Core Strategy and Development Management Policies Draft Revised Preferred Options states that the	Fairhurst for the Co-operative Group

Settlement Break	Comment	Contributor
	council has undertaken a full review of all of its Settlement Break boundaries to ensure they are still appropriate and fit for purpose. However, Paragraph 7.20 goes on to state that it is proposed to delete the Settlement Break in South Sunderland to accommodate the proposed Location for Major Development at Burdon Lane with no reference as to whether the Settlement Break is appropriate or fit for purpose in its own right. The Co-operative Group welcome the principle that one Settlement Break has been considered against the development needs of the City, however it does not appear that other Settlement Breaks have been considered against the development and locational needs of the City or each Core Strategy sub-area.	
	Does not recognise that flooding is a significant problem in the South Sunderland Growth Area, and should recognise that flooding will impact on any future development as well as current housing.	Barbara King, Sunderland
	support for assessment of suitability of South Sunderland growth area for development. 'Vision Document' produced by the Consortium seeks to address the issues raised. Requests removal of land North of Burdon Road form SB and considered as LMD.	NLP for Consortium
	Support for assessment of suitability of South Sunderland growth area for development. Report proceeds to make the case for the development of the Bellway site on land at Burdon Lane. Disagrees with the 'yellow' rating - should be further along the 'greener' end of the scale. Requests that the site is removed from the settlement break.	England and Lyle for Bellway Homes
	As a local resident I am alarmed at these proposals, I have lived at the Moorside area of Doxford Park on and off for years now and I firmly believe our roads are already at maximum capacity for the area, the sheer volume of cars and people the call centres attract in the area see's the roads around Moorside and leading up to the A19 very congested. Moorside and Doxford park are experiencing extremely high volumes of traffic and more and more anti social behaviour due supermarkets, pubs and places of work all being so close to each other. I moved to Moorside as it's a quiet estate, out of the way with good links to the A19. With future developments I personally believe will only create more car dependent urban sprawl and the roads to Burdon and the roads	Lewis Cowey, Sunderland

Settlement Break	Comment	Contributor
	linking Moorside to Ryhope are already not suitable to the volume of traffic.	
	My concern is the areas Chapelgarth and Burdon Lane. The area of Chapelgarth which is near to Moorside estate where I reside is the only Green Belt area left for walking and we are one of the many dog walkers that use this area . We have nowhere else left following the developments that have almost filled all the green areas up. There is no other area left to walk and exercise our dogs. Apart from the possibility of losing walking access the area is overloaded due to the Doxford International parking issues. The road during working hours is quite overloaded with parking and winters when snow is present is extremely dangerous with buses and other traffic struggling to stay on road with the parking on road. I and many others I know strongly oppose future development on this land it is so well used for people enjoying a safe area to walk and keep fit - there is nowhere else. I have no opposition to other areas and feel the Cherry Knowle site and Ryhope has more suitable land without taking away our only available green space. It is not only about housing but shopping and social facilities to support local communities. Something of which our area is not really in need of. The social space for us is the land across from Moorside to Chapelgarth and onwards so well used by people exercising to stay healthy! There is nowhere else for us to go.	Patricia Lawson, Sunderland
	Planning for the land around the South Sunderland settlement break to take the entire burden of the City's future need for residential development is totally unjustified; The environmental impact of the proposed development would be intolerable to local residents during long periods of construction and post construction; The City would be better served by planning smaller developments distributed around Sunderland; The proposed plan would cause irreparable damage to the homes and communities around the settlement break; The proposal would have an adverse impact on the safety, security and value of our homes; We live in the countryside and therefore we accept that local services fall short of what would be expected in major residential areas in terms of mains gas, drainage, sewerage etc; The proposed plan would leave us living	Philip Sinclair

Settlement Break	Comment	Contributor
	proximate to a major residential development without any of the accompanying benefits.	
	Review doesn't consider cumulative effect of SBs in perception of Sunderland as a 'green place'. Sunderland is in competition with neighbouring areas for housing, business, retail etc - its USP is its greenness. Need to retain this but not taken into account in the review. Sustainability - we should take into account the productivity of the farmland - use non-productive land first. 'Sunderland South growth area' term used back in 2012 - is this review really objective? SB is used for recreation by people from a much wider area. Policy background info is not well explained. SB status has been used to resist even minor developments until v recently. Level of demand doesn't justify sacrificing this large area of green space. SB adds to setting of GB, supported by NPPF. SB has a role in improving health by providing green space. SB is not narrow as stated. Landscape character description does not do the area justice. Hydrology has been understated - water table is high and flooding is common - needs further investigation. Surface water flooding is not fully identified and risk needs assessing more fully. Mitigation should have an element of 'can be economically mitigated'. Should have an additional category of 'insufficient information, more work needs to be undertaken to allow informed decision'. Housing numbers are based on ONS population projections, not forecasts, which relies on 17 assumptions - data which is inherently uncertain - should be a warning about making decision based on this. SHMA figures are analysed and evidence is put forward to argue that the SB should not be released now - other land available to satisfy need. Alternative solution - defer removal of SB and bring forward just the existing sites for now. Or use the site for 'proper' exec homes.	Stephen Hopkirk, Sunderland
7 Sunnyside/ Newbottle	Welcomes the review and supports the findings of the report in respect of SB7, the client's site, - considers the SB should not be retained at all and released for housing development.	NLP for Lord Lambton VS
8 Newbottle/ Sedgelych	Concerned that the overall Settlement Break Review has not considered land ownership / availability, development aspirations of the land owner nor the development requirements of each Core Strategy sub-area. The Settlement	Fairhurst for Durham Estates

Settlement Break	Comment	Contributor
	Break Review does not illustrate if or how the removal of land from Settlement Breaks will assist in delivering the development needs of the City (with the exception of Burdon Lane). Welcomes the principle that one Settlement Break has been considered against the development needs of the City, however it does not appear that other Settlement Breaks have been considered against the development and locational needs of the City or each Core Strategy sub-area. Report compares the client's site to rear of the Beehive, field 3, with SB7 to make the case that the land is appropriate for housing. Requests a reconsideration based on evidence given. a 'Planning Strategy for the development of the site is enclosed,	
12 Chilton Moor/Rainton Bridge	Agree with assessment of fields 1 and 3 but feel that field 2 could be further subdivided as the north area of this parcel of land is considered to be appropriate for development. Greenspace issue - could still provide protection to wildlife corridor and LWS whilst allowing limited development across the northern boundary. Could incorporate footpath into residential layout. Hydrology issue - area to north is set upon higher ground and outside of designated flood zones. Considered that any risk would be minimal and could be mitigated. Submission includes a landscape assessment for land at Redburn Row.	Persimmon
	Should be retained in full - green corridor from Rainton Meadows to Herrington Woods Country park and Elba Park. Development would exacerbate existing drainage and flooding issues. Also a critical drainage area.	Hetton Town Council
	The proposal to review part of the settlement break allocation is at odds with the Councils 2012 phase one survey recommendation to provide buffer areas around Local Wildlife Sites. The information presented also underestimates the area of the site that has been subject to significant flooding in recent years. The Trust's view is that the settlement break should remain unchanged	DWT
13 Rainton Bridge/East Rainton/North Road	Semi-rural area should be retained in full - to ensure separate identity of East Rainton, to continue to provide informal recreation and leisure, to provide green space, wildlife corridor and GI corridor, has outstanding drainage/sewerage issues.	Hetton Town Council
	Comparing field 1 and field 11, there is no difference in	PDP Assocs

Settlement Break	Comment	Contributor
	the assessment except historic, yet 1 is moderate overall adverse impact and 11 is major overall adverse impact. Developer has site in field 11. Comments make case that development would not impact landscape character visually with mitigation.	
14 North Road/Park Est/Hetton Park/Houghton	Separation - properties along Hetton Road already link Hetton and Houghton. More natural boundary would be the line of Rainton Burn terminating on Hetton Road. Development of client's land to north would provide opportunity to enhance Hetton Bogs and provide a buffer zone. Well designed housing would improve use of land and visual impact of settlement edge.	BDN for Mr Colin Ford
	should be retained in full - should be identified as GI corridor, protects Hetton Bogs SSSI, has drainage and sewerage issues.	Hetton Town Council
	remaining land not already approved for dev should be red. Should not have approved devs against local objection and before this consultation.	Kay Rowham, Easington Lane
15 Broomhill/Houghton	separates Hetton and Houghton, importance of GI corridor and Hetton Burn, in view of Lingfield and Broomhill developments - important that this remains, will exacerbate drainage/flooding/sewerage issues, need it to protect Stephenson Trail Bridleway.	Hetton Town Council
	Field 1 should be red. Should not have approved devs against local objection and before this consultation.	Kay Rowham, Easington Lane
	The proposal to potentially reduce the extent of the settlement break is at odds with proposed policies to secure the extent and functionality of wildlife corridors. The Trust's view is that the settlement breaks should remain unchanged.	DWT
16 Copt Hill/Low Downs/Broomhill	should be fully protected - separates Hetton and Houghton, need it to protect Seven Sisters barrow and Stephenson's Trail, should be protected as a GI corridor, proposal for field 1 should be refused as little scope for mitigation.	Hetton Town Council
	The proposal to potentially reduce the extent of the settlement break is at odds with proposed policies to secure the extent and functionality of wildlife corridors. The Trust's view is that the settlement breaks should remain unchanged.	DWT

APPENDIX 7: South Sunderland Growth Area (2015) – Consultation Responses

Disappointed that currently the first 2 phases up for development will not contain any apartments/flats or starter homes. With two young adults looking for brand new housing in Sunderland South this may mean that they will not be able to benefit from these developments and have to look outside of Sunderland (which they would prefer not to do) for first homes. Who is this growth sector aimed at if NOT for first time buyers?
I found plans and maps did not have enough information. I also think you are going to swamp this area with too many houses and not enough roads, schools, doctors or leisure facilities
I would like to understand what provision has been made for the increasingly elderly population of Sunderland. In particular those who can afford their own homes and are not requiring LA support/ supported living but neither can they support themselves in 2/3 storey homes
Extremely disappointed with the loss of Settlement Break on Lob. I would have thought that the new link road (which I was aware of) would have guaranteed green space either side due to the volume of traffic. Those living on Boxwood Close, Dirham Close and the new Bellay development will be severely disadvantaged by building on land we were assured was 'open space'. I am certain \$106 money was paid for this.
Not enough being done to improve existing tree lines and forest area. More detail required for any residents from Hall Farm to Ryhope about the new road system. Burdon Lane and Chapelgarth look to be too over developed, more greenspace needed.
All housing developments must incorporate Green Buffer Zones to existing housing or countryside that is left. Developers must adhere to the correct amount or less properties- no squeezing extra in because demand for exec homes evaporates. Tree planting in all areas and increase Blackney Woods.
Concern regarding road links from City Centre to SSGA. A690 has a no car lane and traffic uses Silksworth Lane instead, going past the Ski Slope to access Doxford Park. Thus causing lots of congestion on the local roads. The road is unsuitable for traffic demands and cannot cope with further traffic increase. The existing 'T' junction near old Silksworth Hall Drive is a real problem. We think there is a need to address road access from the City Centre to the whole of the new development area. Concern regarding flooding in Chapelgarth area. What about noise and dirt pollution when all this is developed in 15-20 years
Recreational walk ways need at Chapelgarth. Can we please ensure that the pathways are extended into the hedgerows to form or retain existing pathways used by Dog walker/ Horse riders etc. Pathways, bridleways should be as wide as possible not narrow lanes. 25% of homes have at least one dog, Please cater for them!
As a father of a young family I welcome the proposal of a number of parks which will be built in the area, Make the area unique and possibly consider a sculpture/ artefacts which may put this area on the map. A recognisable feature that local resident can be proud of (something better than the Angel of the North). As a professional in the scientific community I would like to see that Sunderland area try and encourage the scientific industry to come to Doxford Park Business Centre. Maintain wooded area in the region. Safe environment for Children.
Excellent idea more houses, additional school keeps people living in Sunderland. Family house please

and keep gardens a decent size. Hope you get flooding sorted. Can we have regular updates please.
Please don't allow builders to build poor quality housing in proposed areas of development. Some exemplar housing would be great for the area. Could developers contribute to regeneration of run down areas of Ryhope. Amenities are poor for existing Tunstall Vale Estate would suggest amenities are put in place for existing housing before thinking of new developments. Schools are saturated in Ryhope make space for existing residents.
Main concerns are Flooding has been a major problem over the years at Lodgeside Meadows. Volume of traffic on narrow road which we back on to, we have noticed a major increase over the last few years as it has become a rat run for both large and small vehicles it has become dangerous to walk our Grandson to Mill Hill School because of the narrowness of road and speed they are going.
Will there be access to the new estate through the current estates? What will Sunderland council do to create a need for 11,000 unneeded homes? This will drive house prices down if it fails! Why not renovate old office space in central town as in Newcastle? Bring money and people into the town centre. No GP access now, what about when new homes built? Traffic volumes in the area are already too heavy. Is the greenspace within the housing areas protected?
You can build as many exec homes you desire. You can try to attract or keep people in Sunderland but, as the town is dire the home-owners will still use this as a commuter town- no revenue will be brought in. Usual short sightedness of Sunderland City Council
Issues relating to improved transport facilities especially at weekend, the need for a more holistic approach to development to include the current estates not just the new build otherwise it not an integrated development of South Sunderland (Moorside is getting neglected and run down). Transport is fine during the week but not at weekends or evenings and Bank Holidays this impacts on older people and non-drivers. Need for some social outlets/activities for current residents and new incoming residents e.g. eating places/ pubs etc. Need enough greenspace for children/ dog walkers. Any plans for health facilities?
No objections to building at Chapelgarth and Cherry Knowle, both sites will be screened and will integrate well into their surroundings. Housing north of Burdon Lane will destroy the rural character that exists at present on entering Sunderland via Burdon Lane to Ryhope. The houses will present a 'brick frontage' continuously into Ryhope, destroying the whole character of the area.
Sunderland is being developed as an urban sprawl using its limited brown belt land to the limits, in this case to the Co.Durham border. New industry is not here yet are you putting the cart before the horse? Many new people do not want to live in Sunderland due to the many undesirable areas that need to be improved and developed before using the easy option of this area. Existing homes will be devalued and encompassed within a huge housing estates. Disruption of residents, farms and livestock during construction. Value of farming area. Keep Sunderland South green.
A lot of housing proposed for the SSGA, unconvinced that such a huge number are needed, especially as seen a report which states that Sunderland has lost 5,967 people, more than 21% of its total - but gained 3,710 homes. Personal opinion that Cherry Knowle and Chapelgarth should be developed for housing and will not detract from views when approaching from Durham. Land North of Burdon Lane and the site Bellway have already out in a planning application for should be left as farm land. Need greenfield for food production
Object to the location of the RDLR junction at Ruswarp Drive, why has this deviated from the original

<p>planning guidance. Peripheral guidance made reference to the Great North Forest & Landscaping Framework with the area west of Doxford Park Road as infill woodland, existing hedgerows should be protected and the plethora of wildlife. Can not see any such arrangements on the new proposals. Land should remain as agricultural. Increase in noise nuisance due to location of RDLR. Future link for the metro with land being reserved alongside RDLR has not been considered.</p>
<p>Objecting to new plan due to the radical changes since the 1998 draft. Road positioning (noise, increased traffic flow, destruction of greenbelt, woodland, hedgerows and disturbance to wildlife flora and fauna and existing residents. (note there are 3 badger setts in area one active and 2 transitory and the area is home to foxes hares rabbits and falcons Pheasants etc. as well as containing one of this areas only surviving wild bee breeding sites). The Great North Forest plans have been thrown out. No consideration of noise reduction planning and mitigation. Utility provision is not shown in sufficient detail for independent analysis. phasing aspects are unsatisfactory and overall development will make a car dependant culture inevitable. position of school and retail in contradiction to earlier drafts and no consultation has been made with existing schools and retail outlets. Safety issues regarding repositioning of road.</p>
<p>Really concerned that the proposals could: destroy our beautiful area with, in effect, no breaks in housing; Lower house prices when people already either can not sell or sell for a loss; lack of communication for already bought off sires, South Ryhope and Chapelgarth; Don't know one person who is actually in favour.</p>
<p>You should use brown field land before spoil countryside open fields</p>
<p>Object to the plans for SSGA development. we should be keeping Burdon GREEN and using brown field sites not Green field sites. Traffic will also increase to a high level causing the usual issues to current home owners in Ruswarp Drive.</p>
<p>Resident of Ruswarp Drive, have experienced increasing congestion over the past few years especially along Burdon Road. The area has undergone various developments and housing projects but the roads do not seem to be able to cope with the added traffic in the area which has led to congestion. In addition there are no suitable parks with children's play area within walking distance, with the additional housing provided in the local area we would have expected to see more recreational facilities such as parks and children's play areas.</p>
<p>Object to proposed site, shocked to see 95% in the greenbelt agricultural land. This greenbelt is the lungs of Sunderland south and a development of this scale is unacceptable. Replacement of greenbelt with unaffordable executive housing is not an option</p>
<p>Very concerned with what you are hoping to do i.e. the environment, wildlife, extra traffic, too high concentration of houses, we are a rural area and you will be taking it away. Family walk the roads of Tunstall and there will be no pleasant walks at all if you have your way. It will be like living in the middle of the city. Especially worried about Nettles Lane with either shops or houses down both side. Reduce the amount of building and leave our greenfields alone. Why cant you build on the eyesores of the city i.e. Bman Mills, E.Thompson, gas works before the countryside, they could have sea views.</p>
<p>There is not enough information to let people know what is proposed. The link road appears to have been moved even closer to existing houses and where is the Metro link that would be essential for a development of 1000 extra houses never mind 3000, school and retail. Back to the drawing board and think again.</p>
<p>Why take more green land when you should be using brown land first. This is a disgrace, the</p>

<p>countryside is more important than rows of housing, this should never be passed. Should look at the city centre and do something with that, the town is a disgrace and embarrassment to to the people, do something with the city centre.</p>
<p>Could you please tell us what is happening to the wooded area behind Leyfield Close, beside Burdon Road, is there going to be a path and are the trees going to be removed.</p>
<p>As a resident of Ryhope we are aware of the road and Stokesley Lodge. The rest of proposed building on greenbelt land and being overlooked by proposed new housing we were not happy about and apposed to the amount of new development planned.</p>
<p>I would like to object to the plans for SSGA development. we should be keeping Burdon GREEN and using brown field sites not Green field sites. Traffic will also increase to a high level causing the usual issues to current home owners in Ruswarp Drive.</p>
<p>The council should be fighting to protect settlement breaks on behalf of residents, they should not be looking to destroy these areas for all time. Council should be protecting green land and look for alternative brown filed sites to develop in this respect. Any development on this land should be environmental, considering things like 'nature conservation', clean air, productive farming etc. Council should be creating parkland and encouraging wildlife, encouraging children to enjoy the countryside without having to use a car. Increase in traffic would be horrendous leading to congestion both during construction and the indefinite period post construction, traffic has grown dramatically in the last few years and little has been done to alleviate the problem. Current residents are proud of the area in its current form, it's 'country feel' is one of the reasons for living in this part of Sunderland. Essentially the proposals are going to change this area into a mini town, giving all the disadvantages that arise from this, the skyline will be changed forever to the detriment of the area.</p>
<p>Residents living directly adjacent the proposed development of Land North of Burdon Lane, must lodge disapproval and objection to the proposals. Lived in property for over 10 years overlooking greenfield land. The plan does not include a buffer around our property therefore assume houses built will share our garden fence, this would have a detrimental effect on the enjoyment of our garden. Building of more houses will cast shadow over our property and would be overlooked. Some areas have buffers around existing development this should apply to all existing properties to minimise inconvenience to residents. Ryhope remains a village surrounded by greenfields, the development is very extensive and will bring huge changes to life in this area. Such a large-scale development would be a huge change to this area of Sunderland and would harm wildlife and destroy habitat. Development will create years of dust, mud and noise. Existing brownfield land is more suitable and worthy of development. The town centre is depressing and cries out for development and further investment. Tunstall Hills is in a poor state and a far more worthy case for investment. If development goes ahead will have no choice but to move out of the area.</p>
<p>As a disabled concerned resident I have been totally excluded from the planning process so far. I tried to attend the pre development meeting held at the Rackett fitness centre?!! The disabled parking was unavailable. There was no assistance available and the barriers and access to meeting room meant that I could not attend. I have not been sent any info relating to this proposal and it is not available online. I request that the process of consultation should start again, this time addressing the needs of the disabled. i.e. 4 weeks notice meeting in September at suitable location for disabled access.</p>
<p>As a resident of Sunderland I wish to express my objection to the proposed layout of the Doxford Park</p>

<p>Link Road from the existing section at Eltham Road to Doxford Park Way. I object to the B1286 Burdon Road being included in the new link road due to the increase in traffic and noise, my preferred option would be a direct link from the Tunstall Lodge roundabout to Eltham Road roundabout. I attended the Community Consultation Meeting at Virgin Health and Racquet Club on Tuesday 14th July 2015 and was disappointed to learn that the Doxford Park Link Road layout has changed from the original Unitary Development Plan. Whilst recognising the need for the new link road I also object to any other unnecessary development on agricultural and greenbelt land North of Burdon Lane as it will be detrimental the views across open countryside in this area.</p>
<p>Can you please tell me the width of the area marked as "Green Space" to the SOUTH of Lodgeside Meadow estate. This area has suffered significant flooding problems in the past, can you please tell me what measures are in place so that this will not become worse with future developments.</p>
<p>I do not agree with the proposals. I recently moved into my new property at Stokesley Lodge, and one of the reasons for choosing this development was the quietness of the area and its proximity to lots of greenery. I obviously expected that the development may extend slightly further than what is there now but in now way, shape or form did I envisage that the beautiful fields and greenery would be turned into another village! I feel very disappointed that my new home is to be destroyed by this development. This is about the last thing that Sunderland needs. I feel we should be protecting our green areas rather than building more schools, houses and shops. There are plenty of run down areas which this development could be moved to, Burdon Lane is not one of them.</p>
<p>Object to the proposals for the South Sunderland growth area. We live in the area and also work at one of the local primary schools. We object to the destruction of settlement breaks in this area which protect the green belt. The government advocate the use of brown field sites and we have plenty in Sunderland! If there is a need for 16,000 new houses to be built -which we argue against-surely building on brown fields sites should take priority! How can you justify the building of all these new houses without substantial funding for new industry and enterprise in Sunderland creating new jobs and prosperity. We also need to protect the wildlife and habitats in these areas - not build unnecessary housing, a skateboard park, a football pitch with artificial grass and shopping centre!. Work in Mill Hill Primary and I am concerned at the prospect of building a new school and its location. Could it possibly lead to job losses at other local infant, junior and primary schools? I think so. We have concerns with regards to the closure of part of Burdon Road which will enforce traffic to pass through the B1286 and increase traffic, noise and pollution. What is your statistical reason for shutting part of this Burdon road? The B1286 is already a dangerous, busy road and what will happen with construction traffic?? The entrance and exit into Ruswarp Drive is busy to start with!!</p>
<p>Moved into home is Ruswarp Drive in 2004, we consulted the UDP Proposals Map (1998) as part of our decision making process to move to this area with 2 small children. The Plans clearly state that there are 'Important Settlement Breaks and green wedges' across from the estate. We understood that there is an option to create a 'Transport corridor' connection Doxford Park with Ryhope, which would potentially reduce traffic outside of our estate which already can be quite dangerous entering/exit and crossing the road to bus stop at peak times. The proposals we have seen will have the opposite effect and magnify traffic around our estate which we object to on grounds of safety, pollution (noise & air) and loss of green space. At no point does the current UDP show any scope or plans for housing, local centre or schools. We also reviewed the UDP alteration No.2 Proposals Map</p>

<p>(2007) and no alterations were made to this area. With this in mind we are extremely surprised and annoyed to find out that plans are underway to completely change the UDP without any comprehensive consultation with the residents who are going to be affected by any proposed changes. We have many objections and questions for clarification. What is the basis for change to the UDP? Who has been involved in the planning/consultation process? Can you supply the statistical reasoning behind the proposals to change the UDP? When are you planning to consult formally on the UDP and the SSGA proposals? Could the pan of local schools not be increased to sustain any potential increase in numbers? do we not already have enough retail/local amenities in the area? The proposed changes will dramatically increase traffic flow in the area. The extensive urbanisation which is being proposed will have serious detrimental impact on the area already susceptible to flooding/drainage issues.</p>
<p>The maintenance of the Green Belt. There are many brown field sites in Sunderland such as Doxford Engine Works, Coals Cranes and all along the river bank towards South Hylton, Pennywell, South of the A19 which all can be built on. The environment south of Silksworth is farmland and should be protected. Land south of the Toll Bank is also available right along to Seaham. These should be built on first before attacking farmland. Traffic on Burdon Road is horrendous and it is dangerous. Venerable Bede School should be extended towards the Chicken Farm.</p>

APPENDIX 8: Draft Sustainability Appraisal Scoping Report (2015) – Consultation Statutory Notice and Letter

CONSULTATION DRAFT SUSTAINABILITY APPRAISAL SCOPING REPORT FOR THE SUNDERLAND CORE STRATEGY

Sunderland City Council have prepared a consultation draft Sustainability Appraisal Scoping Report (the "Scoping Report") setting out the social, economic and environmental baseline and sustainability objectives for the new Sunderland Core Strategy.

The document can be downloaded from the Council's website via www.sunderland.gov.uk/development-plan. A copy is also available for inspection free of charge at:-

Sunderland Civic Centre, Burdon Road, Sunderland (between the hours of 8.30 am and 5.15pm Monday to Thursday and 8.30am and 4.45pm Friday).

Representations can be made and opinions expressed on the Scoping Report between 23 October 2015 and 27 November 2015. Representations should be made by that closing date, by e-mail to planning.policy@sunderland.gov.uk or in writing to the Council at the address set out below.


Planning Policy Section, Sunderland City Council, PO Box 102, Civic Centre, Sunderland SR2 7DN

Representations and opinions may be accompanied by a request to be notified at a specified address when the Scoping Report has been finalised.

Dated 23/10/2015

Sonia Tognarelli, Director of Finance,
Civic Centre, Burdon Road,
Sunderland SR2 7DN

Sunderland City Council

Sunderland City Council

Office of the Chief Executive
SPPM
Civic Centre
Burdon Road
Sunderland
SR2 7DN

Tel: 0191 520 5555
Web: www.sunderland.gov.uk

Date: 22 October 2015
Our ref: SA/GB
Your ref:

Dear Sir/Madam

CONSULTATION UNDER REGULATION 18 OF THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND) REGULATIONS 2012

CONSULTATION UNDER REGULATION 12(5) OF THE ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES REGULATIONS 2004

DRAFT SUSTAINABILITY APPRAISAL SCOPING REPORT FOR THE SUNDERLAND CORE STRATEGY

As part of Sunderland City Council's Local Plan preparation, the Council has commenced work on its Sustainability Appraisal (SA) for the emerging Core Strategy.

In order to identify the scope of the SA, the Council has prepared a draft SA Scoping Report, which includes a review of other plans and programmes; establishes the existing baseline position; and sets out the proposed SA Framework against which the Core Strategy Vision, Objectives and Policies will be assessed.

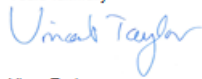
The Council has now published the draft SA Scoping Report for consultation and is seeking representations on this. The consultation is open for a five week period from Friday 23rd October to Friday 27th November.

The draft SA Scoping Report for the Sunderland Core Strategy can be viewed via the Development Plan web-site at www.sunderland.gov.uk/development-plan or at the Civic Centre, Burdon Road, Sunderland, Monday to Thursday from 8.30am till 5.15pm and on a Friday from 8.30am till 4.45pm.



Your comments must be received by the Planning Policy Section, Sunderland City Council, PO Box 102, Civic Centre, Sunderland, SR2 7DN or by email to planning.policy@sunderland.gov.uk by no later than 5.00pm on Friday 27 November 2015.

Following this consultation exercise, any comments received will be taken into consideration when preparing the SA report alongside the Sunderland Core Strategy.

If you have any queries regarding the above please do not hesitate to contact Gary Baker on (0191) 561 1516.

Yours faithfully

Vince Taylor
Head of Strategy & Performance

Delivering services for a better future

APPENDIX 9: Draft Sustainability Appraisal Scoping Report (2015) – Consultation Responses Schedule with Council Responses

Comment ref	Respondent Name	Comment	Response
SA1	Environment Agency	Appendix 2 We feel that reference should be made to the Northumbrian River Basin Management Plan (RBMP). This plan is currently in the process of being updated and a final version will be published on our website at the end of December 2015.	Published in February 2015. RMPB will be included in Appendix 2.
SA2	Environment Agency	Appendix 2 Further to this we feel that the Environment Agency Medium Term plan should also be referenced as this sets out our investment programme from 2015 to 2021. [Programme of flood and coastal erosion risk management scheme]	The only relevant project in Sunderland is already construction in April 2015. This is Project in construction at April 2015: Borrowdale Street - surface water flooding
SA3	Environment Agency	Appendix 2 We support the inclusion of the EU Waste Framework within Appendix 2. We would advise that when developing policies on waste we emphasise the importance of the 'Waste Hierarchy' as set out in Article 4 of the revised EU Waste Framework Directive to maximise the reduction and re-use of waste.	Noted
SA4	Environment Agency	Appendix 3 We support the inclusion of water quality indicators in the water section of Appendix 3. However, it only appears that the River Wear and 2 coastal bathing waters have been taken into consideration. We would advise that all water bodies within the Local Authority administrative boundary should be taken into consideration and identify the issues for each water body. More recent data can also be used in the Trend section to identify more up to date water quality issues.	Awaiting information from EA
SA5	Environment Agency	We support the indicator for percentage of household waste sent for reuse, recycling or composting. We also suggest that the number of	Noted. SWMP are no longer required for planning

Comment ref	Respondent Name	Comment	Response
		site waste management plans submitted with new development could be included as an indicator.	applications. Should the Local Plan include a policy setting this as a requirement then it may be suitable to include this as a criteria.
SA6	Highways England	We note in paragraph 1.29 reference is made to consultation having been carried out with the three specific consultation bodies in accordance with the Town and Country Planning Regulations 2012, and also with other key stakeholders, which includes Highways England. We welcome this intention and as such we have sought to respond directly to the questions raised in paragraph 1.31 below. We also look forward to continued engagement throughout the preparation of the Core Strategy and other Local Plan documents.	Noted
SA7	Highways England	We also note in paragraph 4.7 that it is the intention to assess strategic allocations against the SA Framework using the same approach as for the spatial strategy and other policies, utilising the same matrix and scoring mechanism. We have no concerns with this approach.	Noted
SA8	Highways England	Appendix 2 Consideration should be given to the Department for Transport Road Investment Strategy, for the 2015/2016 – 2019/20 Road Period (March 2015), which sets out a long-term programme and funding for motorways and major roads over the next five years and comprises a long-term vision for England's motorways and major roads, a multi-year investment plan to improve the road network and a number of high-level objectives.	The importance of the Highways England Delivery plan is recognised as part of delivering economic growth. However, it is not a plan that in itself seeks to deliver sustainable development and therefore is not included in the review of relevant national policy.
SA9	Highways England	Appendix 2 Consideration could be given to Highways England Delivery Plan 2015/2020 (March 2015) which outline what Highways England will do	The importance of the Highways England Delivery plan is recognised as part of

Comment ref	Respondent Name	Comment	Response
		over the next five years to delivery against the five strategic outcomes and commitments in its Strategic Business Plan and in the government's Road Investment Strategy.	delivering economic growth. However, it is not a plan that in itself seeks to deliver sustainable development and therefore is not included in the review of relevant national policy. Relevant schemes are included in Appendix 3.
SA10	Highways England	Appendix 3 Could provide further detail and it would be useful to identify the extent of the road network, including Highways England's responsibility for the strategic road network and reflect on accessibility and the condition of the road network, recognising where there are particular congestion issues on parts of the network. This is also pertinent to the 'Predicted Further Trends' which although it recognised that car ownership levels are increasing faster than in other parts of England and emission s from vehicles are expected to increase as traffic and congestion and increase, there is no consideration ogive to the condition of either the local or strategic road network and where particular issues may increase or may require investment and the implementation of improvement schemes. This information should be available in the LTP3 and can be obtained from Highways England in relation to the strategic road network.	Additional data will be added on congestion pinch-point and trends in travel data to help provide context for the SA. However, the Local Plan will recognise where transport improvements are proposed, although these do not necessarily for the sustainability context for the plan area. LTP3 priorities are identified in Appendix 3.
SA11	Highways England	Figure 2 It is noted that in Figure 2: Key Issues for the Core Strategy, that in relation to improvement infrastructure to facilitate economic growth that the Core Strategy will need to promote investment in infrastructure to support economic growth and therefore it will be supported by an Infrastructure Delivery Plan, to identify the infrastructure required to support the scale of	Noted

Comment ref	Respondent Name	Comment	Response
		development proposed in the Plan and detail how this will ultimately be delivered, which is welcomed. As is the intention to promote sustainable patterns of development to reduce the travel distances and promote a modal shift away from the private car towards more sustainable means, in relation to the need to reduce greenhouse gas emission issues. It is also noted that storage support is provided for the development of the Vaux site to promote growth in the city centre particularly for office development and the intentions to increase economic growth utilities the opportunities presented by Nissan, the Port and the University. Reference is also made to the Sunderland Strategic Transport Corridor transport improvement schemes. Highways England has no concern with this principle and this supportive of delivering sustainable economic growth, but will be able to provide further comment on the proposals presented in the Core Strategy once it has been published for consultation.	
SA12	Highways England	SA Objectives We are generally supportive of the objectives and in particular Objective 7 – Transport and Communication, which covers reducing the need to travel, promoting sustainable modes of travel, improving telecommunications infrastructure and aligning investment in infrastructure with growth. We are also supportive of the scope of the associated guidance questions and indicators proposed in respect of this objective and therefore have no further comment.	Noted
SA13	Natural England	Natural England broadly welcomes the approach taken in the 'Sunderland City Council Draft Sustainability Appraisal Scoping Report of the Sunderland Core Strategy', which we consider sets out a good framework for the assessment of these documents.	Noted
SA14	Natural England	Natural England is not aware of any other policies, plans or strategies that should be included for consideration in Appendix 2.	Noted
SA15	Natural	The baseline information does not include any	Noted. The HRA will

Comment ref	Respondent Name	Comment	Response
	England	detail about the current condition of the internationally designated sites found within Sunderland. Natural England is aware that survey work has been undertaken, and further work is ongoing, in regards to bird numbers found along the coast, and this data should be included in the baseline information when it becomes available. Wetland Bird Survey (WeBS) data may also be available which can further inform the current baseline situation, and again this should be included if appropriate.	consider the status of the internationally designated sites in further depth. The SA will cross refer to the appropriate information.
SA16	Natural England	Natural England agrees with the SA Objectives identified. We suggest that the 'Guide Questions' in relation to SA Objective 1 be expanded to include a reference to 'no net loss of habitat' as well as conserving and enhancing international and national designated nature conservation sites. We also welcome the guide question referring to the avoidance of loss of best and most versatile agricultural land within the Land Use and Soils Objective.	Noted. Guide question updated to reflect comments.
SA17	Natural England	Natural England does not consider there to be any issues that are not being addressed by this scoping report.	Noted

APPENDIX 10: Growth Options Consultation (2016) – Alternative Growth Options

	Low Growth	Medium Growth	High Growth
General	<p>The low growth option is broadly based on current predictions from Central Government about population growth. This will see:</p> <ul style="list-style-type: none"> • A declining working age population in the City. • Likely to see declining public services such as schools • Could further reduce shopping activity in the city centre and local centres • Limited choices in new housing. 	<p>This option is based on the Objectively Assessed Need for the City and would see:</p> <ul style="list-style-type: none"> • Improved growth that could help to maintain existing services • An increase in overall population • Decrease out migration • Increase the working age population • Greater choice in housing types • Economic benefits as more people choose to live in Sunderland • A moderate increase of commuting to meet the expected jobs growth 	<p>This option would see:</p> <ul style="list-style-type: none"> • The biggest increase in housing numbers and choice including type and tenure • Significant decrease out migration • A growing population. • Increase in working age population • Increased population will help support vibrant town and local centres. • Could result in additional schools being needed due to increasing pressure from the higher population. • High growth would see an increase in traffic and congestion however this would be offset by the reduction in in-commuting. • Increased risk to landscape character as land would need to be released from Settlement Breaks and Green Belt.
Housing	Construction of around 515 new	Construction of around 820 new	Construction of around 1,055 new homes each

	Low Growth	Medium Growth	High Growth
	homes a year across the city. This would give a limited choice in the housing types needed to meet the needs of a resident workforce. It would not meet the Objectively Assessed Need for housing.	homes each year across the city, with more choice in types of housing encouraging fewer people to leave Sunderland.	year across the city with significant improvement in the choice of housing types and tenures.
Economy and Employment	Likely decline of almost 10,000 in the working age population by 2033. Economic growth in the City could be harmed through a lack of local workforce to fill potential new jobs. This will have an adverse impact on investment and the planned economic growth for Sunderland.	An increase of around 2,000 in the working age population of the City. Some improvement in access to local employment, with jobs across all skill levels.	An increase of around 7,000 in the working age population. Improved access to local employment, with more jobs across all skill levels.
Sustainable Communities	The continued decrease in the working age population and in the number of children means that there may be a need to close some services as demand reduces. In parallel there will be an	A modest increase in the population of the city. The higher working age population supports economic growth, protects local services such as schools and maintains demand for shops and services in local centres and the	Increased resident population will help support vibrant town and local centres. There may also be other benefits for communities through funding of services through Section 106 money and potentially CIL. Could result in

	Low Growth	Medium Growth	High Growth
	increase in the proportion of residents who are over 70, placing greater pressures on healthcare provision.	city centre.	additional schools being needed due to increasing pressure from the higher population.
Transport	Would not provide all the homes needed for a local resident labour force. High levels of commuting would still occur, having the significant impact on transport infrastructure across the city.	The limited increase in the working age population means that commuting into Sunderland will continue to increase.	High growth would see an increase in traffic and congestion across the city. To an extent this would be offset by the reduction in in-commuting.
Environment	Development would on currently identified 'brown field' and 'green field' sites. No additional areas of greenfield land will be required.	Likely that additional greenfield sites and land in Settlement Breaks will be required. Option could potentially accommodate growth but does not provide for flexibility in the land supply in the long term, so some Green Belt land could be required.	Increased risk to landscape character as significant land would need to be released from Settlement Breaks and Green Belt.
Assumptions	Based on ONS published Sub National Population Projections (2012) adjusted to take	Uses ONS published SNPP (2012) as the baseline and makes adjustments to this to take account of jobs	Uses ONS published SNPP (2012) as the baseline and makes adjustments to this to take account of jobs

	Low Growth	Medium Growth	High Growth
	account of migration rates for the last 5 years. This is higher than using the main projections, as there have been reductions in the levels of outmigration in recent years.	growth in the city (as predicted under Experian jobs growth forecast). This scenario assumes unemployment falling to 6.5% by 2020 and remaining static thereafter and commuting rate continuing to fall in line with recent trends (i.e. more people will commute to the city for work). There are also adjustments to participation rates for older workers and females consistent with OBR projections.	growth in the city (as predicted under Experian jobs growth forecast). This scenario assumes unemployment falling to 6.5% by 2020 and a fixed commuting rate. There are also adjustments to participation rates for older workers and females consistent with OBR projections.

APPENDIX 11: Growth Options Consultation (2016) – Consultee Letter



Commercial Development
Planning and Regeneration
Civic Centre
Burdon Road
Sunderland
Tel (0191) 520 5555
Web www.sunderland.gov.uk

Date: 17 May 2016
Our ref: CS/GO
Your ref:

SUNDERLAND LOCAL PLAN: CORE STRATEGY GROWTH OPTIONS CONSULTATION

I am writing to inform you that consultation on the Sunderland Local Plan: Core Strategy Growth Options is taking place between 19 May and 1 July 2016.

Sunderland City Council is in the process of preparing a new Local Plan to help guide how Sunderland develops between now and 2033.

A key part of the Local Plan is the Core Strategy. The Core Strategy sets out the direction for planning in the city including the number of new homes needed, where offices and factories could be built and what new roads and other infrastructure will be needed to support development.

The last draft of the Core Strategy was produced in 2013. Since then, new developments have taken place in the city and new opportunities have arisen, such as the emerging proposal to develop an International Advanced Manufacturing Park near the current Nissan factory. These changes mean that we need to review and update the Core Strategy. New evidence on the city's population and economy has been prepared to support this review.

As part of this review, we need to consider options for how growth in Sunderland could take place. The City Council needs to know which option is best for Sunderland and the people who live and work here so it can be built into our future plan. The council is therefore seeking your views on three different growth options.

Details of the Local Plan Growth Options can be viewed online on the council's website at www.sunderland.gov.uk/growthoptions or at the Civic Centre, Burdon Road, Sunderland, Monday to Thursday from 8.30am till 5.15pm, and on a Friday from 8.30am till 4.45pm. Copies of the documents will also be available to view in all of the council's libraries.

In addition to details of the growth options themselves, the Sustainability Appraisal, Habitats Regulations Screening Assessment and the other background evidence papers which have been used to inform the growth options will be made available on the council's website. Copies of these will also be made available to view at the Civic Centre

and all libraries during the consultation.

The council will also be holding a number of drop-in events, where Policy Officers will be available to answer any questions that you may have on the growth options, or any other aspect of the Local Plan. The schedule of consultation events is as follows:

Date	Venue	Time
Saturday 21 May	City Library, Fawcett Street, SR1 1RE	10am – 12.30pm
Monday 23 May	Houghton Library, Newbottle Street, DH4 4AF	10am – 12pm
	Bunnyhill Centre, Hylton Lane, SR5 4B	3.30pm – 6.30pm
Tuesday 24 May	Kayll Road Library, SR4 7TW	10am – 1pm
	Ryhope Library, Black Road, SR2 0RX	2pm – 5pm
Wednesday 25 May	Washington Library, The Galleries, NE38 7RZ	10am – 1.30pm
	Fulwell Library, Dene Lane, SR6 8EH	4.30pm – 6.30pm
Thursday 26 May	Sandhill Centre, Grindon Lane, SR3 4EN	10am – 1pm
	Shiney Row Library, Chester Road, DH4 4RB	2pm – 4pm
Friday 27 May	Hetton Centre Library, Welfare Road, DH5 9NE	10am – 12pm
	Washington Millennium Centre, Concord, NE37 2QD	2pm – 5pm
Monday 6 June	City Library, Fawcett Street, SR1 1RE	10am – 2pm
	Washington Millennium Centre, Concord, NE37 2QD	3.30pm – 6pm
Tuesday 7 June	Shiney Row Library, Chester Road, DH4 4RB	10am – 12pm
	Ryhope Library, Black Road, SR2 0RX	2pm – 4pm
Wednesday 8 June	Hetton Centre Library, Welfare Road, DH5 9NE	10am – 1pm
	Sandhill Centre, Grindon Lane, SR3 4EN	2pm – 5pm
Thursday 9 June	Bunnyhill Centre, Hylton Lane, SR5 4BW	10am – 12pm
	Wearside Health & Racquets Club, Camberwell Way, Doxford Park, SR3 3XN	3pm – 7pm
Friday 10 June	Kayll Road Library, SR4 7TW	11am – 1pm
	Fulwell Library, Dene Lane, SR6 8EH	3pm – 5pm
Saturday 11 June	Houghton Library, Newbottle Street, DH4 4AF	10am – 12pm
	Washington Library, The Galleries, NE38 7RZ	1pm – 3pm

Comments can be made online via the council's online consultation portal, which can be accessed at www.sunderland.gov.uk/growthoptions.

Alternatively you can submit your comments by email to planningpolicy@sunderland.gov.uk or in writing to Planning Policy Room 3.94, Civic Centre, Sunderland, SR2 7DN.

All comments must be received **no later than 5.00pm on 1 July 2016**.

Following this consultation exercise, any comments received will be taken into consideration when preparing the publication version of the Core Strategy.

If you have any queries regarding the growth options consultation, or any other aspect of the Sunderland Local Plan, please do not hesitate to contact Gary Clasper on (0191) 561 1537.

Yours faithfully

Iain Fairlamb
Head of Planning and Regeneration

APPENDIX 12: Growth Options Consultation (2016) – Consultees Listing

Email Contacts

Name	Organisation
Mr Kevin Waters	(Planning and Development Manager) Adlington
Mr Christopher Whitmore	Andrew Martin Associates
Lynn Scott	Asda
Mr Ashley Godfrey	Ashley Godfrey Associates
Unknown	Blackett Hart And Pratt
Katie Bourne	BNP Paribas Real Estate
Alex Willis	BNP Real Estate UK
Mr Tom Swallow	BNP Real Estate UK
Mr Nigel Harrett	City of Sunderland College
Mr John A Sample	(Director) Consultus Building Consultants Ltd
Dr Nic Best	CPRE Sunderland
Mr Mark Duggleby	(Engagement Manager) Department for Transport
	DPDS
Katherine Brooker	DTZ
Alex Jackman	EE
Mr J Hall	Entec
Louise Oakley	(Planning Officer) Environment Agency
Geoff Woodcock	Esh Group
Mr Max Goode	Fairhurst
Mr Steve Staines	FFT Planning
Sara Holmes	Frank Haslam Milan
Mr Sean Wildman	Fusion Online Ltd,
Mr David Mcnee	Galleries Manager
Mr Neil Wilkinson	(Planning Policy Manager) Gateshead Council
Mr Tom Walker	Genecon
Environment Agency	general consultations
Mr Adam Stanley	(Development Assistant) Gentoo Homes Ltd
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Mr	K	Robinson	
Mrs	M	Robinson	
	Ruth	Robinson	
	Leslie	Robson	
	Lucy	Rouse	
Mrs	D	Routledge	
Mr	Dale	Royce Wood	
Mr	M P	Sawicki	
	Andrea	Scollen	

Mrs	M	Scott	
Mr	T	Scott	
	M A	Scott-Grey	
	Betty	Senior	
Mr	Ronnie	Senior	
Mr	T D	Seymour	
Mr	Lee	Sharpe	
	Lesley	Sharpe	
Mr	Kevin	Sheppard	
	Janice	Simm	
	M	Simpson	
Mrs	Doreen	Smith	
Mr	Ray	Smith	
Mr & Mrs	D	Southern	
	Anna	Steanson	
Mrs	Jayne	Steanson	
Mr	Mark	Steanson	
Miss	Olivia	Steanson	
	Penelope	Steanson	
Mrs	Carole	Stephenson	
Mr	Foster	Stephenson	
	M	Stephenson	
	A	Stevens	
Mr	J	Strong	
Ms	Pauline	Stubblings	
	Michelle	Sweeney	
	B	Tate	
	B	Tate	
	J	Tate	
	Linzi	Tate	
Mr	David	Tatters	
Mrs	B	Taylor	
Mr	Barry	Taylor	
Mr	Ben	Taylor	
Mr	G	Taylor	
Mr	Gordon	Taylor	
	Jean	Taylor	
Mr	Brian	Teggert	
	Angela	Templeman	
Mr	Mitchell	Templeman	
	S C	Templeman	
Mr & Mrs		Tennant	
	F J	Thirlaway	

	I	Thirlaway	
	Delice	Thompson	
Mr	Martin	Tibbo	
	A	Tiffen	
Mr	Terry	Tiffen	
Mr & Mrs	Wilfred	Tindale	
Mrs	M	Trewhitt	
Mr	S	Trewhitt	
	L	Tuff	
	M	Tunbull	
	Clare	Turnbull	
	J H	Turnbull	
Mr	John	Turnbull	
	E	Tweedy	
	Amy	Tyzack	
Mrs	Carole	Vorley	
Mrs	Lynn	Wales	
Mr	Michael	Wales	
	M	Walker	
Mr	Kenneth	Walton	
	Christina	Ward	
Mr	William James	Ward	
	Maxine	Warrener	
Mrs	H	Watson	
Mr	J	Watson	
Mrs	Maureen	Watson	
Mr & Mrs	P	Weatherburn	
	Xenia	Webster	
Mr	David	Weir	
	Helen	Weir	
	Ann	White	
Mr	R A	White	
Mr	W	White	
	D	Whitfield	
	F	Whitfield	
Mr	John D	Whittaker	
Mrs	Maureen	Whittaker	
	Lisa	Wild	
Mr	Brian	Wilkinson	
	D	Wilkinson	
Mrs	S	Wilkinson	
	C	Williams	
	Caitlyn	Williams	

	L	Williams	
Mr	Lee	Williams	
	Lesley	Williams	
Mr	George	Wind	
Mrs	Janet	Wind	
	A	Wombwell	
Mrs	Clare	Wood	
Mr & Mrs	J	Wood	
Mr & Mrs	J	Wood	
Mrs	L W	Wood	
	M	Wood	
Mr	John	Young	
	S	Young	

APPENDIX 13: Growth Options Consultation (2016) – Consultation Leaflet



Growth options consultation

What is this consultation all about?

Sunderland City Council is preparing a Local Plan to help guide how Sunderland develops between now and 2033. All local authorities are required by central government to prepare a Local Plan.

A key part of the Local Plan is the Core Strategy. The Core Strategy sets out the direction for planning in the city including the number of new homes needed, where offices and factories could be built and what new roads and other infrastructure will be needed to support development.

The last draft of the Core Strategy was produced in 2013. Since then new developments have taken place in the city and new opportunities have arisen such as the emerging proposal to develop an International Advanced Manufacturing Park near the current Nissan factory. These changes mean that we need to review and update the Core Strategy. New evidence on the city's population and economy has been prepared to support this review.

As part of that review we need to consider options for how growth in Sunderland could take place. This consultation is about your views on those options. The City Council needs to know which option is the best for Sunderland and the people who live and work here so it can be built into our future plan.





Some of the issues Sunderland faces

In recent years Sunderland has seen significant jobs growth, but figures suggest that an increasing number of these jobs are taken by people who live outside of Sunderland and commute into the city for work. This means that more people travel into the city for work, but live elsewhere. It also means that Sunderland is not getting the full financial benefit of the extra jobs created.

The number of new houses completed in Sunderland has been generally high; around 700 each year over the past 10-15 years, but this number has been affected quite considerably by demolitions that have taken place. These losses reduced the annual net average to around 300 houses per year. However, these demolitions have now largely come to an end and last year saw 895 new houses being built in the city.

Between 2001 and 2011, Sunderland's population fell from 284,000 to just under 276,000. Sunderland was the only city in the United Kingdom to see population fall during that period. Official Government projections show that Sunderland's population is expected to grow only slightly over the next 20 years. It is a concern that the number of people choosing to move out of Sunderland is highest amongst the 'working-age' population, particularly those aged 20-39.

These factors could have a major long term impact on the prosperity of the city and need to be addressed if the city is to prosper.

The Core Strategy is one of the most important documents that can influence future development and tackle some of these issues.

Assessing the future level of housing need for new homes in Sunderland has been carried out with a new in-depth study. This study, carried out by experts, includes what is known as the 'Objectively Assessed Need for Housing'. It has helped us to understand how many new homes might need to be built in the city.

What are growth options?

Sunderland City Council has been carrying out extensive research to fully understand the development needs of Sunderland in the foreseeable future. This includes likely changes to population in the city, to housing needs and employment.

Some of the research carried out includes:

- A Strategic Housing Market Assessment, which provides a detailed overview of the future housing needs of Sunderland
- An Employment Land Review, which looks into expected employment growth in the city
- A Demographic Analysis, which provides forecasts of Sunderland's population and household changes
- A Strategic Land Review, which details and assesses all potential development sites in the city
- A Green Belt Review, which looks at the role of the green belt and examines whether any parts could be amended.
- An updated Strategic Housing Land Availability Assessment

These documents provide a robust basis to identify possible options for the growth of Sunderland between now and 2033. Copies of all of these documents are available to view in your local library, at the Civic Centre (during office hours) and also online at www.sunderland.gov.uk/growthoptions

We would welcome your comments on any of these documents, particularly the Strategic Land Review and Green Belt Review.

Growth options map



The options

Low growth

The low growth option broadly follows current predictions from Central Government about population growth. This will see a declining working age population in the city. It is likely that continuing low population growth would see declining public services such as schools and could further reduce shopping activity in the city centre and local centres. The low level of housebuilding would result in limited choices in new housing.

What this option could look like:

Housing: Construction of around 515 new homes a year across the city. This would give a limited choice in the housing types needed to meet the needs of a resident workforce. It would not meet the Objectively Assessed Need for housing.

Economy and Employment: Likely decline of almost 10,000 in the working age population by 2033. Economic growth in the city could be harmed through a lack of local workforce to fill potential new jobs. This will have an adverse impact on investment and the planned economic growth for Sunderland.

Sustainable Communities: The continued decrease in the working age population and in the number of children means that there may be a need to close some services as demand reduces. In parallel there will be an increase in the proportion of residents who are over 70.

Transport: Would not provide all the homes needed for a local resident labour force. High levels of commuting would still occur, having the significant impact on transport infrastructure across the city.

Environment: Development would be delivered on currently identified 'brown field' and 'green field' sites. No additional areas of greenfield land will be required.

Medium growth

This option would see improved growth that could help to maintain existing services. There would be some increase in overall population. A higher number of new homes would help to reduce the number of people choosing to move out of the area and increase the working age population. With a greater choice in housing types, there would be economic benefits as more people choose to live in Sunderland. A moderate increase of commuting to meet the expected jobs growth would also mean a lower impact on transport infrastructure.

What this option could look like:

Housing: Construction of around 820 new homes each year across the city, with more choice in types of housing encouraging fewer people to leave Sunderland.

Economy and Employment: An increase of around 2,000 in the working age population of the city. Some improvement in access to local employment, with jobs across all skill levels.

Sustainable Communities: A modest increase in the population of the city. The higher working age population supports economic growth, protects local services such as schools and maintains demand for shops and services in local centres and the city centre.

Transport: The limited increase in the working age population means that commuting into Sunderland will continue.

Environment: Very likely that additional greenfield sites and land in settlement breaks will be required. Option could potentially accommodate growth but does not provide for flexibility in the land supply in the long term, so some Green Belt land could be required.

Higher growth

This option would see the biggest increase in housing numbers. Higher numbers and much improved choice in housing would significantly reduce the number of people choosing to leave the city and attract more people to live in Sunderland. The high levels of housing development would deliver a growing population, completely reversing current trends.

What this option could look like:

Housing: Construction of around 1,055 new homes each year across the city with significant improvement in the choice of housing types and tenures. This is a high number bearing in mind the recent level of housing completions in the city.

Economy and Employment: An increase of around 7,000 in the working age population. Improved access to local employment, with more jobs across all skill levels.

Sustainable Communities: Increased resident population will help support vibrant town and local centres. There may also be other benefits for communities through funding of services through Section 106 money and potentially Community Infrastructure Levy from developers. This option could result in additional schools being needed due to increasing pressure from the higher population.

Transport: High growth would see an increase in traffic movement across the city. To an extent this would be offset by the reduction in in-commuting.

Environment: Increased risk to landscape character as significant land would need to be released from Settlement Breaks and Green Belt.

'Green field' sites are those that have not been developed in any way. Sites that have previously been used for homes or industry or other development are known as 'brown field'. Settlement Breaks are areas of open land that lie between villages or between parts of the built area of the City, separating different communities. Green Belt is a specific term used for land that is formally protected from most types of new development unless an exceptional need can be shown.

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In your area:

In order to deal with planning effectively, in the 2013 Core Strategy Sunderland is split into 5 areas. Each of these has a different character and range of planning issues and opportunities.

- The **Central Area** is a small area straddling both sides of the Wear, close to the mouth of the river. It has a modest population of 3,200 residents. It houses the main commercial and administrative area of Sunderland, including the city centre. On the northern bank of the river sits the Stadium Park and Sheepfolds development sites. **In the 2013 Core Strategy the Central Area is proposed to be the main location for major office, retail and leisure uses.**
- The **Sunderland South** area covers 4,284 hectares and is the most populated part of the city, with 116,000 people living in it (around 42% of the city population). It has natural boundaries of the River Wear to the north and the coast to the east. The A19 is the boundary to the west and south. **In the 2013 Core Strategy the Sunderland South area is proposed to be the location for major growth of new housing in the city.**
- The **Sunderland North** area is mainly urban with just over 55,100 residents, or 20% of the city's population. It is bounded by the coast to the east, the Green Belt to the north, the A19 to the west and River Wear to the south. **In the 2013 Core Strategy, emphasis in Sunderland North was given to the regeneration of the sea front with new housing in the area developed when opportunities arise.**
- **Washington** began building in the 1960s as part of the 'new towns' programme. It has the second largest population of all of the sub-areas, with approximately 55,200 residents (20% of the total population). Developed as a series of villages, it also has modern employment areas. Washington is surrounded by Green Belt. **In the 2013 Core Strategy, Washington is seen as a key location for new economic development and job creation. Only a low amount of new housing was proposed.**
- The **Coalfield** is the largest of the areas in the city, covering over 5,500 hectares or around 42% of the city. It is made up of a number of former mining towns and villages that include Houghton-le-Spring and Hetton-le-Hole. It is the least densely populated of the areas with 46,000 residents (17% of the city's population). **In the 2013 Core Strategy, regeneration in the Coalfield is proposed to focus on building new homes.**

Sunderland City Council needs to consider whether the approach for each area as set out in the 2013 Core Strategy is still appropriate to meet the growth of the city. Findings from the recent evidence documents suggest that:

- There is a need for more housing in Washington; there is also a lack of employment land in this area;
- There may be a need to reconsider the capacity of the Coalfield to accommodate new housing due to infrastructure constraints such as road access;
- The role of North and South Sunderland could change with the completion of the new bridge across the Wear effectively joining these areas. There is a current lack of employment land in Sunderland North but an over-supply in Sunderland South.

Further work is being carried out on retail need in the city and at this stage we would welcome your thoughts on where any new shopping facilities might be located.

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More information

For further information on the Growth Options please visit the council's website:
www.sunderland.gov.uk/growthoptions

The best way to comment on the Growth Options is on-line and you can do this through the website
You can also e-mail your comments to us at: planningpolicy@sunderland.gov.uk
Or you can also write to us with your comments at:-
Policy Section (Growth Options) Room 3.94, Civic Centre, Sunderland, SR2 7DN

Where can you meet us?

Policy officers will be available to answer your questions at the following venues:-

Date	Venue	Time
Saturday 21 May	City Library, Fawcett Street SR1 1RE	10am – 12.30pm
Monday 23 May	Houghton Library, Newbottle Street DH4 4AF Bunnyhill Centre, Hylton Lane SR5 4BW	10am – 12pm 3.30pm – 6.30pm
Tuesday 24 May	Kayl Road Library SR4 7TW Ryhope Library, Black Road SR2 0RX	10am – 1pm 2pm – 5pm
Wednesday 25 May	Washington Library, The Galleries NE38 7RZ Fulwell Library, Dene Lane SR6 8EH	10am – 1.30pm 4.30pm – 6.30pm
Thursday 26 May	Sandhill Centre, Grindon Lane SR3 4EN Shiney Row Library, Chester Road DH4 4RB	10am – 1pm 2pm – 4pm
Friday 27 May	Hetton Centre Library, Welfare Road DH5 9NE Washington Millennium Centre, Concord NE37 2QD	10am – 12pm 2pm – 5pm
Monday 6 June	City Library, Fawcett Street SR1 1RE Washington Millennium Centre, Concord NE37 2QD	10am – 2pm 3.30pm – 6pm
Tuesday 7 June	Shiney Row Library, Chester Road DH4 4RB Ryhope Library, Black Road SR2 0RX	10am – 12pm 2pm – 4pm
Wednesday 8 June	Hetton Centre Library, Welfare Road DH5 9NE Sandhill View, Grindon Lane SR3 4EN	10am – 1pm 2pm – 5pm
Thursday 9 June	Bunnyhill Library, Hylton Lane SR5 4BW Wearside Health & Racquets Club, Camberwell Way, Doxford Park, SR3 3XN	10am – 12pm 3pm – 7pm
Friday 10 June	Kayl Road Library SR4 7TW Fulwell Library, Dene Lane SR6 8EH	11am – 1pm 3pm – 5pm
Saturday 11 June	Houghton Library, Newbottle Street DH4 4AF Washington Library, The Galleries NE38 7RZ	10am – 12pm 1pm – 3pm

What happens next?

All responses that we receive on the Growth Options will be used to shape the next version of the Core Strategy.
This will be known as the "Publication Plan" and marks the next stage in the preparation of the Core Strategy. It is due out later in 2016.

The Core Strategy will then be submitted to the Secretary of State in early 2017. It will be examined by an independent Government Inspector during summer 2017 before it can be formally adopted by the council as the statutory development plan for the city.

Remember to submit your comments to us by 1 July 2016

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What are your views on the growth options?

- Of the three Growth Options proposed which one do you think is the most appropriate for the city and should be taken forward in the Core Strategy?

☐ Low Growth ☐ Medium Growth ☐ High Growth

- Are there any other options that you think should be considered?

As set out previously, the 2013 draft Core Strategy divides the city into 5 sub-areas and proposes a different approach to how each of these areas might be developed over the next 20 years.

- Do you think that these approaches are still appropriate and should be used as a basis for the next version of the Core Strategy?

☐ Yes ☐ No

- If No, do you think different approaches should be used? What proportion of land for development do you think should be used in each sub-area? More/less for housing? More/less for employment? What are your views on the location of new retailing? Please set out your views below:

Sub-area	Housing	Employment	Retailing	Your views or suggestions
Central				
Sunderland South				
Sunderland North				
Washington				
Coalfield				

Your Name: e-mail:

Address:

☐ Please tick here if you do not wish to be kept informed of future consultations on the Core Strategy

Please submit your comments to us by 1 July 2016

00020795

APPENDIX 14: Growth Options Consultation (2016) – Press Releases and Publicity

Sunderland

Growth options consultation

Sunderland City Council is preparing a Local Plan to help guide how Sunderland develops between now and 2033.

A key part of the Local Plan is the Core Strategy which sets out the direction for planning in the city including the number of new homes needed, where offices and factories could be built and what new roads and other infrastructure will be needed to support development.

To develop the Core Strategy we need to consider options for how growth in Sunderland could take place and we want your views on these options. We need to know which option is the best for Sunderland and the people who live and work here.

We want your views

Drop into one of our sessions where representatives from the council's project team will be on hand to give an overview on the Growth Options and answer questions.

Consultation starts on Thursday 19 May 2016 and we need to receive your comments no later than 5pm on 1 July 2016.

Date	Venue and Time
Saturday 21 May	City Library, 10am - 12.30pm
Monday 23 May	Houghton Library, 10am - 12pm and Bunnyhill Centre, 3.30pm - 6.30 pm
Tuesday 24 May	Kayll Road, 10am - 1pm and Ryhope Library, 2pm - 5pm
Wednesday 25 May	Washington Library, 10am - 1.30pm and Fulwell Library, 4.30pm - 6.30pm
Thursday 26 May	Sandhill Centre, 10am - 1pm and Shinee Row Library, 2pm - 4pm
Friday 27 May	Hetton Library, 10am - 12pm and Washington Millennium Centre, 2pm - 5pm
Monday 6 June	City Library, 10am - 2pm and Washington Millennium Centre, 3.30pm - 6pm
Tuesday 7 June	Shinee Row Library, 10am - 12pm and Ryhope Library, 2pm - 4pm
Wednesday 8 June	Hetton Library, 10am - 1pm and Sandhill View, 2pm - 5pm
Thursday 9 June	Bunnyhill Library, 10am - 12pm and Weasdale Health & Racquets Club, 3pm - 7pm
Friday 10 June	Kayll Road, 11am - 1pm and Fulwell Library, 3pm - 5pm
Saturday 11 June	Houghton Library, 10am - 12pm and Washington Library, 1pm - 3pm

You can also visit any of the libraries in Sunderland to view a print copy of the consultation document and supporting information and complete the comments form.

For further information or to submit your views online visit: www.sunderland.gov.uk/growthoptions

Sunderland

Growth options consultation

Sunderland City Council is preparing a Local Plan to help guide how Sunderland develops between now and 2033.

A key part of the Local Plan is the Core Strategy which sets out the direction for planning in the city including the number of new homes needed, where offices and factories could be built and what new roads and other infrastructure will be needed to support development.

To develop the Core Strategy we need to consider options for how growth in Sunderland could take place and we want your views on these options. We need to know which option is the best for Sunderland and the people who live and work here.

We want your views

Drop into one of our sessions where representatives from the council's project team will be on hand to give an overview on the Growth Options and answer questions.

Consultation starts on Thursday 19 May 2016 and we need to receive your comments no later than 5pm on 1 July 2016.

You can also visit any of the libraries in Sunderland to view a print copy of the consultation document and supporting information and complete the comments form.

For further information or to submit your views online visit: www.sunderland.gov.uk/growthoptions

Drop-in sessions:

<p>Saturday 21 May City Library, 10am - 12.30pm</p> <p>Monday 23 May Houghton Library, 10am - 12pm Bunnyhill Centre, 3.30pm - 6.30pm</p> <p>Tuesday 24 May Kayll Road, 10am - 1pm Ryhope Library, 2pm - 5pm</p> <p>Wednesday 25 May Washington Library, 10am - 1.30pm Fulwell Library, 4.30pm - 6.30pm</p>	<p>Thursday 26 May Sandhill Centre, 10am - 1pm Shinee Row Library, 2pm - 4pm</p> <p>Friday 27 May Hetton Library, 10am - 12pm Washington Millennium Centre, 2pm - 5pm</p> <p>Monday 6 June City Library, 10am - 2pm Washington Millennium Centre, 3.30pm - 6pm</p> <p>Tuesday 7 June Shinee Row Library, 10am - 12pm Ryhope Library, 2pm - 4pm</p>	<p>Wednesday 8 June Hetton Library, 10am - 1pm Sandhill View, 2pm - 5pm</p> <p>Thursday 9 June Bunnyhill Library, 10am - 12pm Weasdale Health & Racquets Club, 3pm - 7pm</p> <p>Friday 10 June Kayll Road, 11am - 1pm Fulwell Library, 3pm - 5pm</p> <p>Saturday 11 June Houghton Library, 10am - 12pm Washington Library, 1pm - 3pm</p>
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Wearside Local Plans goes on show

NPSE-A-1-003

A series of roadshows on Sunderland's Local Plan will come to Houghton and Washington tomorrow.

The plan is to help guide how Sunderland develops between now and 2033 and where thousands of homes could be built.

The roadshow will be at Houghton Library, from 10am to noon, and Washington Library, from 1pm to 3pm.

A key part of the plan is the core strategy, which sets out the direction for planning in the city including the number of new homes needed, where offices and factories could be built.

Councillor Mel Speding, the City Council's Cabinet Secretary, said: "We want people's views on the options.

"We need to know which option they think is the best for Sunderland and what they think is best for everybody who lives and works here.



Coun Mel Speding

"The council's project team are on hand to discuss the growth options and answer questions at the roadshows."

All local authorities must prepare a Local Plan, and more information is available online at: sunderland.gov.uk/growthoptions and the deadline for comments is not later than 5pm on Friday, July 1.

APPENDIX 15: Growth Options Consultation (2016) – Responses Schedule

Full Name	Organisation Details	Summary of Response	Council response
Mr David Gibson		Support for high growth option and the approaches set out in the 2013 Core Strategy document	Please see main report for Council's approach to growth in the City
Ms Elizabeth Swann		Supports the high growth option and the approaches set out in the 2013 Core Strategy document. Would like to see more new development in the City Centre.	Your comments have been given due consideration. Please see the main report for the Council's preferred growth option.
Mr John Stoker		Supports medium growth option and the approaches to development set out in the 2013 Core Strategy document however would like to see more employment uses in the Central area and less housing in the Coalfields.	Your comments have been noted and given due consideration. The main report outlines the Council's preferred growth option.
James Magog		Supports the higher growth option but does not believe that the approach set out in the 2013 Core Strategy document is still relevant. Believes there should be more residential and employment uses in the central area and that retail development would be concentrated around the City Centre. Would like to see more residential in Sunderland North and South and that they should be higher end units. Would also like to see more employment uses around the port and Hendon for those that don't have access to the new employment on the A19.	Your comments will be given due consideration and will be used along with other to inform the next draft of the Core Strategy.
Mr Ashley Curle		Supports the medium growth option and the approaches set out in the 2013 Core Strategy document. Would like to see	Your comments have been given due consideration and will be used with others to

Full Name	Organisation Details	Summary of Response	Council response
		more brownfield land developed. Would like to see more employment uses in the Central area but should not be of a quality that compromises the City Centre. Need more housing, employment and better quality retailing in South Sunderland and the Coalfields and better quality housing and more employment in North Sunderland.	inform the spatial strategy in the next draft of the Core Strategy.
John Hope		Supports the high growth option and does not agree with the approach set out on the 2013 Core Strategy document. Need to look at retailing trend and adapt the offer on the High Street to match demand which is not necessarily retail. If we are to retain population then the housing offer needs to be more attractive. Need to provide bigger, higher quality residential to be able to compete with other areas of the north east and the south east.	Your comments have been given due consideration and will be used along with others to inform the spatial strategy in the next draft of the Core Strategy.
Mr Richard Bradley		Supporter of the low growth option and believes that bringing vacant buildings back into use will alleviate pressure to build on the Greenbelt. Does not agree with the approach set out in the 2013 Core Strategy document and would like to see more residential development in the City Centre and less multinational retailers and less residential development in South Sunderland.	Vacant properties are being brought back into use in the City; unfortunately there is insufficient supply to meet the City's housing needs. Your comments regarding the location of development have been given due consideration and along with others will be used to inform the spatial strategy in the next draft of the Core Strategy
Mr John Bell		Supports the medium growth	Your comments will be

Full Name	Organisation Details	Summary of Response	Council response
		option and believes that the approach set out in the 2013 Core Strategy document is still appropriate. Would like to see more housing in Sunderland South and the Coalfields and more employment uses in the Coalfields and Sunderland North.	given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mr Michael Watson		Supports the medium growth option and believes the approach set out in the 2013 Core Strategy is still relevant. Would like to see more housing and employment uses in all areas except the Coalfield where it is considered to be about right and there is a need for more affordable housing.	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy.
		Supports high growth option and believes that the approach set out in the 2013 Core Strategy document is still appropriate. Would like to see more executive housing provided to ensure a wealthier population base	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy.
		Supports the low growth option and believes that the approach set out in the 2013 Core Strategy document is no longer appropriate. Would like to see all new housing development on brownfield land and more housing and employment uses in Central Sunderland. New retailing in the City Centre should be aimed at areas that need revitalisation and housing should be aimed at students. Would like to see less housing in South Sunderland as new developments would cause congestion and more employment uses in Washington	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy.

Full Name	Organisation Details	Summary of Response	Council response
		and the Coalfields as well as more housing in Washington	
Mr Gary Cassidy		Supports the high growth option and believes that the approach set out in the 2013 Core Strategy documents is no longer appropriate. Should consider merging with Seaham and South Tyneside. Would like to see more housing in Central, North and South Sunderland and more employment in Central and North Sunderland. Stopping the decline of the City Centre retailing should be a priority.	Your comments will be given due consideration and will be used along with other to inform the next draft of the Core Strategy.
Mr Peter Beal		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy document is still appropriate. Would like to see as much development as possible on brownfield land.	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy
Anna Hargrave		Supports the higher growth option but does not believe the approach set out in the 2013 Core Strategy document is still appropriate. Believes that there are numerous brownfield and derelict sites that should be used before greenfield and Greenbelt. The City Centre has a lot of potential and needs more higher end retailers. Would like to see more employment uses in North Sunderland, Washington and the Coalfields and more residential and better links to the Galleries in Washington.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Ms Pauline Hopper		Supports the medium growth option and considers the approaches set out in the 2013 Core Strategy document to still be appropriate.	Your comments will be given due consideration and will be used along with others to inform the next draft of the

Full Name	Organisation Details	Summary of Response	Council response
			Core Strategy.
Mr Brian Cree		Agrees that the City should grow but should do so in a responsible manner. Does not want to see Greenbelt land built on	Your comments will be given due consideration and will be used along with other to inform the next draft of the Core Strategy
Miss Joanne Walker		Agrees that the City should grow but should do so in a responsible manner. Does not want to see Greenbelt land built on	Your comments will be given due consideration and will be used along with other to inform the next draft of the Core Strategy
Mrs Catherine Jowett		Supports the high growth option and believes the approach set out in the 2013 Core Strategy document is appropriate	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy
Mr Craig Bittlestone		Supports the high growth option and does not believe the approach set out in the 2013 Core Strategy is still appropriate. Would like to see more housing, employment uses and taller buildings in Central Sunderland and new retail development concentrates in the City Centre. Would like to see more housing and employment uses in South Sunderland and brownfield sites developed before greenfield and greenbelt. Any new retail development in North Sunderland should be centred around the new Seaburn development and Seaburn Camp should not be built on. Washington and the Coalfields should not be expanded but links by road and public transport should be improved to the City Centre,	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy
Mr Stephen		Supports the high growth option	Your comments will be

Full Name	Organisation Details	Summary of Response	Council response
Goldsmith		but does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see the City Centre extend with more residential development and facilities to support them as well as the North Bridge Street area in North Sunderland	given due consideration and along with others will inform the next draft of the Core Strategy.
Mrs Liz Reid	Adviser Springwell Village Resident Association	Supports the approach set out in the 2013 Core Strategy and believes that the land being released from the Greenbelt to facilitate the development of IAMP is sufficient. Brownfield sites should be developed before greenfield and Greenbelt and development should be focused in Central Sunderland	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy.
Mccarthy & Stone Ziyad Thomas	Senior Planning Associate The Planning Bureau Ltd.	Supports high growth option although markets will affect the delivery. Believes that the approach set out in the 2013 Core Strategy document is still appropriate. Would like to see more residential development in the north of the City.	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy.
Miss Natalie Hodgson	Senior Business Analyst Gentoo Group	Supports the high growth option and believes the approach set out in the 2013 Core Strategy document is still appropriate	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy
Mr Gary Bunt		Support low growth option and does not believe that the approach set out in the 2013 Core Strategy document is still appropriate. Does not support the release of Green Belt land for development. Would like to see more employment uses in	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.

Full Name	Organisation Details	Summary of Response	Council response
		Central, South and North Sunderland and Washington. Would like to see more residential in North and Central Sunderland and the Coalfields and improves in retail everywhere. better retailing everywhere	
Mr Martin Terry		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see more housing in Central Sunderland and the Coalfields	
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	Supports the high growth option but does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see more residential and employment uses in Central and North Sunderland, Washington and the Coalfields	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy.
Mrs Liz Reid		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy document is still appropriate. Would like to see more housing and employment uses in Central Sunderland and the Coalfields.	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy.
Mrs Valerie Milnes		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Does not use the City Centre due to poor accessibility and would like to see more residential and employment uses in the Coalfields as well as a better retail offer.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Mrs Janine Edworthy		Supports the low growth option and believes that the approach	Your comments will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		set out in the 2013 Core Strategy is still appropriate. Would like to see most development focussed within the inner areas and believes that any further loss of the Greenbelt other than that which is proposed for IAMP would have detrimental impact on the City inner areas imp sufficient	and along with others will be used to inform the next draft of the Core Strategy.
Dr Ian Edworthy		Supports low growth option and believes that the approach set out in the 2013 Core Strategy document is no longer appropriate. Believes that there should be more housing development in South and North Sunderland and more employment uses in South, North and Central Sunderland. The land that is being released in the Green Belt for the development of IAMP is sufficient and any more would have a detrimental impact on the City.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr Nick Sandford	Government Affairs Officer Woodland Trust	Believes that the approach set out in the 2013 Core Strategy is still appropriate and would like to see growth that does not impact on the City's woodland areas	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy
Mr James Cokill	Director Durham Wildlife Trust	Supports low growth option and does not believe that the approach set out in the 2013 Core Strategy document is still appropriate. Questions how the results of the EU referendum will impact on the growth of the City	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy. With regards to the results of the EU referendum the Local Plan will be based on the most up to date evidence available at the time of writing.

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Pippa Cheetham	O&H Properties	Supports the high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate.	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy
Mrs Janet Wilkinson		Support for the low growth option and believes that the approach put forward in the 2013 Core Strategy is still appropriate. Thinks that new development needs to be of the right type to retain young people, provide them with good quality housing and skilled jobs. Also new development needs to provide facilities.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr John Carruth		Supports the high growth option and believes that the IAMP needs to be balanced with high quality housing development	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr Richard Luke		Supports the high growth option and believes that the IAMP needs to be balanced with high quality housing development. Also feels that the green belt boundary is drawn so tightly around Springwell that it is a development constraint.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mrs Karen Luke		Supports the higher growth option and believes that Washington is an attractive location with more detached houses and lower vacancy rates.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mr Richard Luke		Supports the high growth option and believes the City needs a firm policy approach to reversing population decline.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy

Full Name	Organisation Details	Summary of Response	Council response
Miss Karen Simpson		Supports the high growth option and believes that the employment development needs to be balanced with an appropriate residential offer.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr R Luke		Supports high growth option and would like to see more residential and employment uses in Washington. Also believes that a firm policy is required in order to reverse population decline.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mrs Lydia James		Supports the high growth option and believes that the approach published as part of the 2013 Core Strategy document is still appropriate. Also considers the Greenbelt boundary is drawn too tightly around Springwell and believes it is a constraint to development.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Mrs Laura Bailey		Supports the high growth option and would like to see more residential and employment uses in Washington to support workers at Nissan	Your comments will be given due consideration and will be used alongside others to inform the next draft of the Core Strategy
Mrs Janet James		Supports the high growth option and believes it is the only option to deliver and balance market with greater choice of type and tenure	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mr Raymond Luke		Supports the higher growth option and would like to see more high quality housing in Washington to support developments at Nissan	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr Grant Owen		Believes that the high growth option is the only realistic option to improve the choice of housing	Your comments will be given due consideration and along with others

Full Name	Organisation Details	Summary of Response	Council response
		types and tenures in Sunderland.	will be used to inform the next draft of the Core Strategy.
Mr Keith Culmer		Supports the high growth option and would like to see more residential development in Washington as it is considered a key industrial location within Sunderland and that housing provision needs to be balanced with the employment offer.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mrs Heidi Mallinson		Supports the high growth option an believes that the Greenbelt boundary is drawn so tightly around Springwell that it is a constraint to development that needs to be addressed	Your comments will be given due consideration and will be used with others to inform the next draft of the Core Strategy
Mrs Lillian Luke		Supports high growth option and believes that there is little scope for identification of medium and large housing allocations outside Green Belt/Strategic Breaks in Washington.	Your comments will be given due consideration and will be used alongside others to inform the next draft of the Core Strategy.
Mrs Pauline Carruth		Supports the high growth option and believes it is the only realistic option if there is to be an improvement in the choice of housing types and tenures in Sunderland. Would like to see more residential development in Washington	Your comments will be given due consideration and will be used along with other to inform the next draft of the Core Strategy.
Mr Rick Evershed		Supports the high growth option and would like to see more residential development in Washington as it is considered an attractive location to potential movers	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Mrs Wendy Culmer		Supports the higher growth option and would like to see more residential development in Washington as it is believed to be an attractive area for potential movers with more detached	Your comments will be given due consideration and will be used with other to inform the next draft of the Core Strategy.

Full Name	Organisation Details	Summary of Response	Council response
		houses and lower vacancy rates.	
Miss Carlin Evershed		Supports the high growth option and would like to see more residential development in Washington. Believes that the Greenbelt boundary around Springwell is drawn too tightly and is a development constraint which needs to be addressed.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mrs Hannah Saltmarsh		Supports the high growth option and would like to see more residential development in Washington. Believes that the Greenbelt boundary is drawn too tightly around Springwell which is a development constraint which needs to be addressed.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr David Storey		Supports the high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see more residential developments and employment uses in North Sunderland and Washington. Suggests additional housing in Springwell and believes that the site at the bottom of Peareth Hall Road would be appropriate and would be a good site to increase good housing options within a short distance of new development at Nissan.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr Laurie Luke		Supports the high growth option and would like to see more residential development in Washington. Believes that Washington is a key industrial location and that housing provision needs to be balanced with the employment offer.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy

Full Name	Organisation Details	Summary of Response	Council response
Mrs Isabel Saltmarsh		Supports the high growth option and would like to see the more residential development in Washington. Believes that the Greenbelt boundary around Springwell is drawn too tightly and is a key development constraint which needs to be addressed. so the core strategy presents an opportunity to take a more balanced approach towards economic development and housing choice, including the provision of "aspirational housing.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mrs Catherine Cowie		Supports the high growth option and would like to see more residential development in Washington. Also believes that the Green Belt boundary is drawn too tightly around Springwell and is a key development constraint which needs to be addressed. Also the core strategy presents an opportunity to take a more balanced approach towards economic development and housing choice, including the provision of "aspirational housing.	Your comments will be given due consideration and will be used with others to inform the next draft of the Core Strategy.
Mr Stephen Carruth		Supports the high growth option and would like to see more residential development in Washington but believes there is little scope for medium and large housing allocations outside Green Belt/Strategic Breaks.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mrs Andrea Carruth		Supports the high growth option and would like to see more residential in Washington. The core strategy presents an opportunity to take a more balanced approach towards economic development and	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.

Full Name	Organisation Details	Summary of Response	Council response
		housing choice, including the provision of "aspirational housing'	
Mr Jeremy Culmer		Supports the high growth option and believes that Washington is an attractive location with more detached houses and lower vacancy rates.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Mr Lewis Culmer		Supports the high growth option and would like to see more residential development in Washington. Also believes that the Greenbelt boundary around Springwell is drawn too tightly and is a key development constraint which needs to be addressed.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mrs Rosy Evershed		Supports the high growth option and would like to see more residential development in Washington. Believes that the high growth option is the only realistic option if to a great choice in type and tenure.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy
Mr David Carruth		Supports the high growth option and would like to see more residential development in Washington. Believes that the core strategy represents an opportunity to enhance and extend local facilities.	Your comments will be given due consideration and along with other will be used to inform the next draft of the Core Strategy.
Miss Bonnie Carruth		Supports the high growth option and would like to see more residential development in Washington. Believes that Washington is a key industrial location and housing provision needs to be balanced.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Saskia Storey		Supports the high growth option and would like to see more residential development in	Your comments will be given due consideration and along with others

Full Name	Organisation Details	Summary of Response	Council response
		Washington. Believes that there is little scope for medium and large housing allocations outside Green Belt and Settlement Breaks. Also that Washington is a key industrial location within Sunderland and it needs to be balanced with housing provision.	will be used to inform the next draft of the Core Strategy.
Johnston		Supports the high growth option and would like to see more residential development in Washington. Believes that Nissan and IAMP sites will deliver further economic growth which needs to be balanced with good quality housing provision and that Washington is an attractive location as it has more detached houses and lower vacancy rates.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Mr Terry Carruth		Supports the high growth option and would like to see more residential development in Washington. Believes that Washington is a key industrial location and that the housing provision needs to be balanced with the employment offer.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Mrs Rachel Weightman		Supports the high growth option and would like to see more residential development in Washington. Believes that the Greenbelt boundary around Springwell is drawn too tightly and is a key development constraint which needs to be addressed.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mrs Roz Hazell		Supports the high growth option and would like to see more residential development in Washington.	Your comments will be given due consideration and along with other will be used to inform

Full Name	Organisation Details	Summary of Response	Council response
		Believes that the greenbelt boundary is drawn too tightly around Springwell which is a key development constraint which needs to be addressed in the Green Belt review.	the next draft of the Core Strategy.
Mr Tony Johnston		Supports the high growth option and would like to see more residential development in Washington. Development at Nissan and IAMP needs to be balanced with good quality housing provision.	comments will be given due consideration and along with others will inform the next draft of the Core Strategy.
Carruth		Supports the high growth option and would like to see more residential development in Washington. Believes that there is little scope for medium and large housing allocations outside Green Belt and Strategic Breaks in Washington	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Miss Elaine Saltmarsh		Supports the high growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see more residential in Central Sunderland. Believes that the high growth option is the only realistic option to enable uplift in new homes and a greater choice of housing types and tenures.	Your comments will be given due consideration and along with other will be used to inform the next draft of the Core Strategy.
Miss Sarah Carruth		Supports the high growth option and would like to see more residential development in Washington. Believes that there is little scope for medium and large housing allocations outside Green Belt and Strategic Breaks in Washington	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.

Full Name	Organisation Details	Summary of Response	Council response
Mr Clive Saltmarsh		Supports the high growth option and would like to see more residential development in Central and South Sunderland and Washington	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mrs Juliette Goodenough		Supports the high growth option and would like to see more residential development in Washington. Believes that Washington is a key industrial location within Sunderland and that housing provision needs to be balanced with the employment offer.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mrs Lydia Badams		Supports the high growth option and would like to see more residential development and employment uses in Sunderland North and more residential development in Washington. Believes that there is sufficient retail provision in North Sunderland and that Washington is a key industrial location therefore the housing available needs to be related to the employment opportunities.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Carruth		Supports the high growth option and would like to see more residential development in North Sunderland and Washington. The emerging core strategy presents an opportunity to take a more balanced approach towards economic development and housing choice, including ~aspirational housing.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr Kevin Saltmarsh		Supports the high growth option and would like to see more residential development in Washington.	Your comments will be given due consideration and along with others will be used to inform

Full Name	Organisation Details	Summary of Response	Council response
		Believes that the high growth option is the only realistic option if there is to be an uplift in new homes and greater choice of housing types and tenures in Sunderland.	the next drift of the Core Strategy
Carruth		Supports the high growth option and would like to see more residential development in Washington. Believes that Nissan and IAMP sites will deliver further economic growth, which needs to be balanced with good quality housing provision.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr Neil Saltmarsh		Supports the high growth option and would like to see more residential developments in all of the sub areas, as well as more employment uses in South and North Sunderland and Washington. Washington is believed to be an attractive location with more detached houses and lower vacancy rates.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mr Angus Walker		Supports the high growth option and would like to see more residential development and employment uses in Washington. Believes Washington is a good location and attractive to potential movers and suggests sites in Washington Springwell for development.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mrs Patsy Soulsby		Supports the high growth option and would like to see more residential development in Washington. Believes that the Greenbelt boundary around Springwell is a development constraint which	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.

Full Name	Organisation Details	Summary of Response	Council response
		needs to be addressed.	
Carruth		Supports the high growth option and would like to see more residential development in Washington. Believes that the Greenbelt boundary around Springwell is a key development constraint which needs to be addressed.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Mrs Esther Owen		Supports the high growth option and would like to see more residential development in Washington. Believes that the Greenbelt boundary around Springwell is drawn too tightly and is a development constraint which needs to be addressed.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy
Richard Culmer		Support for the high growth option and would like to see more residential development in Washington. The emerging core strategy presents an opportunity to take a more balanced approach towards economic development and housing choice, including aspirational housing.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Mr Gerry Carruth		Supports the high growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate and that the high growth option is the only realistic option if there is to be an uplift in new homes and improvement in the choice of housing types and tenures. Would like to see more residential development and employment uses in Washington as it believed to be an attractive location for potential movers with more detached houses and lower vacancy rates. The core strategy is	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.

Full Name	Organisation Details	Summary of Response	Council response
		also seen as an opportunity to enhance and extend the provision of community facilities.	
Miss Carrie Culmer		Supports the high growth option and would like to see more residential development in Washington. The core strategy also represents an opportunity to enhance and extend the provision of community facilities.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	Concerned that a significant change in migration patterns between Sunderland and Gateshead could affect the implementation of the objectives in their Local Plan not just for housing but for retailing and services as well.	Your comments have been noted and given due consideration. Sunderland City Council will continue to work with Gateshead Council under the duty-to-cooperate to fully understand the cross boundary issues of the Core Strategy.
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	IAMP: Desire to work with Sunderland and South Tyneside on a greater understanding of the implications of the IAMP and if neighbouring areas are to benefit and support the delivery of the project, land use and economic development policies will need to appropriately take account of its potential impacts. At this point they encourage a review of the IAMP's impact on housing needs that appropriately considers the full demographic and labour force implications of the additional jobs growth that will be delivered by the project.	Your comments have been noted and will be given due consideration. The IAMP Topic papers are being updated; including the housing needs impact paper.
Ms Anneliese Hutchinson	Service Director Development And Public Protection	Green Belt & 2013 Spatial Development emphasis- if growth levels were broadly acceptable across authorities, the 2013	Noted. The majority of Green Belt land around Springwell Village is shown to be

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	Gateshead Council	emphasis for residential development in South Sunderland with only limited development in Washington would be supported. Noted concern that the 'majority' of areas around Nissan, Usworth and Springwell are not seen to be fundamental to Green Belt purpose at Stage 1, unlike in other parts of the city.	fundamental to the purpose of Green Belt. However, the key point here is that areas of Green Belt that clearly have an element of 'urban fringe' tend to have less of a fundamental impact than areas of isolated open countryside that is physically separated to urban areas. Sites taken forward to Stage 2 of the Green Belt Review will be further analysed but this should not be seen as an indication that the land would be suitable for Green Belt deletion.
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	Green Belt Review: Locations considered appropriate for further consideration within Sunderland Green Belt Review include a number of areas which we consider, should they come forward for development, would compromise the gaps between major urban areas: particularly between Tyneside, and Sunderland and Washington. We request that those sites are discounted from Sunderland Green Belt Review.	Your comments have been noted and will be given due consideration.
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	Green Belt (IAMP): The impact of the IAMP on Green Belt purposes will depend on its detailed location, design and layout. Gateshead anticipates that Sunderland and South Tyneside Councils would have due regard	Comments noted. The entire area has been put forward for further consideration primarily due to its inclusion as an NSIP. However, we note the concern

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		to the importance of continuing to fulfil Green Belt purposes as far as practicable and avoid bridging strategic Green Belt gaps, in particular between Gateshead (at Follingsby) and Sunderland, or severing strategic green infrastructure corridors.	regarding impact to Green Belt purpose and these have been already flagged-up as having "major overall adverse impact" in the Green Belt Review. The key impacts to Green Belt gaps and to preserving green infrastructure corridors will be considered carefully and in consultation with Gateshead MBC.
Councillor Colin Wakefield	Sunderland City Council	Would like to see the Coalfields referred to as Houghton Le Spring.	Your comments have been noted and will be given due consideration.
Councillor Colin Wakefield	Sunderland City Council	Employment: Options focus on housing, the only employment opportunities referred to are at the IAMP with no detail provided on employment and retail opportunities within the area referred to as the Coalfield.	Your comments have been noted. The Core Strategy will also include policies and land for supporting economic growth, over and above that envisaged at the IAMP. This will include employment sites within the Coalfield. The Council's Employment Land Review and Retail Needs Assessment's will be used to inform these policies within the emerging plan.
Councillor Colin Wakefield	Sunderland City Council	Housing: The options do not take into consideration the housing growth that has taken place in the coalfields since the last consultation.	Your comments have been noted, housing growth in the area will be taken into account in preparing Spatial

Full Name	Organisation Details	Summary of Response	Council response
			Option for the Area. Ref IDP.
Councillor Colin Wakefield	Sunderland City Council	Retailing: More retail development is needed in Houghton Town Centre. Concerned that out of centre retail development has been granted at Philadelphia and may come forward at Rain ton Bridge. There are sites in Houghton which would be better suited to new development such as the former colliery site and the old gas works to the south of the colliery.	Comments noted. The Council has prepared an updated Retail Needs Assessment and this will be used to inform the retail policies within the Core Strategy.
Councillor Colin Wakefield	Sunderland City Council	No clear proposals for retail or employment uses other than the IAMP. Coalfields need more/new retail provision. Need to take better account of residents' views.	Your comments have been noted and will be given due consideration. The SBR has been used in informing Development Management decisions and it will be taken forward as evidence to inform the Publication Plan. There is also a Retail Needs Assessment that will be used to inform the Publication Plan.
Councillor Colin Wakefield	Sunderland City Council	Residents' views are not listened to and Consultation was not published very well - responses will not be representative of area.	Your comments have been noted. This document has outlined how the Council has consulted on the Growth Options. As this is a non- statutory consultation the level of consultation has been considered appropriate.
Mr Adrian Miller	Esh Developments	Proposals to extend SHLAA site 330 to accommodate 170 dwellings in the Green Belt.	Your comments have been noted and given due consideration. The Council has updated the

Full Name	Organisation Details	Summary of Response	Council response
			2016 SHLAA and Green Belt Review. SHLAA site formerly known as 330 is now identified as 330A and the extension (phase 6) as 330B. SHLAA site assessments for 330A & 330B can be found in the 2016 SHLAA update report and the Green Belt site assessment is available in the Green Belt Review report.
Mr Adrian Miller	Esh Developments	High growth supported. Low and medium growth would be planning for decline, and would not correspond to NPPF Para 154 that Local Plans be aspirational but realistic.	Your comments have been noted and will be given due consideration.
Mr Adrian Miller	Esh Developments	Considers that the approach for the 5 ARFs is still applicable- including Coalfield.	Your comments have been noted and will be given due consideration.
Mr Adrian Miller	Esh Developments	Philadelphia (330) - The yield for the site is 500 dwellings, which reflects the quantum granted within the outline permission and these are projected to be built out at a rate of 30 dwellings per annum, with the final 80 dwellings being delivered after the plan period (post 15 years). It is our view that a site of this size and in this location could be developed at a quicker rate than 30 dwellings per annum. Due to the scale of the development it is likely that there will be multiple sales outlets within the site, increasing sales rates and providing different types of product across the site. The size	Your comments have been noted and given due consideration. The Council has updated the 2016 SHLAA. SHLAA site formerly known as 330 is now identified as 330A and the extension (phase 6) as 330B. SHLAA site assessments for 330A & 330B can be found in the 2016 SHLAA update report.

Full Name	Organisation Details	Summary of Response	Council response
		of the site provides opportunities for multiple products to be sold simultaneously in addition to the phased release of affordable housing. As a result delivery is likely to exceed 30 dwellings per annum over the plan period and thus the 80 shown as "Post 15™" in the SHLAA assessment will be delivered inside the plan period. Dependent upon the outcome of the Green Belt Review and subsequent adoption of the Local Plan it is considered logical that	
		a large part of the "phase 6™" area, providing c.170 dwellings, will also be delivered within the 15 year period.	
Mr David Anderson	Hall Construction	Low Growth would not meet OAN and therefore be contrary to national policy. The Council has had persistent under-delivery against previous (now revoked) RSS targets. The modelling should be refreshed to take account of the latest population projections. Concerned that the modelling uses a 'baseline' jobs forecast and does not take account of jobs growth as a result of policy interventions such as IAMP and the Northern Powerhouse. Medium Growth would not significantly boost the supply of housing as required by the NPPF. High growth is preferred.	Your comments have been noted and will be given due consideration. The Council is updating its demographic projections to take account of the recently published 2014 based sub- national population projections and the DCLG published household projections derived from these. The impacts of IAMP have been taken into consideration for all of the Growth Options.
Mr Ian Radley	Highways England	No preferred growth option. Particularly interested in the quantum and spatial distribution of development and the resulting implications.	Your comments have been noted and will be given due consideration
Jennifer	Tyne And Wear	No specific comments on the	Your comments have

Full Name	Organisation Details	Summary of Response	Council response
Morrison	Archaeology Officer	Growth Options but would prefer a low growth option to protect the greenfield around historic settlements and villages.	been noted and will be given due consideration. Check how comment is worded.
Mr Ryan Molloy	Thompsons Of Prudhoe	Thompson's wish to extend their licence beyond current permission to 2022 and believe that other types of development on the land would be inappropriate and only the recycling activities should be allowed on the site in future.	Your comments have been noted and will be given due consideration.
Mr Ryan Molloy	Thompsons Of Prudhoe	Formal objection to fields SP6, 12 and 13 being included in Stage 2 of the Green Belt Review- contrary to Paragraph 123 of NPPF. The land immediately to the south of the site, included in field SP6, as well as field SP12 and the northern part of SP13 includes land that is immediately adjacent to the operational areas within the quarry. The operator has concerns that the development of residential properties in close proximity to the quarry, such as these fields, will have an adverse impact on their ability to continue operations at this site. This is essentially because the residential properties will be too close to the operational areas and they may struggle to meet any conditions placed on them by the Environment Agency or the LPA.	Your comments have been noted and will be given due consideration. The Green Belt Review and SHLAA will address these issues.
	The Coal Authority	The Coal Authority has no particular preference in respect of the growth options proposed for the plan area as this should be a matter for local consideration.	Your comments have been noted and given due consideration.

Full Name	Organisation Details	Summary of Response	Council response
		The site allocation methodology will need to include criterion that refer to and consider the issues of land stability and mineral sterilisation in line with NPPF guidance.	
Mr Steven Willcock	Taylor Wimpey	Supports the High Growth and the 5 ARF approach. Puts forward information supporting the Burdon Lane site.	Your comments have been noted and will be given due consideration
Mr Steven Willcock	Taylor Wimpey	Supports the High Growth option and the 5 ARF approach. Provides further information for sites at Chester Road and Sea ham Road	Your comments have been noted and will be given due consideration
Mr Steven Willcock	Taylor Wimpey	Support High Growth option but claim that Washington has a greater role to play in providing much needed housing development.	Your comments have been noted and will be given due consideration
Barbara King		Preferred low growth with the flexibility of moving to medium growth if there is sufficient demand. Plan should be reflect the needs of the city and not be led by unrealistic government targets. Should be flexible to meet actual demand in the city and not focus as much on sub areas.	Your comments have been noted and will be given due consideration. The Council will follow the latest guidance set out within the National Planning Practice Guidance (NPPG) when identifying its preferred strategy, which will include taking into consideration local market indicators. Consideration will also be given to inclusion of a phasing strategy.
Mr Tim Harrison	National Grid/Capita	No comments but is happy to provide advice and guidance in the future.	The Council welcomes this response and will continue to work with National Grid on the preparation of the Local Plan.

Full Name	Organisation Details	Summary of Response	Council response
Miss Katie Rumble	Development Surveyor Hellens Group	Supports the Higher Growth option. This is the only strategy that will meet the Council's aspirations for economic growth.	Your comments have been noted and will be given due consideration
Miss Katie Rumble	Development Surveyor Hellens Group	Support for more housing development in Washington. NPPF is clear that Local Plans must be effective in that they should be deliverable, the 2013 Core Strategy was heavily reliant upon regeneration sites and new housing in South Sunderland and this approach is considered to be unsound as the strategy is not deliverable. Such an approach is likely to result in an under provision of housing land and therefore a failure to meet the objectively assessed needs of the housing market area.	Your comments have been noted and given due consideration. The Council has updated its SHMA, 2016 SHLAA, Demographic Analysis and Forecasts, Economic Viability Assessment and Green Belt Review which have subsequently informed the spatial distribution of housing in the Core Strategy and Development Management Plan. The Council will continue to work closely with the house building industry and the SHLAA panel to ensure that future annual updates of SHLAA continue to reflect the true deliverability of sites.
Miss Katie Rumble	Development Surveyor Hellens Group	Hellens disagree with SHLAA assessment for sites 407 & 408. Hellens propose that the only constraint to development is the location of the sites within the Green Belt. If the council is minded to release land from the Green Belt, development of sites 407 and 408 could commence within the 5 year period, which would assist the Council in provide for a 5 year housing land supply.	Your comments have been noted and given due consideration. The Council has updated its 2016 SHLAA, five year land supply position and Green Belt Review. Site specific comments for sites 407 and 408 can be found within the respective documents.

Full Name	Organisation Details	Summary of Response	Council response
Miss Katie Rumble	Development Surveyor Hellens Group	SLR and Green belt comments on SLR site 407 and 408. Disagree with the landscape, townscape and historic environment elements of the SLR that development of this land will have a high and significant impact and that development provides opportunity to enhance biodiversity and wildlife corridor connections. Believes that site 407 (GB site SP13) should have a lower scoring in relation to its impact on urban sprawl and site 408 should have a lower scoring in relation to countryside encroachment and settlement merging.	Your comments have been noted and will be given due consideration. The SHLAA, SLR and the Green Belt Reviews will be updated to inform the next draft of the Core Strategy and your comments will be used to inform them. A separate report will also consider all sites submitted for potential development in the Green Belt against the 5 purposes.
Miss Katie Rumble	Development Surveyor Hellens Group	BGVA Springwell Village Housing Needs Assessment submitted. Scenario one shows that without a Green Belt release, the level of housing delivered in Springwell Village will lead to a significant fall in the overall population and demonstrative ageing of that population. Scenario one projects falls in all age groups under 60. This will have a particular impact on the local school, nursery, community centre and shops. Scenario two assesses the impact that a Green Belt release and the development of 250 dwellings would have on the population of Springwell Village. Scenario two clearly shows that new housing could have a beneficial impact on the population and vitality of the Village. Scenario two would lead to increases in all sections of the population, including infants, primary school age children, young working age persons and	The BGVA Springwell Village Housing Needs Assessment has been noted. The Council has updated its SHMA, SHLAA, Demographic Analysis and Forecasts and Green Belt Review Assessment which has subsequently informed the spatial distribution of housing in the Core Strategy and Development Management Plan.

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		older working age persons. Whilst this would entail an increase in the population of 21% over the 30 year projection period, this would support the existing services in the Village including the pubs, school, nursery, community centre, local shops, park and the church.	
Miss Katie Rumble	Development Surveyor Hellens Group	Report providing an overview of the potential suitability of land for development on the outskirts of Springwell Village. Hellens have undertaken a substantial number of assessments to establish the suitability of development of the site for housing, a range of assessments have been undertaken to establish if and how the site could be developed. The technical appraisals have concluded that the site is largely free of development constraints with regards to potential ecological, highways, heritage, landscape, flooding, and noise impacts. The only constraint to development is the location of the sites within the Green Belt	Your comments have been noted and given due consideration. The Council has updated the 2016 SHLAA and Green Belt Assessment. SHLAA site assessments for Hellens' land interests can be found in the 2016 SHLAA update report and Green Belt Assessment.
Miss Katie Rumble	Development Surveyor Hellens Group	Report presenting the results of an archaeological desk-based assessment and heritage statement, conducted in advance of a proposed development at Springwell.	Your comments have been noted and will be given due consideration
Adam McVickers	Planner Persimmon Homes	Support High Growth option but claim that Washington has a greater role to play in providing much needed housing development.	Your comments have been noted and will be given due consideration
Adam McVickers	Planner Persimmon Homes	Supports the High Growth and the 5 ARF approach. Puts forward information supporting	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		the Burdon Lane site.	
Mrs Suzanne Todd	Property Management Surveyor University Of Sunderland	The University would like Sunderland Council to pro-actively plan to meet development needs in area. Low option would fail to meet OAN target and therefore the University do not consider it to be a sound approach.	Your comments have been noted and will be given due consideration
Mrs Suzanne Todd	Property Management Surveyor University Of Sunderland	Medium option May 2016 pop figures would suggest that Sunderland OAN needs uplifting. The University recommends these figures are taken into account. In conclusion the University is concerned that the medium growth option is not sustainable as it has not been prepared in line with the NPPF and it would not significantly boost the supply of house building. Seek clarification on whether student housing is included as part of the OAN. There is also concern that the jobs number used is a 'baseline' position and does not reflect positive interventions such as IAMP or the Northern Powerhouse. The University therefore prefers high growth option but recommends that baseline data is updated.	Your comments have been noted and will be given due consideration. The Council is updating its demographic projections to take account of the recently published 2014 based sub- national population projections and the DCLG published household projections derived from these. Student accommodation was not taken into consideration as part of this and will be dealt with separately. All growth options include an uplift to support the delivery of IAMP.
Mrs Suzanne Todd	Property Management Surveyor University Of Sunderland	The University believe that it is key that growth is promoted within locations where there are realistic delivery prospects. In addition, the University consider that the sub-area boundaries should be influenced by the analysis of data and modelling of scenarios for those sub-areas. This will ensure that the correct policy interventions are made and	Your comments have been noted and will be given due consideration. If the areas don't match should we be explaining why?

Full Name	Organisation Details	Summary of Response	Council response
		that development is appropriately located. The University requests clarification as to the relationship between the sub- areas identified on the Growth Options Map and the housing areas identified within the SHLAA as, at present, these do not correspond and further clarity would be beneficial in this respect.	
Mrs Suzanne Todd	Property Management Surveyor University Of Sunderland	The Central sub-area should be expanded to support the vision set out in SEM and 369 Vision- increased scale and distinctiveness	Your comments have been noted and will be given due consideration.
Mr Nick Mclellan	Story Homes	Supports the High Growth and the 5 ARF approach. Puts forward information supporting the Burdon Lane site.	Your comments have been noted and will be given due consideration
Mr Nick Mclellan	Story Homes	Support High Growth option but claim that Washington has a greater role to play in providing much needed housing development.	Your comments have been noted and will be given due consideration
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	Growth Options because of past under-delivery and to meet SEP regional growth, the Council needs to substantially increase housing delivery. Typically, new housing sites are delivered at 35 housing pa per site.	Your comments have been noted. 35 build-outs for BDW sites are noted. The Council has revised the SHLAA Methodology which allows for developer specific build out rates to be forecast for their sites, where evidence of previous delivery at such rates can be demonstrated.
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	Vote for High Growth at least. Low growth is contrary to NPPF. Population projections need to reflect 2014 and not 2012, which shows 6000 more	Your comments have been noted and will be given due consideration. The population projections

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		people in Sunderland by 2035. Also that the IAMP jobs/housing addition of 10 requires unrealistic change in commuting and unemployment levels.	are being updated. The IAMP Impact papers are also being updated.
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	Barratt David Wilson Homes considers that it is also important and best practice to include an element of flexibility within the emerging Plan to allow for non-delivery, which is typically in the order of 10%.	Your comments have been noted and given due consideration. The Council will ensure that there is typically around 10% additional housing land supply that is deliverable or developable, to allow for flexibility in the market over the lifetime of the plan.
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	Barratt David Wilson Homes therefore considers that the Washington Sub- Area should accommodate further housing growth to complement IAMP and capture the economic growth potential of this proposal. Land east of Sulgrave in particular. Greenfield land and sustainable locations are needed, and need to properly reflect the knock-on requirements from IAMP.	Your comments have been noted and will be given due consideration.
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	Specific proposal for land east of Sulgrave for residential development. It is proposed that the development would support the IAMP and provide housing that workers aspire to.	Your comments have been noted and will be given due consideration. Various reports will be updated to inform the next draft of the Core Strategy as well as a separate report to consider all sites submitted for potential development in the Greenbelt against the 5

Full Name	Organisation Details	Summary of Response	Council response
			purposes.
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	Should be seeking High Growth Option as a minimum	Your comments have been noted and will be given due consideration
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	BDW is aware there has been significant under delivery and unmet need in Sunderland historically that should be taken into account. This coupled with the ambitious IAMP proposals and progrowth objectives of SCC must drive the emerging strategy. Question city's past under delivery.	Your comments have been noted and given due consideration. The Council has updated the 2016 SHLAA and five year land supply position. Within this report the Council has applied a 20% buffer to reflect a record of persistent under delivery of housing. The application of the buffer assists to bring forward housing from later in the plan period and to increase choice in the market for housing.
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	Supports the recognition that there is a need for additional housing and employment land within the Washington sub area	Your comments have been noted and will be given due consideration
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	BDW fully supports SCC's decision to carry US1 through to stage 2 but requests that site boundary of US1 be altered to reflect the SLR's outline.	Your comments have been noted. To inform the next draft of the Core Strategy a separate report will consider all sites submitted for potential development in the Greenbelt against the 5 purposes.
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	Support for SHLAA site 567 at Stone Cellar Road, Washington. It would provide a logical extension to Washington urban area and already has a number of	In addition to the Green Belt review, a separate report will consider all submitted development sites (in

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		boundaries with urban area. Does not represent countryside encroachment and does not impact on merging of settlements. Would like to see the site split from rest of Green Belt parcel US1.	Green Belt) in relation to the Green belt's 5 purposes. At this stage it is acknowledged that the impact of Site 567 is much less than wider parcel of US1.
Mr Colin Ford		High growth favoured. Out-migration is as a result of a lack of housing supply and choice. The only way to halt and reverse out-migration is through a high growth strategy. This would be more sustainable as it would reduce the amount of long-distance commuting. More development should also be focussed in the Coalfield area.	Your comments have been noted and will be given due consideration.
Mr Colin Ford		North of Hetton Bogs SLR sheet 181 disagree wildlife and flooding assessments, with the appropriate mitigation the development would have no impact. A detailed plan of the site would prove that this is possible.	Your comments have been noted and will be given due consideration
Mr Clive Milner		Supports the findings of the Green Belt Review.	Your comments have been noted.
Mr Clive Milner		The SLR assessment needs an update and needs to acknowledge the scheme to improve Washington Road and the ecology work that has been carried out. Object to the assessment on flooding and the existing pylons and overall suitability. The land owner has now commissioned further assessment of the site to identify if there are no substantive reasons to prevent future development.	Comments will be given due consideration and will be used along with other to inform the update of the SHLAA and SLR.

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Mr Clive Milner		Supports medium to high growth. Low growth would fail to meet the Council's OAN and would not be consistent with the NPPF.	Your comments have been noted and will be given due consideration.
Mr Clive Milner		Don't feel that the approach set out in the 2013 Core Strategy for Washington is still appropriate. The development of the proposals for the IAMP which will see significant growth in jobs should be reflected in housing growth as well and these homes should be situated so that they don't encourage people to travel great distances.	Your comments have been noted. The Core Strategy will take coherent approach to planning of this area taking into account housing and employment opportunities.
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	Gateshead does not believe that the Green Belt Review for land at Usworth has reached a defensible conclusion.	Your comments have been noted and will be given due consideration. This is an important green infrastructure and wildlife corridor along the River Don and Sunderland CC has noted that South Follingsby allocation has narrowed this corridor significantly. The remaining areas to be considered further at Stage 2 will duly reflect the significance of the potential impacts that any scale of development would have in the area.
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	Development at Springwell on any significant scale of sites to the north and/or west would risk joining the built up areas of Washington/ Springwell with Gateshead, or narrowing the	Comments noted, particularly the concern regarding impact to the gap between Springwell Village and Eighton

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		Green Belt in this vicinity to the extent of endangering its integrity.	Banks/Wrekenton, which effectively maintains a green corridor from the west of this area to the coast. The remaining areas to be considered further at Stage 2 will duly reflect the significance of the potential impacts would have in the area.
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	A number of the SLR sites are within important inter district wildlife corridors. Any development related to IAMP needs to give due consideration to Landscape and ecological mitigation zone.	Your comments have been noted and will be given due consideration. Further work will be undertaken (and in consultation with Gateshead MBC) to ensure that sensitive areas are safeguarded from development (where appropriate levels of mitigation is impractical and unviable). Agreed that Gateshead MBC and Sunderland CC (and South Tyneside MBC) need to work closely together regarding appropriate mitigation, should any development come forward (and especially in relation to IAMP).
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	Keen to work with the Council to gain a better understanding of how the potential adverse impacts of development on the transport network can be avoided or mitigated. Given the potential scale of development that could take place nearby, Gateshead	

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		Council would support a proposal to re-open the Leamside line for freight or passenger access. We are keen to work with neighbouring local authorities to explore the potential for this.	
Cllr Geoffrey Walker	Councillor	Consultation has not been far reaching. What are the plans for future consultation both with the public and internally.	Your comments have been noted. This document has outlined how the Council has consulted on the Growth Options. As this is a non- statutory consultation the level of consultation has been considered appropriate. At the next stage of consultation members will be informed of the methods and material to be used in advance. Ref to SCI
Cllr Geoffrey Walker	Councillor	How will the impact of growth on neighbourhoods, highways and infrastructure be assessed?	Your comments have been noted. The Infrastructure Delivery Plan will outline the infrastructure that is required to deliver the level of development that is proposed.
Mark Gabriele	Bellway Homes Ltd	Low growth negative, Medium growth not sufficiently ambitious. High growth preferred. Suggests that the SA broadly supports high growth option, in terms of supporting sustainable economic growth, supporting a demographically missed population and reducing the present out- migration of younger people. The environmental risks to high growth can be mitigated through the choice of appropriate	Your comments have been noted and will be given due consideration.

Full Name	Organisation Details	Summary of Response	Council response
		sites and the formulation of suitable policies to help manage delivery.	
Mark Gabriele	Bellway Homes Ltd	5 area approach is correct- South Sunderland has potential, while Washington and some other parts are constrained by GB. Points out that SHMA states that 32% of migrants moved to Southern Suburbs, but 22% to Washington and 22% to Coalfield.	Your comments have been noted and will be given due consideration.
Gillan Gibson	Secretary CPRE Durham	Pleased to note most of the sites assessed as red, not suitable for development in the SLR but unhappy to see some sites assessed as requiring further assessment in the Green Belt Review Stage 2 and would prefer that they remain protected Green Belt without further consideration. Do have a major caveat in that they do accept that a case can be made for the deallocation of the sites in the IAMP to permit the use of Green Belt land for specialised employment use. No doubt about the benefits that Nissan and other specialised advanced engineering companies and their supporting businesses bring to the area.	Your comments have been noted and will be given due consideration.
Gillan Gibson	Secretary CPRE Durham	Prefer the medium growth option. It is hoped that the release of sites will be controlled so that settlement breaks and Green Belt would be the last to be released and if development is slower than predicted then they may not be required at all.	Your comments have been noted and will be given due consideration. Consideration will also be given to inclusion of a phasing strategy.
Gillan Gibson	Secretary CPRE Durham	No objection to conclusions regarding Herrington Workingmen's Club, and local	Your comments have been noted and will be given due consideration

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		residents inform them that development would enhance the area.	
Gillan Gibson	Secretary CPRE Durham	Green Belt - sites coloured Amber. CPRE accepts that Houghton Quarry is a previously developed site. IAMP - Concern about site and inconsistency between this and SLR 805 consideration. However, general acceptance of wider need for jobs, prefers IAMP Option 3 and requests that all remaining non-IAMP land be retained as Green belt in future	Your comments have been noted and will be given due consideration. With regards to IAMP and site 805 the SLR sheets broadly assessed all areas of open countryside and we accept that the separate treatment of this area as an Area Action Plan makes the approach to consider Green Belt and Strategic Land confusing.
Gillan Gibson	Secretary CPRE Durham	Green belt - sites coloured Red. CPRE is pleased to see this site assessed as red, not suitable for development, and trusts it will remain listed as not suitable for Development in the Local Plan. CPRE would say they have a definite preference for development to take place on brownfield sites (other than those which have become important for wildlife conservation) rather than Green Belt.	Your comments have been noted and will be given due consideration. The preferred Growth Option chosen will have a key influence on whether additional sites need to be found for future development, including on Green Belt land. Stage 2 of the Green Belt Review will be prepared and inform the next draft of the Core Strategy.
Gillan Gibson	Secretary CPRE Durham	Settlement Break - sites coloured Green. CPRE is unhappy to see this site assessed as green, suitable for development, and objects to this designation. CPRE considers this site should remain as a Settlement Break in the Local Plan and be assessed as red, not	Your comments have been noted and will be given due consideration. The Council has identified as many brownfield sites as possible, but only 43% of sites in the

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		suitable for development. The site is a valuable part of maintaining separation between settlements. CPRE would say we have a definite preference for development to take place on brownfield sites (other than those which have become important for wildlife conservation) rather than Settlement.	SHLAA are now brownfield. The Settlement Break Review has identified the value and purpose of each Settlement Break area, and considered these as suitable for development.
Gillan Gibson	Secretary CPRE Durham	Settlement Break - sites coloured Amber. CPRE is unhappy to see this site assessed as amber, potentially suitable for development, and objects to this designation. CPRE considers this site should remain as a Settlement Break in the Local Plan and be assessed as red, not suitable for development. The site is a valuable part of maintaining separation between settlements. CPRE would say we have a definite preference for development to take place on brownfield sites (other than those which have become important for wildlife conservation) rather than Settlement Breaks.	Your comments have been noted and will be given due consideration. The settlement break sites identified as amber have been done so on the ground that their development would have minimal impact on the Settlement Break and where there is any it could be mitigated against.
Gillan Gibson	Secretary CPRE Durham	Settlement Break - sites coloured Red. CPRE is pleased to see this site assessed as red, not suitable for development, and trusts it will remain listed as not suitable for development in the Local Plan. CPRE would say we have a definite preference for development to take place on brownfield sites (other than those which have become important for wildlife conservation) rather than Settlement Breaks.	Your comments have been noted and will be given due consideration. The Settlement Break Review will be reviewed and will inform the next draft of the Core Strategy.
Larry		Transport infrastructure is poor	The Infrastructure

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Hetherington		and would not be able to support the higher growth option	Delivery Plan will set out the infrastructure that is required to deliver the Plan and how it will be funded.
Brian Odoherty		Need a better explanation in the Plan of S106 and CIL are, what monies might be involved and how this might be distributed throughout the city.	Comments noted. The Council will seek to make clear in the Core Strategy the different types of planning contributions available. With regard to the potential for CIL, the Council will be investigating the viability of introducing a CIL through its Whole Plan Viability Assessment. The Infrastructure Delivery Plan will set out the infrastructure that is required to deliver the Plan and how it will be funded.
Brian Odoherty		Believes that building in the green belt to the north should be avoided so as not to merge with Gateshead and South Tyneside	Your comments have been noted and will be given due consideration
Brian Odoherty		Disappointed that a local business was not given the task of preparing the sustainability appraisal.	When procuring services the City Council has a policy of using local firms where possible through the "Sunderland First"; on this occasion no local firms had the appropriate expertise.
Brian Odoherty		Prefer the medium growth option.	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
Brian Odoherly		Building socially rented properties could prove to be problematic	Your comments have been noted and given due consideration
Lucy Mo	Wear Catchment Coordinator Wear Catchment Partnerships	No Growth Option is preferred - it is accepted that there is a need for growth, though this should not be at the expense of the environment. It is vital that consideration is given to the social, economic, environmental and health benefits of existing green belt, settlement breaks / green space.	Your comments have been noted and will be given due consideration during the preparation of the Local Plan and the Sustainability Appraisal.
Lucy Mo	Wear Catchment Coordinator Wear Catchment Partnerships	Should be seeking to protect and enhance green and blue infrastructure, in line with WFD and RBMP which seek to improve water quality levels.	Your comments have been noted and will be given due consideration
Lucy Mo	Wear Catchment Coordinator Wear Catchment Partnerships	The finding of the UK Topsoil project should feed into environmental policies, especially its findings in relation to surface and groundwater and its impact in Coalfield area	The findings of this project will be considered once they are known.
Lucy Mo	Wear Catchment Coordinator Wear Catchment Partnerships	Proposed development must have sufficient headroom and sewer capacity to avoid spills into watercourses	Your comments have been noted and work is on going with Northumbrian Water
Lucy Mo	Wear Catchment Coordinator Wear Catchment Partnerships	Council should adopt a catchment management approach to flood risk to ensure knock-on effects do not happen elsewhere	Your comments have been noted and will be given due consideration
Lucy Mo	Wear Catchment Coordinator Wear Catchment Partnerships	The SA should state that the hydrogeological link between managing surface water and groundwater should be made explicit and recognised as a priority risk- especially relevant in SPZ areas. Should reflect climate change events that will increase	Your comments have been noted and will be considered in revisions to SA.

Full Name	Organisation Details	Summary of Response	Council response
		frequency of flash run-off from agricultural areas which will impact on water quality negatively. It should specifically mention water quality and water pollution. Further specific references to SA, including need to avoid infiltrated SUDS being allowed above SPZ areas.	
Richard Percy	Partner Abbott Associates	High growth option preferred, as a minimum, if Sunderland is to develop as a Sustainable City. Clear market signals for development in Washington, plus need to reverse population decline, increase working age population, and increase detached properties. There is a clear need for the Plan to seek a balance between housing and employment growth.	Your comments have been noted and will be given due consideration
Richard Percy	Partner Abbott Associates	It is believed that the Greenbelt is too tightly defined around Springwell Village and that the environmental protection afforded by the historic Green Belt has clearly had adverse social and economic impacts (e.g. leading to significant in-commuting and a mis-match between economic growth and housing choice). The emerging Core Strategy presents an opportunity to take a more balanced approach to these aspects as required by the NPPF.	Your comments have been noted and will be given due consideration. The Council will assess the Greenbelt boundary through its Greenbelt Assessment.
Richard Percy	Partner Abbott Associates	The Local Plan must ensure that appropriate infrastructure provision is made.	The Infrastructure Delivery Plan will set out the infrastructure that is required to deliver the Plan and how it will be

Full Name	Organisation Details	Summary of Response	Council response
			funded
Nigel Harrison	Tyne And Wear Joint Local Access Forum	The forum is concerned that public rights of way are not obstructed as part of future developments and would like to see any amended routes upgraded to bridleways to enable wider use of routes.	Your comments have been noted and will be given due consideration.
Nigel Harrison	Tyne And Wear Joint Local Access Forum	Request confirmation of this letter being received and what action will be or has been taken to include the forum on any list of future consultees.	Your comments have been noted and will be given due consideration.
	The Trustees Of Lord Durham's 1989	Support high growth option. It is the only option which will allow the city to achieve its ambitions and deliver a sustainable future for the city. Low growth would be planning for decline and not meet the OAN. Medium growth is unsustainable as it is only seeking to deliver similar housing numbers to those being delivered now, which is at a time of declining population. The medium option is not sustainable as it increases commuting and does not provide enough working age population. A positive strategy should be pursued which supports economic growth, deliver a level of housing aligned to this level of growth, and creates neighbourhoods which can attract and retain households in the city. The evidence should be updated to reflect the 2014 sub- national population projections and Sunderland retaining more jobs created by IAMP than is suggested.	Your comments have been noted and will be given due consideration. The Council is updating its demographic projections to take account of the recently published 2014 based sub-national population projections and the DCLG published household projections derived from these. Updates to the IAMP topic papers are being undertaken.
	The Trustees Of Lord	Housing market performance differs by area, driven by local	Your comments have been noted and will be

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	Durham's 1989	variations across a variety of factors. In a post recession environment, the spatial alignment of housing demand (including locational preference) and supply is critical to maximise prospects of future delivery. Quite simply, if housing land is allocated in locations where buyers won't buy and builders won't build, it will not be taken up and homes will not be provided. Therefore the location of housing allocations is just a critical as the quantity.	given due consideration
	The Trustees Of Lord Durham's 1989	Supports the 2013 ARF approach- if the Coalfields area is to make a meaningful contribution to the delivery the High Growth scenario a higher number and broader range of sites across the area will be required to ensure new housing can be made available throughout the plan period	Your comments have been noted and will be given due consideration
	The Trustees Of Lord Durham's 1989	Puts forward major Green belt site to south of St Aidans Terrace, New Herrington. It is claimed that the site is suitable, there are no constraints hence deliverable, available in the short term and a sustainable site, within easy access of facilities.	Some of the information that is presented is contrary to information presented on SLR sheets and will need to be considered further.
	The Trustees Of Lord Durham's 1989	Puts forward major Green belt site at Biddick Woods. It is claimed that there are no constraints and it is a sustainable site, within easy access of facilities.	Contrary to SLR sheet which demonstrates significant GB issues; Critical Drainage Area, impact on buffer zone to LWS, distance to facilities, potential use as part of Leamside Line?
		Supports the high growth option	Your comments will be

Full Name	Organisation Details	Summary of Response	Council response
		and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see more residential development in Central and South Sunderland but no more retail. In Washington, North Sunderland and the Coalfields would like to see less residential development, employment uses and retail.	given due consideration and along with other will be used to inform the next draft of the Core Strategy
		Support for medium growth option and believes that more infrastructure is required in South Sunderland.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr David Anderson	Hall Construction	More development in Washington needed	Your comments have been noted and will be given due consideration
Mr David Anderson	Hall Construction	Supports the Greenbelt report recommending that areas SP1, SP2 and SP3 are considered further at Stage 2 but SP4, SP5, SP7, SP8 and SP9 are not considered. Sunderland could potentially release land north of Usworth (applicant owns Follingsby South).	Your comments have been noted and will be given due consideration
Mr Ian Radley	Highways England	Have provided an assessment of sites included in the evidence base.	Your comments have been noted and will be given due consideration
Andrea King	South Tyneside Spatial Planning	Growth options are not clear where additional growth is going to come from and how this fits with neighbouring authorities' projections and emerging local plan growth assumptions. Therefore welcome further detailed discussions to consider to what extent these higher projections are assumed to affect South Tyneside's projected	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		population growth. South Tyneside are currently considering their alternative growth options and the potential spatial capacity for development and growth.	
Andrea King	South Tyneside Spatial Planning	Provide more detailed comments on the Green Belt Review and the SLR. Concern about impact to GI corridor and Green Belt gap that runs between Sunderland and Boldon/Cleadon, plus the impact to areas of High Landscape Value and to Local Wildlife Sites.	Your comments have been noted and will be given due consideration.
Mr David Bridge	Sunderland Civic Society	Suggestion that SHLAA points towards where GB deletion may occur. Believes that the Settlement Break Review opens up more land than is needed. Concerned about the scale of development proposed in the South Sunderland Growth Area and should be reduced. Believes that ONA is unrealistic and more detail is needed to assess the SHLAA sites but concerned that releasing sites from the Greenbelt that are not required would have a detrimental impact on the countryside and the regeneration of inner areas. Also the ELR is based on old take up rates and would appear that site locations do not meet demands.	The SHLAA sites that have been assessed as part of the Green Belt Review are submitted by external landowners or prospective developers, have been assessed against the same criteria and many have been discounted. Land to the north of IAMP has been considered at Green Belt Review Stage 2 because this entire area fell within the original NSIP boundary. It has been determined that settlement break land north of Burdon Lane (within SSGA) provides limited settlement break purpose and was earmarked in the UDP as having potential for development. SSGA is seen as strategically significant area for development to deliver

Full Name	Organisation Details	Summary of Response	Council response
			future housing need in the city.
Mr David Bridge	Sunderland Civic Society	Prefer a Low to Medium Growth option.	Your comments have been noted and will be given due consideration
Mr David Bridge	Sunderland Civic Society	Distribution of growth should include retail and office uses concentrated in the City Centre, Washington should only take a pro rata share of development due to pressure on green belt sites. Sunderland North should see development in order to halt decline and regenerate areas. In Sunderland South the preference is to encourage development within the existing urban area, especially the inner areas with development of greenfield sites kept to a minimum. Coalfields should see development in the north whilst improving the environment in the south	Your comments have been noted and will be given due consideration
Mr Andrew Moss	Ward Hadaway	Clarifies details of a site to be included in the SHLAA	Your comments have been noted and your site(s) will be considered as part of the SHLAA.
Mr Andrew Moss	Ward Hadaway	One of the Offerton sites has been omitted from SHLAA and needs reinstating	Your comments have been noted and given due consideration. The Council has updated the 2016 SHLAA. SHLAA site formerly known as 464 is now identified as 464A and the extension as 464B. SHLAA site assessments for 464A & 464B can be found in the 2016 SHLAA update report.

Full Name	Organisation Details	Summary of Response	Council response
Mr Andrew Moss	Ward Hadaway	Need to plan for higher levels of growth	Your comments have been noted and will be given due consideration.
Mr Andrew Moss	Ward Hadaway	IAMP should be encouraged	Your comments have been noted and will be given due consideration during the preparation of the Core Strategy and IAMP AAP.
Mr Andrew Moss	Ward Hadaway	Local plan should provide a commensurate amount of housing development	Your comments have been noted and given due consideration.
Mr Andrew Moss	Ward Hadaway	Should be a range and choice in the housing offer which should include executive housing.	Your comments have been noted and given due consideration.
Mr Andrew Moss	Ward Hadaway	Site put forward in the SHLAA (464A & 464B) will help to provide executive housing which has an important role to play in achieving wider population and economic growth objectives for the region.	Your comments have been noted and given due consideration. The Council has updated the 2016 SHLAA. SHLAA site formerly known as 464 is now identified as 464A and the extension as 464B. SHLAA site assessments for 464A & 464B can be found in the 2016 SHLAA update report.
Mr Andrew Moss	Ward Hadaway	It is believed that areas CO15 and CO31 assessed as part of the review are too large and parts of the areas could be released without causing material harm. It is not agreed that they are fundamental to the purposes of the Green Belt and should be retained in full. SHLAA sites 464A and 464B should be considered further at stage 2 as possible locations for a Green Belt Review.	Your comments have been noted and will be given due consideration.

Full Name	Organisation Details	Summary of Response	Council response
Mrs Pippa Cheetham	Planning Manager O&H Properties Ltd	Support the High Growth option.	Your comments have been noted and will be given due consideration.
Mrs Pippa Cheetham	Planning Manager O&H Properties Ltd	Support the 2013 CS sub area split for development.	Your comments have been noted and will be given due consideration.
Mrs Pippa Cheetham	Planning Manager O&H Properties Ltd	Intend to submit an outline application for up to 700 dwellings on the Groves site. Land in Newbottle also presents an opportunity to improve housing choice.	Your comments have been noted and given due consideration. Your comments have been noted and given due consideration. The capacity of SHLAA site 085 has been amended to 700 units to reflect the intent for the site.
Mrs Pippa Cheetham	Planning Manager O&H Properties Ltd	Support for the findings of the Green Belt Review and the assessment of HO22 and HO26 and would welcome a further assessments of HO19, HO22, HO23 and HO26. These sites could be combined to provide a substantial site.	Your comments have been noted. The Greenbelt report does not indicate that any of the areas (at this stage) are not essential to Greenbelt purpose, just that some are fundamental and have no need to be reviewed any further.
Mr Steve Hopkirk		Does not believe that the growth option choices provided are the correct path and should be more flexible. There should be scope to adjust between the options based on market conditions and actual demand. The target could be started low and increased if demand for housing picks up in a statistically significant way. This would allow the city to respond actual growth than projections or arbitrary targets. Concern that	Your comments have been noted and will be given due consideration. The Council will follow the latest guidance set out within the National Planning Practice Guidance (NPPG) when identifying its preferred strategy, which will include taking into

Full Name	Organisation Details	Summary of Response	Council response
		we will over allocate and identify greenfield sites for development, which could be avoided if a more flexible approach is adopted.	consideration local market indicators. Consideration will also be given to inclusion of a phasing strategy.
Mr Steve Hopkirk		Brexit makes the economic future of the City uncertain.	Your comments have been noted and will be given due consideration.
Mr Matthew Good	Planning Manager	High Growth option preferred but recommends the options are updated to take account of the recent population projections. Low option would condemn city to decline and would not meet the OAN. Concern over some of the assumptions used in the modelling work, including adjustments to economic activity rate, reductions in unemployment rate and commuting patterns. Concerns of under-delivery in past against the RSS target. The modelling uses a 'baseline' jobs figure and does not account for an uplift that could be generated by IAMP and Northern Powerhouse. Consideration should be given for an uplift in housing numbers to help meet affordable housing need.	Your comments have been noted and will be given due consideration. The Council is updating its demographic projections to take account of the recently published 2014 based sub- national population projections and the DCLG published household projections derived from these. The impacts of IAMP have been taken into consideration for all of the Growth Options.
Mr Matthew Good	Planning Manager	Do not want to comment on the exact distribution of development but that the strategy provides a sufficient range of sites, more sites than are required and that they are viable.	Your comments have been noted and given due consideration.
Gillian Gibson	Sunderland City Council	A full health impact assessment should be commissioned once the growth option has been determined.	Your comments have been noted and will be given due consideration. A Health Impact Assessment of

Full Name	Organisation Details	Summary of Response	Council response
			the Core Strategy will be undertaken.
Gillian Gibson	Sunderland City Council	Generally work is good for physical and mental health, but the quality of work also matters. The low growth option, which indicates that economic growth could be harmed, could potentially damage the health of local people and may be contrary to the duty of the council to improve the health of the people of Sunderland.	Your comments have been noted and will be given due consideration
Mr John Cooper		The amount of green belt land lost to IAMP should be sufficient for the City as a whole. Further loss will reduce attractiveness of City as place to live and do business.	Your comments have been noted. The Council has given further consideration as to whether Green Belt development is required to deliver the housing and employment strategy in the Core Strategy, through update of the SHLAA, Employment Land Review and Green Belt Assessment.
Mr John Cooper		Supports growth in economy but should not be through the loss of green belt. Secure development by using brownfield land.	Your comments have been noted and will be given due consideration. The Council will give further consideration as to whether Green Belt development is required to deliver the strategy as the Core Strategy develops.. The plan will seek to prioritise development of brownfield sites

Full Name	Organisation Details	Summary of Response	Council response
Mr John Cooper		Caution is needed in relation to the number of new houses to be built. New houses do not mean that jobs will be created and new jobs do not necessarily require new houses local patterns of work show people often do not live and work in the same borough. Recognising recent falls in population, the number of houses to be built should reflect realistic population estimates	Your comments have been noted and will be given due consideration. Consideration to commuting patterns has been given as part of the demographic modelling work and will be used to inform the preferred strategy.
Miss Katie Rumble	Development Surveyor Hellens Group	Support for the 5 ARF approach and believes that additional sites needed in West. In line with high growth scenario, site 648 should be considered and that there are special circumstances exist to justify its release from the Greenbelt. These include the need to reduce out migration, alleviate pent up demand for housing, and meet the demand to build in strong market area and the need in the area for affordable and larger family housing. There are no known constraints on the site and it does not fit the 5 purposes of the Greenbelt. The potential S106 contribution from the development of the site could deliver much needed greenspace/sports pitches in the area.	Your comments have been noted. The information submitted is contrary to the Green Belt Stage 1 review and needs to be considered further.
Adam Mcvickers	Planner Persimmon Homes	Low Growth would not meet OAN and therefore be contrary to national policy.	Your comments have been noted and will be given due consideration.
Adam Mcvickers	Planner Persimmon Homes	Medium option stands below the revoked RSS level- does that therefore merit a significant boost to housing that the NPPF	Your comments have been noted and will be given due consideration. The

Full Name	Organisation Details	Summary of Response	Council response
		requires? Updated pop projections need to be used etc that show higher growth. Policy approach to jobs growth does not reflect IAMP or Northern Powerhouse- growth and housing need will be higher.	Council is updating its demographic projections to take account of the recently published 2014 based sub- national population projections and the DCLG published household projections derived from these. The impacts of IAMP have been taken into consideration for all of the Growth Options.
Adam Mcvickers	Planner Persimmon Homes	High growth is more sustainable and reduces reliance on in-commuters	Your comments have been noted and will be given due consideration.
Adam Mcvickers	Planner Persimmon Homes	More housing focus should occur in Washington. High Growth leads to 2069 additional houses needed in plan period. Non-Green Belt sites currently discounted should remain so as they will be unreliable to come forward. Green Belt release of 2000 homes is required.	Your comments have been noted and will be given due consideration.
Adam Mcvickers	Planner Persimmon Homes	The existing spread of sites in SHLAA exhausts South Sunderland and Coalfield, and this pushes need for deletion into Washington in particular. Washington is a strong market area, and it is a strong sustainable argument to locate these next to emerging jobs- particularly in light of IAMP.	Your comments have been noted. The Council has updated the 2016 SHLAA which has assisted to inform the spatial distribution of housing in the Core Strategy and Development Management Plan.
Lynn Hartridge		The Council needs to consider what comes first houses or jobs. Need to create some wealth in the way of jobs before the developers are allowed to build	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		on Green Belt. Fear is that if jobs growth doesn't materialise then development will still take place on Green Belt.	
Rachel Cooper		The amount of green belt land lost to IAMP should be sufficient for the City as a whole. Further loss will reduce attractiveness of City as place to live and do business.	Your comments have been noted and will be given due consideration. The Council will give further consideration as to whether Green Belt development is required to deliver the strategy as the Core Strategy develops.
Rachel Cooper		Supports growth in economy but should not be through the loss of green belt. Secure development by using brownfield land.	Your comments have been noted and will be given due consideration. The Council will give further consideration as to whether Green Belt development is required to deliver the strategy as the Core Strategy develops.. The plan will seek to prioritise development of brownfield sites
Rachel Cooper		Caution is needed in relation to the number of new houses to be built. New houses do not mean that jobs will be created and new jobs do not necessarily require new houses local patterns of work show people often do not live and work in the same borough. Recognising recent falls in population, the number of houses to be built should reflect realistic population estimates	Your comments have been noted and will be given due consideration. Consideration to commuting patterns has been given as part of the demographic modelling work and will be used to inform the preferred strategy.
Mr Nick Mclellan	Story Homes	Site extension to SHLAA reference 463, identified through concept	Site promotion and suggested

Full Name	Organisation Details	Summary of Response	Council response
		plan with suggested mitigation.	mitigation given due consideration. The Council has updated the 2016 SHLAA. SHLAA site formerly known as 463 is now identified as 463A and the extension as 463B. SHLAA site assessments for 463A & 463B can be found in the 2016 SHLAA update report.
Mr Nick Mclellan	Story Homes	High growth. Washington needs more housing growth than the 5 ARF split shows. There are a large number of housing sites in less popular areas of Sunderland that are undeliverable in the short term, by contrast these sites are in a popular location, are deliverable and in the short term and will help to address housing needs in the early part of the plan period.	Your comments have been noted and will be given due consideration
Mr Nick Mclellan	Story Homes	Proposes Site 463 for development and supports Greenbelt assumption that the site should be considered for Greenbelt deletion. Puts forward that the River Don (and its floodplain) is a sufficient barrier between Washington and Follingsby and that it is highly accessible being only a 20min walk to Concord centre. Development of the site should not considered to constitute urban sprawl and Follingsby is not part of the town of Gateshead, so doesn't apply in terms of settlement merging also the site is too urban to be classed as countryside.	The information presented in contrary to information held by the Council on the site and would require further consideration.

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	Church Commissioners For England	The medium growth scenario should be used as a minimum for the housing target. It is recommended that the period covered by the SHLAA is amended so that it covers the full plan period. The SHLAA identifies site 426 as being able to deliver 450 dwellings, however this was based on previous a previous scheme and following pre-application discussions with Officers a scheme of up to 500 dwelling is now proposed. The SHLAA should be amended to reflect this.	Your comments have been noted and will be given due consideration
	Church Commissioners For England	Support the inclusion of site BU12 for inclusion within Stage 2 of the Green Belt Study and that it would be a suitable location for growth	Your comments have been noted and will be given due consideration. Subsequent review of Green Belt Stage 1 has recommended that the parcel be removed from any further consideration, constituting urban sprawl (having no boundary with urban area and no potential for rounding-off), and supporting the openness of the countryside. The area in question is considered as part of SLR site 426, and this raises significant issues relating to biodiversity and infrastructure concerns too.
	Church Commissioners	Still fully support the strategy set out in the 2013 Core Strategy	Your comments have been noted and will be

Full Name	Organisation Details	Summary of Response	Council response
	For England		given due consideration
	Church Commissioners For England	Fully support the approach towards focusing housing growth within South Sunderland.	Your comments and support have been noted.
Mr Steve Gawthorpe	Area Director Homes And Communities Agency	Sulgrave: Higher growth options preferred in order to meet economic aspirations, and to support City Centre and other centre regeneration. Uncertainty over timing of some sites in South Sunderland Growth Area means there is need for flexibility elsewhere across City. Washington is ideal location for strategic land release.	Your comments have been noted and will be given due consideration
Mr Steve Gawthorpe	Area Director Homes And Communities Agency	Sulgrave: Additional land will be required to meet higher growth option GB land necessary and land east of Sulgrave is in sustainable position beside IAMP.	Your comments have been noted and will be given due consideration
Mr Steve Gawthorpe	Area Director Homes And Communities Agency	Cherry Knowle: Site BU4 - Welcome fact that small Greenbelt allocation has been separately reviewed in SLR, and put forward that it serves little Greenbelt purpose and could become part of a larger development of Cherry Knowle. Recommends that the scoring for Green Belt 'purpose' for this area should be downgraded. Land immediately to the north of BU4 (site 824 in SLR) should be considered alongside this site as part of wider proposals.	Your comments have been noted and it is acknowledged that the scoring for Greenbelt 'purpose' would be different if site BU4 was surrounded by SSGA development/road on 3 sides.
Mr Steve Gawthorpe	Area Director Homes And Communities Agency	Cherry Knowle: Question the assumptions in HRA report on greenspace requirements for mitigation measures. The assumption that 250 homes would equal a population of 1000 population and the subsequent	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		greenspace requirement would badly affect future housing delivery in the area	
Kath Lawless	Head Of Planning Newcastle City Council	Concerned that a significant change in migration patterns between Sunderland and Newcastle could affect the implementation of the objectives in their Local Plan	Your comments have been noted and will be given due consideration. The Council will work closely with Newcastle City Council on these cross boundary issues through the duty-to-cooperate.
Kath Lawless	Head Of Planning Newcastle City Council	Newcastle would also like to explore the implications of the growth scenarios on growth in jobs within the City and employment sector forecasts. Job growth of the scale associated with the medium or higher growth scenarios is likely to include growth in job sectors and companies operating across the city market areas and given the inclusion of Newcastle within the Sunderland travel to work area further consideration of the implications of the Experian led growth options would be appropriate. Additionally, Newcastle would request that the transport assessments of the identified growth scenarios, and the implications for the existing transport network and assumed modal split, be shared with Newcastle so that any implications to Newcastle and the City's planned improvements to the transport network can be understood.	Your comments have been noted and will be given due consideration. The Council will work closely with Newcastle City Council on these cross boundary issues through the duty-to-cooperate.
James	Senior Planning	Cannot answer the questions as	Your comments have

Full Name	Organisation Details	Summary of Response	Council response
Hudson	Advisor Environment Agency	set out in the consultation letter but have provided an overview of the environmental issues that should be taken into consideration.	been noted and will be given due consideration
James Hudson	Senior Planning Advisor Environment Agency	The Local Plan should have regard to the objectives of the WFD and the Northumbrian River Basin Management Plan. It seeks to ensure that all water bodies achieve good status by 2021 & 2027 and to prevent the deterioration in the status of the water bodies. This should be reflected in the SA, including a WFD indicator	Your comments have been noted and will be given due consideration
James Hudson	Senior Planning Advisor Environment Agency	SA Objective 9 should include reference to both surface water and ground water quality. This should also be reflected within the key issue section on page 14.	Your comments have been noted and will be given due consideration
James Hudson	Senior Planning Advisor Environment Agency	The results of the Wear Rivers Trust Topsoil Project should feed directly into the Local Plan.	The findings of this project will be considered once they are known.
James Hudson	Senior Planning Advisor Environment Agency	Environment Agency outlines the potential to build SUDS into the design of new developments which will have the benefit of reducing risk of flooding and act to trap and to some extent mitigate the effect of pollutants, including settling out sediments which can impact on invertebrate by having a smothering effect on river beds.	Your comments have been noted and will be given due consideration
Richard Newsome	Story Homes	High growth supported. The majority of new residential development in the next plan period should occur in the South Sunderland Growth Area and Washington Sub Area but Coalfield area needs a good	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		proportion of homes to sustain housing choice and delivery and prevent economic stagnation over the next plan period.	
Richard Newsome	Story Homes	Low growth option would have negative knock-on effects to public services and facilities, schools and general retail vitality; it would also result in limited choices of new housing being delivered throughout the City. It would be planning for decline and not meet the OAN.	Your comments have been noted and will be given due consideration
Richard Newsome	Story Homes	Medium Growth Scenario is wholly unsustainable as it also fails to deliver the much needed level of new homes required in Sunderland when taking into account its legacy of under delivery and stalled housing sites in unviable locations. Although this option would deliver similar levels of residential development to those recently achieved in Sunderland the Council must recognise that under these levels of growth Sunderland has faced still faced economic decline and increasing levels of out-commuting resulting in significant social, economic and environmental underperformance throughout the City. This trend will only continue unless a High Growth Option is planned for.	Your comments have been noted and will be given due consideration
Richard Newsome	Story Homes	Puts forward Site 128 and suggests suitable mitigation	Site promotion and suggested mitigation given due consideration. The Council has updated the 2016 SHLAA. Site 128 has

Full Name	Organisation Details	Summary of Response	Council response
			been assessed as a developable site, capable of delivering 140 units within the 6-10 year period.
Clare Rawcliffe	Countryside Officer South Tyneside Council	Concern about Seaburn Camp housing proposals as it would result in the loss of open space which is used as an alternative by dog walkers instead of the coast.	Your comments have been noted and will be given due consideration as part of Stage 2 Green Belt review, SHLAA review and SLR updates.
Clare Rawcliffe	Countryside Officer South Tyneside Council	Concern regarding 714, 401 and 642 none of these should be developed. Form a strategic wildlife corridor, linking to Bramston Pond LNR, key species including water voles present on these sites.	Your comments have been noted and will be given due consideration as part of Stage 2 Green Belt review, SHLAA review and SLR updates. Comments being forwarded to Sunderland Countryside Officers.
Clare Rawcliffe	Countryside Officer South Tyneside Council	SLR info on Site 175 Fulwell Quarries " strong objection direct impact to LNR (statutory designation) and adjacent to SSSI	Your comments have been noted and will be given due consideration
Carol Naylor	George F White	High Growth option favoured, distribution should not be dealt with as a percentage split. Implications of Brexit need to be considered, but note that 2014 based SNPP already presume net international migration will fall significantly by 2021. Agree with the 2013 Area distribution.	Your comments have been noted and will be given due consideration
Carol Naylor	George F White	Puts forward further details on site 638 of the SHLAA to prove the site is available, achievable and economically viable	Further information regarding site availability, achievability and economic viability considered. The Council has updated the 2016 SHLAA. A SHLAA site

Full Name	Organisation Details	Summary of Response	Council response
			assessment for 638 can be found in the 2016 SHLAA update report.
Carol Naylor	George F White	High Growth option favoured, distribution should not be dealt with as a percentage split. Brexit need to be considered, but note that 2014 based SNPP already presume net international migration will fall significantly by 2021.	Your comments have been noted and will be given due consideration
Carol Naylor	George F White	Puts forward further details on site 641 of the SHLAA to prove the site is available, achievable and economically viable	Further information regarding sites availability, achievability and economic viability considered. The Council has updated the 2016 SHLAA. A SHLAA site assessment for 641 can be found in the 2016 SHLAA update report.
Andy Downer	Northumbria Water Ltd.	Fulwell Reservoir site 254. Accept site as 6-10 but consider SLR as overly cautious.	Further to the Growth Options SLR, the Council has considered site 254 (Fulwell Reservoir) further in the SHLAA. Since the Growth Options Consultation in 2016, the Council has updated the SHLAA Methodology to accord with Planning Practice Guidance: Housing and Economic Land Availability Assessments. This updated methodology was applied to SHLAA sites as part of the 2016 SHLAA update to ensure consistency and robustness of the

Full Name	Organisation Details	Summary of Response	Council response
			assessment. A SHLAA site assessment for 254 can be found in the 2016 SHLAA update report.
Andy Downer	Northumbria Water Ltd.	Site 407 at Springwell Village is the best location for a new drinking water reservoir to serve the area. The southern part of the site is proposed for reservoir	Your comments have been noted and will be given due consideration.
Andy Downer	Northumbria Water Ltd.	Will be able to provide further comments regarding infrastructure once more detail is available. Look forward for future opportunities to comment.	The Infrastructure Delivery Plan (IDP) will set out the infrastructure that is required to deliver the Plan and how it will be funded. The Council will work closely with NWL on the preparation of the IDP.
Andrew Walker	Business Development Officer Nexus	Where large areas have been identified for development, including the 3000-dwelling development area in Sunderland South and the areas of up to 1500 dwellings in the Millfield and Pallion areas on the southern banks of the River Wear, Nexus considers that these should be designed to include maximum public transport accessibility from the outset, therefore it is suggested that Masterplans are produced for each of these development areas to assess potential demand and propose potential new routes, or extensions to existing services	Your comments have been noted and will be given due consideration.
Andrew Walker	Business Development Officer Nexus	The Combined Authority aims to extend the existing Metro network to improve transport accessibility, as set out in the draft NECA Metro and Local Rail	Your comments have been noted and will be given due consideration.

Full Name	Organisation Details	Summary of Response	Council response
		Strategy. Nexus requests that due consideration be given to the potential for new Metro corridors, that the City Council protects the spatial envelope of former railway alignments including space for access and potential stations identified within the Metro and Local Rail Strategy to preserve this potential. These currently include: South Hylton Metro Station to Victoria Viaduct; Follingsby to Fencehouses and City centre to Doxford via Thornhill and Farringdon	
Andrew Walker	Business Development Officer Nexus	Whilst Nexus does not object to the consideration of any of the sites included in this consultation for future development in this Growth Options consultation, the contents of the Nexus Planning Liaison Policy and the requirement for accessible public transport are emphasised including ensuring all new developments are within 400m of a current or new bus service or within 800m of a Metro station, and also that appropriate developer contributions will be requested at all such sites to accompany the granting of planning permissions	Your comments have been noted and will be given due consideration. The Infrastructure Delivery Plan will set out the infrastructure that is required to deliver the Plan and how it will be funded
	New Herrington WMC And Institute	Supports the high growth option as it is believed that the medium and low growth would be planning for decline. It is also believed that the approach set out in the 2013 Core Strategy is still appropriate. The high growth option would necessitate Greenbelt release and the WMC	Your comments have been noted and will be given due consideration. The submission considers that the yield and housing density could be higher. This has previously been set low

Full Name	Organisation Details	Summary of Response	Council response
		site is considered a logical, low-impact release.	due to previous designs put forward focused residential development on non Greenbelt area, to create new community centre with car parking, to retain TPO's trees and safeguard the bowling green.
	New Herrington WMC And Institute	The site yield is too low. Whole site is 1.5ha, 41 dwellings appropriate rather than 14	The Council has updated the 2016 SHLAA The capacity of SHLAA site 113, has been amended to 41 units.
	North East Building And Development Ltd.	High growth supported. The majority of new residential development in the next plan period should occur in the South Sunderland Growth Area and Washington Sub Area but Coalfield area needs a good proportion of homes to sustain housing choice and delivery and prevent economic stagnation over the next plan period.	Your comments have been noted and will be given due consideration
	North East Building And Development Ltd.	Puts forward Site 128 and suggests suitable mitigation	Site promotion and suggested mitigation given due consideration. The Council has updated the 2016 SHLAA. Site 128 has been assessed as a developable site, capable of delivering 140 units within the 6-10 year period.
	North East Building And Development Ltd.	Medium Growth Scenario is wholly unsustainable as it also fails to deliver the much needed level of new homes required in	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		Sunderland when taking into account its legacy of under delivery and stalled housing sites in unviable locations. Although this option would deliver similar levels of residential development to those recently achieved in Sunderland the Council must recognise that under these levels of growth Sunderland has faced still faced economic decline and increasing levels of out-commuting resulting in significant social, economic and environmental underperformance throughout the City. This trend will only continue unless a High Growth Option is planned for.	
	North East Building And Development Ltd.	Low growth option would have negative knock-on effects to public services and facilities, schools and general retail vitality; it would also result in limited choices of new housing being delivered throughout the City. It would be planning for decline and not meet the OAN.	Your comments have been noted and will be given due consideration
Ellen Bekker	Planning Adviser Natural England	A preferred growth option has not been stated although the higher the growth in the City the more likely development will have effect designated site. Feel that the relationship between the growth options and the SLR is unclear at this stage. Should the location of development become more certain, Natural England could provide more detailed advice on how development might affect the natural environment and we would therefore welcome early discussion on this.	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
Ellen Bekker	Planning Adviser Natural England	HRA Screening: NE concurs with conclusions of the Screening Report. Need early discussion when site locations are being considered. Detailed comments on elements identified in HRA	Your comments have been noted. Sunderland City Council will continue to consult with Natural England regarding HRA and site identification matters.
Ellen Bekker	Planning Adviser Natural England	SA Concur with the conclusions of this report and welcome the SA of the Growth Options and considered it a good framework for assessment of the Growth Options. Welcome the inclusion of green infrastructure corridors in the review. There 18 SSSIs in Sunderland, rather than 17 noted in the SA. It would help to include a map of these. Would like to see the baseline and issues/opportunities regarding the National Character Areas to be updated. Advise that the impact of water quantity and quality and air quality on biodiversity interests including designated sites are considered. Update to consider the vulnerability of habitats to climate change. Potential to consider the proportion of Best and Most Versatile Agricultural Land which could be developed. Advise that an assessment of the effects of water quality and quantity and air quality on biodiversity, including designated sites, is added. The potential impact upon the Durham Heritage Coast could include in the assessment for Landscape and Townscape.	Your comments have been noted and will be given due consideration during the preparation of the SA.
Ellen Bekker	Planning Adviser	SLR: Suggest include maps	Your comments have

Full Name	Organisation Details	Summary of Response	Council response
	Natural England	showing assessment of suitability of sites for development. Also should refer to SSSI Impact Risk Zones. Should also refer to Priority Habitats and Species.	been noted and will be given due consideration
Ellen Bekker	Planning Adviser Natural England	Green Belt Review: Welcome the inclusion of Green Infrastructure corridors in the review.	Your comments have been noted and will be given due consideration
Lord Durham Estates	Lord Durham Estates	Puts forward major Green belt site to north of Penshaw. It is claimed that there are no constraints and that the site is sustainable as it is within easy access of facilities and does not conflict with any of the purposes of Green Belt.	Comments have been duly noted. However the information presented is contrary to information that the Council holds and the revised Greenbelt Review has now recommended that the parcel is not considered beyond Stage 1, due to fundamental impact to openness and encroachment of countryside.
Linda Mary Wood		Consultation has not been very well publicised and Coalfields do not need anymore new housing. Further consultation is needed.	Your comments have been noted and will be given due consideration
Barbara Hooper	Principal, Historic Places Team Historic England	Have considered the three options but feel there is sufficient information to assess the impact on heritage assets. Suggest using heritage assessment element in SLR to further inform SA.	Your comments have been noted and will be given due consideration
Helen		Population in decline, figures are overestimated due to lower birth rate.	Your comments have been noted and will be given due consideration. The Council has used Government published figures to inform the preparation of the Plan drawn from the Census

Full Name	Organisation Details	Summary of Response	Council response
			and ONS.
Helen		Believes that Greenbelt should not be used for housing as there is plenty of brownfield land available, and Coalfields could be used.	Your comments have been noted and will be given due consideration. Brownfield land in the city has diminished in recent years, and even the low growth option could not be delivered purely by re-using brownfield land.
Greg Skeoch		The amount of green belt land lost to IAMP should be sufficient for the City as a whole. Further loss will reduce attractiveness of City as place to live and do business.	Your comments have been noted and will be given due consideration. The Council will give further consideration as to whether Green Belt development is required to deliver the strategy as the Core Strategy develops.
Greg Skeoch		Supports growth in economy but should not be through the loss of green belt. Secure development by using brownfield land.	Your comments have been noted and will be given due consideration. The Council will give further consideration as to whether Green Belt development is required to deliver the strategy as the Core Strategy develops.. The plan will seek to prioritise development of brownfield sites
Greg Skeoch		Caution is needed in relation to the number of new houses to be built. New houses do not mean that jobs will be created and new jobs do not necessarily require new houses local patterns of	Your comments have been noted and will be given due consideration. Consideration to commuting patterns has

Full Name	Organisation Details	Summary of Response	Council response
		work show people often do not live and work in the same borough. Recognising recent falls in population, the number of houses to be built should reflect realistic population estimates	been given as part of the demographic modelling work and will be used to inform the preferred strategy.
		Supports the medium growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. The Core Strategy should now focus on land previously used for housing or current unsatisfactory housing where there is already infrastructure in place. Would like to see more development in Central Sunderland and South Sunderland. Believes that housing appropriate to city centre living creates a vibrant city centre and regenerates the whole city. Also there are development opportunities along River due to new bridge. Would also like to see more development in Washington but not on the Greenbelt and less development in the Coalfields due to lack of school places and flood risks.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mrs Claire Harrison-Coe		Supports a low to medium growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Concerned that there will not be the resources/infrastructure to support high growth. Would like to see less residential development and more employment uses and retail in Central Sunderland. Believes that development should be distributed and relevant to need	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.

Full Name	Organisation Details	Summary of Response	Council response
		in the area and brownfield availability.	
Gillian Gibson	Sunderland City Council	When considering the negative impacts of the medium and higher growth options there are two hazards that could have a very direct impact on health. These are road traffic accidents and air quality. Should the higher growth option be pursued it is imperative that increase traffic movement across the city does not put the lives of our children and young people at further risk of accidents and that steps are taken to mitigate the impact on air quality through the implementation of evidence based interventions including increased 20mph zones, greater support for active travel and appropriate tree planting.	Your comments have been noted and will be given due consideration
Gillian Gibson	Sunderland City Council	The City has a high dependency ratio which has a significant impact on demands on a range of public services, particularly health and social care. The low growth option, which has been identified as leading to the continued decrease in working age population would further exacerbate this issue at a time of increased financial pressures for public services, including the local NHS.	Your comments have been noted and will be given due consideration
Gillian Gibson	Sunderland City Council	The planned housing construction identified in the growth options could be used to tackle some of the health issues for Sunderland. The design of such housing developments should, however, ensure that in addition to	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		addressing housing need they also take account of wider issues such as social cohesion and access to physical activity.	
Gillian Gibson	Sunderland City Council	There is increasing evidence that environment plays a critical part in encouraging people to be physically active. The higher growth option identifies that significant land would need to be released from Green Belt. If this is green space that is accessed by local people then its loss could be to the detriment of their health.	Your comments have been noted and will be given due consideration
Gillian Gibson	Sunderland City Council	The Five Ways to Wellbeing are a set of evidence based actions, identified by the New Economics Foundation, which promote people's wellbeing. They are Connect, Be Active, Take Notice, Keep Learning and Give. Each of these elements may be influenced by the growth option selected and the way in which it is then implemented.	Your comments have been noted and will be given due consideration
Gillian Gibson	Sunderland City Council	The Five Ways to Wellbeing are a set of evidence based actions, identified by the New Economics Foundation, which promote people's wellbeing. They are Connect, Be Active, Take Notice, Keep Learning and Give. Each of these elements may be influenced by the growth option selected and the way in which it is then implemented.	Your comments have been noted and will be given due consideration
Durham County Council	Spatial Policy Team Durham County Council	DCC are supportive of the IAMP and its potential contribution to economic growth in the NECA area.	Your comments have been noted and will be given due consideration
Durham County	Spatial Policy Team Durham	It is important to ensure that the assumptions made in developing	Your comments have been noted and will be

Full Name	Organisation Details	Summary of Response	Council response
Council	County Council	scenarios for our Local Plans are compatible. There are two areas in which assumptions made in the Growth Options appear to be at variance to those used in the emerging Durham Plan, these being adjustments to the commuting rates under the medium growth scenario and the adjustments to net migration rates under both the medium and high growth scenarios. It is unclear from the Growth Options document what employment opportunities or strategy would be delivered to enact the reduction in the commuting ratio. The transport implications of such as change are also unclear. DCC would welcome the opportunity to discuss these issues as part of the duty to cooperate.	given due consideration. We will continue to work with Durham Council under the duty-to-cooperate to fully understand the cross boundary issues of the Core Strategy.
Mr George Martin		Support for medium growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see brownfield and derelict sites developed first and Washington will already contribute a larger chunk of greenbelt for IAMP. Would like to see more residential and retail developments and employment uses in Central Sunderland and Coalfields and to support the City Centre no further development of retail parks. Believes that the Coalfields has more scope to absorb extra housing it is the least densely populated Would like to see more residential development and	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy

Full Name	Organisation Details	Summary of Response	Council response
		employment uses in South Sunderland but less retail development. Believes that there should be less residential development and retailing in North Sunderland and Washington but more employment uses.	
Ms Maureen Lambton		Supports the low growth option and is of the view that the amount of Greenbelt which will be needed for the IAMP any further land needed for employment and housing should be taken from brownfield and previously developed areas.	Your comments will be given due consideration and along with other will be used to inform the next draft of the Core Strategy
Mrs Susanne Miller		Supports the low growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see retail uses developed within all existing areas. Considers the priorities for housing should attracting key workers to the City, using brownfield land and housing that is affordable.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
James Daly		Supports medium growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see reduced housing focus on the Coalfields and encourage economic growth. Agrees with housing growth in Sunderland South. Greenbelt housing in Washington should be encouraged.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Mrs Lisa Harris		Does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Believes that growth should be supported and encouraged but	Your comments will be given due consideration and along with others will be used to inform the next draft of the

Full Name	Organisation Details	Summary of Response	Council response
		not at the expense of the Greenbelt.	Core Strategy
Mr Ian Harris		Does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Believes that growth should be supported and encouraged but not at the expense of the Greenbelt.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Ms Donna Bishop		Supports the low growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Believes that the coalfield area should be given major consideration in any future development.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Mr Christopher Bishop		Supports the low growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Believes that there must be sufficient brownfield sites that could be developed before Greenbelt is considered. Believes that all housing should be developed in the Coalfields as it is the least densely populated.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr Dennis Lambton		Does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Supports growth but not at the expense of the Greenbelt and that existing proposals for job creation are enough to support growth. The priority should be brownfield over greenfield. Also the number of houses to be built should not be based on the number of jobs that might be created.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy
Joan Pearson		Supports the medium growth option and believes that the	Your comments will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		approach set out in the 2013 Core Strategy is still appropriate. Would like to see maximised use of brownfield sites in all areas for development and Greenbelt safeguarded while taking into consideration the higher volume of traffic since 2013.	and along with others will be used to inform the next draft of the Core Strategy
J P Pearson		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see maximum utilisation of brownfield sites in all areas	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Angela Templeman		Supports the low growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Does not want to see development on the Greenbelt, greenfield sites or Settlement Breaks	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Dan Banning		Supports the low growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Does not want to see development on Greenbelt, greenfield sites or Settlement Breaks	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Mitchell Templeman		Supports the low growth option and does not want to see development in the Greenbelt, greenfield sites or Settlement Breaks.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Matt Banning		Supports the low growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Does not want to see development in Greenbelt, greenfield sites or Settlement Breaks.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy

Full Name	Organisation Details	Summary of Response	Council response
S C Templeman		Supports low growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Does not want to see development on the Greenbelt, greenfield sites or the Settlement Breaks.	Your comment will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
P Nelson		Does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Supports growth but not at the expense of the Greenbelt. Proposals already in existence to delete Greenbelt land for job creation are sufficient to support growth and building houses on this basis of extra jobs is not acceptable.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
I Nelson		Does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Believes that growth is good but not at the expensive of Greenbelt and that proposals already in place are adequate for growth support.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Audrey Thompson		Need better infrastructure i.e. roads and parking to attract and retain home owners.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Ann Huntley		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy documents is still appropriate. Would like to see more retail provision in coalfields as well as schools, leisure facilities and libraries. Also need housing for the elderly, especially bungalows and sheltered housing and	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.

Full Name	Organisation Details	Summary of Response	Council response
		affordable rental properties.	
Helen Thompson		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate.	Your comments will be given due consideration and along with others will be used inform the next draft of the Core Strategy
Alice Curtis		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Also believes that the infrastructure that is available at the moment cannot cope. Would like to see the Bridges expanded to include the High Street and less housing in South Sunderland and the Coalfields	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Brian Thompson		Support high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see derelict and partially derelict industrial land brought back into use for housing.	Your comments have been given consideration and will be used along with other to inform the next draft of the Core Strategy.
John Thew		Supports the high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate	Your comments will be given due consideration and will be used along with other to inform the next draft of the Core Strategy
G J Thompson		Supports the high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
A Greenwood		Supports the medium growth option and does not believe the approach set out in the 2013 Growth Options is still appropriate. Would like to see	Your comments will be given due consideration and will be used along with others to inform the next draft of the

Full Name	Organisation Details	Summary of Response	Council response
		more residential development in Central Sunderland and in Washington as there is more land available in Washington. However would like to see less residential development in the Coalfields.	Core Strategy.
C Buddle		Supports the high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Christopher Bell		Supports the high growth option	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Jeremy Wicking		Supports the high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Peter Thompson		Supports the high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
E Mcevoy		Supports the high growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Should be more employment uses and retail in Central Sunderland and a better mix of housing to suit young professionals. Should be more residential development and employment use in South Sunderland and the Washington. Would like to see more	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.

Full Name	Organisation Details	Summary of Response	Council response
		residential development in the Coalfields and North Sunderland as long as natural assets of the coast are protected.	
Ken Smithson		Supports medium growth option. Would like to see more residential development and offices in Central Sunderland to boost retail and more employment uses on brownfield sites in South Sunderland. Would like to see more employment in North Sunderland and Washington but no housing on greenfield sites. In the Coalfields would like to see more residential development and employment uses on brownfield land, also an improvement to transport links.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Annabel Lawson		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see more residential development in Central Sunderland which would make the area feel safer and the retail area needs updating. Believes that South Sunderland should be linked to the Coalfields and that retail provision in the Coalfields needs to be improved although maybe too late as Dalton Park is expanding further.	Your comments will be given due consideration and will be used along with other to inform the next draft of the Core Strategy. A Retail Needs Assessment has been prepared as part of the revised evidence base.
Michael Harding		My concern is for any new housing to be used on the Green Belt at Springwell Village. There are many reasons, traffic increasing, emerging routes congested, environmental issues, which are only a few to mention. There are many brownfield areas	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		in Washington which could be redeveloped and are half empty units, factories etc but have been overloaded. To me it's ridiculous to use Green Belt land and destroy a community and the environmental land that we should preserve.	
Mary Peel		Considering the recent referendum results and the total uncertainty I think a pause is necessary or further investigation. Less housing and more employment. Do we really need it! Don't build for the sake of building	Your comments have been noted and will be given due consideration
Miss Eve Lambton		Supports the low growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Growth should be supported but not on the Greenbelt	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr David Lambton		Supports the low growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Growth should be considered but not on the Greenbelt	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mr Chris Lambton		Supports the low growth option and does not believe that the approach set out in the 2013 is still appropriate. We should be able to grow but not to the detriment of our green belts	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Miss Angela Lambton		Supports to low growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Does not want development to take place on the Greenbelt	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Ms Philippa Abbott		Supports the medium growth option and believes that the approach set out in the 2013 Core	Your comments will be given due consideration and along with others

Full Name	Organisation Details	Summary of Response	Council response
		Strategy is still appropriate	will be used to inform the next draft of the Core Strategy.
Mr Kevin Bond		Supports the high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate	Your comments will be given due consideration and along with others will be used to inform the net draft of the Core Strategy
Miss Charlotte Nelson		Does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Growth is supported but not at the expense of the greenbelt and that job creation is not enough to support growth.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Christina Taylor	RSPB Northern England Office	Sustainability Appraisal Comments: proposed alteration to 2.2.2; to objective 8; In Biodiversity section - SSSIs also need to be taken into account	Your comments have been noted and will be given due consideration
Christina Taylor	RSPB Northern England Office	HRA Screening comments: the International sites are properly screened out of the HRA process; impact on non-indigenous plants; proof required that demonstrates that SANGS will work in diverting people from coastal areas; SAMM mitigation measures contradiction, i.e. that cliff top walking will be encouraged but at same time is not expected to provide a realistic alternative to beaches and other areas for dog walking; further analysis/monitoring is required; the emerging Durham County Local Plan should be included in an in- combination assessment.	Your comments have been noted and will be given due consideration.

Other Issues Raised at the Growth Options Consultation Events:

20th May – Wear Catchment Partnership, Rainton Meadows

- Location of potential housing development and economic development, impact to waterways and drainage, ecology, landscape.

21st May – City Library

- Interest in Washington ELR sites
- Query over demographic modelling
- Concerns over impact on natural environment

23rd May – Houghton Library

- Improvements needed to appearance of Houghton centre, signposts for car park locations etc.
- Query over whether new supermarket is still proposed on Houghton colliery site.
- Central route – whether this is still being progressed and timescales.
- Houghton and the Coalfield not seen as a Council priority and all investment is focused on Sunderland City.

23rd May – Bunnyhill Centre

- Need jobs growth
- SSTC and new Bridge in wrong location- need additional bridge over River Wear
- Lack of local facilities in Town End Farm

24th May – Kayll Road

- SSTC

24th May – Ryhope

- Need to protect the environment
- Safeguard our greenspaces
- Improve the City Centre
- Create jobs

25th May – Washington Galleries

- Land east of Sulgrave / north of Nissan – suitability for development
- Protection of Green Belt across city
- Protection of Green Belt specifically around Springwell Village- road capacity, impact on landscape, school and village already vibrant

26th May – Sandhill Centre

- Retailing in Sunderland – too many restrictions on traders
- More tourist attractions along the coast
- Sunderland needs a lot of investment to be able to compete with neighbouring cities.

27th May – Hetton Library

- Concern about “white land” to the east of Hetton, and whether that would be safeguarded from residential development or quarrying. Questions about the level of protection afforded to this open countryside

27th May – Washington Millennium Centre

- Previous uses on sites that are now being developed for housing

6th June – Washington Millennium Centre

- General interest in housing development in South Sunderland and Washington
- General support for new housing development
- Acceptance that IAMP is strategically necessary, even if it means loss of a few properties and some of the Green Belt to the north of Nissan

7th June – Ryhope Library

- Concern about volume of housing proposed around Ryhope, and concern that it may develop independently to Ryhope and not improve the existing village infrastructure or quality of shops/village centre

9th June – Doxford Park

- Better understanding of the justification for development of the SSGA area, and of the constraints that will be impacted upon / need to be addressed – especially groundwater/surface water flooding at Thristley Wood, for example
- A lot of concern that significant levels of development across Doxford Park and Silksworth in particular will have on the road network congestion, on pedestrian safety/road safety and the environment as a whole
- Questioning why Sunderland needed to arrest the population decline, and why higher levels of housing growth were required in the first place
- Questioned whether younger professionals are actually leaving Sunderland, and why this would be
- Generally appreciative of the extra efforts to inform local residents in the area, and with Keep Burdon Green
- A resident was keen for higher growth across the city, and keen for economic development to occur across the city

10th June – Kayll Road Library

- Concern that city strategically has given-up employment land, and that now there is a shortfall in places, particularly in Washington
- It made sense for the riverside areas of Pallion and Deptford to be retained for employment, to make up for the shortfall elsewhere, and considering that the new road will improve access.

10th June – Fulwell Library

- Need to ensure that we maximise / take opportunity to develop on a number of existing brownfield and greenfield sites that are suitable for development
- General interest on potential development sites in Fulwell / Seaburn area

11th June – Houghton Library

- Area should no longer be referred to as the coalfield, should we now be calling it Houghton and Hetton
- Local transport scheme in the area and how consultation has been poor
- Discussion around previous use of sites and questioning whether some land should be built on for health reasons
- Local retailing centres are in decline, one of the main costs is business rates
- Area has seen a lot of housing building recently and questioning whether this should continue in the future
- New housing is putting pressure on local schools and services

11th June – Washington Galleries

- Cost of local transport
- Comments on information provided in the SLR sheets
- Recognition that this was not a ward issue, it is a city wide issue

29th June – Youth Parliament (Sunderland)

- Concern about the environment, loss of habitat that needs protecting

More young people saw their future away from Sunderland (regional shift) than in Sunderland – more a reflection of keeping variety of options open.

APPENDIX 16: Draft Core Strategy and Development Plan (2017) – Evidence Base

Habitats Regulation Assessment (2017)

Sustainability Appraisal (2017)

Health Impact Assessment (2017)

Equality Impact Assessment (2017)

Sunderland Demographic Analysis and Forecasts (2017)

Sunderland Demographic Analysis and Forecasts (2016)

Green Belt Review Stage 1 (2016)

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

Green Belt Stage 3 Site Selection Report (2017)

Sunderland Strategic Housing Market Assessment Update (2016)

Sunderland Strategic Housing Market Assessment Update (2017)

Strategic Housing Land Availability Assessment (2017)

Strategic Land Review - Coalfields (2016)

Strategic Land Review - North (2016)

Strategic Land Review - West (2016)

Strategic Land Review - East (2016)

Strategic Land Review - Washington (2016)

Draft Sunderland Housing Strategy (2017)

Gypsy's and Traveller's Site Assessment Report (2017)

Gypsy and traveller Needs Assessment (2017)

Sunderland Employment Land Review (2016)

Employment Land Review: Post EU Referendum Forecasting Analysis

Sunderland Retail Needs Assessment Volume 1 (2016)

Sunderland Retail Needs Assessment Volume 2 (2016)

Sunderland Retail Needs Assessment Volume 3 (2016)

Sunderland Leisure Needs Assessment (2016)

Economic Masterplan

3 6 9 Vision for Sunderland

Sunderland Playing Pitch Plan

Sunderland Facilities Needs Assessment

Green Infrastructure Strategy Framework

Greenspace Audit and Report 2017

Settlement Break Review update (2017)

Conservation Area Character Appraisals and Management

Sunderland Landscape Character Assessment (2015)

Sunderland Wind and Solar Landscape Sensitivity Assessment (2015)

Local Flood Risk Management Strategy

Strategic Flood Risk Assessment (2017)

Transport Assessment (2017)

Draft Infrastructure Delivery Plan (2017)

Draft Sunderland Viability Assessment (2017)

Education Report (2017)

Mineral Safeguarding Area Topic Paper (2017)

Waste Needs Assessment (2017)

Local Aggregates Assessment (2016)

Growth Options Consultation Report (2017)

APPENDIX 17: Draft Core Strategy and Development Plan (2017) – Consultee Letter



Commercial Development
Planning and Regeneration
Civic Centre
Burdon Road
Sunderland
Tel (0191) 520 5555
Web www.sunderland.gov.uk

Date: 28 July 2017
Our ref:
Your ref:

Dear Resident

HAVE YOUR SAY ON SUNDERLAND'S CORE STRATEGY AND DEVELOPMENT PLAN

I am writing to inform you that from 7 August to 2 October 2017, Sunderland City Council will be consulting on the first draft of the Sunderland Core Strategy and Development Plan. This Plan sets out our long-term strategy on development across the city to 2033. It will ensure that the right type of development is focused in the right places to meet the needs for local people and businesses.

By law, all local councils must prepare a long-term plan which sets out how much development should take place, and where, to meet the needs of local people and businesses. The Plan is a framework which will ensure that Sunderland can:

- deliver an additional 13,800 homes
- create 10,300 number of jobs
- create sustainable communities and deliver a mix of homes of different sizes and types to meet our needs
- support a thriving economy through the development of the Urban Core, Centres and employment sites
- improve sustainable transport
- create healthy communities
- deliver infrastructure such as schools and healthcare to support our future growth

In addition, we are also consulting on the evidence base which justifies the Plan and two additional Planning Documents:

- Draft South Sunderland Growth Area (SSGA) Supplementary Planning Document (SPD), SSGA Infrastructure Delivery Study (IDS) and associated evidence bases. SSGA has the ability to accommodate approximately 3000 homes, the draft SPD will guide the future development of the area
- Planning Obligations Scoping Report which sets out how the council has considered the need for planning obligations and established an approach which is appropriate, fair and justified.

Have your say

This Plan will shape the places where we live, work, and socialize. That is why it is important that you have your say.

The consultation will run for a period of 8 weeks, from **Monday 7 August to Monday 2 October**. All representations should be completed and received by the council no later than 5pm on the final day of consultation.

The council will be hosting a number of drop-in events, where officers will be available to answer any questions that you may have. The schedule for these events are overleaf:

Delivering services for a better future



Wednesday 9 August 2017		Monday 18 September 2017	
10 - 12pm	Springwell Village Hall, NE9 7RP	10 - 12pm	Railco Carter Sports Centre, SR2 8PD
2 - 4pm	Ryhope Community Centre, SR2	2 - 4pm	Hetton Centre, DH5 9NE
6 - 8pm	Fulwell Methodist Church, SR6 8LN	6 - 8pm	Barnwell Academy, DH4 7RT
Thursday 10 August 2017		Tuesday 19 September 2017	
10 - 12pm	Philadelphia Cricket Club, DH4 4JE	10 - 12pm	The Secret Garden, SR3 2PD
2 - 4pm	Business & Innovation Centre, SR5 2TA	2 - 4pm	Houghton Welfare Hall, DH4 5AF
6 - 8pm	Claxton Community Centre, NE38 8BQ	6 - 8pm	San Street Youth & Community Centre, SR1 1HG
Friday 11 August 2017		Wednesday 20 September 2017	
10 - 12pm	Hetton Centre, DH5 9NE	10 - 12pm	Fulwell Methodist Church, SR6 8LN
2 - 4pm	Barnwell Academy, DH4 7RT	2 - 4pm	Business & Innovation Centre, SR5 2TA
Monday 14 August 2017		6 - 8pm	Springwell Village Hall, NE9 7RP
10 - 12pm	Holy Trinity Church, NE37 1NR	Thursday 21 September 2017	
2 - 4pm	St Chad's Church, SR3 3ND	10 - 12pm	Philadelphia Cricket Club, DH4 4JE
6 - 8pm	Houghton Welfare Hall, DH4 5AF	2 - 4pm	Ryhope Community Centre, SR2 8RX
Tuesday 15 August 2017		6 - 8pm	Washington Millennium Centre, NE37 2GD
10 - 12pm	Railco Carter Sports Centre, SR2 8PD	Friday 22 September 2017	
2 - 4pm	Sunderland City Council Customer Service Centre, SR1 1RE	10 - 12pm	Hetton Centre, DH5 9NE
6 - 8pm	Washington Leisure Centre, NE38 7SS	2 - 4pm	David Lloyd Sunderland, SR3 3XN
Wednesday 16 August 2017		6 - 8pm	Lambton Street Youth Centre, SR4 6XA
6 - 8pm	Dorford Park Community Centre, SR3 2ND		

All supporting documentation will be available to view online at www.sunderland.gov.uk/evidence. Reference copies are also available in council libraries at Houghton, Washington Town Centre and City Library @ Museum & Winter Gardens (subject to opening hours) and in the Civic Centre.

The quickest and easiest way for you to respond is online at <http://sunderland-consult.limehouse.co.uk/portal>. You will need to register to comment. If you have already registered during a previous consultation simply enter your username and password.

If you prefer, you can download the comments form from our website www.sunderland.gov.uk/CSDP, pick up a copy from our libraries or from a drop in event and send it to us.

Please email completed comment forms to: Planningpolicy@sunderland.gov.uk or post to: Strategic Plans, Civic Centre, Burdon Road, Sunderland, SR2 7DN.

After this consultation, the council will take into consideration all views and any additional evidence before consulting on the next version of the Plan.

If you have any queries regarding the consultation, or any other aspect of the Sunderland Local Plan, please do not hesitate to contact us on the contact details listed above.

Yours faithfully

Iain Fairlamb
Head of Planning and Regeneration

APPENDIX 18: Draft Core Strategy and Development Plan (2017) – Consultees Listing

E-mail Contacts

Name	Surname	Organisation
Richard	Percy	Abbott Associates
Kelly	Brooks	Accent Foundation
Kevin	Waters	Adlington
Alan	Patchett	Age UK Sunderland
Geoff	Storey	Aggregate Industries UK Ltd
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Christopher	Whitmore	Andrew Martin Associates
Mark	Hudson	Asda
Lynn	Scott	Asda
Ashley	Godfrey	Ashley Godfrey Associates
Brian	Jackson	B Supplied Ltd
Richard	Marsden	BDN Ltd
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Tracey	Brown	BME Womens Group
Katie	Bourne	BNP Paribas Real Estate
Alex	Willis	BNP Real Estate UK
	Griffin	Bournmoor Parish Council
Michael	Hodges	British Aggregates Association
Dave	Calvert	BT (Broadband)
Alban	Cassidy	CA Planning
Chris	Irwin	Camerons Ltd
Lindsey	Hegarty	Carillion Education
Graham	Singleton	CEMEX UK Marine Limited
Mark	Kelly	CEMEX UK Operations Limited
Jeff	Boyd	Cheviot Housing
Brian	Jackson	City Centre Traders Ass
Angela	Mills	City Equals
Carol	Harrier	City Hospitals
Kathy	Bland	City Of Sunderland College
Nigel	Harrett	City Of Sunderland College
Neal	Henley	Civil Aviation Authority
		Civil Aviation Authority
		Coal Authority
Tracy	Collins	Coalfield Forum
Wendy	Socket	Colliers CRE
Pat	Burn	Community Association Federation

John A	Sample	Consultus Building Consultants Ltd
		Cornerstone Telecommunications Infrastructure Limited (CTIL)
Gillan	Gibson	CPRE Durham
		CPRE North East
Richard	Swann	Cundall
Katherine	Brooker	Cushman And Wakefield
Bryan	Attewell	Cycling Touring Club
David	Nelson	Darlington Borough Council
Jill	Davis	Davis Planning Partnership
Eamon	Mythen	DCLG
Phil	Marsh	Dene Consulting Ltd
Mark	Duggleby	Department For Transport
		DPDS
Rachel	Ford	DPP
Katherine	Brooker	DTZ
Claire	Davies	DTZ
Andy	Leas	Durham Biodiversity Partnership
Paul	Anderson	Durham Bird Club
		Durham County Council
Jason	McKewon	Durham County Council
Jim	Cokill	Durham Wildlife Trust
John	Pilgrim	Education Funding Agency
Alex	Jackman	EE
Atul	Roy	EE
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Steven	Longstaff	ELG Planning
		England & Lyle Ltd For Northumbrian Water Limited
Ian	Lyle	England And Lyle
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Steve	Staines	FFT Planning
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Chris	Irwin	LCS Limited
Luke	Plimmer	Martineau
Stephen	Surphlis	Mcaleer And Rushe
Charlton	Gibben	Middlesbrough Borough Council
Nick	Horsley	Mineral Products Association
D	Mckinnon	Modis
L	Armstrong	Murton Parish Council
Damien	Holdstock	National Grid c/o Entec UK Ltd.
Damien	Holdstock	National Grid Transco (British Gas)
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Natasha	Rowland	National Trust
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Keith	Loraine	Nomad E5 Housing Association Limited
Claire	Jobling	North East Ambulance Service
Peter	Stoddart	North East Ambulance Service
Kevin	Tipple	North East AWP
Frances	Wilkinson	North East AWP
Rachel	Anderson	North East Chamber Of Commerce
Jules	Brown	North Of England Civic Trust
Perry	Vincent	North Of England Refugee Service

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Laura	Hewitt	North Tyneside Borough Council
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		Open Reach
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Caron	Walker	South Tyneside Primary Care Trust
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Richard	Newsome	Story Homes
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Dean	Huggins	Sunderland BME Network
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Stephen	Foster	Sunderland City Council
Gillian	Gibson	Sunderland City Council
Syed	Hussain	Sunderland City Council
John	Kelly	Sunderland City Council
Doris	MacKnight	Sunderland City Council
Barbara	McClennan	Sunderland City Council
Henry	Trueman	Sunderland City Council
Peter	Walker	Sunderland City Council
Paul	Watson	Sunderland City Council
Andrea	Watts	Sunderland City Council

Denny	Wilson	Sunderland City Council
David	Howells	Sunderland College
Gill	McDonough	Sunderland Council For Voluntary Service
Richard	Ord	Sunderland Echo
John	Lowther	Sunderland Green Party
Chris	Alexander	Sunderland Live
Nikki	Vokes	Sunderland North Community Business Centre
Jessica	May	Sunderland Partnership
Tom	Parkin	Sunderland Seafront Traders Association
David	Curtis	Sunderland Volunteer Bureau
Matthew	Pixton	Tarmac
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John	Lowther	Tees Valley Unlimited
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Suzanne	Todd	University Of Sunderland
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		Ward Hadaway
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Clare	Phillipson	Wearside Women In Need
Susie	Clark	We're Talking Homes (North East)
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Chris	Creighton	Wm Morrison Supermarkets Plc
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Kayleigh	Brown	
Tracey	Brown	
Denis	Bulman	
Gary	Bunt	
Simon	Burdus	
Graham	Burt	
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Chris	Checkley	
John	Cooper	
Pauline	Cooper	
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David	Downey	
Dawn	Draper	
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Julie	Elliott	

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Edward	Failes	
Michael	Fearn	
Edward	Flood	
Mike	Foster	
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David	Lambton	
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Peter	Lynn	
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Mark	McGovern	
Nick	McLellan	
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Simon	Mearns	
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Hannah	Munro	
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Jackie	Nicholson	
	Nornington	
Brian	O'Doherty	
Jacky	Owen	
Greg	Pearce	
Mary	Peel	
Jane	Peverley	
Bridget	Phillipson	
Lesley	Pickup	
Bob	Price	
Helen	Proud	
Jon	Quine	
Sophie	Reay	
Elizabeth	Reid	
Colin	Riley	
Bill	Robinson	
Caroline	Robinson	
	Rutherford	
Andrea	Scollen	
Hugh	Shepherd	
Claire	Simmons	
Greg	Skeoch	
Laura	Skitt	
Ken	Smithson	

Steve	Snowball	
Lizzie	Spencer	
Jayne	Steanson	
Lewis	Stokes	
Jo	Storie	
Richard	Swann	
Stephen	Taylor	
Angela	Templeman	
Martin	Terry	
Kathryn	Tew	
Brian	Thompson	
Helen	Thompson	
Peter	Thompson	
Chris	Thorp	
Martin	Tibbo	
Stuart	Timmiss	
E	Tinker	
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		BAE Systems
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		Barclays Bank

G	Kellett	Boundary CA
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		British Gas
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C	Herbert	British Geological Survey
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		British Telecommunications Group Plc
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Rita	Nelson	Chief Officer Relate North East
		Citizens Advice Bureau
J	Nichols	Columbia Community Association
Anee	Ramshaw	Community Access Point
		Co-Operative Group
		Council For Voluntary Service- Sunderland
		DEFRA
N	Dorward	Deptford And Millfield CA
Jillian	Pate	Dickinson Dees
Matthew	Hard	DLP Consultants
		Doxford Park Community Association
Pauline	Yorke	Durham Aged Mineworkers Homes Association
		Durham Constabulary
S	Brown	Easington Lane Access Point
		East End Community Association
Ben	Thurgood	Energis Communications Ltd.
K	Lorraine	Enterprise 5
Allen	Creedy	Ethical Partnership
		Everything Everywhere Limited
Brenda	Browell	Farringdon Residents Association
		Faultbasic Ltd.
Brian	Stobbs	Force Architectural And Planning Liaison Officer
		Fujitsu Service
J	Martin	Gilley Law/Lakeside CA
		Gladman Developments
		God TV
		Grangetown Community Association
Roy	Chamberlain	Haig Homes
P	Kendall	Harraton Community Association
		Help The Aged
Syed Musaddique	Ahmed	Hendon Islamic Society
Linda	Brewis	Hendon Young Peoples Project
		Hercules Unit Trust

		Hetton Town Council
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A	Birkbeck	Houghton Racecourse Community Association
		Hutchinson 3G UK Limited
Norah	Brown	Hylton Castle Residents Association
Gillian	Walker	Jane Gibson Almshouses
Michael	Armstrong	Job Centre Plus
		John Martin Associates
		Jomast Developments
P	Razaq	Kans And Kandy
Allen	Close	Kepler Almshouses
		Lambton Community Association
K	Mayman	Little Lumley Parish Council
		Lord Durham Estates
		Lord Lambton's VS
		M&G Real Estate
v		M Nicol & Company
		Mill Telecom Ltd.
Eddie	Arnold	Millfield CORPS Salvation Army
		Mobile Operators Association
		Mono Consultants Ltd
		N Power
		N Power Renewables
		National Farmers' Union
		NEDL
		Network Rail
		New Herrington WMC And Institute
		New Herrington Working Men's Club
		NHS Commissioning Board
		NHS South Tyneside CCG
Kevin	Fitzpatrick	Nissan Motor Manufacturing (UK)
		North East Ambulance Service
		North East Building And Development Ltd.
		North East Electric Traction Trust
vJohn	Barnham	North Regional Association For Sensory Support
Anne	Ambrose	North Welfare Rights Service
		Northern Electric Distribution Ltd.
		Northern Gas Networks Ltd.
		Northumbria Police HQ
		Northumbria Water Ltd.
		Npower
Andy	Bower	Npower Renewables
		O H Properties

Pippa	Cheetham	O&H Properties
		O&H Properties Ltd
		O2
		O2 (UK) Ltd.
		Oakapple Group Ltd
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M	Maddocks	Ouston Parish Council
		Pele Housing Association
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	Shale	Penshaw Community Association
		Pittington Parish Council
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		Public Health England
Marion	Gibb	Redhouse And District Community Association
		Rickleton Community Association
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P	Hadley	Ryhope Community Association
		Save The Trident Group
		Scope London Offices
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J	Mawston	Shiney Row Community Association
P	Burn	Silksworth Community Association
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Mike	Brunning	Sound Waves
Martin	Swales	South Tyneside Council
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Suzanne	Shaftoe	Springwell Community Association
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A	Templeman	Springwell Village Residents Association
M	Lydiatt	St Matthews (Newbottle)
		Stirling Investment Properties
Gina	Smith	Sunderland Carers Centre
David	Bridge	Sunderland Civic Society
		Sunderland Clinical Commissioning Group
Tony	Compton	Sunderland Deaf Society Limited
Pat	Burn	Sunderland Federation Of Community Associations
		Sunderland Maritime Heritage
		Sunderland Mosque
		Sungate
Stewart	Tag	Tees Valley Trust Limited

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		The Crown Estate
	Bulmer	The Fulwell Society
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		Trilogy Developments
		TWRI
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		Vodafone Ltd.
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Anita	Lord	Wearside Women In Need
J	Hicks	West Community Association
Chris	Francis	Wildfowl And Wetlands Trust
		Wm Morrison Supermarkets Plc
John	Turnbull	Youngs RPS
Richard & Janette	Abdu	
John	Adamson	
V	Adgar	
A & M	Ainslie	
P & K	Aitken	
Balal	Ali	
Paul	Alison	
A M	Amour	
Beverley Anne	Andersen	
Ava	Anderson	
George & Caroline	Anderson	
R	Anderson	
S	Anderson	
Rachel	Andrews	
P H	Anthony	
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P & K H	Appleton	
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M	Arnott	
S	Ashford	
Joan	Ashman	
A	Askew	
Ian Marley	Baltal	
Dan & Matt	Banning	
Cally, Gwen & Jodie	Bannister	
Lawrence	Barnaby	
John & Margaret	Barnes	
Peter Michael	Barras	
Mark	Barton	
M	Bates	
J K	Baxter	
Christopher	Bell	
I T	Bell	
J	Bell	
J & F M R	Bell	
Paul	Bell	
A	Beresford	
J	Bewick	
Donna & Christopher	Bishop	
H J	Bishop	
W	Black	
N	Blackburn	
Katelynn	Bland	
I C & F P	Blue	
Susie	Blyth	
Joe	Bonalie	
Adrian	Bonner	
Susan	Booker	
S	Boyd	
A M & T E	Bradford	
Lynn	Bridnall	
C	Brown	
Geoffrey Raymond	Brown	
Joseph	Brown	
K	Brunger	
C	Buddle	
Gracie	Burn	
Kathleen	Burns	
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M	Burrows	

Fred	Burton	
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David	Carr	
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W	Carrick	
John	Carruth	
Mary	Cartwright	
Morgan, Jennifer & Graham	Chantler	
Jason & Dawn	Charlton	
Nicholas	Charlton	
George	Chicken	
Ingrid	Chidgey	
R W & J	Chilton	
Charlie	Clapp	
Allison, Joseph & John	Clarke	
John & Alwynne	Clarke	
Edward James	Cleary	
Tom	Cleary	
Barry Howard & Marian Ann	Clegg	
Paula Jayne	Clegram-Brown	
A & N D	Clements	
John	Colclough	
A & D M	Coleclough	
David	Colley	
J	Common	
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	Coyle	
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S	Cuthbertson	
I & T	Dalby	
	Darwin	
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John George, Linda, Donald & Angela	Davis	
Mark	Davis	
George & Kathleen	Davison	
Irene Elizabeth & Nicholas John	Davison	
M	Dawson	
C	De Frie	
A	Deary	
K	Deary	
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R	Delaney	
A	Dinning	
Kevin	Dobson	
G	Dodsworth	
E	Dorans	
Hugo Denis & Deborah Elaine	Dowd	
John	Dowson	
Paul, Natalie & Sharnie	Drew	
Simon Anthony George	Driver	
M	Duke	
Stephanie	Dunn	
Kay	Elder	
T	Elliott	
	Ellis	
Carol Anne	Elmy	
Kate Jane	Elmy-Tolic	
C & Y	Embleton	
C	Etheridge	
William	Evans	
Sean Patrick	Evennett	
James	Ewing	
Maureen	Failes	

Craig	Falcus	
Laurence	Fanin	
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R & H	Florance	
D	Flynn	
N I	Foggin	
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Colin	Ford	
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R C	Fraser	
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S	Gair	
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Sharon Louise	Galsworthy	
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A	George	
Stuart & Paula	Gibbons	
D	Gilhespy	
Z	Gillbanks	
G	Gilligan	
Denise	Gillott	
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S	Gray	
Peter & Sandra	Greig	

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Alison Ann	Hall	
Anthony & Elizabeth	Hall	
N	Hall	
Peter	Hall	
Stephen	Hall	
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Sam	Hamed	
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Keith & Angela	Hardy	
Lisa & Ian	Harris	
Michael	Hartnack	
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Amanda & Jordan	Hauxwell	
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George	Haynes	
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R	Hillier	
Mark	Holland	
Gavin I	Holmes	
S M	Holt	
Barbara	Hope	
E & W	Hopkirk	
S	Hopkirk	
Stephen	Hopkirk	
David, Sarah, Jane & Keith	Horrigan	
Daniel	Horvath	
Stefan	Horvath	
B	Houghton	
Norma	Houghton	
Margaret	Hovarth	
K	Hughes	
Richard & Sandra Maria	Humphrey	

Ann	Huntley	
Bert	Huntley	
Nicola	Hurst	
Jawid	Iqbal	
E	Irwin	
J B	Irwin	
R	Jackson	
Brett	Jacobson	
Marilyn Margaret	Jacobson	
Wesley Terence	Jacobson	
S	Jacques	
C	Jamasa	
Raymond	Jary	
Marie	Jasper	
Paul	Jefferson	
Terry & M A	Jennings	
Gary & Susan	Johnson	
Jennifer	Johnson	
Lyndsey	Johnson	
M	Johnson	
Robert	Johnson	
Mark	Jones	
Christian	Kerr	
K	King	
A	Kirton	
C	Knight	
Sam	Lake	
Dennis	Lambton	
M	Lambton	
Ellie	Land	
Neil	Latkin	
Jan	Lawson	
Patricia	Lawson	
John	Lee	
R A	Lee	
Z	Lend	
A & J	Leng	
G	Lennox	
Anthony	Leonard	
M	Lewins	
Joanne	Lisgo	
Mary	Lisle	
M	Livingstone	

Alexander	Logan	
Alison Jane	Logan	
Annabel	Logan	
Marcus	Logan	
Stuart	Logan	
P & H	Lowery	
John Austen	Lowrie	
Richard & Gemma	Lumsdon	
Carol	Lynn	
James	Magree	
Gillian Alfreda	Main	
Jeffrey Alexander	Main	
Joyce	Mallon	
Fiona	Marran	
Scott	Marshall	
E & W	Martin	
Mavis	Martin	
L	McAllister	
Malcolm & Margaret	McArthur	
T & D	McCartney	
	McConnell	
S	McDougall	
Steven, Karen, Lee & Craig	McGill	
K	McGlen	
Joyce	McInnes	
G	McIntyre	
N	McIver	
A E	McKeon	
J	McKeon	
W	McKeon	
Lynne	McKevitt	
Jill	McKnight	
Angela	McLeish	
Patrick	McLoughlin	
C	Meek	
D	Meek	
Rebecca	Mello	
Diane	Merchant Brown	
Joe	Merrigan	
I	Metcalf	
Robin	Midson	
James	Midwood	

L	Midwood	
Donald / Linda	Miles	
Audrey	Miller	
R & F	Miller	
S & K	Miller	
Clive	Milner	
John Stuart	Moor	
John D	Moore	
Marilyn	Moore	
L	Morgan	
Marian	Morgan	
E E	Morris	
K	Morris	
Maureen	Morrow	
D	Mulholland	
Jean & James	Mulholland	
L	Mulholland	
Peter	Mullen	
	MURLEY	
M	Murphy	
Raymond	Murphy	
Mr & Mrs D	Murray	
C	Nelson	
Catherine	Nelson	
Diane	Nelson	
I	Nelson	
J	Nelson	
M P	Nelson	
P	Nelson	
D	Nesbitt	
H	Nesbitt	
J	Nesbitt	
J	Nesbitt	
M	Nesbitt	
Susan	Nesbitt	
V	Nesbitt	
Richard	Nichol	
George	Nicholson	
Gladys	Nicholson	
J	Nicholson	
Patrick	O'Hare	
Elizabeth	Oliver	
Eric	Oliver	

Gwenyth	Oliver	
S	Oliver MRICS	
S W	O'Neill	
Elizabeth	O'Sullivan	
Kevin	O'Sullivan	
E & W	Oxley	
Lily	Oxley	
Catherine	Parker	
Grahame	Parker	
Keith	Parker	
Kevin Gerard	Parker	
D	Parkin	
M	Parkin	
E & W	Parkinson	
M	Parkinson	
M	Paterson	
Alan	Patrick	
R	Patterson	
A	Pattison	
W A	Pattison	
J P	Pearson	
Jennifer	Pearson	
Joan	Pearson	
M E	Peel	
P	Peele	
D	Percival	
M	Perriam	
Bruce	Perrie	
Mavis	Perrie	
R	Phillips	
S	Phillips	
A	Pickering	
A	Pickering	
J	Pickering	
K	Pickup	
T	Pickup	
S	Pinder	
E	Pleasants	
K	Pleasants	
M	Pleasants	
S	Pleasants	
V A	Pleasants	
Muriel	Plempers	

Audrey	Polkinghorn	
R	Polkinghorn	
W	Portsmouth	
Evelyn	Postlethwaite	
L	Potter	
N	Potter	
N	Potter	
S	Potter	
Eileen	Potts	
R	Prest	
Hazel	Pringle	
L	Purvis	
Shirelle	Quinn	
Tony	Quinn	
D	Rae	
L	Rae	
L	Rafferty	
L	Rafferty	
Wendy	Ramsey	
Anne	Rathbone-Wells	
Luke	Raymond	
Mohammed	Razaq	
A	Rennie	
M B	Rennie	
Alex	Reynolds	
Margaret	Richards	
Robert	Richards	
Lisa	Riley	
S	Riley	
Felicity	Ripley	
Philip	Ritzema	
R	Ritzema	
Katie	Roberts	
A	Robertson	
Gillian	Robertson	
K	Robinson	
M	Robinson	
Ruth	Robinson	
Leslie	Robson	
Pat	Robson	
R J	Robson	
Sandra Jacqueline	Robson	
Thomas William	Robson	

Lucy	Rouse	
D	Routledge	
Robert Henderson	Ryan	
Claire	Scott	
Conner	Scott	
Kevin	Scott	
L	Scott	
M	Scott	
Samantha	Scott	
Shay	Scott	
T	Scott	
M A	Scott-Gray	
Betty	Senior	
Ronnie	Senior	
T D	Seymour	
Lee	Sharpe	
Lesley	Sharpe	
Kevin	Sheppard	
Robert William	Shield	
Christine Eileen	Shovlin	
Janice	Simm	
David	Simpson	
M	Simpson	
Stephanie Pamela	Simpson	
Ronnie	Singh	
Doreen	Smith	
Judith Mary	Smith	
M	Smith	
Ray	Smith	
Lucy	Snowden	
Beatrice	Snowdon	
D	Southern	
C	Spence	
Albert	Spencer	
William	Spencer	
Anna	Steanson	
Mark	Steanson	
Olivia	Steanson	
Penelopy	Steanson	
D	Steel	
Carole	Stephenson	
Foster	Stephenson	
G	Stephenson	

M	Stephenson	
A	Stevens	
D	Stoker	
V	Stothard	
J	Strong	
Pauline	Stubblings	
A	Swan	
D	Swan	
Michelle	Sweeney	
Stephen	Swinburn	
Dianne	Talbot	
B	Tate	
J	Tate	
Linzi	Tate	
David	Tatters	
Audrey	Taylor	
B	Taylor	
Barry	Taylor	
Ben	Taylor	
Christine	Taylor	
G	Taylor	
Gordon	Taylor	
Graham	Taylor	
Jean	Taylor	
P & H	Taylor	
Brian	Teggert	
Mitchell	Templeman	
S C	Templeman	
John	Thew	
F J	Thirlaway	
I	Thirlaway	
A & E	Thompson	
C	Thompson	
Delice V	Thompson	
G J	Thompson	
J	Thompson	
J	Thompson	
Malcolm	Thurgood	
Rosina	Thurgood	
Carol Ann	Tierney	
Michael	Tierney	
A	Tiffen	
Terry	Tiffen	

Wilfred	Tindale	
A	Todnor	
M	Trew hitt	
S	Trew hitt	
L	Tuff	
D	Tun stall	
Clare	Turn bull	
J H	Turn bull	
John	Turn bull	
M	Turn bull	
E	Tweedy	
Beverley Anne	Tyson	
John George	Tyson	
Amy	Tyzack	
John Anthony	Valente	
Carole	Vorley	
Edith	Waite s	
Lynn	Wale s	
Michael	Wale s	
C J	Walker	
M	Walker	
Christina	Ward	
Matilda Natalie	Ward	
William James	Ward	
Maxine	Warrener	
J	Watson	
Maureen	Watson	
P	Weatherburn	
L & S	Webb	
Michael	Webb	
Xenia	Webster	
David	Weir	
Helen	Weir	
Ann	White	
R A	White	
W	White	
D	Whitfield	
F	Whitfield	
John Denis	Whittaker	
Jeremy	Wicking	
Brian	Wilkinson	
D	Wilkinson	

S	Wilkinson	
C	Williams	
Caitlyn	Williams	
Glynis	Williams	
L	Williams	
Lee	Williams	
Lesley	Williams	
William	Williams	
David	Wilson	
J	Wilson	
George	Wind	
Janet	Wind	
Anthony Charles	Winstanley	
Carole	Winstanley	
Mark	Wiper	
J	Wiseman	
A	Wombwell	
Clare	Wood	
Dale Royce	Wood	
J	Wood	
L W	Wood	
M	Wood	
R	Wood	
Mr & Mrs M	Wright	
John	Young	
S	Young	

APPENDIX 19: Draft Core Strategy and Development Plan (2017) – Consultation Publicity



Have your say

on the future development of Sunderland

From 7 August to 2 October 2017 we are consulting on the first draft of the Sunderland Core Strategy and Development Plan.

This sets out our long-term plan for development across the city to 2033. It will ensure that the right type of development is focused in the right places to meet the needs of local people and businesses.

We want your views

Come to one of our drop-in events where people will be on hand to answer your questions. We need to receive your comments no later than 5pm on 2 October.

All documentation is available to view online at www.sunderland.gov.uk/CSDP and in council libraries at Houghton, Washington Town Centre and City Library (A Museum & Winter Gardens (subject to opening hours)) and in the Civic Centre.

For further information or to submit your views online visit www.sunderland.gov.uk/CSDP



Drop-in events:

Wednesday 9 August 2017	
10 - 12pm	Springwell Village Hall, NE9 7RP
2 - 4pm	Ryhope Community Centre, SR2 0RX
6 - 8pm	Fulwell Methodist Church, SR6 8LN
Thursday 10 August 2017	
10 - 12pm	Philadelphia Cricket Club, DH4 4JE
2 - 4pm	Business & Innovation Centre, SRS 2TA
6 - 8pm	Harraton Community Centre, NE38 8BQ
Friday 11 August 2017	
10 - 12pm	Hetton Centre, DH5 9NE
2 - 4pm	Barnwell Academy, DH4 7RT
Monday 14 August 2017	
10 - 12pm	Holy Trinity Church, NE37 1NR
2 - 4pm	St Chad's Church, SR3 3ND
6 - 8pm	Houghton Welfare Hall, DH4 5AF
Tuesday 15 August 2017	
10 - 12pm	Raich Carter Sports Centre, SR2 8PD
2 - 4pm	Sunderland City Council Customer Service Centre, SR1 1RE
6 - 8pm	Washington Leisure Centre, NE38 7SS
Wednesday 16 August 2017	
6 - 8pm	Doxford Park Community Centre, SR3 2ND
Monday 18 September 2017	
10 - 12pm	Raich Carter Sports Centre, SR2 8PD
2 - 4pm	Hetton Centre, DH5 9NE
6 - 8pm	Barnwell Academy, DH4 7RT
Tuesday 19 September 2017	
10 - 12pm	The Secret Garden, SR3 2PD
2 - 4pm	Houghton Welfare Hall, DH4 5AF
6 - 8pm	San Street Youth & Community Centre, SR1 1HG
Wednesday 20 September 2017	
10 - 12pm	Fulwell Methodist Church, SR6 8LN
2 - 4pm	Business & Innovation Centre, SRS 2TA
6 - 8pm	Springwell Village Hall, NE9 7RP
Thursday 21 September 2017	
10 - 12pm	Philadelphia Cricket Club, DH4 4JE
2 - 4pm	Ryhope Community Centre, SR2 0RX
6 - 8pm	Washington Millennium Centre, NE37 2QD
Friday 22 September 2017	
10 - 12pm	Hetton Centre, DH5 9NE
2 - 4pm	David Lloyd Sunderland, SR3 3XN
6 - 8pm	Lambton Street Youth Centre, SR4 6XA

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More than 1,500 homes could be built on green belt land in Sunderland and Washington


Green land near Herrington Country Park and Springwell Village are among the sites which could see major development in coming years

473 SHARES

4 COMMENTS

Sean Seddon
10:33, 18 JUL 2017

NEWS




Land off Mount Lane in Springwell which has been earmarked for development. (Image: newcastle chronicle)

Sunderland City Council is planning a raid on the greenbelt in order to open up space for more than 1,500 new homes.

Green belt land, which is protected from development to prevent urban sprawl, can be a highly controversial issue.

Environmentalists and campaign groups argue that it protects the countryside, while housing developers say it restricts building and pushes up house prices.

A report due to be voted on by the council's cabinet on Wednesday has identified 15 sites covering an area of 104.8 hectares, setting up a potential clash between the local authority and residents who will see their towns altered significantly.



Save the Greenbelt signs around Springwell Village in Gateshead. (Image: newcastle chronicle)

The report says that the council tried to find space "within the built-up area of the city" but that it wasn't possible to identify enough land.

Council officers then moved on to trying to "identify land to accommodate a minimum of 1,500 new homes in the green belt".


Although the proposals represent just 3% of the area's green belt land, the number of homes which could now be built on the sites is 1,548.

The full list of sites are available at the bottom of this article.

Washington is particularly hard hit by the proposed green belt deletions, as well as Penshaw and Springwell Village.

The most significant proposed development is for land adjacent to Herrington Country Park in Penshaw, where 400 houses could be built.

Overlooked by Penshaw Monument, the park is one of [Sunderland's](#) most scenic spots and was recently awarded a national Green Flag Award - but these plans could see a major housing development built right next to it.



Save the Greenbelt signs around Springwell Village in Gateshead. (Image: newcastle chronicle)

Residents of Springwell Village have long campaigned against development on the area's rural fringes but the scenic enclave could be altered with the construction of 88 homes.

Angela Templeman, chair of the Springwell Village Residents' Association, said: "Residents are angry and upset at the council's proposals to put forward three greenbelt sites for housing - if they go ahead this will change the whole character of the village that we have fought so hard to protect."

READ MORE

What is green belt land? And how come North East councils are building on it?

"This is a very strong community that has objected strongly to greenbelt developments with hundreds of objections to even modest applications for houses on greenbelt land - rest assured we will fight this every step of the way."

Just 287 of the proposed houses will actually be in the city of Sunderland itself and its suburbs.

According to a council report, 25% of the area is designated as green belt, an area totalling around 3,500 hectares.



Save the Greenbelt signs around Springwell Village in Gateshead (Image: newscast chronicle)

Councillor Mel Speding, Sunderland City Council cabinet secretary urged people from Sunderland to have their say on the plans via a consultation which will run from August 7 to October 2.

He added: "The City Council will organise a number of events across the city and every household in the city will be sent a leaflet giving more details of these, and all other ways that residents and businesses can give their views.

"The plan covers key aspects of Sunderland's future needs, such as how many new homes will be needed, how much land is required for employment, retail, leisure and homes, where development should be located, and what infrastructure is required over the next 18 years.

[READ MORE](#)

Residents' anger as controversial 2,000 home 'garden village' scheme approved for Portland

"Sunderland's population is growing and we need a minimum of 13,800 new homes by 2033 to meet our housing needs in accordance with Government methodology.

"Following extensive research to identify where our future homes could be built, the council has been unable to identify enough land in our existing communities to meet our needs.

"So, we have also had to consider a small number of sites which have not previously been developed which are currently in the green belt."

He went on to say that the council will support any new developments by putting in place the necessary infrastructure.

If, as is expected, the council's cabinet give the report the green light tomorrow, a public consultation will begin before a final vote later in the year.

- North of Mount Lane, Springwell Village (3.2ha) - 48 dwellings;
- Pearreth Hall Farm and Gospel Hall Trust Meeting Houses, Springwell Village - 40 dwellings
- Stoney Lane, Springwell (4.2ha) - 54 dwellings
- George Washington Hotel Golf Course (Pitch and Putt), Usworth (3.6ha) - 40 dwellings;
- West of Waterloo Road, Usworth (10.9ha) - 205 dwellings
- Land at James Steel Park, Fatfield (5.2ha) - 32 dwellings
- Southern Area Playing Fields, Rickleton (18.7ha) - 202 dwellings
- Land at Glebe House Farm, Staithes Road, Pattinson (2.2ha) - 41 dwellings
- Land north and west of Ferryboat Lane, North Hylton (8ha) - 135 dwellings
- Land at Newcastle Road, Fulwell (4.3ha) - 82 dwellings
- Land at West Park, Middle Herrington (7ha) - 70 dwellings
- Land adjacent to Herrington Country Park, Penshaw (23.9ha) - 400 dwellings
- New Herrington Workingmen's Club, Houghton-le-Spring (1.6ha) - 17 dwellings
- Land to the east of The Granaries, Offerton (0.9ha) - 10 dwellings
- Redevelopment of Philadelphia Complex (8.3ha) - 170 dwellings

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Sunderland publishes draft local plan for consultation

4 August 2017 by Michael Donnelly, Be the First to Comment

Sunderland City Council has published an initial consultation on a draft local plan which pledges to deliver 13,800 new homes by 2033 while 'minimising the impact on green belt land'.

Sunderland: local plan out for consultation

The draft Sunderland Core Strategy and Development Plan is intended to replace the council's existing unitary development plan, which was adopted in 1998.

According to the council, the draft plan is intended to:

- Deliver an estimated 13,800 new homes needed in Sunderland by 2033, "while minimizing the impact on green belt land". The council said that the document proposes development "on only three per cent of Sunderland's 3,500 hectares of green belt land".
- Provide at least 95 hectares of employment land on which jobs are created and supported. The plan "directs retail and office developments to the city centre, while ensuring smaller centres remain healthy and sustainable".
- Ensure key facilities like schools and hospitals are easily accessible via sustainable modes of transport and back the expansion of the city's Metro on Wearside and new strategic road infrastructure.
- Introduce restrictions "on the location and number of hot food takeaways within centres, among several proposals targeting unhealthy eating and obesity".

Sunderland City Council leader Paul Watson said: "The plan will guide and shape the development of our city for the next 18 years. It will have a positive impact on the lives of residents across Sunderland and on our wider reputation as a great place to visit and do business with."

The consultation, which start on 7 August and runs until 2 October, can be found [here](#).

Have your say on council's plan to build for Sunderland's future



Land north and west of Ferryboat Lane listed for potential development.

By
FIONA THOMPSON
Email

Published: 06:00
Monday 6/ August 2017



A council vision aiming to steer Sunderland to prosperity for the next 18 years is being drafted up - and could see 13,800 new homes created, including a number on green belt land.

The plans will also aim to bring jobs, boost business, and improve transport links, as well as tackle deprivation, deal with the increasing waistlines and deal with environmental concerns.

0 comments



HAVE YOUR SAY



Councillor Paul Watson.

Sunderland City Council says the proposals will ensure we have a "city that is open for business and growth, providing jobs and prosperity for local people".

The measures aim to take into account the expected rise in population, with council stating the locations drawn up are the "best" places for new developments.

But one campaign has already been launched in a bid to stop one housing scheme to build 70 properties on West Park, off the A690 in East Herrington, which residents say would be a "disaster" for the surrounding area and is mounting an opposition group against the proposals for the land.

Families in Springwell Village have also raised concerns about the suggestion 40 homes could be built on Peareth Hall Farm and Gospel Hall Trust Meeting Houses, with their councillors making representations to pass on their concerns.

"It will have a positive impact on the lives of residents across Sunderland, and our wider reputation as a great place to visit and do business with."

Councillor Paul Watson

In addition to housing, the Core Strategy and Development Plan will consider:

- Identify three potential gypsy and traveller sites - with plots at Hendon Road East, a section of Leuchmere Industrial Estate, off Sandmere Road and a section of car park at Heston Lyons Park already drawn up but only one to be used - and two sites for travelling show people, with the rear of Pearson's Industrial Estate in Heston and the council's depot in Market Place, due to close in two years, earmarked;
- Set aside 95 hectares of land to create and support jobs in addition to the International Advanced Manufacturing Park (IAMP), with a focus on retail and office developments in the city centre;
- Protecting the environment and address impact change, supporting the development of renewable and low carbon energy and flood reduction measures;



West Park, Middle Herrington listed for potential development.

- Improve transport and make it more sustainable, concentrating on access to schools, hospitals, workplaces and centres, and also backing an expansion of the Metro and a new road infrastructure;
- Tackle health issues, placing restrictions on the number of hot food takeaways, among other proposals;
- A look at growth, with mobility, connectivity, health, wellbeing, skills and education plans.

Council Leader Paul Watson said: "The Core Strategy and Development Plan will guide and shape the development of our city for the next 18 years.



Councillor Mel Speding.

"It will have a positive impact on the lives of residents across Sunderland, and our wider reputation as a great place to visit and do business with.

"The input of local people will be instrumental in ensuring the plan delivers everything needed for Sunderland to reach its potential as a thriving, sustainable city.

"While the local plan is based on robust evidence and extensive research, it is by no means set in stone.

"We now need the people of Sunderland to get involved and have their say on our proposals."

Cabinet secretary, Councillor Mel Speding said: "Sunderland's population is growing and we need a minimum of 13,800 new homes by 2033 to meet our housing needs in accordance with Government methodology.

"Following extensive research to identify where our future homes could be built, the council has been unable to identify enough land in our existing communities to meet our needs.



Land north and west of Ferryboat Lane listed for potential development.

"So, we have also had to consider a small number of sites which have not previously been developed which are currently in the green belt.

"Fifteen potential sites have been identified across the city for the purpose of the draft plan and local people will have the opportunity to give their views.

"The plan aims to ensure that any new development will be supported by appropriate infrastructure such as schools and health care, and help to deliver enhancements to local services and the transport network."

The consultation will run until October 2, with more details available via www.sunderland.gov.uk/CSDP.

The list of proposed sites for housing:

Greenbelt sites listed for potential development and approximate number of homes which could be built:

North of Mount Lane, Springwell Village - 48;

Peareth Hall Farm and Gospel Hall Trust Meeting Houses, Springwell Village - 40;

Stoney Lane, Springwell - 54;

George Washington Hotel Golf Course (Pish and Putt), Usworth - 40;

West of Waterloo Road, Usworth - 205;

Land at James Steel Park, Fatfield - 32 dwellings;

Southern Area Playing Fields, Rickleton - 202 dwellings;

Land at Glebe House Farm, Staithes Road, Pattinson - 41;

Land north and west of Ferryboat Lane, North Hylton - 135;

Land at Newcastle Road, Fulwell - 82;

Land at West Park, Middle Herrington - 70;

Land adjacent to Herrington Country Park, Pershaw - 400;

New Herrington Workingmen's Club, Houghton - 17;

Land to the east of The Granaries, Offerton - 10;

Redevelopment of Philadelphia Complex - 170.



North Hylton listed for potential development.

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News

Home > News > Sunderland residents given opportunity to shape city's future

Sunderland residents given opportunity to shape city's future

Monday, August 7, 2017 - 19:18

Members of the public are to have their say on plans aimed at ensuring a prosperous long-term future for Sunderland.

The Draft Core Strategy and Development Plan is a framework to deliver the jobs, business growth, transport links and housing Sunderland needs to thrive by 2035.

It also targets challenges such as deprivation and rising obesity within the city, as well as factoring in leisure and retail requirements and environmental concerns.

The 'plan', a requirement for all local authorities, is based on in-depth research by Sunderland City Council into what the city's future needs might be.

Sunderland's population is expected to continue to increase. By more people living and working in Sunderland we are creating a need for more homes, more jobs, more services and more transport facilities. The plan identifies the best locations for development, and future infrastructure requirements have also been analysed.

Once a final version is approved, the plan will play a pivotal role in shaping Sunderland's future. Before then, however, the city's residents and businesses have the chance to give their views on the proposals set out in the draft plan.

Public consultation will start on 7th August and run until 2nd October, a fortnight longer than the standard six weeks, to allow for the summer holidays.

During that time, every Sunderland household will receive a leaflet with details about the plan, while various events for businesses and residents will be held across the city.

Sunderland City Council Leader Paul Watson said: "The Core Strategy and Development Plan will guide and shape the development of our city for the next 20 years. It will have a positive impact on the lives of residents across Sunderland, and our wider reputation as a great place to visit and do business with.

"The input of local people will be instrumental in ensuring the plan delivers everything needed for Sunderland to reach its potential as a thriving, sustainable city. While the local plan is based on robust evidence and extensive research, it is by no means set in stone. We now need the people of Sunderland to get involved and have their say on our proposals."

The local plan aims to:

- Deliver the estimated 13,600 new homes needed in Sunderland by 2035, while minimising the impact on green belt land. The plan proposes development on only three per cent of Sunderland's 3,500 hectares of green belt land. Meet our travelling community's needs and identify three potential gypsy and traveller sites and two sites for travelling showpeople.
- Provide at least 28 hectares of land on which jobs are created and supported. This is in addition to the International Advanced Manufacturing Park (IAMP) being developed between Sunderland and South Tyneside, which will bring 2,000 new jobs and £500m of investment. The plan also directs retail and office developments to the city centre, while ensuring smaller centres remain healthy and sustainable.
- Protect the environment and address the impact of climate change. It focuses on developing Sunderland as an attractive and sustainable place to live, with an emphasis on quality of life, community wellbeing and local character. It supports the development of renewable and low carbon energy and flood reduction measures.
- Improve transport links and make them more sustainable. The plan seeks to ensure centres, workplaces and key facilities like schools and hospitals are easily accessible via sustainable modes of transport. It also backs the expansion of the Metro on Tyneside and new strategic road infrastructure.
- Tackle the city's health challenges. Restrictions on the location and number of fast food takeaways within centres are among several proposals targeting unhealthy eating and obesity.
- Deliver the infrastructure needed to support growth. The plan outlines a range of physical and service infrastructural requirements for the coming years. Mobility, connectivity, health, wellbeing, skills and education are all covered in the draft plan.

The Draft Core Strategy and Development Plan is available to download via the council's website, www.sunderland.gov.uk/CSDP.

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ITV REPORT 7 August 2017 at 5:00pm

Sunderland residents to have say on city's future

Sunderland residents are to have a say on long-term plans for the city's city centre Type Two.

Members of the public are to have their say on plans for the long-term future for Sunderland.

The Draft Core Strategy and Development Plan is a framework to deliver the jobs, business growth, transport links and housing Sunderland needs by 2035.

It also targets challenges such as deprivation and rising obesity within the city, as well as factoring in leisure and retail requirements and environmental concerns.

The 'plan', a requirement for all local authorities, is based on in-depth research by Sunderland City Council into what the city's future needs might be.

Sunderland's population is expected to continue to increase.

The Council say with more people living and working in Sunderland they'll be a need for more homes, more jobs, more services and more transport facilities.

The local plan aims to:

- Deliver the estimated 13,600 new homes needed in Sunderland by 2035, while minimising the impact on green belt land. The plan proposes development on only three per cent of Sunderland's 3,500 hectares of green belt land. Meet our travelling community's needs and identify three potential gypsy and traveller sites and two sites for travelling showpeople.
- Provide at least 28 hectares of land on which jobs are created and supported. This is in addition to the International Advanced Manufacturing Park (IAMP) being developed between Sunderland and South Tyneside, which will bring 2,000 new jobs and £500m of investment. The plan also directs retail and office developments to the city centre, while ensuring smaller centres remain healthy and sustainable.
- Protect the environment and address the impact of climate change. It focuses on developing Sunderland as an attractive and sustainable place to live, with an emphasis on quality of life, community wellbeing and local character. It supports the development of renewable and low carbon energy and flood reduction measures.
- Improve transport links and make them more sustainable. The plan seeks to ensure centres, workplaces and key facilities like schools and hospitals are easily accessible via sustainable modes of transport. It also backs the expansion of the Metro on Tyneside and new strategic road infrastructure.
- Tackle the city's health challenges. Restrictions on the location and number of fast food takeaways within centres are among several proposals targeting unhealthy eating and obesity.
- Deliver the infrastructure needed to support growth. The plan outlines a range of physical and service infrastructural requirements for the coming years. Mobility, connectivity, health, wellbeing, skills and education are all covered in the draft plan.

66 The Core Strategy and Development Plan will guide and shape the development of our city for the next 20 years. It will have a positive impact on the lives of residents across Sunderland, and our wider reputation as a great place to visit and do business with.

The input of local people will be instrumental in ensuring the plan delivers everything needed for Sunderland to reach its potential as a thriving, sustainable city. While the local plan is based on robust evidence and extensive research, it is by no means set in stone.

We now need the people of Sunderland to get involved and have their say on our proposals."

—SUNDERLAND CITY COUNCIL, SUNDAY PRESS REPORT

The city's residents and businesses have the chance to give their views on the proposals set out in the draft plan.

Public consultation will start on 7th August and run until 2nd October, a fortnight longer than the standard six weeks, to allow for the summer holidays.

During that time, every Sunderland household will receive a leaflet with details about the plan, while various events for businesses and residents will be held across the city.

Last updated: Tue 8 Aug 2017

Call for rethink over green belt home plans



West Park, Middle Herrington listed for potential development

By
FIONA THOMPSON
Email

Published: 06:00
Tuesday 08 August 2017



Residents in Sunderland are calling on their city council to rethink proposals which could see part of the green belt given over to build new homes.

Preparations are being made to set out how new homes will be built, as well as plans to generate more jobs, services and improve transport links across Wearside.

0
comments
HAVE YOUR
SAY

"Are there not plenty of brown land sites they could build on rather than green belt?"

Marie-Claire Young

As part of the housing proposals within the Draft Core Strategy and Development Plan (CSDP), Sunderland City Council says 13,824 are needed by 2033, with an average of 768 to be built a year.

The paper is being drafted up to help deal with the expected population increase, with a need for action to provide more places to live, work opportunities and facilities.

It is also looking at how it help cut obesity levels.

In addition to a new travellers' site and two others for travelling showpeople, the council has listed 15 green belt locations where homes could be built.

A total of 1,546 homes are proposed for those sites, with 3,235 others to go on coalfields, 4,795 in south Sunderland, 884 in central Sunderland, 1,160 in north Sunderland and 884 in Washington.

A report by the council states: "The CSDP has sought to maximise the level of housing delivery within the built-up area of the city, however, it is not possible to achieve the levels of new housing development which would be required to meet this need within the existing urban area.

"The plan therefore needs to identify land to accommodate a minimum of 1,500 new homes in the green belt."

But some think the authority should take another look at where homes could go.

Marie-Claire Young said: "I can't believe they are going to build 70 houses on West Park in Herrington and 400 houses on land next to Herrington Park.

"Are there not plenty of brown land sites they could build on rather than green belt?"

Chris Parry said: "Our council estates need attention yet we are getting more and more private housing.

"Our city centre is a disgrace and they will build more out of town places

"We have office blocks already vacant all over the city and they want to build more. "We have demolished council housing and the land is left unused.

"About time this council got its priorities right in 2017."

But Stewart Grainger said: "Let's hope it comes off.

"More homes are desperately needed."

The consultation will run until October 2, with more details available via www.sunderland.gov.uk/CSDP.

Proposed West Park development is vandalism



LETTERS

Published: 16:14
Thursday 10 August 2017



When I first learned the council's draft Core Strategy and Development Plan 2017-2033 proposed West Park for housing development, I thought it a mistake.

I assumed it to be nearby land fronting the B1286 and the A19 also in the green belt. On reading the document, to my astonishment, it was West Park.

I noted, however, the description of the site as inadequate suggesting a failure to understand the status of this space. No recognition of the use of the playing field opened in the 1950s by HRH the Duke of Edinburgh and part of the park is public amenity space given over to grazing in the summer as part of a separate legal arrangement in place before the council inherited the land as part of the Rural District Council takeover in 1967. This aspect of the park's use has been traditionally respected by residents, especially dog walkers.

The document makes the point that only 3% of the existing greenbelt is needed to meet future development. This identifies a fundamental weakness in the proposal. If we are to concede such scenic and important public amenity space and an area that is a feature and defines the character of the Herringtons in the first 3% just where do we go from here?

The proposal on West Park is illogical, unnecessary and needs a swift deletion from the draft plan.

Should it go through against what will be a titanic local campaign of opposition it will rank as the single greatest act of municipal vandalism in the city's history.

Leslie Scott,
Councillor for St Chad's 1979-2008

0
comments
HAVE YOUR
SAY

Proposal to build executive homes on Sunderland's West Park is 'municipal vandalism' say angry families



By
PETRA SILVERSKOLD
Email

Published: 06:00
Monday 21 August 2017



Don't take away our park!

Families have joined forces to urge council chiefs not to consider building 70 executive homes on West Park in Sunderland in the future.



Residents campaigning to save West Park attend a public meeting at Middle Herrington Methodist Church.

Hundreds of residents in East and Middle Herrington have staged public meetings to express their concerns after the green belt site was included in Sunderland City Council's Draft Core Strategy and Development Plan.

The authority says 13,824 more homes are needed by 2033, with an average of 768 to be built a year to help deal with the expected population increase - many of these on greenbelt land.

One of these sites mentioned is West Park - once part of the Lambton Estate holdings and home to historic Herrington Hall - although council bosses have emphasised this remains at the consultation stage and nothing is definite.

It was purchased by the National Coal Board in 1947 to turn the hall into a convalescence home for miners, but the land was instead bequeathed to Sunderland Rural District Council with a covenant specifying its use.

"This is an act of municipal vandalism"

Chris Lavelle, Save West Park campaign

Since the proposal to build 70 houses on the site was published, the people of Herrington have banded together to form the Save West Park campaign.

Many believe that allowing this 'municipal vandalism' to go ahead would have an adverse effect on wildlife - including bats and owls - infrastructure and services, while destroying one of the more beautiful areas in Sunderland.

Campaigner Chris Lavelle, whose home overlooks West Park, said: "The council have a core plan and they want us to believe they need that land for executive housing because people are moving out of Sunderland and commuting in, because there is nowhere nice to live.

"They are proposing to take the park away. It belongs to the community. It was bequeathed to the residents of Herrington and there are covenants from the National Coal Board.



Residents campaigning to save West Park attend a public meeting at Middle Herrington Methodist Church.

"It's a recreational area and it should be classed as park.

"Our argument is they just want it because it's valuable land.

"The core plan is about making Sunderland more attractive, but taking away green land doesn't fit with the objective."

Chris said the next step in opposing the proposal, will be to create an action plan.



West Park side of Middle Herrington Park.

"We are going to ask people with particular expertise to go through the plan with a fine-tooth comb - then we'll produce a rebuttal.

"We will be putting together a task force.

"We have 13 action points, each one could potentially stop this.

"This is an act of municipal vandalism."

Chris's wife Louise added: "We think of it as a village green. It's not really classed at that at the moment, but it's a part of the community.

"The council even lists it as a park on its website.

"This has generated real community spirit - everybody is really coming together which is positive. We've been amazed by the strength of opinion."

For more information about the campaign, search for Save West Park on Facebook.

Iain Fairclimb, Head of Planning and Regeneration at Sunderland City Council, said: "We very much welcome the input of local people in the consultation.

"At this stage the consultation is just that, none of the proposals are set in stone and we very much want to hear the views of local people.

"The plans have been developed in response to the need for homes to house the city's growing population.

"We need a minimum of 13,800 new homes by 2033 to meet our housing needs in accordance with Government methodology.

"Following extensive research to identify where future homes could be built, we have been unable to identify enough land in existing communities to meet the need.

"So we have had to consider a small number of sites which have not previously been developed which are currently in the green belt.

"Fifteen potential sites have been identified across the city for under the draft plan which also aims to ensure that any new development will be supported by appropriate infrastructure such as schools and healthcare, and help to deliver enhancements to local services and the transport network.

"The input of local people is instrumental in ensuring the plan delivers everything needed for Sunderland to reach its potential as a thriving, sustainable city which is why we have organised a number of events across the city and are sending a leaflet to every household in the city with more details of these, and all the other ways residents and businesses can give their views.

"The consultation runs until October 2 and we would encourage people to join in and give their views."

For the consultation, visit www.sunderland.gov.uk/CSDP

Power plant that burns rubbish could create 300 jobs in Sunderland

A proposal to build a renewable energy centre at Hillthorne Farm in Washington is being put forward by Rolton Kilbride



95 SHARES



3 COMMENTS

Jonathon Manning
17:36, 7 SEP 2017

BUSINESS



Andrew Needham, MD of Rolton Kilbride at a public exhibition for people to learn more about the proposed Renewable Energy Centre next to Nissan (Image: Newcastle Journal)

Plans to build a new power plant that **generates electricity by burning household rubbish** are being put forward, in a move which could create over 300 construction jobs in **Sunderland**.

The plans to build a 27MW plant at Hillthorne Farm, **Washington**, are being put forward by developer Rolton Kilbride, which is holding a public consultation with local residents about the project.

If approved, the £140m scheme would create around **300 construction jobs** and a further 35 full-time jobs needed to run the plant. The full-time jobs will consist of consisting of technician, managerial and engineering roles.



Andrew Needham, MD of Rolton Kilbride at a public exhibition for people to learn more about the proposed Renewable Energy Centre next to Nissan (Image: Newcastle Journal)

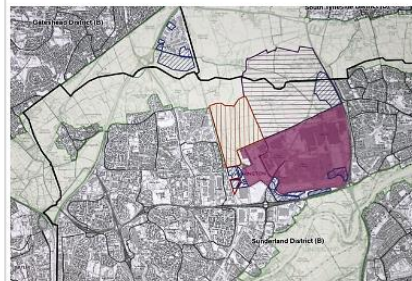
Rolton Kilbride managing director Andrew Needham said: "We are looking to use an advanced conversion technique called gasification, which is a Japanese technology.

"It is very well proven in Japan where they have around 135 of these plants in operation. Some of them have been in operation for around 40 years."

The process burns waste without oxygen to create a gas. This gas is then burnt to produce steam, which is used to power a turbine.

Electricity generated at the plant will not be plugged into the National Grid but will instead be used by local businesses.

Mr Needham added: "Because it is not on the grid it can supply energy at a lower rate than you could usually get. It is commercially cost effective for businesses."



Maps of the proposed Renewable Energy Centre next to Nissan (small red outlined area, bottom left) (Image: Newcastle Journal)

A series of public exhibitions showcasing the proposal is being held at The Washington Millennium Centre, at The Oval. The events are designed to answer queries by local residents about the development.

One member of the public, who wished to remain anonymous but opposes the project, said she was angry that the development had not been revealed to the local community until it had reached this stage.

She also voiced her concerns that the renewable energy centre would be an eyesore, and could cause health issues.

Ian Crummack, CEO at Cobalt Energy which is advising on the technical aspects of the project, said that the waste-to-energy facility would be safe and would create very little waste.

He said: "There is nothing that can harm you or your family."

"There has been a strong piece of legislation called the Industrial Emissions Directive, which sets limit values on emissions so low that they are below the threshold deemed to have any effect on human health. The plant is designed to cause no harm to anyone."

Mr Crummack added: "The impact of one of these sites is so small it cannot be noticed."

"In terms of smell, you wouldn't be able to smell anything unless you went into the facility, went right up to the waste pit, and had a good sniff."



Maps of the proposed Renewable Energy Centre next to Nissan (Image: Newcastle Journal)

Green Belt building and travellers among topics at meeting over 'hugely important' plans for Sunderland



Say No signs, Durham Road Parkside, East Herringham.

By
DAVID ALLISON
Email

Published: 09:00
Saturday 09 September 2017



Worriers worried about proposed new housing on areas of Green Belt, pitches for travellers and other plans for the Sunderland area are being invited to a public meeting next week.

The North East branch of the Campaign to Protect Rural England (CPRE) is holding the gathering on Wednesday at the National Reserve Club in Albion Place in the city centre after multiple concerns were raised about Sunderland Council's Core Strategy Development Plan (CSDP).



Say No signs, Durham Road Parkside, East Herringham.

The plan outlines ideas for future development in the borough and has already sparked anger in Springwell Village where residents are opposed to possible housing on the Green Belt, and in Heston, where a pitch for travellers to use for overnight stays has been proposed.

But Richard Cowen, chairman of the Campaign, said: "Although there is anger in Springwell and Heston about the plan, plenty of other issues have been also raised and we wanted to give people a chance to hear what is being proposed by the council and what is being opposed by groups and by residents.

"These are hugely important plans for the people of Sunderland, potentially shaping the future, and it is important that individuals and communities know that now is their moment to have their say.

"The council actively wants feedback on the document and wants to hear what local people want to say about it but we only have until Monday, October 2 to make submissions.



Residents campaigning to save West Park attend a public meeting at Middle Herringham Methodist Church.

"So we thought the best way forward was to have a public meeting so that everyone can share their feelings and plan what they want to say and we could explain how the Local Plan works.

"We would love to see a good turnout because the Plan potentially affects everyone in Sunderland."

The council has said that 13,824 more homes are needed by 2033, with an average of 768 to be built a year to help deal with the expected population increase - many of these on greenbelt land.

Residents in the Herringham area have already held meetings to register their unhappiness that 70 executive homes could be built on West Park.

As well as anyone from the borough of Sunderland, people living in South Tyneside are also invited to come along as the plan has the scope to have an affect on people living in Cleaton, Whitburn and the Boldon areas.

Iain Fairlamb, head of planning and regeneration at Sunderland City Council, has previously said that the authority welcomes all feedback from residents and that they can give their views on the proposals via a consultation at www.sunderland.gov.uk/CSDP.

The meeting, which begins at 7pm will be informal and un-minuted.

Anyone who would like further information should contact CPRE secretary Gillan Gibson by emailing: gillan.gibson@yahoo.co.uk.

Residents air concerns over new housing on Sunderland green belt at meeting with Campaign to Protect Rural England chiefs



Say No signs, Durham Road Parkside, East Herringham.

By
DAVID ALLISON
Email

Published: 06:00
Friday 15 September 2017



Residents concerned about proposed developments on green belt land across Sunderland have met with chiefs from the Campaign to Protect Rural England.

And at a public meeting members of groups such as the Save West Park campaign and Springwell Residents' Association spoke of working alongside each other to oppose development on green belt and green field sites as effectively as possible.



Say No signs, Durham Road Parkside, East Herringham.

The meeting was called in response to worries over the Sunderland Draft Core Strategy and Development Plan, which is currently under consultation, but is set to dictate planning and development until 2033.

Joining the Save West Park and Springwell Residents Association were groups from North Hylton, South Hylton, South Berks and Heston, all concerned about plans for sites in their area.

Addressing a packed meeting in the National Reserve Club in Albion Place, Richard Cowen, chairman of the Campaign to Protect Rural England (CPRE) North East branch said: "The most important thing anyone who has concerns can do is to register them with the council planners.

"Those concerns will have to be noted but unless you make them over the next couple of weeks - the closing date for consultation is Monday, October 4 - your opposition will not be noted.



Richard Cowen, chairman of the Campaign for Rural England organisations.

"The Campaign to Protect Rural England helped lead opposition a few years ago to the proposed County Durham plan and that was ultimately sent back to be redrawn but more than 30,000 objections were received to that plan.

"And I would urge anyone in the borough of Sunderland both individually and collectively to make sure they register their concerns so that any inquiry into the plan will take those concerns into account."

It was also argued by some guests that public consultation so far has been inadequate.

But the CPRE focused on the process by which people could hope to change aspects of the plan itself.

Mr Cowen added: "Unless you register your concern, you're not in the game when it comes to getting the chance to have a say.

"These are hugely important plans for the people of Sunderland, potentially shaping the future, and it is important that individuals and communities know that now is their moment.

"Groups can get petitions together across the borough and there is a place for that but the most important thing is that anyone who signs the petition also takes the trouble to email in or write in with their concerns so that they can be put on record."

The council has said that 13,824 more homes are needed by 2033.

Iain Fairlamb, head of planning and regeneration at Sunderland City Council, has previously said that the authority welcomes all feedback from residents and that they can give their views on the proposals via a consultation at www.sunderland.gov.uk/CSDP.

Anyone who would like further information on how to object or information on anything to do with the planning process can contact CPRE secretary Gillan Gibson by emailing: gillan.gibson@yahoo.co.uk.

England captain and former Sunderland AFC star Jordan Henderson steps into West Park housing battle



Former Sunderland midfielder Jordan Henderson in action recently for England. Pic: PA.

By:
KEVIN CLARK
Email

Published: 05:00
Monday 18 September 2017



England football captain Jordan Henderson is backing a campaign to save the Sunderland park where he first honed his soccer skills.

The former Sunderland AFC star, now playing for Liverpool, grew up in Herrington and attended Farrington Academy.



Signs opposing possible development of West Park, Middle Herrington

He has thrown his weight behind a drive to protect West Park after it became one of 15 sites identified by Sunderland City Council as a possible location for future housing development - saying it would be an "absolute tragedy" if the green space was lost.

The authority says 13,824 more homes are needed across the city by 2033, with an average of 768 to be built a year to help deal with the expected population increase.

However, civic leaders have emphasised the proposals are currently at the consultation stage and nothing is definite.

Residents across East and Middle Herrington have staged a series of public meetings to voice their concerns after the site was included in the council's Draft Core Strategy and Development Plan.

"I have great memories of my time living in Herrington and along with my mates spent many happy hours playing football in the park as a youngster and honing the skills that have helped to take me to where I am today."

Jordan Henderson

Former Black Cats midfielder Henderson said: "I have great memories of my time living in Herrington, and along with my mates spent many happy hours playing football in the park as a youngster and honing the skills that have helped to take me to where I am today.

"I feel that it would be an absolute tragedy if such a beautiful, well used space that so many people enjoy for recreation and sport was ever to be lost.

"It would alter the whole 'feeling' of an area that so many of us have a great affection for."

Campaign spokesman Tom Lynn said: "I would like to thank the Henderson family for their support.



West Park, Middle Herrington

Jordan's comments illustrate that he still has deep rooted feelings for the place where he grew up and where he still returns to see family on a regular basis."

Iain Fairclough, head of planning and regeneration at Sunderland City Council, said: "We very much welcome the input of local people in the consultation.

"At this stage the consultation is just that, none of the proposals are set in stone and we very much want to hear the views of local people.

"The plans have been developed in response to the need for homes to house the city's growing population.



West Park

"We need a minimum of 13,800 new homes by 2033 to meet our housing needs in accordance with Government methodology.

"Following extensive research to identify where future homes could be built, we have been unable to identify enough land in existing communities to meet the need.

"So we have had to consider a small number of sites which have not previously been developed which are currently in the green belt.

"The input of local people is instrumental in ensuring the plan delivers everything needed for Sunderland to reach its potential as a thriving, sustainable city, which is why we have organised a number of events across the city and are sending a leaflet to every household in the city with more details of these, and all the other ways residents and businesses can give their views.

"The consultation runs until October 2 and we would encourage people to join in and give their views."

For more information about the campaign, search for Save West Park on Facebook.



Jordan Henderson during his time with Sunderland.

For the consultation, visit www.sunderland.gov.uk/CSDP

Thousands sign West Park petition as council calls for end to public sector pay cap



The Union and Unions rally ahead of the meeting.

By
KEVIN CLARK
Email

Published: 11:14
Thursday 25 September 2017



More than 5,000 people have backed a call for controversial proposals to build on a Sunderland park to be dropped.

The petition is believed to be the biggest ever received by the council.

"This is a significant petition and I am told it is the biggest we have ever seen in the council."

Coun Gillian Galbraith

West Park in East Herrington has been included in Sunderland City Council's Draft Core Strategy and Development Plan as a possible future site for housing.

The authority says 13,824 more homes are needed by 2033, with an average of 768 to be built a year.

St Chad's ward member Coun Gillian Galbraith handed in two petitions to last night's full council meeting demanding the proposals be dropped.

Coun Galbraith told the meeting a total of 5,153 people had signed the two. "This is a significant petition and I am told it is the biggest we have ever seen in the council," she said.

Last night's meeting saw a demonstration by members of the Unite and Unison unions in support of a motion calling for the Government to scrap public sector pay restraint and urging the Local Government Association to press Whitehall to fund a pay rise for staff.

Proposing the motion, Barnes member Coun Rebecca Atkinson said: "Public sector workers are our heroes.

"They are our carers, our educators, they keep us safe and protect us.

"They will run into trouble rather than run away from it - why then have they been the victims of the cruel austerity agenda?"

Conservative group leader Coun Robert Oliver said Tory members would abstain, because they backed raising the pay cap but could not back some of the motion.

"The answer to the motion is basically, 'Yes but how do you pay for it?," he said.

A Conservative amendment, calling for the recent pay rises for police and prison officers to be extended to other public sector staff 'as soon as the national finances allow' was rejected by Mayor Coun Doris MacKnight as contrary to the spirit of the original proposal.

Sunderland boxer Tony Jeffries enters West Park row



Olympic boxer Tony Jeffries with his bronze medal

By
KEVIN CLARK
Email

Published: 06:00
Tuesday 26 September 2017



Boxing star Tony Jeffries has weighed into the row over Sunderland's West Park.

The Herrington site one of 15 identified by Sunderland City Council as a possible location for future housing development.

"West Park is a gorgeous spot that I will always have great memories of."

Tony Jeffries

The authority says 13,824 more homes are needed across the city by 2033, but civic leaders have emphasised the proposals are currently at the consultation stage and nothing is definite.

Now 'Jaffa' has added his voice to the campaign to save the park.

Tony, who now owns a successful boxing-fitness business in California, said: "I was shocked to learn that there are plans to possibly build on West Park as I used to live in Herrington, and spent a lot of time in that park.

"I used to go there with my mates every autumn to collect conkers when we were kids, and I would do runs in the park when I was training for fights, including periods prior to the Olympics in 2008 where I won a bronze medal.

"I will never forget where I come from and West Park is a gorgeous spot that I will always have great memories of. I am firmly behind the campaign for it to remain as a popular public space enjoyed by so many people."

Iain Fairlamb, head of planning and regeneration at Sunderland City Council, said: "At this stage the consultation is just that, none of the proposals are set in stone and we very much want to hear the views of local people.

"The plans have been developed in response to the need for homes to house the city's growing population. West Park "We need a minimum of 13,800 new homes by 2033 to meet our housing needs in accordance with Government methodology. "Following extensive research to identify where future homes could be built, we have been unable to identify enough land in existing communities to meet the need. "So we have had to consider a small number of sites which have not previously been developed which are currently in the green belt."

A public meeting to discuss the plans will be held at Farrington Academy this evening between 6pm and 8pm.

Save West Park petition a huge success



Published: 11:48
Thursday 28 September 2017



As a local councillor for St Chad's I would like to congratulate everyone involved in the fantastic effort made regarding the "Save West Park" petition that I presented at the full council meeting on September 20.

An army of collectors took to the streets of Middle and East Herrington with a petition requesting Sunderland Council withdraw West Park from the proposed development plan.

West Park in Middle Herrington has been identified in the Sunderland Core Strategy and Development Plan as being a possible site for 70 new houses.

Although this is only at the consultation stage, residents are greatly concerned about the possibility of losing one of the more beautiful areas that people in and around Herrington have enjoyed for many years.

There were 4,343 signatures collected, very few people refused to sign as residents are united in wanting to keep this green space for not only the people who use it now but for future generations to enjoy.

Everyone involved was forthcoming in volunteering to take the petition around the area, also anyone wishing to sign could do so at the Strawberry Rose cafe in Herrington.

As well as the hard copy an online petition had another 810 signatures making a total of 5,153, probably one of the largest signed petitions in the history of Sunderland City Council.

The petition will now be referred to the appropriate department of the council.

Residents fight 'disastrous' proposals to build 400 homes on greenbelt in shadow of Penshaw Monument



Penshaw residents Elaine Davidson and David Holyoak with petition to protect greenbelt land housing plans at Sunderland City Council.

By
PETRA SILVERSKOLD
Email

Published: 05:00
Monday 02 October 2017



Residents are fighting "disastrous" proposals to potentially build 400 homes on greenbelt land in the shadow of Penshaw Monument.

Four fields between Barnwell View and Herrington Country Park have been earmarked for possible future development in Sunderland City Council's Draft Core Strategy and Development Plan.



Penshaw residents Elaine Davidson and David Holyoak with petition to protect greenbelt land housing plans at Sunderland City Council.

The authority says 13,824 more homes are needed by 2033, with an average of 768 to be built a year to help deal with the expected population increase - many of these on greenbelt land.

The Penshaw site is an area of 23.9 hectares and the documents states the land could be used to build "approximately 400 dwellings" - although council bosses have emphasised this remains at the consultation stage and nothing is definite.

Should any future development go ahead, campaigners warn it will not only lead to loss of greenbelt land, but it will put pressure on roads and services in the area.

Members of the Save Penshaw Greenbelt Campaign have now handed over a petition with 438 signatures to Sunderland City Council in an effort to stop homes being built on the land.

"It would be a disaster for the area"

Elaine Davidson, Penshaw resident

Campaigners Elaine Davidson and David Holyoak - both retired teachers - also delivered 316 letters of objection to the authority's planning department.

Elaine, 74, moved from Millfield to Penshaw 53 years ago because she wanted to be away from the hustle and bustle of the city.

She now fears that the picturesque village will turn into a Sunderland suburb, and says the council should build more homes closer to the city centre in order to increase footfall there and boost the economy where it is needed.

"It's been hard work going around collecting the signatures, but we need to speak out against these proposals," she said.

"It's not been a good time to have a consultation because people have been on holiday.

"We found that a lot of people weren't even aware of it and we had to explain what they were suggesting.

"We are objecting for various reasons.

"Firstly, anybody who drives along Chester Road knows what the traffic is like.

"To add 400 houses next to Chester Road is not feasible. The type of households they are trying to attract will likely have more than one car.

"We could have getting on for 1,000 extra cars on Chester Road

"It will also put a strain on local services. There will be no extra doctors, no extra schools, and it's already not possible to register with a dentist here.

"It would be a disaster for the area."

Elaine added: "Going around seeing people has been amazing.

"It made me realise what strong a sense of community we have here and we determined we are to fight this."

For more information, search for Save Penshaw Greenbelt on Facebook.

Lain Fairlamb, Head of Planning and Regeneration at Sunderland City Council, said: "The city council is consulting on its draft Core Strategy and Development Plan.

"This outlines how 13,824 more homes are needed by 2033, with an average of 768 to be built a year to help deal with the expected population increase.

"At this stage the consultation is just that, none of the proposals are set in stone and we very much want to hear and have input from local people.

"The plans have been developed in response to the need for homes to house the city's growing population.

"We need a minimum of 13,824 new homes by 2033 to meet our housing needs in accordance with Government methodology.

"Following extensive research to identify where future homes could be built, we have been unable to identify enough land in existing communities to meet the need.

"The input of local people is instrumental in ensuring the plan delivers everything needed for Sunderland to reach its potential as a thriving, sustainable city which is why we have organised a number of events and sent leaflets to households in the city with more details of these, and all the other ways residents and businesses can give their views."

A consultation on the proposals was due to end today.

Developers and protestors have their say on Washington incinerator plan



Protesters Mel Anderson, Tracy Young and Richard Bradley outside the exhibition.

By
KEVIN CLARK
Email

Published: 06:00
Tuesday 03 October 2017



Protesters are urging the public to oppose plans for a new incinerator on land close to Sunderland's Nissan plant.

But the firm behind the scheme on the Hillthorn Farm Enterprise Zone insists it is safe and the environmental impact will be minimal.



The Hillthorn Farm exhibition.

A consultation day at Washington Millennium Centre gave residents a chance to hear from representatives of developer Rotherham Kilbride about the company's plans and the generator, which will produce electricity for Nissan.

Campaigners were also on hand collecting signatures for a petition opposing the scheme.

The company says the energy centre will use clean, safe and proven cutting-edge gasification technology, currently deployed in Norway, to produce energy from waste after recycling has taken place.

But the protestors say nothing on such a scale has been tested and they are concerned about the development's proximity to homes and schools and the volume of traffic it will generate.

"Within two-and-a-half miles, you've got 12 primary schools, eight nurseries, three comprehensive schools and God knows how many care and residential homes."

Tracy Young

Mel Anderson and Tracy Young are two of the administrators behind the campaign's Facebook page 'No Monster Incinerator in Washington.'

"Within two-and-a-half miles, you've got 12 primary schools, eight nurseries, three comprehensive schools and God knows how many care and residential homes," she said.

"They are using computer prediction technology to inform them of what will happen when the plant opens, because they have never had a plant this big before.

"But a computer programme is only as good as the person who wrote it.



Visitors to the exhibition examine the display.

"They are saying it will produce enough energy to fuel 45,000 houses, but they are not going to allow any of the local residential population to have any of that energy. They are going to be selling it all to Nissan and the new Advanced Manufacturing Park.

Mel is concerned about the impact on the local road network.

"They are talking about 110 trucks a day in and then there is removal of the ash that will have to be brought out," she said.

A spokesperson for Rotherham Kilbride said 91 people had attended on the day: "We were really pleased to see so many people at the exhibition," he said.



Visitors talk to one of the Rotherham Kilbride representatives.

"We recognise that people have concerns about the proposal, so we have tried to provide a wealth of independent, verified information for people to make up their own minds.

"There is a lot of misinformation with some based on historic operations in the waste sector across the UK.

"A lot of this information is legacy and the technology now is far superior in terms of safety.

"We would suggest that anybody in any doubt looks at the Government website which gives an accurate guide and shows the impacts on health are so small as to be negligible:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/584992/The_impact_on_health_emissions_to_air_from_municipal_waste_incinerators.pdf

"The design of the building has been planned, taking into account the industrial backdrop and with new trees to screen the views as much as possible.

"We would encourage people to look at the FAQs and contact us if there is an issue we have not covered in the 70 or so questions. More information can be found on our website: www.rotherhamkilbride.co.uk/sunderland."

Hundreds fight plan for controversial new bus-only road in Sunderland



Councilors Christine Marshall, Colin English and Elizabeth Gibson say they are all opposed to plans for Burdon Road between Dofford Park Way and Tursall Village Green to be made bus only as part of the Sunderland Core Strategy and Development Plan. Picture: TONY GUNDS

By
DAVID ALLISON
Email

Published: 06:00
Wednesday 11 October 2017



Angry residents have slammed proposals which could see a new bus lane created in their community.

As part of the Sunderland Core Strategy and Development Plan, which was unveiled earlier this year, is a plan to make Burdon Road between Dofford Park Way and Tursall Village Green bus only.

Residents are now raising concerns about how the lane would affect access to the Mill Hill, Hall Farm, Thristley Grange, Thristley Wood, Blakeney wood and the Downs areas.

Campaigners argue that the proposal has "negligible benefit" and would cause major inconvenience for Silsworth residents going to Dofford and Dofford residents going to Silsworth and the city centre.

They added that it will have a negative effect on businesses in Silsworth, Dofford and the city centre and will add to the commute time to Dofford International Business Park and car plant Nissan.

More than 830 people signed a petition against the plans.

Council chiefs have said that a "bus gate" in Burdon Road would only be proposed after a Ryhope and Dofford link road was created however.

But Dofford Park's Labour councillors Christine Marshall, Colin English and Elizabeth Gibson all say they are opposing the bus lane.

Coun Marshall said: "This would be a real inconvenience for a lot of people as they would have to double back on themselves using this road.

"It's a green idea but it would actually cause more in emissions with the extra driving people would have to do.

"We've had a lot of comments from people against the idea and I don't know of anyone who is in favour of it.

"It really needs to be reconsidered."

A spokesman for Sunderland City Council said: "As part of the draft Core Strategy and Development Plan, which outlines how the city should grow and develop over the next 16 years, there are proposals for a South Sunderland Growth Area - a new sustainable neighbourhood.

"The Supplementary Planning Document which sets out the approach to delivering this, also identifies how it could possibly accommodate more than 3,000 homes and all the necessary infrastructure, such as schools and roads.

"This growth area is in line with national policies for more house building and local plans for helping to encourage people and families to live in Sunderland, and attracting new households by providing more high value housing and wider choice.

"Part of the area infrastructure planning is a new link road between Ryhope and Dofford.


"A 'bus gate' on Burdon Road would only be considered once a Ryhope and Dofford link road is completed and fully opened to traffic.

"It would also require a period of consultation and public support before any introduction."

APPENDIX 20: Draft Core Strategy and Development Plan (2017) – Consultation Leaflets



Have your say on the future development of Sunderland



Help us shape our future.

From 7 August to 2 October 2017 we are consulting on the first draft of the Sunderland Core Strategy and Development Plan.

What has happened so far?

Planning a Plan takes a number of years. We've gathered a lot of evidence over the last few years. This has involved examining official statistics, including census data, and public opinion surveys and projections prepared by the Government, together with other local research to determine what the local needs of Sunderland are.

We have developed our draft Plan which maps out Sunderland's future and we are keen to seek your views.

What is the Plan? Why do we need one?

By 2033, all our schools must have long term plans which set out how much development should take place, and where, to meet the needs of local people and businesses.

The purpose of the Plan is to encourage the growth of Sunderland to provide homes, jobs, shopping, local facilities and quality transport. The Plan also aims to protect Sunderland's special features such as its historic town, coast and countryside.

Once adopted, the policies within the Plan will be used as the starting point when assessing all planning applications. It will ensure the most appropriate development to take place over the Plan period to 2033.

What are we planning for?



To provide sufficient homes to meet our future needs

Our studies show that we need a total of 12,524 new homes by 2033 to meet our housing needs. In line with Government methodology, approximately 3,000 of the new homes will be delivered in the South Sunderland Growth Area (SSGA), between Ryhope and Quayside Park. A Supplementary Planning Document (SPD) has been prepared to guide the future development of this area. We are asking for your views on the SPD alongside the Core Strategy and Development Plan.

We must make sure that enough homes are built in the right places, so that you and your children have the opportunity to live where you choose. Every day families leave Sunderland partly as a result of housing choice not meeting their needs in the areas they want to live.

Our Plan seeks to ensure that affordable homes are built in the places that people want to live, as well as providing older person accommodation to meet the needs of an ageing population.

Most of the new homes can be delivered in our existing communities or at the SSGA, but there are still not enough sites across the city to meet the level of new housing needed. So we have also had to consider sites which have not previously been developed (known as greenfield) and land which is currently in the Green Belt to ensure that we can meet these needs. This includes 15 Housing Release sites which are currently in the Green Belt and will be able to deliver approximately 1,500 new homes, and we would like your thoughts on these.



To create jobs and prosperity

To make sure that we continue to grow and remain competitive, we need to do more to encourage successful employers to stay here, and attract new businesses and jobs to the area.

By 2033, the draft Plan aims to provide at least an additional 10,327 new jobs across the city. To make these jobs, we have to make land available for businesses and protect the area from development for other uses. The draft Plan identifies a number of existing employment areas which will be safeguarded for future employment use. The Plan also allocates the 14-acre site for future industrial use development to create a new Central Business District.

The Plan also supports the delivery of a new International Advanced Manufacturing Park on land to the north of the existing Nissan complex, which would create more than 3,200 jobs. The council in partnership with South Tyneside Council are preparing a separate plan, known as the IAMP Area Action Plan to allocate land for the development.



To meet the needs of Travelling Showpeople, Gypsies and Travellers

Our evidence shows us that we need to identify enough land to deliver an additional 23 plots to meet the needs of Travelling Showpeople by 2033. The draft Plan identifies and allocates land next to our existing Showpeople Communities to meet these needs.

In addition to this, we need to identify a temporary site for 5 pitches, where Gypsies and Travellers can stay for a few days whilst travelling through Sunderland, on the few occasions that the city experiences this need. The draft Plan has identified 2 potential locations, and would like your thoughts on these. Only one of these sites will need to be taken forward as an allocation within the Plan.



To create thriving centres

The draft Plan seeks to direct new retail and leisure development to our existing centres in order to help them thrive. Our evidence indicates that over 45,000m² of retail floorspace will be needed over the period up to 2033, most of which should be located within the city centre, and the primary retail destination within the city. The city centre will continue to be the focus for regeneration.

The council also understands that some members of the public are becoming increasingly concerned over the number of hot food takeaways in the city. The Plan introduces a policy which aims to restrict the number of hot food takeaways within each of our centres.



To amend the Green Belt to meet our needs and protect its future

New development in the Green Belt is strictly controlled. However, we can remove land from the Green Belt through our Plan in "exceptional circumstances". As Sunderland does not have sufficient land to meet housing needs, we have identified approximately 100 hectares which could be removed to meet these needs. This would represent just 3% of the Green Belt being lost for development, with the Plan contributing to protect the remainder from inappropriate development. A further 100 hectares of land has been identified as Safeguarded Land, which potentially would be developed beyond 2033.



To protect and enhance our environment

The Plan will ensure that the impact of new development on the city's environment is limited. Further policies in the Plan protect and enhance the city's nature and natural environment, and the quality and local distinctiveness of the built environment.



To plan for new infrastructure

More development will add to the pressure on existing infrastructure. Understanding whether there is sufficient infrastructure available (such as transport, energy, water and sewer capacity, school places and doctors) is part of the evidence which informs our Plan.

We are required to produce an Infrastructure Delivery Plan alongside the Plan. This will set out the facilities required to deliver the development proposed in the Plan and when it is likely to be delivered.

Page | 210

This map illustrates the potential for development set out in the Plan.

Why should you get involved?

Planning shapes the places where we live, work, and socialise. It improves the social, economic and natural environment of communities. That's why it's important that you have your say and shape the future of the Plan.

The consultation will run for a period of 6 weeks, from Monday 7 August to Monday 3 October 2017. As feedback is to be completed and reviewed no later than 5pm on the final day of the consultation.

Where can I view the Plan?

The Plan and supporting documentation can be found online at www.sunderland.gov.uk/cdp, including maps of proposed sites and reports of previous consultations. Copies are also available at Council Offices at Houghton, Washington Town Centre and City Library, Museum & Winter Gardens subject to opening hours and on the Club Centre.

How can I speak to someone?

The Council will be holding a series of staffed public drop-in events across the city and would welcome anyone who wishes to find out more or who has questions to come along. These events are shown on the back page.

What will happen next?

Your comments will be considered alongside the findings of any further evidence. An updated Plan will be produced and it will be a further round of public consultation.

If you want to be involved in the next stage and be kept up to date with the Plan please register online at <http://sunderland-council.surveymonkey.co.uk/portal>

How to comment?

The quickest and easiest way for you to respond is online at <http://sunderland-council.surveymonkey.co.uk/portal>

You will need to register to comment. If you have already registered during a previous consultation, simply enter your username and password.

If you are not able to respond this way you can download the comments form from our website, pick up a copy from our libraries or from a drop-in event and send it to us. Alternatively you can send an email to planning@sunderland.gov.uk

Please send completed comment forms to: Strategic Plans, Civic Centre, Burton Road, Sunderland, SR2 7DN.

How can I view the Plan?

The Plan and supporting documentation can be found online at www.sunderland.gov.uk/cdp, including maps of proposed sites and reports of previous consultations. Copies are also available at Council Offices at Houghton, Washington Town Centre and City Library, Museum & Winter Gardens subject to opening hours and on the Club Centre.

How can I speak to someone?

The Council will be holding a series of staffed public drop-in events across the city and would welcome anyone who wishes to find out more or who has questions to come along. These events are shown on the back page.

Drop-in events:

Wednesday 7 August 2017

- 10 - 12pm: Springwell Village Hall, Fall Road, NE9 7DP
- 2 - 4pm: Ryhope Community Centre, 7 Black Road, SR2 9PS
- 6 - 8pm: Fulwell Methodist Church, Onevendale Road, SR6 8LN

Thursday 10 August 2017

- 10 - 12pm: Philadelphia Cricket Club, Bunker Hill, DH4 4E
- 2 - 4pm: Business & Innovation Centre, Wearfield, SR5 2TA
- 6 - 8pm: Harton Community Centre, Burnwell Lane, NE38 8RQ

Friday 11 August 2017

- 10 - 12pm: Harton Centre, Wearfield Road, DH5 9HE
- 2 - 4pm: Burnwell Academy, Whitfield Estate, DH4 7BT

Monday 14 August 2017

- 10 - 12pm: Holy Trinity Church, University, NE3 7BL
- 2 - 4pm: St Charles Church, 37 Durham Road, SR2 3JD
- 6 - 8pm: Houghton Welfare Hall, Brinkburn Crescent, DH4 5AF

Tuesday 15 August 2017

- 10 - 12pm: Reach Carter Sports Centre, Commercial Road, SR2 8PD
- 2 - 4pm: Sunderland City Council Customer Service Centre, Seaward Street, Main Road, SR1 1RE
- 6 - 8pm: Washington Leisure Centre, NE38 7SS

Wednesday 16 August 2017

- 6 - 8pm: Donfield Park Community Centre, Mill Hill Road, SR3 2ND

Monday 18 September 2017

- 10 - 12pm: Reach Carter Sports Centre, Commercial Road, SR2 8PD
- 2 - 4pm: Harton Centre, Wearfield Road, DH5 9HE
- 6 - 8pm: Burnwell Academy, Whitfield Estate, DH4 7BT

Tuesday 19 September 2017

- 10 - 12pm: The Seacroft Garden, Silsworth Road, SR3 2PD
- 2 - 4pm: Houghton Welfare Hall, Brinkburn Crescent, DH4 5AF
- 6 - 8pm: Sun Street Youth & Community Centre, SR1 1HG

Wednesday 20 September 2017

- 10 - 12pm: Fulwell Methodist Church, Onevendale Road, SR6 8LN
- 2 - 4pm: Business & Innovation Centre, Wearfield, SR5 2TA
- 6 - 8pm: Sun Street Youth & Community Centre, SR1 1HG

Thursday 21 September 2017

- 10 - 12pm: Philadelphia Cricket Club, Bunker Hill, DH4 4E
- 2 - 4pm: Ryhope Community Centre, 7 Black Road, SR2 9PS
- 6 - 8pm: Washington Millennium Centre, The Oval, NE3 7JQ

Friday 22 September 2017

- 10 - 12pm: Harton Centre, Wearfield Road, DH5 9HE
- 2 - 4pm: David Lloyd Sunderland, 2 Cumberland Way, SR3 3DQ
- 6 - 8pm: Langdon Street Youth Centre, 25 Felland Road, SR4 6JA

Sunderland City Council

Sunderland City Council

Core Strategy and Development Plan

Indicative Layout and Capacity Study of Proposed Housing Release Sites

HRS1: North of Mount Lane, Springwell Village

HRS2: Burnwell Hall Farm and Gosnell Hall Trust Meeting House, Springwell Village

HRS3: Land at Stoney Lane, Springwell Village

HRS4: Land at George Washington Hotel Golf Course (Pitch & Put), Usworth

Drop-in events:

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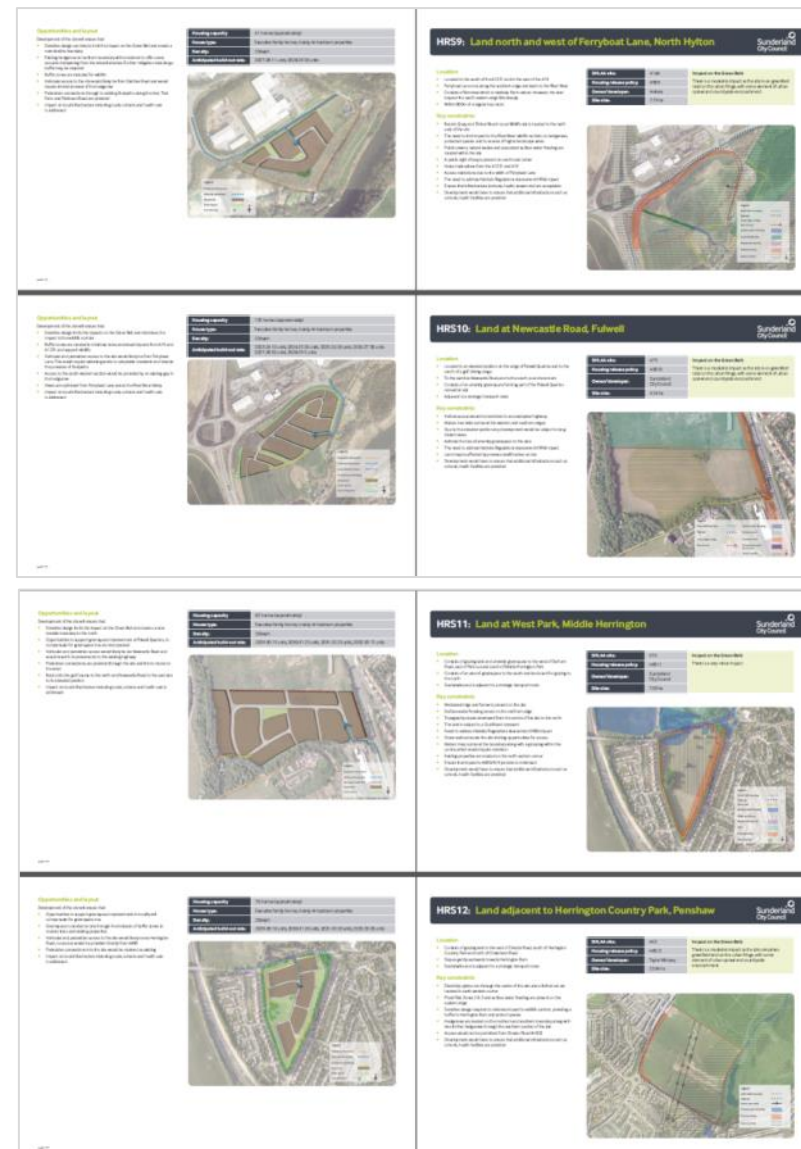
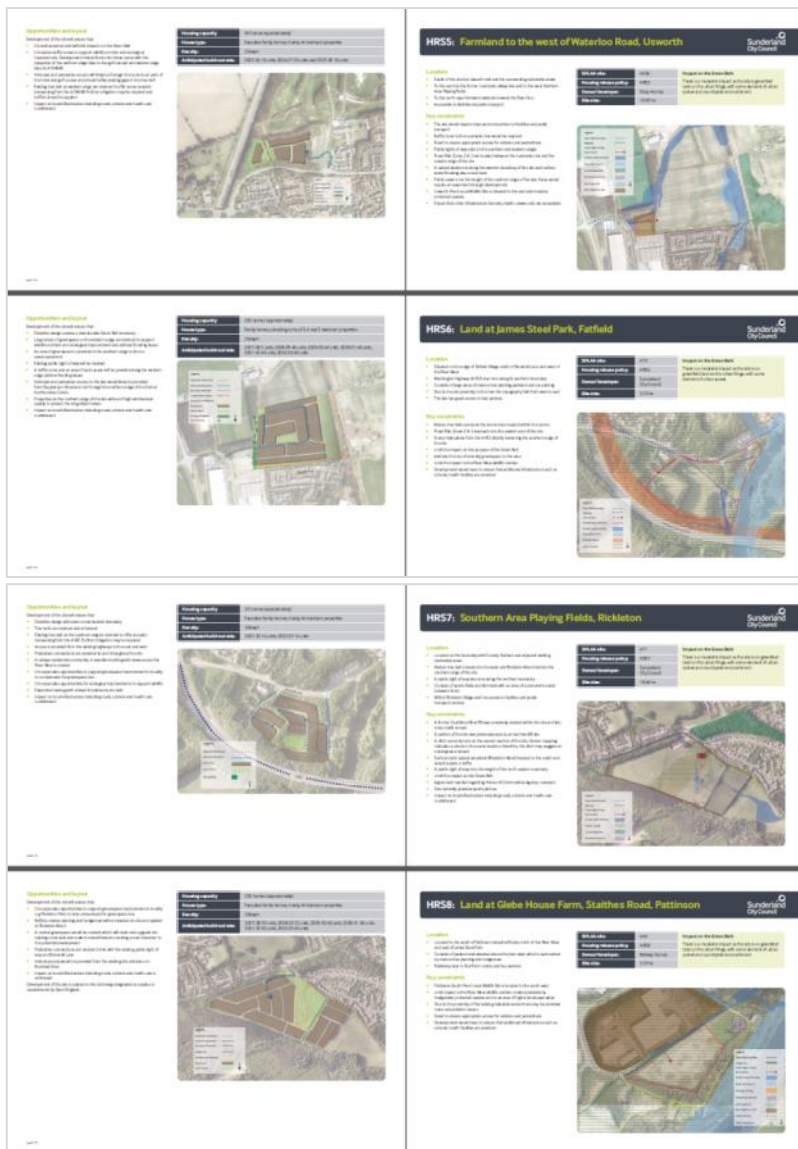
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Sunderland City Council



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Travelling Showpeople – Land to North of Pearson's Industrial Estate

Gypsy and Traveller and Travelling Showpeople

Background

Sunderland City Council is required by legislation for all community needs in the city to include Gypsies and Travellers and Travelling Showpeople.

Sunderland is an existing Travelling Showpeople community, which is expected to grow over the 10-year period. The city also experiences Gypsies and Travellers stopping over in Sunderland on their journey.

To assess future growth and needs of these communities, the council undertakes a needs assessment. This identified a need for 33 new Travelling Showpeople plots for the period up to 2033, 15 of which are short-term needs and three identified to be allocated in the Core Strategy and Development Plan 2023. It also identified a need for a pitch stop-over site for Gypsies and Travellers who are passing through the city.

A stop-over site will be a site where the community can stop over for a limited amount of time. By allocating a site, it will help prevent unauthorised encampments, which can be costly for the council in terms of clean-up and potentially legal action.

Identifying a site

To identify appropriate locations for these sites, the council has undertaken an extensive search which has assessed over 110 sites. Sites have been 'suitable', 'unsuitable' or 'not a consideration' and a 'suitable' site is one that is owned by the council.

Travelling Showpeople

The assessment has identified two sites which are considered suitable for Travelling Showpeople. These potential sites are an empty space behind Pearson's Industrial Estate in Hildon Road and on the roundabout at Market Place in Houghton-le-Spring.

These sites would provide enough space for the 15 short-term plots and in the longer term site could be developed around the water near to Round Market Place and at Hildon.

Travelling Showpeople sites are permanent sites, generally made up of a number of plots, sometimes referred to as 'yays'. The plots normally accommodate a mobile caravan/trailer, vehicles, possibly a shower house, and for travelling, and are able to store animals and show equipment.

Gypsy and Traveller sites

Three potential sites have been identified as suitable for Gypsies and Travellers. However, only one site is required. These sites are at Hildon Road, behind the industrial estate, Summer Road, within Leazeswood Industrial Estate and on the pitch next to Hildon Lyons Road (Stephenston Road).

There will be a number of 5 pitches, each going to accommodate 10 caravans and 4 vehicles with outdoor space. Each pitch will have an area for the provision of electricity and also sewerage input and lifts.

These will be provided by the staff of parks, leisure and recreation, which will be brought in from time the site is used. The site will be used during periods of high demand, with appropriate monitoring.

Sunderland
City Council

04/2021

The image contains four aerial photographs, each with a title bar at the top. The top-left photo, titled 'Gypsies and Travellers – Car park at Hutton Lyons Pond', shows a car park area highlighted in red. The top-right photo, titled 'Gypsies and Travellers – Land at Sandmere Road', shows a residential area with a red highlight. The bottom-left photo, titled 'Gypsies and Travellers – Hendon Road', shows an industrial area with a red highlight. The bottom-right photo, titled 'Travelling Showpeople – Council Depot, Houghton', shows a large industrial building complex highlighted in blue.

South Sunderland Growth Area (SSGA)

Sunderland City Council



South Sunderland Growth Area (SSGA) was first identified in the Draft Core Strategy and Development Management Policies Document 2013, when evidence identified that there was insufficient land within the Strategic Land Availability Assessment (SLAA) to meet the city's future housing needs. This was further discussed during public consultation in summer 2015.

SSGA lies between Doxford Park and Rhoppe and is made up of 4 development sites, Chappellgate, Lark Lane, Cherry Knowle and South Rhoppe, as can be seen on the plan below. The area has the potential to provide approximately 3,000 new homes and meet 20% of the city's future housing need.

Two of the sites, Chappellgate and Cherry Knowle, have been allocated for residential development for almost 20 years in the Unitary Development Plan (UDP), the adopted Plan that currently guides new development and decisions on planning applications. South Rhoppe is identified for employment purposes, this is a historical allocation and the site is no longer required for such use. Lark Lane and Doxford Park are identified as Settlement Sites, to prevent the merging of Rhoppe and Doxford. This is green field rather than Green Belt land.

A review of Settlement Sites was undertaken to support the Draft Core Strategy and Development Management Policies Document 2013. This indicated that development could be placed within much of the South Sunderland Settlement Sites.

Sunderland City Council



The scale of development proposed at SSGA will result in the creation of a new residential community. A draft Supplementary Planning Document (SPD)/ Masterplan and Infrastructure Unitary Study (IUS) have been prepared to guide the future development of the area.

The SPD/Masterplan:

- seeks to coordinate potential development proposals to ensure the creation of a sustainable community, one of high quality built and natural environment, with accessible local services that reflect the community's needs and support its health and wellbeing
- assesses the cumulative impacts of the development proposal as a combined unit, including infrastructure provision and environmental protection requirements
- includes design parameters and principles to ensure a high standard of designed sustainability

The IDS:

- identifies the overall infrastructure requirements for SSGA and provides a broad strategy to deliver necessary infrastructure within the area, including a new primary school, extension to two existing primary schools, social centres, leisure facilities, community/cultural facilities, over 50 hectares of greenland, woodlands, allotments, extension of pathways and footpaths, and the completion of the Rhoppe Doxford Link Road.

A Sustainability Appraisal (SA) has been undertaken that fulfils the requirements of the Strategic Environmental Assessment (SEA) Directive, but also ensures that the social and economic impacts of the Draft SPD are fully understood.

A Habitats Regulations Assessment (HRA) in response to the Habitats Directive has also been prepared. The HRA has informed the draft SPD.

The draft SPD/Masterplan has been informed by comments received during the public pre consultation event held in July 2015.

Two of the four development sites (Chappellgate and Cherry Knowle) have secured planning permission for the principle of development. Further detailed applications for Chappellgate and Cherry Knowle and planning applications for Lark Lane and South Rhoppe will be informed by the draft SPD.

What next?

Following 6 weeks of public consultation, the comments made by individuals and organisations will be considered and where appropriate, amendments will be made to the SPD. In time, the SPD and the adoption statement will be considered by the Council Cabinet and a decision will be made as to whether to adopt the document as an SPD. It is anticipated that the SPD will progress in tandem with the Core Strategy and Development Plan.

APPENDIX 21: Draft Core Strategy and Development Plan (2017) – Consultation

Feedback Form



Have your say on the future development of Sunderland

From 7 August to 2 October 2017 we are consulting on the first draft of the Sunderland Core Strategy and Development Plan.

Please complete this form to give us your views and return it to: Strategic Plans, Civic Centre, Brunton Road, Sunderland S2 7DN. Or email to us at planning@cityof Sunderland.gov.uk.

First name	
Last name	
Organisation	
Address	
Postcode	
Email Address	

If relevant:

Agent name	
Agent organisation	
Agent email address	

If you make comments on the draft Plan we will add you to our consultation database so that you are automatically informed when any future consultations take place. If you would not like to be added to the database, please tick this box ☐

Have your say


Please state clearly which page, paragraph number, policy or site your comment relates to. You may make several comments on the form, but please clearly identify each separate comment.

1. Does your comment relate to a specific identified in the Plan, if so which one?

2. Do you oppose or support the proposals for the site?
Support ☐ Oppose ☐

3. What comments would you like to make on the site(s)?

4. Do you have any comments on the policies in the Plan?













Thank you for taking the time to complete this form, your views are important to us. Please ensure that you submit this form to Sunderland City Council no later than 5pm on Monday, 3 October 2017.

APPENDIX 22: Draft Core Strategy and Development Plan (2017) – Petitions

Site/ Location	Petition Summary and Description	Petition Type	Lead Petitioner /Organiser	Date Received	Signatories
Hetton Lyons Angling Club Car Park	<p>https://www.ipetitions.com/petition/hlac-car-park-change-petition</p> <p>HLAC - Car Park Change Petition</p> <p>About this petition</p> <p>Hetton Lyons Angling Club</p> <p>We object to the proposed travelers site in Stephensons car park</p> <p>Hetton Lyons angling club has over 80 members who use stephensons car park</p> <p>To fish on stephensons lake, on a daily basis.</p> <p>Some of our members are pensioners and in there 70s, one who has recently had a stroke, without the car park facility of being able to park right next to the lake it will be impossible for older members to walk with their fishing gear to the lake.</p> <p>I thought Sunderland council were trying to encourage people to get out doors and do an activity. This will have the opposite effect as we will loose lots of our members without the car park facility right next to the lake.</p> <p>We have about 20 fishing competitions a year , members meet in stephensons car park make the draw in stephensons car park , at one of our biggest matches this year there were over 26 cars in the car park with lots and lots of fishing gear having to be unloaded and taken down to the lake. Without the current capacity of the car park it</p>	iPetitions (received by e-mail)	Neil Middleditch Hetton Lyons Angling Club	19/09/17 (Closed) (Received by e-mail 1/10/17)	558 (Total 560 now online) (266 made comments)

	<p>will be impossible to hold any more fishing competitions, that's more members lost.</p> <p>We also have coaching fishing days in the summer holidays for 1st eppleton scouts, and their parents, we meet in stephensons car park and with the help of the children all the coaching fishing gear is unloaded and taken down to stephensons lake,</p> <p>The coaching sessions will also be lost if car park is turned into a travellers site.</p> <p>As you can see without the current use of stephensons car park Hetton Lyons angling</p> <p>Could loose most of its members, how can Sunderland council justify setting up a travellers site and take away our use of hetton Lyons country park.</p>				
West Park, East Herrington	<p>We the undersigned request Sunderland City Council to delete from The Core Strategy and Development Plan 2017-33 (draft) the proposal to designate West Park for residential development.</p> <p>We request the Council to honour the spirit of transfer of the land specifically for public amenity made by Sunderland Rural District Council in 1967.</p> <p>We note the proposal is contrary to declared objectives in the Draft Plan covering landscape character & diversity and the importance of settlement breaks.</p> <p>We request officers of the council to make an immediate voluntary Village Green registration of The Park under section 15(8) of the Commons Act 2008.</p>	Paper	Sarah Watson	20/09/17 (Closed)	4,384
West Park, East Herrington	<p>No to housing development on West Park</p> <p>We the undersigned petition to:- oppose all development of West</p>	e-Petition	Mr Mark Watson	20/09/17 (Closed)	810 (Total 811 online, but 1 verified)

	<p>Park. It is our opinion that this would be a disaster for the West Park/ Park Lea and East Herrington as a whole. We believe allowing this development to go ahead would have an adverse effect on wildlife, local infrastructure, local services as well as destroying one of the more beautiful areas we are lucky enough to enjoy.</p> <p>This petition is designed to voice a communities opposition to a planned housing development on West Park.</p>				after closing date)
Land adj. Fulwell Methodist Church	<p>https://www.change.org/p/sunderland-city-council-designate-greenspace-adjacent-to-fulwell-methodist-church-sr6-8ln-as-local-green-space</p> <p>Save Dovedale Road Greenspace</p> <p>Petition to Sunderland City Council to designate the open greenspace land adjacent to Fulwell Methodist Church, Seaburn Dene, Sunderland SR6 8LN as Local Green Space under its Local Plan.</p> <p>We, the undersigned, request that Sunderland City Council designate 3,759sq.m of land adjacent to Fulwell Methodist Church as Local Green Space under its Local Plan, which is currently undergoing public consultation.</p> <p>The National Planning Policy Framework gives local communities the right, through local and neighbourhood plans, to identify green areas of particular importance to them for special protection by means of a Local Green Space designation, the effect of which is to rule out new development other than in very special circumstances.</p> <p>We submit that the land meets the criteria set out at Paragraph</p>	Change.org / Paper (received by e-mail)	Mrs Lyndsey Middleton-Kitcatt Save Dovedale Road Greenspace	27/09/17 (Closed) (Received by e-mail 28/09/17)	362 (357 via change.org, + 5 paper) (Total 360 supporters now online) (41 made comments)

	<p>77 of the National Planning Policy Framework (see below for details) and, at the time of writing, does not have planning permission granted. It therefore qualifies for designation.</p> <p>1. Requirement for the green space to be in reasonably close proximity to the community it serves.</p> <p>The land is centrally located within a predominantly residential area of Seaburn/Fulwell. Dovedale Road, on which it is situated, is a busy thoroughfare for people travelling towards Sunderland City Centre, South Shields, Cleadon, Boldon and Southwick. It is within close proximity of three local schools, namely Monkwearmouth Academy, Seaburn Dene Primary, and Fulwell Infant School, as well as Seaburn Metro Station and Sea Road, which is the main shopping/high street for the area.</p> <p>2. Requirement for the green area to be demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife.</p> <p>The significance of the land to the local community is largely, but not exclusively, due to its recreational value. For a period in excess of fifty years, the land has been used by the local community as a quasi-village green, where people take part in a range of recreational activities. It has and continues to be used on a daily basis by local people, both adults and children, for</p>				
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	<p>playing sports, dog training classes, boot camps, dog walking, summer camps, out of school groups and other activities. The use of the land in this way is a long-established local tradition and, because of this, the land has become an integral part of community life, part of the fabric and character of the area. It is one of the few green areas of its kind remaining in the locality and its loss would prove a huge detriment to the community.</p> <p>The site is rare in the sense that it provides a safe and accessible outdoor space for children and older members of the community. It benefits from being largely enclosed by the boundary wall of Mere Knolls Cemetery, garden fences to the rear of Torver Crescent and railings separating the land from the church. Additionally, the fact that the raised area immediately adjacent to the church steps provides a buffer between the main portion of the site and the road, thereby limiting the possibility of children or animals running into the road.</p> <p>The land also has historical significance. Historic maps of the area show that the land once formed part of Dene Lane, which is described in Sunderland City Council's 'Heritage Trail' literature as "an ancient right of way that is said to be the route taken by monks travelling between the monastic sites at Wearmouth and Jarrow, during the age of Bede over 1300 years ago."</p> <p>Additionally, the land brings a</p>				
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	<p>much needed element of natural beauty to a heavily developed residential area, particularly the mature trees, which can be seen on the boundary of the land as well as inside the cemetery walls. It also benefits from a beautiful view of Cleadon Hills and the surrounding farm land, with two of the area's most notable landmarks, Cleadon Windmill and Cleadon Water Tower, clearly visible on the horizon.</p> <p>3. Requirement that the green area concerned be local in character and is not an extensive tract of land.</p> <p>It is not explicitly stated in the National Planning Policy Framework what is to be considered extensive for these purposes. However, as stated above, the site area comprises approximately 3,759sq.m of land. It is very much self-contained, being partially enclosed by the boundary wall of Mere Knolls Cemetery, garden fences to the rear of Torver Crescent and railings separating the land from Fulwell Methodist Church.</p>				
Land adj. Herrington Country Park, Penshaw	We the undersigned petition to: Oppose all development in section HRS12 of the City of Sunderland Core Strategy and Development Plan (land adjacent to Herrington Country Park, Penshaw). We believe allowing this development to go ahead would have an adverse effect. It is our opinion that this would be a disaster for the areas of Penshaw, Shiney Row and New Herrington. We believe allowing this development to go ahead would have an adverse effect on wildlife, local	Paper	Save Penshaw's Greenbelt	27/09/17 (Closed)	910

	infrastructure, local services as well as destroying one of the more beautiful areas we are lucky enough at this moment to enjoy.				
Land adj. Herrington Country Park, Penshaw	<p>Save Penshaw Greenbelt (1)</p> <p>We the undersigned petition to:- Have the land at Penshaw/Chester Rd be deleted from the Council's Core Strategy and Development Plan to safeguard our Greenbelt and prevent the pressure on local services and roads.</p> <p>We the undersigned support safeguarding the Greenbelt around Penshaw and have the current proposal in Sunderland City Council's Core Strategy and Development Plan withdrawn.</p>	e-Petition	Mrs Christine Parry	2/10/17 (Closed)	1,049
Springwell Village	<p>Petition to Oppose development on green belt land around Springwell Village</p> <p>Petition summary and background</p> <p>In the draft Core Strategy and Development Plan the Council proposes to release four sites around Springwell Village – HRS1,2,3,4 – for housing development. The undersigned are strongly against these proposals. Furthermore, they are opposed to any release of greenbelt land in and around Springwell Village for the purposes of development.</p> <p>Action petitioned for</p> <p>We, the undersigned, are concerned citizens who urge Sunderland City Council to maintain the existing greenbelt boundaries that give Springwell Village its identity and character, prevents urban sprawl and prevents Springwell Village from merging with neighbouring settlements.</p>	Paper	Angela Templeman (Chair) Springwell Village Residents Association	2/10/17 (Closed)	1,364
Springwell	Save the greenbelt around	e-Petition	Mrs Claire	2/10/17	344

Village	<p>Springwell Village</p> <p>We the undersigned petition to:- We the undersigned oppose all development on the greenbelt surrounding Springwell Village. The greenbelt here provides much needed countryside for people living in urban areas, gives the village its character and identity, and prevents urban sprawl to neighbouring settlements. The already congested historic infrastructure of the Village cannot be reconfigured to accommodate new traffic generation.</p> <p>Sunderland Council is currently undergoing a period of consultation on their Core Strategy and Development Plan. They are proposing to release greenbelt land on four sites around Springwell Village for housing. The greenbelt gives Springwell Village its character and provides essential countryside for people living in urban areas, the environment and wildlife. It prevents urban sprawl and merging with Gateshead, South Tyneside and Washington. Sunderland Council is claiming 'exceptional circumstances' and that there are not enough brownfield sites to build on. Their evidence does not adequately demonstrate this or the projected population- so the number of houses they say the City needs is not proven.</p> <p>These proposals would open the door for hundreds and potentially thousands of houses being built, doing irreversible damage to the greenbelt and the character of the village forever. Please sign the petition to help save the greenbelt.</p>		Treadwell	(Closed)	
Houghton	Petition to object to Houghton	e-Petition	Mr Andrew	2/10/17	78

Market Place Industrial Estate	<p>Market Place Industrial Estate being identified as suitable for development as a site for Travelling Showpeople plots</p> <p>We the undersigned petition to:- Object to the Council's proposals to earmark the Houghton Market Place Industrial Estate as suitable for development as a site for Travelling Showpeople plots due to traffic and road safety concerns.</p> <p>We the undersigned wish to object to the Council's proposals to earmark the Houghton Market Place Industrial Estate as suitable for development as a site for Travelling Showpeople plots, on the basis that the main access road out of the surrounding densely populated housing estate (Gravel Walks) will not be able to cope with the increased volume of traffic their proposal will cause at the Lake Road junction - using The Green as an alternative route into / out of the proposed development area will not be suitable for use by the heavier / vehicles this proposal will attract.</p> <p>The area earmarked by the Council for longer term development for the travelling community at the Houghton Market Place Industrial Estate would similarly be unsuitable due to the additional traffic and congestion that would be caused on the only access road out of the surrounding densely populated housing estate at the Gravel Walks / Lake Road junction - using The Green as an alternative route into / out of the proposed development will not be suitable for use by the heavier / vehicles this proposal will attract.</p>		Stone	(Closed)	
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St. Luke's Terrace	<p>Save St Luke's Terrace Petition</p> <p>Millfield and Pallion Focus Teams</p> <p>To Sunderland City Council: I/We the undersigned, being local residents of Pallion or Millfield Ward as well as being local government electors for the area of Sunderland City Council; to whom this petition is addressed, request that the council take all possible steps and action to ensure that St Luke's Terrace to designated as a retail area in the Local Plan being developed by the council at this time with specific restrictions to prevent new takeaways opening.</p> <p><i>Additional Petition Slips wording slightly different:</i></p> <p>Help Martin and Niall protect St Luke's Terrace as a shopping area – sign the petition</p> <p>To Sunderland City Council: I/We the undersigned, being local residents of Pallion or Millfield as well as being local government electors in the area of Sunderland City Council, to whom this petition is addressed, request that the Council takes all possible action to ensure that St Luke's Terrace is designated as a retail area in the Local Plan being developed by the Council at this time with specific restrictions to prevent new takeaways opening.</p>	Paper	Martin Haswell Wearside Liberal Democrats	2/10/17	108 (97 on petition forms + 11 on petition slips with comments)
Washington Gasification Plant	<p>Petition against the Gasification Plant Washington</p> <p>We the undersigned oppose the siting of Rolton Kilbride gasification plant</p> <p>In Washington on the ground of:</p> <p>1. The plant is new technology and as such is untested over a</p>	Paper	David Tatters	1/10/17 (Closed) (Received 2/10/17)	11

	<p>long period, and the data indicates that Nano Particles will still escape the filtration system, which if breathed in can pass through the lungs in to the blood stream and can be carcinogenic.</p> <p>2. The plant is within close proximity to housing and three primary schools.</p> <p>3. The plant offers no value to the people of Washington or Sunderland as a whole as its sole purpose is to provide cheap electricity to the Nissan car plant.</p> <p>4. The number of vehicle movements will increase wear and tear on an already worn out infrastructure and cause a significant increase in road traffic in the area.</p> <p>5. Diesel exhaust have been identified as a major cause of Asthma, Bronchitis, Eye Nose and Throat Irritation and over time can affect Brain, Lung, Heart disease and Immune system issues. At a time when other local authorities are cutting down on diesel why are Sunderland looking to expose its residents to more of these toxic fumes.</p> <p>6. The people of Washington have endured a disproportionate level of industry without any benefit coming to the town or surrounding area, and call on Sunderland council to take responsibility for the health and well being of its residents.</p> <p>7. Sunderland along with other authorities in the area send its waste to plants in Teesside and will import other authorities waste to feed the plant, this will lead to more rubbish strewn along the roadsides.</p>				
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SSGA Burdon Road Bus- only Link	https://you.38degrees.org.uk/petitions/cancel-the-proposal-to-make-burdon-road-bus-only?source=facebook-share-button&time=1505902797 To: Sunderland Council Highways Department Cancel the proposal to make Burdon Road bus only Hidden in the depths of the Sunderland Core Strategy and Development Plan is a proposal to make Burdon road between Doxford Park Way and Tunstall Village green bus only. The plan should be scrapped. Why is this important? The proposal has negligible benefit and causes major inconvenience for Silksworth Residents going to Doxford and Doxford residents going to silksworth and the city centre. It will have a negative effect on businesses in Silksworth, Doxford and the city centre and will add to the commute time to Doxford International and Nissan.	38 Degrees (received by e-mail from Cllr Christine Marshall)	Cameron Marshall (Doxford Park and Tunstall Residents Facebook group)	3/10/17 (Closed) (Received by e-mail 3/10/17)	834 (Total 837 now online) (25 made comments)
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APPENDIX 23: Draft Core Strategy and Development Plan Consultation – Key issues raised and how issues have been taken into account

General Comments on Draft CSDM

- Persimmon Homes, National Grid welcome the Plan

Consultation

Key Issues

Several residents and Springwell Residents Association commented that the consultation on the draft CSDP was insufficient. They raised the following key issues

- Too reliant on electronic communication
- Documents were unclear and terminology was misleading
- Leaflets were not distributed to all residents
- Insufficient notice of the events
- Not enough staff at events
- The venues were not appropriate
- Not enough leaflets available at the events
- No presentation from officers at the event
- Council Officers were not able to answer the questions raised by residents at the events.
- Insufficient events during the evening.

How Issues Have Been Taken into Account

The Council has sought to ensure that consultation on the Core Strategy and Development Plan is as open as possible and have gone beyond the legal requirement to ensure that the consultation was fair, transparent, proportional, effective and inclusive. However, consultation must be proportionate in resources to the scale and impact the Plan has on the community.

At Regulation 18, the Council is legally required to notify statutory consultees and consultation bodies (those on the Councils Local Plan database) of the subject and invite them to make representations. Consultation normally last for six weeks, however there is no legal time limited. The Council is also required to be in accordance with its Statement of Community Involvement.

The purpose of the consultation of the Draft Core Strategy and Development Plan (CSDP) was to give people the opportunity to have their say and inform the next version of the Plan. In order for the Council to accurately record people's views all representations must be submitted to the Council in writing. The Council endeavoured to make this as easy as possible by preparing a consultation form which was available in print, word version and PDF, setting up a consultation portal where people could complete a questionnaire or submit their views against each policy and by encouraging people to write to us whether via post or email. At the

event, Officers were available to assist people completing their representations. The Council printed and distributed over 3000 copies of the Form. In addition, the Council printed over 2000 site leaflets which were handed out at the events. Also, at the request of Springwell Residents Association, large format versions of the form were created. Copies of these were available at the events.

Normal practice at this stage would be to undertake a six week consultation, but in recognition of the importance of this Plan and that it coincided with summer holidays, the Council extended the consultation by an additional two weeks.

The Council has gone beyond the legal requirements of 'notifying consultees on the Local Plan database' by distributing leaflets to every household in Sunderland to inform as many people as possible of the consultation. In addition to the leaflet distribution, the Council sent Letters/Emails to all consultees in the Local Plan database, Statutory Consultees, Members and MPs.

The Council held 30 events across the city during the consultation period. The purpose of these events was to inform people of the content on the CSDP and to give people the opportunity to ask Officers any questions they may have. The drop-in events were designed to provide all attendees with an opportunity to read the exhibition boards and to speak to a Planning Officers. In total 1189 people attended these events. Given the level of turn out, it would not be possible for the Council to accurately record the conversations at these events and it is clearly preferable that written representations are sought to ensure respondents put their comments in their own words.

The consultation and events were widely publicised via distribution of the main consultation leaflet to every household across the City (by an independent mail distribution company), plus posters, press release notices and articles, as well as on the Council's website Home and Planning pages, linking to the consultation portal. Articles about the consultation were published on the national Planning Resource website on 4 August 2017, and on 7 August 2017, in the Sunderland Echo newspaper on the Council's Make it Sunderland and the ITV News websites, with it also featuring in a television news bulletin on the local BBC Look North (North East and Cumbria) programme. A related article was also published on the local Sun FM 103.4 radio station website on 11 August 2017, with the Council's Head of Planning & Regeneration Iain Fairlamb being interviewed about it on BBC Radio Newcastle on 14 August 2017.

A series of five sub-area based pre-consultation briefing workshop sessions for local elected Members were also attended by 25 councillors.

All documentation was also made available in printed form at the Councils Libraries and the Civic Centre. Leaflets and Forms were also available at these venues.

The Council has prepared a Consultation Strategy which sets out how the Council will undertake consultation at the Regulation 19 stage.

Evidence

Key Issues raised

As part of the consultation on the Draft Plan, the Council asked consultees for comments on the evidence base which was published (Appendix x). The following summarises some of the comments.

- Town End Farm raised concern that the Plan is not based on up to date evidence as it does not reflect;
 - the Government's White paper,
 - up to date employment and housing figures and the current figures rely too heavily on the LEP update which cannot be scrutinised in detail and is considered over optimistic, and
 - growth scenarios post Brexit,
 - the standardised methodology to the OAN

Historic England would like to see more evidence on the Council's website.

How Issues Have Been Taken into Account

The Council has undertaken a comprehensive review of its evidence base following the Draft Plan consultation to ensure that comments submitted have been taken into consideration. This has included

- SHLAA update – the SHLAA report was updated to reassess sites, to assess new sites suggested during the consultation, to review delivery rates, to review densities and to update to reflect completions data. The SHLAA 2018 also includes an updated position on the five-year land supply and the Housing Delivery Test.
- Green Belt – The Council has prepared an addendum to the Green Belt Reports. This addendum includes appraisals of new sites submitted to the Council and a justification if sites have been removed from the Housing Supply.
- Green Belt Boundary – Stage 4 of the Green Belt Report was prepared by consultants to review the proposed Green Belt Boundary and identify a new Green Belt boundary.
- Exceptional Circumstances Paper – This paper sets out the case for amending the Tyne and Wear Green Belt
- Compliance Paper – This paper justifies how the Council has met its legal and regulatory requirements when preparing a Development Plan.
- Included in the Compliance Paper is a section which demonstrates how the outcomes of the Health Impact Assessment has been taken into consideration in the Publication Draft.
- Sustainability Assessment incorporating Strategic Environmental Assessment – A SA and SEA has been undertaken on the Publication Draft

- Habitat Regulation Assessment – A HRA has been prepared to assess the impacts of development in the Publication Draft
- Gypsies and Travellers Addendum – This paper reflects the outcomes of the consultation and justifies the Councils approach for meeting community's needs.
- SHMA Addendum –The SHMA has been reviewed to establish the Councils OAN and also justifies the needs for accessibility standards
- Viability Assessment Addendum – This report has been prepared to justify the Council approach for Space Standards.
- Infrastructure Delivery Plan Update – Updated to reflect the latest evidence to justify the infrastructure requirements to deliver the Plan
- Settlement Break Update – The Settlement Break study has been updated to reflect comments received and justify the boundaries proposed by the Council
- Green Space Report – The Green Space Report has been updated from 2012 to reflect the latest circumstances in the City.
- Green Infrastructure Strategy – A Green Infrastructure Strategy has been prepared to justify the policy and approach to green infrastructure as outlined in the Plan
- Transport Assessment update – These Addendums have taken into consideration the updates to the SHLAA and Publication Draft and modelled the impacts of the likely highways schemes.
- Strategic Flood Risk Assessment – In consultation with the Environment Agency and Northumbrian Water, the Level 1 SFRA has been updated and a Level 2 SFRA has been prepared specifically for the Port of Sunderland
- Public Health evidence in relation to the use of the planning system to control hot food takeaways – This report sets out the justification for the revised Hot Food Takeaway policy taking into account health considerations.
- Equality Analysis - The Equality Analysis report has been updated to reflect changes made to the Plan.

Introduction

Key Issues

Persimmon supports the Plan.

Historic England welcomes and congratulated the Council on a very positive strategy.

National grid has no comments to make on the Plan.

Landowners/developers welcome the Plan.

A resident was concerned that there is no need to prepare a Local Plan.

How Issues Have Been Taken into Account

In response to the residents comment the Introduction chapter makes it clear that there is a need to have a Local Plan for the administrative boundary of Sunderland.

How did we prepare this plan?

Key Issues

Residents considered that the Plan was not consulted on in an adequate standard.

How Issues Have Been Taken into Account

The Council has sought to ensure that consultation on the Draft Plan was open as possible and went beyond the legal requirements to ensure that the consultation was fair, transparent, proportional, effective and inclusive. The Consultation was in accordance with the legal requirements prescribed by the Town and Country Planning Regulations 2012 and the Council's Statement of Community Involvement. The comments received have been taken into consideration when preparing the Regulation 19 consultation.

Sunderland Today

Key Issues

Nexus supports the strategic challenges identified in the draft Plan.

Persimmon Homes supports the Strategic Challenges particularly 1, 11, 12 & 13.

The Marine Management Organisation requests that the strategic objectives section reflects the potential impacts on coastal locations or areas influenced by the effects of the tide.

Historic England requests that a reference to Heritage Action Zone is included.

The University requests that the Plan is modified to reflect that although student numbers have decreased, the University's aim is to increase student numbers over the Plan period particularly in growth sections should as Health Science.

Residents support strategic challenges 11 and 12 as it reflects the needs of the city for housing.

Some residents opposed strategic challenge 3 as they were concerned that development in the Green Belt is contradictory to this challenge. The also challenged the need to build additional office development when properties are vacant.

The Tyne and Wear Archaeologist requested that section 3.50 is updated to reflect the historic assets in Sunderland

How Issues Have Been Taken into Account

The Sunderland Today chapter has been updated and where possible reflects comments received. However the chapter has been edited and content reduced as the text has been moved to the Compliance Statement. This is to ensure that the

Plan does not date quickly and to help readability. The Plan no longer includes Strategic challenges.

In response to the Tyne and Wear Archaeologist, the chapter includes more reference to the historic environment.

The Council does not consider it necessary amend the chapter in response to the University of Sunderland comments as this section seeks to provide a snapshot of the city at a particular point in time not the future.

In response to Historic England, the supporting text of SP2 has been updated to include a reference to the Heritage Action Zone.

In response to Nexus comments, Policy SP10 includes reference to improvements to the Metro and Rail network. This includes extensions and new stations. The Policy does not safeguard routes as this information was not known by the Council at this time. The Council will consider safeguarding Metro routes in the Allocations and Designations Plan if appropriate

Vision and Strategic Priorities

Key issues

A resident considers that the Plan should prioritise the environment rather than housing development. The Council should also concentrate on improving the image of Sunderland. A resident was also concerned about health inequality in the city.

Sunderland University, Persimmon Homes, Esh Development and Northumbrian Water support the spatial vision. Whereas, some residents oppose the vision for delivering more homes in the City.

Persimmon request that that SP4 is modified to reflect that the Plan should meet not only housing need but also demand.

Northumbrian Water supports Objective SP9, SP10 and SP14.

Historic England supports the vision and SP5, 7, 8, 9, 10 and 11 but requests that the SP18 is modified to better reflect NPPF paragraph 126, for example, by including the need to sustain and enhance the historic environment.

Sport England supports SP3

How Issues Have Been Taken into Account

The Publication version of the Plan has been modified to reflect the comments. A Health Impact has informed the Publication version. The vision and strategic priorities have been updated to reflect comments made.

Spatial Strategy

Key issues raised

Residents raised the following issues against the spatial strategy;

- Would like the metro zone to be expanded.
- Challenged the economic strategy to promote development in the urban core rather than Washington.
- Concerned about the loss of Green Belt land.
- Concerned development in Green Belt will have an impact on the road network.
- The assumption for economic growth is not considered to be realistic.

Barratt David Wilson Homes consider the plan to be unsound as distribution of housing growth and economic growth is not aligned. They request Washington to be designated as a “Principle Growth Settlement” and the Spatial Strategy should allocate Washington Meadow as a Housing Release Site rather than safeguarded land

Town End Farm Partnership considers this strategy to be too optimistic and not justified. They also raise concerns that the strategy does not reflect the update to the IAMP AAP.

The EA suggested it would be worth including some additional text on the viability work that has concluded that some brownfield SHLAA sites previously considered developable have since been discounted due to viability.

How Issues Have Been Taken into Account

Policy SP10 includes reference to improvements to the Metro and Rail network. This includes extensions and new stations.

The number of Housing Growth Areas identified within the Publication version of the Plan has been reduced from 15 to 11.

The Council has prepared a detailed Transport Assessment which considers the potential impacts of development on the transport network. Where necessary, appropriate mitigation has been identified within the Infrastructure Delivery Plan to address the impacts of the plan. A further two Addendums to the Transport Assessment have been prepared to update the sites to reflect the latest evidence in the SHLAA and the Publication version of the Plan.

The Plan has been updated to include strategic policies for each of the spatial areas, detailing the growth which will be supported.

In response to the concerns raised by Barratt David Wilson Homes, the Plan allocates a number of Housing Growth Areas within the Washington sub-area. However the Council did not consider it necessary to allocate the Washington Meadows site to meet housing needs within this Plan period. Notwithstanding the above, the site has been identified as safeguarded land through Policy SS3.

In response to comments expressed by Town End Farm Partnership, the Council has amended the publication draft to reflect that the IAMP AAP has been adopted.

The Spatial Portrait section of the Plan has been amended to make reference to the viability challenges in delivering some brownfield land within the city.

Policy SS1 Presumption in favour of Sustainable Development

Key issues raised

Overall this policy was support my residents

Developers including Persimmon, Highways England, Story Homes, Avant Homes, Peel Investments and Taylor Wimpey supports the policy but request additional text to reflect the NPPF.

Highways England supports the policy

CPRE are concerned that the policy does not include all of the wording of the NPPF.

How Issues Have Been Taken into Account

The publication version of the Plan has deleted this policy as it repeats the NPPF. Instead, the Council has included supporting text which refers to the principles of Sustainable Development. The Plan requires development to be in accordance with the presumption of Sustainable Development as defined by the NPPF.

Policy SS2 Principles of Sustainable Development

Key Issues raised

Town End Farm Partnership is concerned that the IAMP does not make best use of land.

Statutory stakeholders including the Highways England and Historic England support the policy

Developers including Siglion support the prioritisation of brownfield sites.

Developers including Avant, Taylor Wimpey, Hellens, CS Ford and Story Homes broadly support the policy. Some developers have requested more flexibility to ensure that the cost of implementing the policy does not make the approach unviable.

Northumbrian Water supports the policy.

CPRE raised concerns that the policy goes further than the NPPF and is not in accordance with the NPPF.

How Issues Have Been Taken into Account

The Publication draft has deleted this policy as it repeats policies contained elsewhere in the Plan and the supporting text in chapter 4 has also been amended to state that the Plan must be read as a whole.

In response to Town End Farm Partnerships representation, the IAMP AAP has been adopted and the Publication Draft does not include policies for the development within the IAMP AAP boundary.

Policy SS3 Spatial Delivery and Growth

Issues raised

Residents raised the following issues:

- Justification for exceptional circumstance to amend the Green Belt.
- The need to prioritise previously developed land.
- Concerned regarding existing infrastructure, particularly the road and rail network.
- Not convinced the population will increase and concerns of the impacts of Brexit.
- Object to development in the greenbelt.
 - Impact on biodiversity
 - Schools
 - Roads
 - NHS.
- Brownfield should be prioritised.
- Do not support the distribution of housing across the city.
- Do not support executive homes
- Consider assumption for population growth to be unrealistic.
- Further protection should be given to green spaces.
- Cumulative impact of neighbouring authority's plans.
- Not justified through evidence base.
- Object to growth.
- Concerned about the ill consideration of cycling.
- Should be using government figure.

The EA suggested that additional text should be included to explain that some brownfield SHLAA sites previously considered developable have since been discounted due to viability. Also to ask what is meant by brownfield land typologies and why those in certain areas of the city aren't viable.

Generally, the developers support the policy, including Story Homes, Esh Developments, Peel Developments and New Herrington Working Club.

Developers including Story Homes challenge the difference in jobs number in Experian (5,700) and 10,337 jobs in the plan. Developers also opposed the housing requirement and requested that the OAN is increased to 880dpa.

Persimmon supports the amendment to the Green Belt and supports the identification of SSGA.

Story Homes, Hellens and Taylor Wimpey requested the council suggested an alternative OAN and recommended that the policy should include a buffer for 10% additional and 20% under delivery.

David Wilson Homes considers the policy to be unsound as it does not reflect the impacts of IAMP and the additional land identified. They requested additional housing land to be identified in Washington and request a buffer in the housing supply.

Landowners Ford and R Delaney support the policy and the requirement to increase family homes.

Some developers opposed the protection of open countryside, Settlement Breaks and Green Belt from development. Avant supports policy but opposed the protection of settlement breaks. Denis Harley Development recommends further deletions of Green Belt.

Northumbrian Water supports the policy.

Sunderland Civic Society challenges the ambitions of the plan and consider them to be unrealistic. CPRE object to the OAN and considers there are no exceptional circumstances to release Green Belt land.

Durham Council request further clarity on the assumption made on commuting and migration to surrounding authorities. Newcastle and Gateshead are concerned that the OAN will have impacts on migration flows.

Alternative sites have been suggested by the development industry. O+H question why HO22 and HO26 were not progressed as housing release sites. O+H Properties also consider that Groves should be a strategic allocation and there will be a policy vacuum.

Northumbrian Water request the further deletion of Green Belt land in Springwell at Mount Lane.

How Issues Have Been Taken into Account

In response to the EA's comments, the Sunderland Today section has been updated to reflect the comments received and explain that a number of sites assessed in the SHLAA were discounted following the completion of the Viability Assessment.

The housing overall housing requirement within the Plan has been reduced from 13,824 to 13,410 net additional dwellings over the Plan period and the number of Housing Growth Areas identified within the Publication version of the Plan has been reduced from 15 to 11.

A number of background evidence reports have been updated to set out revised evidence for the plan including, the SHMA Addendum, Viability Assessment, Transport Assessment Addendums, Infrastructure Delivery Plan, Education Plan, Exceptional Circumstances report and Settlement Break Review update.

The terminology used in the Plan has been amended to change executive homes to larger family homes, which is more consistent with the SHMA.

The Council is timetabled to submit its Core Strategy and Development Plan for examination in late 2018. Under the transitional arrangements set out within the draft NPPF, the Plan will be examined against the existing NPPF and PPG, therefore it is not appropriate to use the Government's proposed standardised methodology.

The jobs growth number within the Plan has been amended to 7,200 which is consistent with the Experian jobs growth forecast used for the Employment Land Review and the demographic modelling for the OAN. This includes a significant amount of jobs growth in IAMP related sectors.

The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for revised the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018.

The council has identified sites to provide a buffer of approximately 10% above its housing requirement to ensure delivery.

The Settlement Break Review has been updated to justify the proposed Settlement Breaks within the Plan.

The Council does not support Northumbrian Water's proposal for land safeguarding at Springwell. The Council considers that exceptional circumstances do not exist to justify deletion of Green Belt land and a Green Belt Boundary Review confirms that the land should remain in Green Belt.

O&H's proposal is not supported as the Green Belt Review Stage 2 demonstrates site HO22/HO26 as performing strongly against Green Belt purpose, and the Green Belt Boundary Review recommends retention of the existing Green Belt boundary.

In response to Durham County Council the OAN paper made it clear that a fixed commuting rate has been assumed. The Council is continuing to develop evidence to justify changes to migration assumptions.

SS4 Urban Core

Issues raised

Residents were concerned that;

- The Urban Core closes after 5.00pm.
- Is not an attractive environment.
- The Urban Core should focus on housing.
- Prioritised for jobs.
- The Urban Core needs more investment
- That the existing railway station needs public realm improvements
- The Urban Core needs a single large retail development
- The Policy should encourage and facilitate entrepreneurship.

Sunderland Civic Society is concerned that Holmeside has limited potential. Sunderland Green Party considers the Urban Core should encourage entrepreneurship.

Sunderland University supports the policy approach but requests that the policy is expanded to include reference to need.

ABP Property is – concerned that business has been lost in city Urban Core due to a lack of suitable sites.

Siglion supports policy but requests a focus on residential developments particularly at The Vaux and are Concerned about the restrictive approach to A1 uses.

M&G Real Estate consider that the Plan should restrict out of centre proposals for retail development.

How Issues Have Been Taken into Account

The Publication draft has been updated in the Homes chapter to reflect the University of Sunderland comments.

The Vaux Policy refers to the mixed-use allocation including residential development.

The Policy has not been updated to reflect need in response to University of Sunderland comments, as other policies in the plan incorporate this.

The Policy has not been updated to reflect M&G retails comments as this would be repetitive of national guidance and guidance in the Policy VC1.

The Allocations and Designations Plan will allocate sites required to deliver this policy.

Strategic Allocations

Policy SA1 Vaux

Issues raised

Residents object to additional offices when there are vacant offices in the urban core.

CPRE supports the policy.

Siglion request the policy enables mix use development in accordance with the planning application.

Highway England request quantum of development to be included in the policy.

How Issues Have Been Taken into Account

The policy has been updated to include the mix of uses on the Vaux site and set the quantum of development.

Policy SA2 South Sunderland Growth Area

Issues raised

Residents were concerned that development of SSGA:

- Would increase traffic issues.
- Does not require a health centre
- Does not require a bus only link road

Persimmon supports the policy but are concerned that the viability assessment has not assessed the highest quality design.

Barratt David Wilson Homes suggests that the policy is amended and only allocates the number of homes which will be delivered in the plan period.

Bellway request that the Ryhope/Doxford road is included in the plan.

Durham Council would like to continue to work together to understand the impact of the site on rail network.

Northumbrian Water, Persimmon and Homes England support the policy.

Homes England suggests the removal of SHLAA site 674 from the Green Belt.

The Tyne and Wear Archaeologist requests that additional archaeology work will be required on site

Siglion supports the sites

How Issues Have Been Taken into Account

Concerns regarding the introduction of a bus only route will be considered as part of the SSGA SPD, which proposed the restrictions.

The supporting text to the policy has been amended to indicate that the Council expects the scheme to be of high quality design, rather than the highest quality.

The Council has had further discussion with Durham County Council and will continue to work together to minimise the impacts of the development.

The supporting text has been amended to state how much development is expected during the Plan period. This is also reflected in the Plans trajectory.

Stage 1 and 2 Green Belt Reviews show that removal of Site 674 from Green Belt would have a moderate overall adverse impact to Green Belt purpose. The Green Belt Boundary Review also recommends that the current boundaries are strong and durable and should remain. Therefore the site is recommended to remain in Green Belt.

Further archaeological work has been undertaken at sites across the SSGA as planning applications have been considered and determined.

Policy SA3 Housing Release Sites

Issues raised

The following set concerns were raised for each of the proposed Housing Release Sites and included:

- Increase in air and noise pollution from the additional traffic that would be generated and during the construction phases;
- Increase strain on infrastructure including schools and GP surgeries. It is claimed that many are already struggling to provide for the existing population without any future development;
- Increase in traffic would not only increase pollution in the area, as outlined above, but also add to existing congestion and increase journey times. Routes to and from sites also need to be appropriate for non-motorised users;
- Loss of habitat for local flora and fauna;
- Loss of green space/play spaces that is used by local people for various recreational activities

The County Archaeologist has requested further work is carried out at each of the sites and applicants are advised by the Council to contact the County Archaeologist to discuss further. CPRE take a neutral stance towards this policy

How Issues Have Been Taken into Account

HRS1 – North of Mount Lane

Hellens support the inclusion of the site in the Plan but consider the site should be increased.

The following comments were made by local residents and stakeholders and are specific to the site:

- Development should ensure the significance of the designated Bowes Railway SAM is both sustained and enhanced
- Development would narrow the strategic gap between Springwell and Eighton Banks in Gateshead
- Increase in traffic and residents would have a detrimental impact on village character
- The proposed housing mix does not provide for the ageing population and there is no need for executive homes in the area
- Questions viability
- Further loss of Green Belt when the proposed reservoir is constructed to the south
- Access to the site is poor
- Impact on sewers that cross the site
- Detrimental impact on adjacent businesses

How Issues Have Been Taken into Account

The impact to village character affects the south west of the village. Sensitive site design will retain open views and the impact can be minimised and appropriately mitigated for.

Family housing is now proposed as opposed to executive housing, as well as a requirement to provide 15% affordable housing. The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the city's housing needs.

The gap to the west of Springwell Village will be narrowed very slightly in relation to Eighton Banks but not towards the wider Gateshead area.

The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the City's housing needs.

A Transport Assessment has been prepared for the site and the findings will have to be implemented as the site comes forward. This assessment will also ensure that site access is safe and also take into account how it will be accessed not only by private cars but for people on foot and bicycle as well.

The noise that would be generated during the construction of the site would be temporary and hours of work can be controlled by condition on the planning application. Once complete the development is not expected to generate any more noise than the residential dwellings that already exist.

Primary schools within Springwell Village and Usworth are within catchment distances. If neither schools have capacity at the time that the site comes forward and a contribution is required from the developer for further provision then this will be sought through a Section 106 agreement. Access to doctors surgeries is an ongoing national problem and further advice from NHS will be sought.

A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. Site will be required to retain trees and hedgerows.

The area in question is within private ownership. Land around Springwell Village is not used as a formal or informal play area, therefore has not been included in the city's Green space Audit which states that Springwell has above average green space in terms of both quality and quantity.

The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement has been prepared. The recommendations of which will be brought forward as part of the development.

The developer has proposed that the area of the site is increased to provide more dwellings on the site. However, the Council considers that the additional land put forward has a detrimental impact on the landscape and setting of the village. It is noted that any significant additional development in this area poses a further burden on local infrastructure, such as the existing network of narrow roads and the limits to local primary school capacity. As such, the extended area for development is not proposed.

Concerns were raised over the impact that the additional houses would have on businesses, however the Council consider that it could potentially be beneficial to many, as their customer base will increase. The impact to Thompson's operations is noted and has been considered in detail- Site HGA1 is much smaller in size than that submitted by the developer and as such the impact on housing from Thompson's is considered to be no worse than with existing properties in the village.

Site options have not been supported that would significantly impact on the SAM. The site is distanced from the railway and has negligible effect on the open setting to the railway alignment.

HRS2 – Peareth Hall Farm and Gospel Hall Trust

The following comments were made by local residents and stakeholders and are specific to the site:

- Peareth Hall is mislabelled as Usworth Hall in the plan, SA and SLR. Constraints fail to mention their significance, only requiring development to respect their setting
- Access to the site is difficult from Peareth Hall Road
- Development would narrow the strategic gap between Springwell and Washington
- An increase in traffic and number of residents would have a detrimental impact on village character
- The proposed housing mix does not provide for an ageing population and there is no need for executive homes
- Questions viability

- Increased noise
- Impact on sewers that cross the site

How Issues Have Been Taken into Account

The site has been removed as a proposed allocation.

HRS3 – Land at Stoney Lane

Story Homes support the allocation of this site. However they consider the boundary and capacity of the site should be increased. They also consider that the Council should safeguard other areas across the city. They expect the site could deliver 140 units. The Developers consider that this development would widen housing choice, improve vitality of schools and services and provide new open space.

There was some support for the development of the site however the following comments were made by local residents and stakeholders and are specific to the site:

- Development would narrow the strategic gap between Springwell and Washington
- The increase in traffic and number of residents will have a detrimental impact on the village character
- The proposed housing mix does not provide for an ageing population and there is no need for executive homes
- Questions viability
- Access to the site is dangerous
- The site floods and sewers run across it
- Increased noise

How Issues Have Been Taken into Account

The impact to village character affects the east of the village. Development is limited to the 'bowl' adjacent to Peareth Hall Road which limits impact to an extent, though some impact is unavoidable. By contrast, the omitted land along Stoney Lane is at grade and is considered to have a significant impact with existing properties. Sensitive site design will retain open views and the impact can be minimised and appropriately mitigated for.

Family housing is now proposed as opposed to executive housing, as well as a requirement to provide 15% affordable housing. The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the City's housing needs.

The gap to the east of Springwell Village is already compromised at Peareth Hall Road, so the corridor is viewed as incomplete. A tree buffer alongside the A194(M) will be retained.

The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the city's housing needs.

The site would need to consider flood risk in light of CSDP policy, and it is considered that surface water flood risk can be mitigated for. A number of public sewers cross the site and would need to be considered appropriately within the scheme design.

A Transport Assessment has been prepared for the site and the findings will have to be implemented as the site comes forward. This assessment will also ensure that site access is safe and also take into account how it will be accessed not only by private cars but for people on foot and bicycle as well.

The noise that would be generated during the construction of the site would be temporary and hours of work can be controlled by condition on the planning application. Once complete the development is not expected to generate any more noise than the residential dwellings that already exist. Concerns were also raised over the noise that is generated by the A194(M) however appropriate mitigation can be put in place.

Primary schools within Springwell Village and Usworth are within catchment distances. If neither schools have capacity at the time that the site comes forward and a contribution is required from the developer for further provision then this will be sought through a Section 106 agreement. Access to doctors surgeries is an ongoing national problem and further advice from NHS will be sought.

The area in question is within private ownership. Land around Springwell Village is not used as a formal or informal play area, therefore has not been included in the city's Green space Audit which states that Springwell has above average green space in terms of both quality and quantity.

The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement has been prepared. The recommendations of which will be brought forward as part of the development.

The developer has proposed that the area of the site is increased to provide more dwellings on the sites. However, the Council considers that the additional land put forward has a detrimental impact on the landscape and setting of the village. It is noted that any significant additional development in this area poses a further burden on local infrastructure, such as the existing network of narrow roads and the limits to local primary school capacity. As such, the extended area for development is not proposed.

Concerns were raised over the impact that the additional houses would have on businesses, however the Council consider that it could potentially be beneficial to many, as their customer base will increase.

HRS4 – George Washington Golf Course

Barratt Homes are supportive of the site being included in the Plan but would like to see it extend to increase the capacity.

The following comments were made by the local residents and stakeholders and are specific to the site:

- Development would narrow the strategic gap between Springwell and Washington
- The increase in traffic and number of residents will have a detrimental impact on the village character
- The proposed housing mix does not provide for an ageing population
- Questions viability

How Issues Have Been Taken into Account

The impact to the village character of High Usworth would be marginal, especially given how well the site is already screened.

Family housing is now proposed as opposed to executive housing, as well as a requirement to provide 15% affordable housing. The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the city's housing needs.

The gap between Washington and Gateshead is not impacted upon from this site.

The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the city's housing needs.

A Transport Assessment has been prepared for the site and the findings will have to be implemented as the site comes forward. This assessment will also ensure that site access is safe and also take into account how it will be accessed not only by private cars but for people on foot and bicycle as well.

The noise that would be generated during the construction of the site would be temporary and hours of work can be controlled by condition on the planning application. Once complete the development is not expected to generate any more noise than the residential dwellings that already exist. Concerns were also raised over the noise that is generated by the A194(M) however appropriate mitigation can be put in place.

Primary schools within Springwell Village and Usworth are within catchment distances. If neither schools have capacity at the time that the site comes forward and a contribution is required from the developer for further provision then this will be sought through a Section 106 agreement. Access to doctors surgeries is an ongoing national problem and further advice from NHS will be sought.

The area in question is within private ownership. The greenspace at the pitch & putt course is shown on the Greenspace Audit but will not have an impact on the main golf course.

The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement has been prepared. The recommendations of which will be brought forward as part of the development.

Concerns were raised over the impact that the additional houses would have on businesses, however the Council consider that it could potentially be beneficial to many, as their customer base will increase.

HRS5 – West of Waterloo Road, Usworth

Story Homes support the allocation of the site however they would like the Council to consider a larger area of land.

The following comments were made by local residents and stakeholders and are specific to the site:

- Should be reference made to the need to sustain and enhance the significance of the Grade II Usworth Hall
- Development would narrow the strategic gap between Washington and Gateshead
- The site has drainage issues

How Issues Have Been Taken into Account

A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. Scheme design will need to ensure that impact to the wildlife corridor to the north is minimised.

The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement have been prepared. The recommendations of which will be brought forward as part of the development.

A Transport Assessment has also been prepared for the site and the findings of this will have to be implemented as the site comes forward. This assessment will also ensure that the access to the site is safe and also takes into account how it will be accessed not only by private cars but for people on foot and bicycle as well.

Further work demonstrates that appropriate mitigation can be carried out to the natural swale that exists to the north west of the site. The developer has avoided the area that is affected by Flood Zone 2 and 3 to the south east of the site and is proposing an easement with regards to the public sewer that affects the site.

The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the City's housing needs.

HRS6 - James Steel Park, Fatfield

The following comments were made by local residents and stakeholders and are specific to the site:

- Development would cut off access to the river from woodland

- Potential impact on the adjacent designations
- Loss of playing pitches
- The site has flooding issues
- Development would leave two tongues of Green Belt without any real meaning
- Detrimental impact of the River Wear green infrastructure corridor
- There is a legal covenant restricting development of the site
- Pressure would be put on neighbouring sites to be developed

How Issues Have Been Taken into Account

The Fatfield area has a very high proportion of greenspace (almost 3 times the city average), which equates to 41ha surplus according to the 2012 Greenspace Audit. The space in question also includes a number of car parking spaces which are used infrequently. Sensitive design will allow the trees on the site to be retained and enable access to the riverside and towards Princess Anne Park. The environmental impacts and loss of open space has been taken into consideration when identifying housing release sites.

A Green Belt Boundary Review has been prepared and the Green Belt boundary is recommended to follow the River Wear to the Chartershaugh Bridge.

If local primary school do not have capacity at the time that the site comes forward and a contribution is required from the developer for further provision then this will be sought through a Section 106 agreement. There is scope in the locality to bring a former school back into school use. Access to doctors surgeries is an ongoing national problem and further advice from NHS will be sought.

A Transport Assessment has been prepared for the site and the findings of this will have to be implemented as the site comes forward. This assessment also ensures that the access to the site is safe and also takes into account how it will be accessed not only by private cars but for people on foot and bicycle as well. The report will also consider the potential impact of noise and vibration from the A182.

The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement have been prepared. The recommendations of which will be brought forward as part of the development.

With regards to flooding the development will be set back from the river and will not be effected by Flood Zones 2 and 3. The site design will also fully address flood mitigation needs and adhere to CSDP policies.

A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. As mentioned above the woodland would remain in place and the overall impact on the Green Infrastructure is not considered to be high given the scale of green space existing in the area.

Some local residents questioned whether the site can actually be built on as they believed that there was a covenant in place that meant that the land could not be built on. This has been investigated and development of the land can go ahead.

The site would not be brought forward for 100% executive housing, and would seek larger family homes as well as a requirement to provide 15% affordable housing.

The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the City's housing needs.

HRS7 - Southern Playing Fields, Rickleton

The following comments were made by local residents and stakeholders and are specific to the site:

- There is no mention of the site being directly adjacent to Grade II Lambton Castle Registered Park and Garden
- Loss of playing pitches
- Development would change character of the area
- Lack of public transport to and from the area
- Impact on adjacent designations
- Development would allow pollutants to enter the local water source as an underground watercourse crosses the site
- Site is a former landfill site and former pit heads
- Concern over lack of affordable housing on the site
- There is a legal covenant restricting the development of the site
- Increased traffic

How Issues Have Been Taken into Account

The Rickleton/Harraton area has a very high proportion of greenspace (50% above the city average), which equates to over 15ha of surplus according to the 2012 Greenspace Audit. The 2018 Playing Pitch Plan states that the long term future of the site is to be considered in the context of Parklife local Hub provision at the Northern Area Playing Fields. The site is in use at present, but as part of the Parklife Hub provision is due to cease in 2019. If at that stage, the revised Playing Pitch Plan does identify the site as surplus to need, then CSDP Policy E9 would allow for a contribution to be made to enhance nearby Rickleton Park to help compensate for the area loss.

If the local primary school does not have capacity at the time that the site comes forward and a contribution is required from the developer for further provision then this will be sought through a Section 106 agreement. There is scope in the locality to bring a former school back into school use. Access to doctors surgeries is an ongoing national problem and further advice from NHS will be sought.

A Transport Assessment has been prepared for the site and the findings of this will have to be implemented as the site comes forward. This assessment also ensures

that the access to the site is safe and also takes into account how it will be accessed not only by private cars but for people on foot, bicycle and public transport as well. It is noted that the site is between 400-800m from Rickleton village centre, which is served by a regular bus link.

The site is affected by surface water flooding and the initial scheme design has considered how this can be treated through the use of greenspace and SUDS. The final site design will fully address flood mitigation needs and adhere to CSDP policy.

The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement have been prepared. The recommendations of which will be brought forward as part of the development. Further investigations have been undertaken and have considered the historic mining and landfill on the site.

The site would not be brought forward for 100% executive housing, and would seek larger family homes as well as a requirement to provide 15% affordable housing.

Further investigation has taken place regarding the covenant on the site and the situation has been clarified and the site is available for development.

The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the city's housing needs.

HRS8 – Glebe House Farm

Concern was raised by nearby businesses over the use of the site for housing and that it is not an appropriate use for the site given their operations in close proximity. The adjacent businesses are looking to increase their operations which would increase the number of HGVs in the area.

How Issues Have Been Taken into Account

This site has now been removed as a proposed allocation.

HRS9 – Land to the north and west of Ferryboat Lane, North Hylton

There is some support for the development of the site although the following comments have been received from local residents and stakeholders:

- Potentially impact on the Grade II listed Shipwrights Public House should be recognised and significance understood
- Loss of agricultural land
- Impact on panoramic views
- No services in close proximity
- Natural springs and watercourses within the site
- Site would be on the receiving end of noise and air pollution from the A19 and A1231
- Development would cause flooding to existing homes
- Site was considered unsuitable for development in earlier stages of the Green Belt Review and is not suitable for development

- Access to the site is difficult especially for larger vehicles
- Questioned whether the required buffer zones can be accommodated

How Issues Have Been Taken into Account

The land is classed as Grade 3b agricultural land which is defined as being of moderate quality. Therefore using this land would not be contrary to the NPPF.

The land is in private ownership. A public footpath runs across the site which will have to be considered as the site comes forward. However, other cycle and walking routes associated with the River Wear corridor lie to the south of the site and are not affected.

The Green Belt Boundary Review recommends that the land that was originally identified as unsuitable for development is retained in Green Belt and therefore the site has been reduced accordingly.

The site has been assessed as part of the Sustainability Appraisal which states that impacts can be mitigated against and that development will be limited by the buffering constraints.

A Transport Assessment has also been prepared for the site and the findings of this will have to be implemented as the site comes forward. This assessment also ensures that the access to the site is safe and also takes into account how it will be accessed not only by private cars but for people on foot, bicycle and public transport as well.

A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place.

The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the City's housing needs.

The site is affected by surface water flooding and the initial scheme design has considered how this can be treated through the use of greenspace and SUDS. The final site design will fully address flood mitigation needs and adhere to CSDP policy.

The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement have been prepared. The recommendations of which will be brought forward as part of the development.

HRS10 – Land at Newcastle Road, Fulwell

The following comments were made by local resident and stakeholders and are specific to the site:

- There is no mention of the adjacent/nearby WW1 acoustic mirror, Grade II* Fulwell Mill and Grade II Lime Kilns at Fulwell Quarry. Their significance should be understood to be compliant with NPPF
- Loss of playing pitches
- Site is visible from the surrounding area

- Former landfill site
- The driving range is referred to as a golf course and needs to be amended.

How Issues Have Been Taken into Account

The playing fields have not been used for at least 3 years. The Greenspace Report indicates that the area is shown to have amenity greenspace levels above the city average. The loss of greenspace within the neighbourhood can be offset by the enhancement to the wider Fulwell Quarry area, which is proposed for upgrading into a country Park.

The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement have been prepared. The recommendations of which will be brought forward as part of the development. Sensitive design will ensure that there is zero effect to nearby designated assets. There is potential to enhance the setting of the Acoustic Mirror from the development.

A Transport Assessment has also been prepared for the site and the findings of this will have to be implemented as the site comes forward. This assessment also ensures that the access to the site is safe and also takes into account how it will be accessed not only by private cars but for people on foot, bicycle and public transport as well.

A number of studies have been carried out on the site including a Phase 1 Habitat Survey, visual impact assessment, ground investigations. The findings and recommendations of these studies will be implemented as the site comes forward.

The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the city's housing needs.

HRS11 – West Park

The following comments have been made by local residents and stakeholders and are specific to the site:

- The site has flooding issues which could potentially be made worse
- Loss of historic assets
- Land was gifted to the City and there is a covenant on the land preventing it from being developed
- There are parking problems in the area
- Impact on health and wellbeing
- City has a falling population
- Houses for sale in the area are not selling
- Concerns over drainage and sewage capacity
- Concern over the number of houses proposed
- Park should be protected as a Village Green
- Site is lowland park land which should be protected under EU Directive

- Executive homes are not needed, more social housing is needed
- Listed structures on the site
- Contrary to PPS1/NPPF and there are no exceptional circumstances
- Loss of important Waxcap Grasslands and other tree species
- Public Rights of Way cross the site
- Building should be focussed in the City Centre
- Development would create urban sprawl
- Loss of trees

How Issues Have Been Taken into Account

This site has now been removed as a proposed allocation.

HRS12 – Land adjacent to Herrington County Park

The Developer Taylor Wimpey supports the inclusion of the site and suggests the site could be increased to accommodate more homes than identified in the Plan.

Comments have also been received from Historic England welcoming the recognition of maximising views of Penshaw Monument but the development should not be to the detriment of the asset's setting.

The following comments were made by local residents and stakeholders and are specific to the site:

- Lack of public transport to and from the site
- No local facilities nearby
- Detrimental impact on semi – rural identity of the area
- No need for executive homes

How Issues Have Been Taken into Account

The main concern raised regarding this site was the impact that the development would have on the character of the area and the loss of open space. However as the land is privately owned there would be no loss of amenity green space as it is not used by the public and sensitive design can enable the site to blend with the local landscape and enable suitable buffers to Herrington Burn and Herrington Country Park.

A Transport Assessment has also been prepared for the site and the findings of this will have to be implemented as the site comes forward. This assessment also ensures that the access to the site is safe and also takes into account how it will be accessed not only by private cars but for people on foot, bicycle and public transport as well.

The main service impact foreseen is in relation to school capacity. A contribution will be required from the developer which will be sought through a Section 106 agreement. There is scope in the locality to create a new school. Access to doctors surgeries is an ongoing national problem and further advice from NHS will be sought.

A number of studies have been carried out on the site including a Phase 1 Habitat Survey, visual impact assessment, ground investigations. The findings and recommendations of these studies will be implemented as the site comes forward.

Family housing is now proposed as opposed to executive housing, as well as a requirement to provide 15% affordable housing. The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the City's housing needs.

The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the City's housing needs.

HRS13 – New Herrington Working Men's Club

New Herrington Workmen's Club and Institute support the inclusion of the sites in this policy.

The following comments were made by local residents and stakeholders and are specific to the site:

- Loss of parkland
- Should build on brownfield land rather than greenfield sites
- There are ownership issues on the site

How Issues Have Been Taken into Account

A Transport Assessment has been prepared for the site and the findings of this will have to be implemented as the site comes forward. This assessment also ensures that the access to the site is safe and also takes into account how it will be accessed not only by private cars but for people on foot, bicycle and public transport as well.

The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the city's housing needs.

Many people were concerned regarding the loss of open space. However as the land is privately owned there would be no loss of amenity green space as it is not used by the public.

A Phase 1 Habitat Survey has been prepared that will consider the impact on wildlife and it is considered that suitable mitigation can be put in place. There are numerous trees on the site which are protected by Tree Preservation Orders therefore the site will be carefully designed to preserve them unless individually they are considered to be dead, dangerous or dying at the time of development.

HRS14 – Land at Offerton

The Developer support the inclusion of the site in the Plan but suggests an alternative boundary and an additional site in the village.

The following comments were made by the local residents and stakeholders and are specific to the site:

- Development will effect the sewers
- The site will suffer from noise pollution from the A19 and the farm as well as dust
- Access to the site is poor
- Design of the new dwellings needs to take the existing dwellings into account

How Issues Have Been Taken into Account

The site has now been removed as a proposed allocation.

HRS15 – Land to the south of Philadelphia Complex

Persimmons support the inclusion of Philadelphia

The following comments were made by local residents and stakeholders and are specific to the site:

- Too much development in the Coalfield recently
- Detrimental impact on neighbouring properties at Graswell
- Extends the site southwards towards Newbottle
- The area is run down and would benefit from regeneration
- This site was considered by Government “not to develop” so what has changed

How Issues Have Been Taken into Account

One of the main concerns regarding the development of this site is the scale of development that has already taken place in the Coalfields and the impact that it has had on the local area and services. The main service impact foreseen is in relation to school capacity. A contribution will be required from the developer which will be sought through a Section 106 agreement. There is scope in the locality to create a new school. Access to doctors surgeries is an ongoing national problem and further advice from NHS will be sought.

A number of studies have been carried out including a Phase 1 Habitat Survey, Archaeology Study and Heritage Statement, Transport Assessment and Noise survey relating to this site and also the wider redevelopment of the Philadelphia Complex, and it is anticipated that the issues raised can be mitigated against. In particular sensitive design is needed to minimise impact to neighbouring properties and to blend with the remainder of the Philadelphia Complex development, including the listed buildings.

The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release is required to meet the city’s housing needs.

With regards to the loss of green space the land is privately owned therefore there will be no impact on green space provision in the area and the impact to open countryside is considered to be limited, with little impact to Newbottle Village to the south or to the woodland and Magnesium Limestone Escarpment to the east.

Policy SA4 Safeguarded Land

Issues raised

Homes England support the approach to safeguarded land

Highways England supports the policy

South Tyneside Council oppose the policy as it would have significant impacts on the wildlife corridor.

Persimmon and Barratt David Wilson Homes oppose the policy and consider the land should be allocated in the Plan.

Other developers have suggested alternative sites to be safeguarded.

How Issues Have Been Taken into Account

The Publication Draft Plan continues to support safeguarded land, and has identified two sites, one to the east of Washington and the other to the south east of Springwell Village.

Health and Wellbeing and social infrastructure

Policy HWS1

Issues raised

Resident requests the plan be aligned to changes to the NPPF.

Sunderland Clinical Commissioning (SCC) group requested reference to larger facilities.

Education and skills Agency requests the plan consider the education requirements and funding opportunities.

Developers including Persimmon, Taylor Wimpey, Hellens, New Herrington Working man's Club and Esh Developments consider the requirement for HIA to be unjustified and onerous.

Kentucky Fried Chicken opposes the policy requirement to limit hot food takeaways, as hot food takeaways can also sell healthy food. KFC suggest that hot food takeaways policy should be based on protection of vitality and viability.

Sports England broadly supports the policy.

Siglion request a flexible approach to open space.

Residents questioned if hot food takeaways would have the biggest impact on health.

Historic England supports the policy.

How Issues Have Been Taken into Account

In response to the SCC, the plan makes reference to larger health facilities.

The education plan and IDP has been updated to include more detail on where provision for schools would be needed.

In response to developers concerns, the plan includes the need to undertake an HIA on sites of 100 dwellings or more or if the development requires an EIA. To reduce the burden to developers, the council has updated the supporting text to ensure that the HIA is proportionate to the scale of the development and can be included in other assessments such as a Design and Access Statement.

In response to KFC's response, the council acknowledge that hot food takeaways are just one of the contributory factors to obesity levels within the city and the plan contains a range of policies which seek to promote healthy communities. Public Health evidence prepared in support of the Plan shows that Sunderland is already well served by hot food takeaways. Following the recommendations of the Health Impact Assessment, Policy VC4 has been amended to set out the council's approach to limiting hot food takeaways on health grounds.

Health and wellbeing is a common thread across all aspects of the plan. The council undertook a Health Impact Assessment (HIA) as part of the draft Core

Strategy and Development Plan. Amendments have been made to reflect the recommendations of the HIA, where possible.

Policy HWS2

Issues raised

Theatre Trust supports the policy.

South Tyneside Council requested further work to consider growth agenda on hospitals.

Sport England were concerned that policy does not protect sport facilities.

Herrington Working Men's Club and Institute and Esh requested the policy is changed to reflect the NPPF.

Developers including Taylor Wimpey and Hellens requested that the requirement for developers to contribute/make provision towards community facilities is onerous.

Historic England supports the policy.

How Issues Have Been Taken into Account

Council has held discussions with local hospitals and updated the IDP accordingly.

The plan has been updated to ensure that Greenspaces which includes sport facilities are protected.

In response to the developers comments, Policy VC5 has been updated and no longer includes requirements

Policy HWS3

Issues raised

Siglion supports the policy.

Theatre Trust supports the policy and requested the inclusion of temporary uses.

Historic England supports the policy

How Issues Have Been Taken into Account

To reflect the Theatre Trusts comments, Policy VC6 has been amended to support temporary use of redundant buildings by creative, cultural and community organisations.

Homes

Policy H1 Sustainable neighbourhoods

Residents raised the following concerns regarding Policy H1;

- Brownfield development should be prioritised.
- The Council should consider Gentoo site in advance of Brownfield Land.
- The Council should await the new population projections.
- There are no exceptional circumstances to amend the Green Belt Boundary.
- Empty properties should be bought back into use.

Developers/landowners including Story Homes and Persimmon Homes broadly supported the policy and the Plans strategy for delivering housing. Some developers including Story Homes questioned the inconsistency in the Plan and the Experian jobs forecasts and sought additional explanation. Developers also suggested an alternative OAN of 880per annum.

Developers suggested the policy should be amended to stated that the housing requirement would be a minimum.

Stakeholders including University of Sunderland supported the policy.

Statutory bodies including Highways England and Historic England supported the policy. Historic England supported the strategy to bring empty properties in the City back into use. Highways England requested that the policy was amended to include reference to developments being of a higher density if they were in close proximity to sustainable transport hubs.

Alternative sites were also suggested by Developers including ABP Property who suggested Dixon Square.

A resident suggested the Council consider Southwick Primary School.

How Issues Have Been Taken into Account

In response to the submission received the Publication Draft Policy H1 has been removed from the Plan, as it is repetition of other policies in the Plan. The Council has addressed the issues raised in the Plan by;

The Council has considered through the SHLAA the sites suggested through the Consultation including Dixon Square and Southwick School and have included them in the housing supply.

Updating Policy SP8 to include the updated annual housing requirement target and state that this is a minimum target. The Plan should be read as a whole and therefore the Council does not feel it necessary to repeat this text in other policies.

Amending Policy SP1 to reflect that development should be of a higher density in locations with sustainable transport links.

To reflect Highways England comments Policy H1 indicates that proposals should be developed at a density which is appropriate for its location. Policy SP1 has been amended to indicate that higher densities close to transport hubs will be encouraged.

The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for revised the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018.

Policy H2 Housing Delivery

Issues raised

Residents raised the following concerns regarding Policy H2:

- Empty properties should be brought back into use
- The Council should wait for the governments standardised methodology before setting a housing target.
- It is not justified to project an increase in population for Sunderland when historically the City has experienced population decline
- There is no demand for housing especially larger family homes/executive homes

Some developers including Taylor Wimpey questioned the inconsistency in the Plan and the Experian jobs forecasts and sought additional explanation. Developers also suggested an alternative OAN of 880per annum.

Developers including Siglion requested that the policy was updated to be a minimum target.

David Wilson Home objected to the Policy H2 on the ground that the trajectory us staged and lower at the start of the Plan period. They requested that additional supply is identified and suggest Washington Meadows could accommodate that supply.

Persimmon Homes support the Policy but consider the OAN should be higher. They support the SENS A scenario but consider that Sunderland should include a greater uplift for Market signals.

Avant homes broadly supported the policy but were concerned that the Council would not be able to maintain a five year rolling housing land supply.

Developers suggested alternative sites including land west of Houghton Road

Sunderland Civic Trust was concerned about the housing targets in the Plan being unrealistic, challenged the assumptions for economic growth including the assumptions of people leaving the city. The Trust considered it more appropriate to be in accordance with the Governments standardised methodology.

Highways England advised that mitigation works would be required on the SRN to support growth.

How Issues Have Been Taken into Account

In response to the submission received the Publication Draft and Policy H2 has been updated to address the issues raised including;

Updating Policy SP8 to include the updated annual housing requirement target and state that this is a minimum target. The Plan should be read as a whole and therefore the Council does not feel it necessary to repeat this text in other policies.

The housing overall housing requirement within the Plan has been reduced from 13,824 to 13,410 net additional dwellings over the Plan period and the number of Housing Growth Areas identified within the Publication version of the Plan has been reduced from 15 to 11.

The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for revised the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018.

The jobs growth number within the Plan has been amended to 7,200 which is consistent with the Experian jobs growth forecast used for the Employment Land Review and the demographic modelling for the OAN. The job numbers utilised within the Edge modelling work are derived from the same jobs growth forecast as the jobs numbers included within the Plan. Edge have utilised the 'workplace-based employment' figures for the modelling work as this is the statistic that is considered to be most consistent with that derived from POPGROUP output, however, the jobs figure included within the Plan is a workforce jobs figure.

The Policy does not refer to a requirement for Executive Homes but the Policy has been updated to require a mix of homes and to meet the needs identified in the most current SHMA. Policy H1 requires where appropriate and justified should seeks to provide larger detached dwellings.

Land to the west of Houghton Road has been considered through the SHLAA and considered as not suitable due to fundamental impact to the Settlement Break and to significant issues associated with the proximity to Hetton Bogs SSSI/LNR.

Policy H3 Housing Mix

Issues raised

Residents raised the following concerns regarding Policy H3;

- No need for affordable homes
- Concerns over the quality of social stock
- Concern that enough homes have been built.

Developers raised viability concerns if they are expected to deliver affordable homes, accessible homes and build to lifetime homes and national standards.

Developers concerned over the requirement for building self-build and custom build homes in regards to size and location.

Developers request specific policy reference to increasing the supply of executive homes. Some developers supported the requirement to increase the amount of larger family homes

Persimmon objects to the reference to Lifetime Homes in the policy. Siglion requested the reference is moved to supporting text. They also oppose the requirement for accessibility homes on the grounds that there is no evidence to justify this approach.

The Planning Bureau requested that the policy is re-written to be more supportive of older persons accommodation including specialist/purpose built.

How Issues Have Been Taken into Account

In response to the submission received the Publication Draft and Policy H3 has been updated to address the issues raised:

Policy H1 Housing Mix has been revised to set out more clearly what is 'required' of residential developments in relation to housing mix and what the council 'seeks developments to provide' where appropriate and justified. Accommodation provision for older people is included within where appropriate and justified.

Policy H1 Housing Mix has now been revised and sets out more clearly the requirements in relation to self-build and custom house building, stating that, 'developments should consider the inclusion of self-build and custom house building plots'.

The reference to Lifetimes homes has been removed altogether from the policy. This aspect is now covered by the policy requiring 10% of dwellings on developments of 10 dwellings or more to meet Building Regulations (M4)2 Category 2- accessible and adaptable dwellings. The evidence supporting this requirement is set out within the supporting reports, which demonstrate need and viability.

The Viability Assessment has been updated to demonstrate that all policy requirements have been taken into consideration and that sites would be viable.

As the Council does not own any social housing it has limited powers to improve existing stock. Gentoo are currently undertaken a programme to ensure all of its stock achieve the Decent Homes Standard. The Plan encourages through policy that affordable homes are of the same quality and design as market homes. Policy H5 has been amended however to indicate that the Council will support development which brings empty properties back into use.

The Policy does not refer to a requirement for Executive Homes but the Policy has been updated to require a mix of homes and to meet the needs identified in the most current SHMA. Policy H1 requires where appropriate and justified should seeks to provide larger detached dwellings.

Policy H4 Affordable Housing

Issues raised

Residents raised the following concerns regarding Policy H3;

- More affordable homes at Pennywell

Developers were concerned about the reference to pepper-potting affordable homes throughout a site.

Developers raised viability concerns if they are expected to deliver affordable homes, accessible homes and build to lifetime homes and national standards.

Developers suggest lowering the affordable housing target to ensure that Sunderland can deliver homes. Barratt David Wilson Homes considers the Viability Assessment to be values to be too low and suggest a more flexibility approach to affordable homes. Gentoo requested a more flexible approach to delivering affordable homes and recommended that the requirement is not just Section 106.

How Issues Have Been Taken into Account

In response to the submission received the Publication Draft and Policy H4 has been updated to address the issues raised including;

The Council has considered developer's concerns regarding the policy requirement of pepper potting in the Draft Plan. The Publication Draft has been amended to state clusters. The Council does not want an over concentration of affordable homes on sites. The Council has amended the policy to ensure that affordable homes are of a similar design and style as market homes.

The Council has reviewed the need for adopting national housing standards in Sunderland. The Council has prepared a Study which has considered the need and the changes trends towards smaller homes in the City. The Council has assessed the viability of this requirement in the Viability Assessment which concluded that all typologies would be viable. Therefore, the Plan has been updated to reflect this evidence.

The Council has prepared additional evidence to demonstrate that Sunderland has a need for requiring Accessible Homes in Sunderland. This is set out in the Addendum to the SHMA. The Council assessed the requirement of 10% of homes on sites of 10 or more or on sites of 0.5ha or more being viable to deliver this requirement.

Policy H5 Student accommodation

Issues raised

Residents raised the following concerns regarding Policy H5;

Support the focus of student home in the Urban Core, but concerned there will not be sufficient students to fill accommodation.

U-Student consider Policy H5 to be out-of-date and not in accordance with the latest evidence

The University of Sunderland objects to the Policy as it is not in accordance with the interim guidance as it does not refer to demand.

Highways England supports this policy

How Issues Have Been Taken into Account

The Council consider that the Policy is based on the latest evidence. With regards the reference to the SPD within the policy, the Interim Student Accommodation Policy was adopted by the Council in July 2015 as an interim measure. This will be updated upon adoption of the Plan and taken through the formal SPD process.

Policy H6 Travelling Showpeople, Gypsies and Travellers

Issues raised

Residents were particularly concerned that the Plan would allocate a permanent site for stop-over gypsies.

The Environment Agency supports the policy but requests it is amended to ensure that where it is not possible to connect to water and sewage infrastructure a foul drainage assessment would need to be carried out.

Siglion challenged the methodology for selecting the stop-over site. They expressed concerns that that two of the sites are designated employment sites and therefore the Council must demonstrate in accordance with Policy E3 how the sites are surplus to requirement. They consider the most appropriate site to be Hetton Lyons.

Residents raised the following concerns

- The methodology for selecting the sites.

In regards to the three potential sites identified residents expressed the following comments;

Leechmere

- Impact on surrounding residential population
- Impact on residential amenity
- Proximity to industrial estate
- Businesses will relocate
- Proximity to care home

Hetton

- Proximity to Park
- Loss of cultural facilities
- Durham Bird Club raised concerns that a stop-over site is in a sensitive area and could have an impact on wetland species.

Hendon

- Impact on residential amenity
- Proximity to industrial estate

- Impact of existing businesses on gypsy site
- Utilities impact

How Issues Have Been Taken into Account

As the city has a small number of encampments each year, the Publication draft of the plan does not include an allocated site for a stop-over site. Rather than allocate a formal site, the Council consider that the most appropriate approach to meeting the accommodation needs of Gypsies and Travellers within the city is to utilise the Councils 'acceptance policy' for unauthorised encampments.

Reference to the requirement for a foul drainage assessment will be set out within the relevant compliance paper.

Policy H7 Residential conversion and change of use

The Council received no submissions to this policy

Policy H8 Housing in Multiple Occupation

Issues raised

The University of Sunderland broadly supported the policy but asked for further text to make reference to a potential over supply.

How Issues Have Been Taken into Account

The Council has updated this Plan to reflect comments from the University, but as the Plan should be read as a whole these updates have been made in the Student Accommodation policy.

Economic Prosperity

Issues raised

Town End Farm Partnership object to the Plan on the grounds that the evidence to justify IAMP is not sound.

How Issues Have Been Taken into Account

The IAMP AAP provides the policies for the delivery of the IAMP.

Policy EP1 Economic Growth

Issues raised

Residents raised the following points

- No jobs will be created
- IAMP will create additional traffic for Washington
- Support the encouragement of industrial estates

Barratt David Wilson Homes object to the Policy as the inter-relationship between jobs and homes is not explicit in the Plan. The Developer suggests their site should be allocated to accommodate the housing impacts of IAMP.

Highways England identified that mitigation measure may be required along the A19 to deliver this policy

How Issues Have Been Taken into Account

Based on the Experian forecasts it is expected that during the Plan Period 7,200 new jobs will be created in Sunderland. The Plan has been updated to reflect this.

In regards to Barratt David Wilson Homes, the IAMP AAP allocates the land for the IAMP. The jobs growth set out within this Plan and the housing target are aligned and are based on the same jobs forecast. The OAN paper and SHMA Addendum (2018) sets out how this takes account of the IAMP growth.

In regards to Highways England comment, the Council has updated the Transport Modelling Assessment and will continue to work with Highways England to ensure that the modelling is complete to a satisfactory level. The Council will continue to work with Highways England to identify appropriate mitigations schemes and update the Infrastructure Delivery Plan when required.

Policy EP2 Primary Employment Area

Issues raised

Town End Farm Partnership suggest that the IAMP should be included in this policy

Siglion consider the Policy should be more flexible to allow for mixed use development.

Highways England support this policy

How Issues Have Been Taken into Account

The Plan has not been updated to include IAMP in the Policy as it will be delivered through the IAMP AAP which establishes a policy framework for its development.

The ELR has identified the amount of land needed for employment during the Plan period. The sites proposed to be designated in this policy are required to meet this need and therefore it is not appropriate to allow residential development on these sites. The policy is flexible to enable land to come forward for alternative uses, where exceptional circumstances exist.

Policy EP3 Key Employment Areas

Issues raised

Cowie Estates raised concerns regarding the designation of their land as they currently have an application for mixed use. The Developer requests the Plan is more flexible and designates the site for mixed use. Developers also object to the inclusion of the Hendon Paper Mill and requests the site is not designated. North East Property Partnership object to the inclusion of KEA3.

Sunderland Civic Society highlighted that the policy does not state what alternative uses could be. The Society requests that the Plan identifies industrial sites where retail development would be favoured.

Siglion requests a more flexible approach and to identify these sites for mixed use development.

Persimmon welcomes the policy and its flexibility

Town End Farm Partnership request the IAMP is designated in this policy.

How Issues Have Been Taken into Account

The ELR identifies that the overall quantum of available employment land within the city is at the bottom end of the range of identified needs. The Council therefore considers it necessary for these sites to be retained as Key Employment Areas. The Employment Land Topic Paper has been prepared and provides further details on the overall supply of employment land within the city. The Council's evidence base has been updated significantly, which demonstrates the need to retain the Cowies and Hendon Paper Mill sites for employment use to ensure an adequate supply of employment land within the city over the plan period. However, as a Key Employment site, Policy EG2 will support the development of suitable alternative uses where if it can be demonstrated that there is no reasonable prospect of the site being brought forward for employment use (B Use Classes). The Council feels that this will provide sufficient flexibility should it become clear that the land is no longer required to meet employment needs in the future.

In regards to the Pennywell site, the wording of the policy has been amended to provide greater clarity, however it is not considered reasonable to substantially change the proposed approach set out within the policy.

In response to the Civic Society and Siglion comments, the Plan has not been amended as this policy safeguards Key Employment Areas for business and general industrial uses as it is considered that they are necessary to meet the identified need. Alternative uses would be assessed on their own merits and the Plan ensures this flexibility. Any retail development would be required to be in accordance with the sequential test.

The Plan has not been updated to include IAMP in the Policy as it will be delivered through the IAMP AAP which establishes a policy framework for its development.

The Plan has been amended to state that alternative uses will be supported where there are no reasonable prospects of the site coming forward for employment uses (B use classes).

Policy EP4 Other Employment sites

Issues raised

Persimmon requested that the Plan is amended to ensure that employment land that has no reasonable prospects of development for employment uses is not unnecessarily protected.

How Issues Have Been Taken into Account

The Plan has been amended to state that alternative uses will be supported where there are no reasonable prospects of the site coming forward for employment uses.

Policy E5 New Employment Sites

Issues raised

Highways England supports this policy

How Issues Have Been Taken into Account

No issues raised which require further amendments to this policy

Policy EP6 Office

Issues raised

Highways England support the development of offices in the Urban Core, however resists the potential development of offices out of centre.

How Issues Have Been Taken into Account

The Council will continue to work with Highways England to model the potential impacts of this policy on the SRN.

Policy EP7 Trade Counters

Issues raised

Sunderland Civic Society objected to this policy as they consider the threshold to be too high and the approach create completion for goods sold in centres.

How Issues Have Been Taken into Account

The Plan has been amended to reduce the threshold to 500sqm. The Council recognises that the Policy does allow for the sale of goods in addition to those manufactured on the premises, it is considered that the restrictions on the scale would ensure that proposals would not have an impact on the vitality and viability of centres.

Policy EP8 Designated Centres

Issues raised

Residents raised the following points

- Too many shops boarded up and not enough choice
- Retail space is not needed because of online shopping
- Want to see a strategy which promotes the City Centre

Sunderland Civic Society request that the policy be updated to reflect the spatial distribution of retail provision across Sunderland.

Historic England welcomes the Policy

Peel investment are not clear why the boundary of Washington Centre has been extended to include Washington Leisure Centre, sports pitches and amenity woodland

M&G Real Estate welcomes the policy but consider that the plan should be amended to state that there is clear need to ensure opportunities for additional development are maximised (ie. capacity of the existing centre) and so proposals which might prejudice the strategy and its development should be strongly resisted.

How Issues Have Been Taken into Account

The Plan includes policies to protect and enhance the city centre as a sub-regional retail destination. In regards to the amount of retail space needed, the Retail Needs Assessment has calculated the needs and taken into consideration likely future trends.

The Plan has been amended to include an indicative spatial distribution for the retail floorspace, as set out in Policy SP9.

The Plan has been updated to include a Strategic Policy on the Urban Core.

In regards to Peel Investments comments, the wider town centre boundary is consistent with that within the previous UDP and the recommendations of the Retail Needs Assessment. This plan does not contain site specific allocations for retail uses, therefore those within the UDP will continue to be saved until they are replaced by new retail allocations through the A&D Plan.

It is considered that the policies within the Plan offer sufficient protection to the vitality and viability of Washington town centre until allocations are made through the emerging Allocations and Designations Plan.

Policy EP9 Retail Hierarchy

Issues raised

Historic England welcomes the reference to heritage and culture in the policy.

Sunderland Civic Society raised concerns regarding the inclusion of Monkwearmouth as a District Centre. The Society would also like the Plan to include a policy on out of centre retail parks, amusement arcades and betting shops.

Wearside Liberal Democrats request St Lukes Terrace to be included in the Policy

How Issues Have Been Taken into Account

The amendments to the position of Monkwearmouth Centre within the hierarchy and the justification for its revised boundaries are set out within the Retail Needs Assessment. The retail park is only afforded protection as it would become part of an extended designated centre; however other retail parks would not.

Policy VC1 has been updated to include a reference to out-of-centre retail parks, however it is not considered necessary to include a specific policy for amusements arcades and betting shops.

In response to Wearside Liberal Democrats, the Plan identifies Pallion as a Local Centre within the retail hierarchy, which includes this St Lukes Terrace.

Policy EP10 Retail Impact Assessment

Issues raised

Sunderland Civic Society consider that it is difficult to determine which centre the development would have an impact on and therefore which threshold should apply. Peel Investments also oppose the threshold policy in regards to the impacts on Washington.

How Issues Have Been Taken into Account

The thresholds set are consistent with the recommendations of the Retail Needs Assessment. The supporting text provides clarity on which threshold will apply.

Policy EP11 Retail Impact Assessment

Issues raised

Historic England welcomes the policy

How Issues Have Been Taken into Account

No issues raised which require further amendments to this policy

Policy EP12 Hot food Takeaways

Issues raised

Resident oppose the over concentration of hot food takeaways in centres

Sunderland Civic Society would like the policy to be updated to limited hot food takeaways in close proximity to schools

How Issues Have Been Taken into Account

The Plan has been updated to include restrictions for hot food takeaways within 400m of an entrance point to a school.

Environment

Issues raised

Residents are concerned about the impact development will have on the environment. They are also concerned about the loss of trees. A resident requested that seascape was included in the policy.

Durham County Council noted that the Plan does not include a policy on Heritage Coast.

Historic England supports the chapter on the environment

How Issues Have Been Taken into Account

The Plan has been updated to include a policy on the Heritage Coast and make reference to seascape.

Policy E1 Urban Design

Issues raised

A residents suggest that a colour scheme should be included when undertaking public realm works.

Developers including Taylor Wimpey, Hellens, New Herrington Workmens Club, Persimmon and Esh suggest the policy is amended to be not be overly restrictive and allow flexibility. They also object to the inclusion of national space standards and consider the Plan to be unviable. They also consider there is no evidence to justify the need for such a policy.

Siglion and Historic England supports the policy

How Issues Have Been Taken into Account

The Council has determined that it would be appropriate to introduce the nationally described space standards through the Plan. The viability assessment which has been prepared in support of the plan demonstrates that site viability should not be adversely affected by the introduction of space standards. More information is set out within the Council's Space Standards report.

Policy E2 Public Realm

Issues raised

A resident suggested that there is nothing in Sunderland to visit

Siglion support the policy

How Issues Have Been Taken into Account

No changes have been proposed to the policy to address issues raised.

Policy E3 Advertisement/shopfronts

Issues raised

No comments raised

How Issues Have Been Taken into Account

No issues identified

Policy E4 Historic Environment

Issues raised

Historic England recommend alternative wording to the policy.

The Tyne and Wear Archaeology Officer supports the policy and requests further reference to archaeology.

Developers such as Hellens and agents acting on behalf of New Herrington Workingman's Club suggested alternative wording to be consistent with the NPPF.

A resident has raised concerns regarding the loss or deterioration of specific buildings within the city.

How Issues Have Been Taken into Account

Historic England's alternative wording has been accepted and the policy has been altered.

The Tyne and Wear Archaeology Officer's comment has been addressed within a new policy relating to Archaeology and the Recording of Heritage Assets.

With one minor exception, the alternative wording put forward by developers and agents has been agreed and altered in the report.

The resident's concern regarding specific building loss has been noted and been raised with the Council's Historic Environment Team.

Policy E5 Heritage Assets

Issues raised

Historic England require policy bolstering regarding archaeology and the recording of heritage assets, and also recommend alternative wording to the policy.

A resident would like to see more blue plaques in the city.

Developers including Hellens and Taylor Wimpey suggested alternative wording to be consistent with the NPPF.

How Issues Have Been Taken into Account

In line with Historic England's comments, a separate policy now exists (Policy BH9) relating to Archaeology and the Recording of Heritage Assets (more in line with NPPF). The policy has been considerably updated and alternative wording has been accepted where possible and still applicable.

The proposal for more blue plaques in the city has been noted and passed to the Historic Environment Team.

In relation to the alternative wording put forward by developers, the policy has been changed and split into two policies, with some of the comments accepted, and reference to Heritage Statements has now been moved to the supporting text.

Policy E6 Green Infrastructure

Issues raised

A resident is concerned that the GI network is not precise or clear and therefore it is difficult to identify the boundaries of the network.

Northumbrian Water support the policy and request a reference to flood risk. CPRE also support the policy but request a reference to blue spaces and waterways.

The Environment Agency suggests that the wording reflect that watercourses are wildlife corridors and they should be retained.

Siglion support the Policy. Developers including Taylor Wimpey, Siglion and Hellens request revisions to the Policy as they consider it to be too prescriptive

Historic England request that reference is include to the contribution historic assets can make to the GI network.

How Issues Have Been Taken into Account

The Plan has been updated to reflect the outcomes of the Green Infrastructure Strategy. The Allocations and Designations Plan will designate the GI network.

In response to the Northumbrian Water, Environment Agency and CPRE comments, the Policy has been updated to include a reference to bluespaces and to flood risk and watercourse management.

In relation to the developers' comments, the policy was reviewed and partly amended to make the approach less prescriptive.

Historic England's comment has been incorporated into the text as requested.

Policy E7 Biodiversity and Geodiversity

Issues raised

A resident was concerned that the Plan does not show on the Policies Map where the wildlife corridors are.

CPRE supports the majority of the Policy but does not agree with the reference to 'where appropriate'.

Natural England supports the policy but suggest alternative wording.

Siglion would like the Policy to be amended and strengthened in relation to HRA.

Persimmon, Taylor Wimpey and Hellens requested the policy be amended in relation to net gains in biodiversity in accordance with the NPPF.

How Issues Have Been Taken into Account

Alternative wording put forward by Natural England has been incorporated into the policy.

The reference made by CPRE has now been removed from the opening sentence of the Policy.

In relation to Siglion's request, the policy has been revised and now refers to any development that would have an impact on the integrity of European sites having to be fully assessed, including necessary compensation to be secured.

In response to Persimmon, Hellens and Taylor Wimpey's comments, recent Government policy has strengthened and clarified with regards to "net gains" and only minor changes to the wording are therefore proposed.

Designations for Wildlife and LNRs will not be made until Part 2 of the Local Plan, the Allocations and Designations Plan, which formally review and designate.

Policy E8 Woodlands/hedgerows and trees

Issues raised

Residents welcome the policy but request the Council adopts the woodland access standards.

The Woodland Trust also request that the Council adopted the woodland access standards.

The CPRE has requested further clarity regarding the approach towards ancient woodland and veteran trees.

Developers including Hellens, Taylor Wimpey and Esh request that the policy is amended to in accordance with the NPPF.

How Issues Have Been Taken into Account

In relation to the CPRE request, further clarity has now been provided in relation to ancient woodland and veteran trees.

In relation to The Woodland Trust and resident's request for woodland access standards to be adopted, the council already maps access to woodland (Woodland Trust standards) in the city's Greenspace Audit and Report, and this is supported by the Greenspace policy. Further clarity is also provided relating to ancient woodland and veteran trees.

In response to developer's comments, the proposed wording alterations to policy and text have been included in the revised report.

Policy E9 Greenspace

Issues raised

Residents are concerned in regards to the loss of open space. A resident also requested that the policy was re-worded in regard to SANGS.

CPRE consider the policy to be confusing in regards to the relationship with Green Infrastructure.

Although the University of Sunderland support the Policy, they object to criterion 5. Some developers object to criterion 3 as its not in accordance with the NPPF whereas other developers object to criterion 4.

Developers including Hellens and Taylor Wimpey have requested policy revision and raise issues relating viability of contributions.

How Issues Have Been Taken into Account

The plan seeks to protect and enhance greenspace (open space). The policies in the plan will ensure that greenspaces which of a high value are protected from development, however the council has taken a flexible approach which will enable sites of low value to be considered as potential housing sites. The council has an up-to-date Greenspace Report which justifies which sites are considered to be high value and retained. The Allocations and Designations Plan will designate these sites, the SHLAA includes greenspaces which are considered to be surplus to requirement.

Regarding resident's concerns regarding the loss of specific open spaces, these sites are not identified in the Plan and are a matter of individual planning applications. With regards to the reference to SANGS, the policy and text has been reconsidered, and SANGS is now included in the Glossary.

In response to developer's comments alternative wording has been included and a further point has been simplified and now relates to major development. Viability considerations are dealt with in policy ID2.

In light of the CPRE's concerns, the Green Infrastructure and Greenspace policies have been reviewed and updated. Further clarity in approach can be gleaned from the Green Infrastructure Strategy and Greenspace Audit and Report.

Policy E10 Burial space

Issues raised

The policy was supported by Historic England and CPRE.

How Issues Have Been Taken into Account

No issues raised.

Policy E11 Green Belt

Issues raised

Residents objected to the loss of Green Belt. A resident was also concerned of the loss of Green Belt at the IAMP and the impact on wildlife.

Esh and New Herrington Working Club requested the policy be amended to be consistent with the NPPF.

CPRE support the policy

Other sites for deletion from the Green Belt were promoted through this policy including site 401.

Town End Farm Partnership supports the deletion of Green Belt north of Nissan.

Siglion would request the Policy makes reference to brownfield land.

How Issues Have Been Taken into Account

The IAMP AAP removed land from the Green Belt to facilitate the delivery of the IAMP and sets out the policy framework for the site.

The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green Belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland.

In response to the developers comments, all alternative wording has been included in the revised policy, except for proposed reference to "South" Tyneside, which is not supported because this reference refers to Gateshead as well.

Site 401 was considered at all 3 Green Belt Review stages and it was concluded that the site should be included as safeguarded land as part of a wider identified site.

The Council does not consider it necessary to include brownfield land in the policy as this is included in the NPPF.

Policy E12 Settlement Breaks

Issues raised

Residents raised concerns of the loss of Settlement breaks and the merging of settlement particularly Ryhope and Tunstall.

Developers requested the policy be amended to be in accordance with the NPPF. Persimmon supported the policy. Avant homes objected to the policy and promoted a site for removal at Tunstall Hills.

How Issues Have Been Taken into Account

Settlement Breaks have been protected in Sunderland since the 1960's and follow 3 key purposes: to keep communities physically distinct; to aid urban regeneration, and to retain green infrastructure corridors. The Settlement Break Review has

enabled critical analysis to take place and to create a new strong and defensible Settlement Break boundary that will endure over the plan period. Around 35% of the existing Settlement Break is to be removed as a result of this review, safeguarding the remaining land parcels and also including new land parcels to the Settlement Break area.

No changes proposed in response to the developers comments, as any shortfalls in a 5-year supply would be subject to a Delivery Test in line with PPG/NPPF and would not be additionally referenced within this policy.

The site at Tunstall Hills (put forward by Avant Homes) has been assessed through the SHLAA. The Settlement Break policy has been revisited in line with the results and conclusions drawn from a 2018 revision to the Settlement Break Review. A revised Settlement Break boundary is included in the CSDP and land within this will be protected by the policy. The land in question (SHLAA site 562) is included within the Settlement Break.

Policy E13 Development in the open countryside

Issues raised

CPRE comment that the policy for developments in open countryside is too relaxed in prohibiting development.

Developers including Hellens and Taylor Wimpey requested the policy be amended to be consistent with the NPPF.

How Issues Have Been Taken into Account

In response to the CPRE comment, the council puts forward that the policy provides strong protection to the open countryside. The opening to this policy has been reworded and now states that the open countryside (as identified on the map) will be protected. The exceptions to this (listed) follow NPPF policy .

Regarding developers comments, the council has considered the comment and do not consider it necessary to modify this Policy. Any shortfalls in a 5-year supply would be subject to a Delivery Test in line with PPG/NPPF and would not be additionally referenced within this policy.

Policy E14 Landscape character

Issues raised

Developers suggested alternative wording to be consistent with the NPPF.

Historic England request reference to the Tyne and Wear Historic Landscape Characterisation Report in the text.

How Issues Have Been Taken into Account

Developers alternative wording has been broadly agreed and included in the revised policy.

Historic England's additional text has been included.

Policy E15 creating and protecting views

Issues raised

CPRE welcomes the policy as does Natural England.

Developers suggest alternative wording to be consistent with the NPPF

How Issues Have Been Taken into Account

The developers comments are noted, but it is considered that the proposed additional text is not required as the existing policy wording does not exclude sympathetic design.

Policy E16 Agricultural Land

Issues raised

Avant, Taylor Wimpey, Esh, Hellens and New Herrington Workmens Club suggested that the policy wording was revised to be more consistent with the NPPF.

How Issues Have Been Taken into Account

Alternative wording has been broadly agreed and included in the revised policy.

Policy E17 Quality of life and amenity

Issues raised

Developers suggest alternative wording to be consistent with the NPPF.

Siglion consider the policy to be vague, onerous and replicates EIA regulations.

How Issues Have Been Taken into Account

In response to the developers comments, alternative wording has been broadly agreed and included in the revised policy.

Policy E18 Noise sensitive development

Issues raised

Developers suggest alternative wording

How Issues Have Been Taken into Account

Alternative wording has been broadly agreed and included in the revised policy.

Policy E19 Contaminated land

Issues raised

Siglion supports the policy but suggests that it should be aligned with the housing policies. Developers also suggested alternative wording to be consistent with the NPPF.

How Issues Have Been Taken into Account

The Council does not consider it necessary to amended the Policy to reflect comments raised as the Plan should be read as whole.

Policy E20 Health and Safety

Issues raised

No issues raised

How Issues Have Been Taken into Account

No issues identified

Climate Change and Water

Policy CM1 Climate change and water

Issues raised

Historic England supports the policy

Developers consider the Policy to be too prescriptive

It was requested that the Plan includes reference to potential impacts in coastal locations or areas influenced by the effects of the tide.

How Issues Have Been Taken into Account

The Council has deleted this policy as it was considered to be repetitive. The Plan includes reference to Climate Change in the Spatial Strategy section of the Plan.

Policy WWE3 has been updated to cover the risk of fluvial and coastal flooding. The supporting text has been updated to include reference to the North East Inshore and Offshore Plans.

Policy CM2 Decentralised, renewable and low carbon energy

Issues raised

Historic England supports the policy

How Issues Have Been Taken into Account

No issues identified

Policy CM3 Energy from Waste

Issues raised

Historic England supports the policy.

Residents strongly opposed the policy as they considered the Plan allocated a site for an energy from waste facility at Washington

How Issues Have Been Taken into Account

The Plan does not identify any need or specific locations for an energy from waste facility. The policy will be used to assess any applications for this type of development in Sunderland.

Policy CM4 Flood risk and water management

Issues raised

Northumbrian Water support the policy but requests further clarification. EA also supports the policy

Developers suggested alternative wording.

How Issues Have Been Taken into Account

Changes have been made to Policies WWE2 and WWE3 to incorporate most of the changes suggested by the developers.

Support noted from Northumbrian Water and Environment Agency. The Plan has been amended to clarify when a flood risk assessment is necessary.

Policy CM5 Surface water management

Issues raised

Northumbrian Water support the policy

Persimmon suggested the policy should include “where necessary”. Developers considers the policy is a duplicate of CM4

How Issues Have Been Taken into Account

Considerable changes have been made to policies CM4 and CM5- these have been more clearly separate in policies relating to “flood risk and coastal management” and “water management”. The reference to “development must” is retained because it is considered that this clearly follows Government policy, including the need to consider both on-site and off-site impacts. The suggestion in part (3) to include reducing “run-off rates” is resisted as this is not what is being requested. SUDS policy is further clarified in the text, including advice on infiltration systems. The recommended insertion “where justified” has been supported, though “where needed” has been inserted.

Policy CM6 water quality

Issues raised

Gateshead suggested the Council includes a policy on the River Don

EA support the policy but suggest alternative wording

How Issues Have Been Taken into Account

The Council do not consider it necessary to include a policy on the River Don as the Plan includes numerous policies on waterways, water quality and GI to protect the River Don.

The Environment Agency’s comments have been noted and agreed. The policy has been comprehensively re-worded and based on Environment Agency recommendations.

Policy CM7 disposal of foul water

Issues raised

Developers suggested alternative wording to address a typing error

How Issues Have Been Taken into Account

This policy has now been included within Policy WWE3.

Policy CM8 sustainable design and construction

Issues raised

Northumbrian water recommend that the policy requires an appropriate buffer to be maintained between sensitive development and existing waste water treatment works.

Historic England welcomes the approach.

Developers object that development should maximise energy efficiency

How Issues Have Been Taken into Account

Northumbrian Water's comments have been agreed and the policy has been duly updated.

Policy BH2 has been amended to indicate that where possible major development should seek to maximise energy efficiency and integrate the use of renewable and low carbon energy.

Transport

Issues raised

Residents objected to the proposed road through Elba Park. Residents requested more buses in Washington, they also requested that the Metro is extended. A resident supported the expansion to the cycle network. Other residents were concerned about the impact development will have on Houghton

Gateshead, Newcastle and South Tyneside request additional modelling is undertaken to understand the impacts in Neighbouring Authorities.

How Issues Have Been Taken into Account

The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield. Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.

Policy SP10 supports improvements to the Metro network where these are deliverable.

The Council has updated the Transport Assessment and will continue to work with neighbouring authorities to understand the impacts each Local Plan will have on the Local Road Network.

Policy CC1 Sustainable travel

Issues raised

Developers, Gateshead and Highways England support the policy

How Issues Have Been Taken into Account

No issues identified

Policy CC2 Connectivity and transport network

Issues raised

Residents object to the inclusion of the Central Route (from Elba Park) in the Policy. Residents welcome Metro extensions and would like to see the Plan make reference to the extension to Seaham. One resident supported the policy.

Residents would like improvement made to the network at Hetton to address the impacts of development.

Bellway's suggested an alternative alignment of the Ryhope Doxford Link road to prevent the serialisation of land.

Durham County Council support the re-opening of the Leamside Line and requests further discussions to determine the impacts of the SSGA.

Town End Farm Partnership oppose all infrastructure identified in the IAMP.

Highways England supports the policy but require the Council to undertake further work to assess the impacts on the SRN.

Developments including Taylor Wimpey suggested that land safeguarded for the Leamside Line should be a minimum.

Siglion supports Sunderland Strategic Transport Corridor

South Tyneside Council raised concern over the deliverability of South Hylton to Penshaw alignment.

How Issues Have Been Taken into Account

The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield. Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.

The Council has prepared a detailed Transport Assessment which considers the potential impacts of development on the transport network. Where necessary, appropriate mitigation has been identified within the Infrastructure Delivery Plan to address the impacts of the plan.

Policy SP10 supports improvements to the Metro network where these are deliverable.

The Council has updated the Transport Assessment and will continue to work with neighbouring authorities to understand the impacts each Local Plan will have on the Local Road Network.

In regards to IAMP, all necessary infrastructure is identified in the adopted IAMP AAP.

The South Hylton to Penshaw alignment has been included within the IDP as an aspirational scheme.

The alignment of the Doxford-Ryhope link road shown on the Policies Map is indicative at this stage and is subject to detailed design.

The alignment of the Leamside line is shown on the Policies Map. No specific buffer has been identified, however the policy seeks to ensure that any development would not be incompatible with the rail line coming back into use.

Policy CC3 City centre accessibility and movement

Issues raised

Nexus and Highways England supports the policy

How Issues Have Been Taken into Account

No issues identified

Policy CC4 Port of Sunderland

Issues raised

Residents and Highways England support the approach to the Port.

South Tyneside Council raised concerns over the Port having an impact on the Port of Tyne

How Issues Have Been Taken into Account

The Council has held further discussion with South Tyneside in regards to the future uses of the Port. The Council will continue to work with the South Tyneside Council on this matter.

Policy CC5 Local road network

Issues raised

Highways England support the policy.

Developers consider the policy to be unreasonable

How Issues Have Been Taken into Account

Policy ST2 has been amended to indicate that development should have no unacceptable adverse impacts.

Policy CC6 New development and transport

Issues raised

Developers requested further clarification for point 5 as it is not in accordance with the NPPF

Highways England support the policy

Nexus request more reference to public transport

Historic England request that some conversion/historic building could not meet parking standards.

How Issues Have Been Taken into Account

Policy ST3 and the supporting text have been updated to provide further clarity. The Council consider the revised policy to be justified and consistent with national policy.

Policies SP10 and ST3 include specific reference to improving the public transport network. Policy ST1 has also been amended to emphasise the need to develop in sustainable locations in close proximity to transport hubs and encouraging higher density development close to transport hubs. The council will continue to consult with Nexus on relevant planning applications, however it is not considered necessary to include this process within the Plan.

It is acknowledged that some conversions of historic buildings may not be able to meet parking standards, but it is not considered necessary to update the policy to reflect this.

Policy CC7 Digital infrastructure and telecommunications

Issues raised

Virgin Media request that the policy should require developers to consult with digital and telecommunication providers.

How Issues Have Been Taken into Account

Policy BH6 has been amended to require developers to include access to digital infrastructure from a range of providers.

Waste and Minerals

Policy WM1 Waste management

Issues raised

Highways England Support the Policy

How Issues Have Been Taken into Account

No issues identified

Policy WM2 Waste facilities

Issues raised

Highways England and the Environment Agency generally support the policy.

How Issues Have Been Taken into Account

No issues identified

Policy WM3 Safeguarding waste facilities

Issues raised

Thompsons of Prudhoe would like the policy to safeguard other waste management sites including Springwell Quarry.

Durham Council also indicated that the policy should safeguard strategically important sites for all waste streams, not just local authority collected waste. Durham Council also indicates that the JBT Waste Transfer site was located in County Durham.

How Issues Have Been Taken into Account

The policy has been amended to safeguard all waste management sites.

The supporting text was also updated to indicate that the JBT Waste Transfer Station is in County Durham.

Policy WM4 Open waste facilities

Issues raised

No issues raised.

How Issues Have Been Taken into Account

No issues identified.

Policy WM5 Mineral Extraction

Issues raised

Highways England generally support the policy, but would support text within the policy for the transportation of minerals by sustainable transport methods, where possible.

Historic England support the policy.

How Issues Have Been Taken into Account

The Policy has been amended to require minerals to be transported by sustainable transport modes where possible.

Policy WM6

Issues raised

Coal Authority and Durham County Council supports the policy

How Issues Have Been Taken into Account

No issues raised

Policy WM7 Opencast coal

Issues raised

Coal Authority request policy is amended to reflect latest terminology

Durham County Council suggests alternative wording to be consistent with NPPF.

How Issues Have Been Taken into Account

The policy has been updated to be consistent with Durham County Councils approach and the NPPF. The policy is now refers to surface coal extraction.

Policy WM8 Land instability and minerals legacy

Issues raised

Developers and Coal Authority supports the policy.

How Issues Have Been Taken into Account

No issues raised

Policy WM9 Cumulative impact

Issues raised

Highways England support the policy, but feel that it could be more prescriptive with regard to the types of environmental effects that should be considered and would welcome its application to all types of development.

How Issues Have Been Taken into Account

This policy has now been deleted and cumulative impacts incorporated into other policies within the Plan.

Policy WM10 Restoration and aftercare

Issues raised

Coal Authority supports the policy

How Issues Have Been Taken into Account

No issues raised.

Infrastructure and Delivery

Residents are concerned about the impact development will have on the infrastructure in the city.

Policy ID1 Delivering infrastructure

Issues raised

Developers suggested alternative wording to be in accordance with the NPPF and CIL regulations. Persimmon support the policy.

Highways England supports the policy

How Issues Have Been Taken into Account

Developer's comments have been noted and the policy has been duly amended.

Policy ID2 Planning obligation

Issues raised

Persimmon and Peel request the policy is aligned to the three tests of planning obligations in the NPPF. Developers have consider there is no justification to pay monitoring fees.

Highways England support the policy

How Issues Have Been Taken into Account

Policy ID3 Enforcement

Issues raised

None

How Issues Have Been Taken into Account

This policy has now been deleted, as it was not considered necessary.

APPENDIX 24: Publication Draft Core Strategy and Development Plan Evidence List

- Habitats Regulation Assessment (2018)
- Sustainability Appraisal (2018)
- Sustainability Appraisal Non-Technical Summary (2018)
- Health Impact Note (2018)
- Equality Analysis for Core Strategy and Development Plan (2018)
- Sunderland Updating the Demographic Evidence (2016)
- Core Strategy and Development Plan Compliance Statement (2018)
- Statement of Representation Procedure 2018
- Sunderland Local Plan Consultation Statement (2018)
- Green Belt Review Stage 1 – Core Strategy Growth Options Stage (2016)
- Green Belt Assessment Stage 1 Updated and Stage 2 (2017)
- Stage 3 Green Belt Site Selection Report (2017)
- Green Belt Exceptional Circumstances Paper
- Green Belt Boundary Paper
- Development Frameworks (2018)
- Sunderland Strategic Housing Market Assessment Update (2017)
- Sunderland Strategic Housing Market Assessment Addendum (2018)
- Strategic Housing Land Availability Assessment (2018)
- Strategic Housing Land Availability Assessment Appendices (2018)
- A Housing Strategy for Sunderland 2017 – 2022 (2017)
- Gypsy's and Traveller's Site Assessment Report (2017)
- Gypsy and Traveller Needs Assessment (2017)
- Gypsy and Traveller Needs Assessment Addendum (2018)
- Sunderland Employment Land Review (2016) MAPS
- Employment Land Review: Post EU Referendum Forecasting Analysis
- Sunderland Retail Needs Assessment Volume 1 (2016)
- Sunderland Retail Needs Assessment Volume 2 (2016)
- Sunderland Retail Needs Assessment Volume 3 (2016)
- Sunderland Retail Needs Assessment Executive Summary and Recommendations (2016)
- Sunderland Leisure Needs Study (2016)
- Sunderland Economic Masterplan
- Sunderland Economic Update 2012
- Sunderland City Council – Playing Pitch Plan (2018)
- Sunderland City Council
- Indoor Sports Facilities Assessment Report (2015)
- Green Infrastructure Strategy Framework (2018)
- Sunderland Greenspace Audit and Report (2018)
- Settlement Break Review Addendum (2018)
- Sunderland Landscape Character Assessment (2015)
- Local Flood Risk Management Strategy (2016)
- Sunderland Wind and Solar Landscape Sensitivity Assessment (2015)
- Sunderland City Council Level 1 – Strategic Flood Risk Assessment (2018)
- Sunderland City Council – Level 2 – Strategic Flood Risk Assessment (2018)
- Transport Assessment (2018)
- Sunderland Local Plan – Assessment of Transport Impacts – Addendum Two (April 2018)
- Publication Draft Infrastructure Delivery Plan (June 2018)
- Draft Sunderland Viability Assessment (2017)
- Sunderland Viability Assessment Update (2018) (Title TBC)
- Education Report (2018)

- Mineral Safeguarding Areas in Sunderland - MSA Topic Paper (2017)
- Sunderland City Council - Waste Arisings and Capacity Requirements (2017)
- Joint Local Aggregates Assessment (2018)
- Maintaining Levels of Minerals Supply Topic Paper (February 2018)
- Core Strategy Growth Options Consultation Responses Report (2017)
- Core Strategy Development Plan 2015-2033 Draft Consultation Responses (2018)
- Core Strategy and Development Plan Monitoring Framework (2018)
- Draft Planning Obligations Supplementary Planning Document (2018)
- Local Development Scheme
- Statement of Community Involvement
- Draft South Sunderland Growth Area SPD
- Draft South Sunderland Growth Area SPD - HRA Appropriate Assessment
- South Sunderland Growth Area – Infrastructure Delivery Study
- SSGA Ecological Assessment
- SSGA Transport Model
- SSGA Landscape Character Assessment
- Indicative Layout and Capacity Study of Proposed Housing Release Sites
- Sunderland Space Standards Paper (2018)
- Public Health - evidence in relation to the use of the planning system to control hot food takeaways (April 2018)
- Sunderland Climate Change Action Plan

APPENDIX 25: Publication Draft Core Strategy and Development Plan Written Correspondence



Commercial Development
Planning and Regeneration
Civic Centre
Burdon Road
Sunderland
Tel (0191) 520 5555
Web www.sunderland.gov.uk

Date: 12 June July 2017

Our ref:

Your ref:

Dear Resident

HAVE YOUR FINAL SAY ON SUNDERLAND'S CORE STRATEGY AND DEVELOPMENT PLAN PUBLICATION DRAFT

I am writing to inform you that from 15 June to 27 July 2018, Sunderland City Council will be consulting on the Publication Draft of the Sunderland Core Strategy and Development Plan. This is the final stage of consultation before Sunderland City Council submits the Plan to the Secretary of State for the Ministry of Housing, Communities and Local Government for examination. This Plan sets out our long-term strategy on development across the city to 2033. It will ensure that the right type of development is focused in the right places to meet the needs for local people and businesses.

The Plan is a framework which will ensure that Sunderland can:

- deliver an additional 13,410 homes
- create 7,200 number of jobs
- create sustainable communities and deliver a mix of homes of different sizes and types to meet our needs
- support a thriving economy through the development of the Urban Core, Centres and employment sites
- improve sustainable transport
- create healthy communities
- deliver infrastructure such as schools and healthcare to support our future growth

In addition, we are also consulting on an additional planning document, the Draft Planning Obligations Supplementary Planning Document, which sets out how and when the council will seek planning obligations from development proposal.

Have your say

This Plan will shape the places where we live, work, and socialise. That is why it is important that you have your say. This is your last opportunity to tell us what you think of the Plan before it's submitted. Following this, an independent Planning Inspector will be appointed to examine the Plan, to assess if it meets all legal requirements and is sound.

Comments received to the last round of consultation along with the council's responses are available to view on the council's website at www.sunderland.gov.uk/CSDP. The comments have shaped the current version of the Plan which we are consulting upon now.

Unlike previous consultations, this consultation will ask you if you think the plan meets legal and procedural requirements and the four tests of soundness. A guidance note explaining the procedural requirements and test of soundness can be found on the council's website at www.sunderland.gov.uk/CSDP. It is very important that any comments you make at this stage of the Plan are linked to these requirements or soundness tests in

order to be considered by the Planning Inspector. The Statement of Representation attached, contains all the information you will need to submit comments.

The consultation will run for 6 weeks, from **Friday 15 June to Friday 27 July**. All comments should be completed and received by the council no later than 5pm on the final day of consultation. Please note that copies of all comments will be made available for the public to view and reviewed by a Planning Inspector, and therefore, cannot be treated as confidential. Data will be processed and held in accordance with the Data Protection Act 1998.

The council will be hosting drop-in events, where officers will be available to answer any questions that you may have and to help you complete your comments form relating to legal and procedural compliance and soundness. The schedule for these events are:

Date	Time	Venue Address
18 June 2018	9.30 am – 11.30 am	Bunnyhill Community Room, Hylton Lane, Sunderland SR5 4BW
19 June 2018	11.00 am -1.30 pm	Houghton Sports Complex Dance Studio, Station Road, Houghton le Spring DH4 5AH
20 June 2018	9.30 am – 11.30 am	Thorney Close Action & Enterprise Centre, Thorndale Road, Thorney Close, Sunderland SR3 4JQ
21 June 2018	4.30 pm – 7.00 pm	Washington Leisure Centre Sports Hall, Town Centre, Washington NE38 7SS
22 June 2018	4.30 pm – 6.30 pm	Ryhope Community Centre, Black Road, Ryhope, Sunderland SR2 0RX
16 July 2018	9.30 am – 11.30 am	University Sports Hall, Chester Road, Sunderland
17 July 2018	10.00 am – 12 noon	Barnwell Primary School Sports Hall, Whitefield Estate, Houghton le Spring DH4 7RT
18 July 2018	5.00 pm – 6.30 pm	Bunnyhill Community Room, Hylton Lane, Sunderland SR5 4BW
19 July 2018	4.30 pm – 6.30 pm	Silksworth Community Centre, Tunstall Village Road, Sunderland SR3 2BB
20 July 2018	10.00 am – 12 noon	Washington Millennium Centre, The Galleries, Washington Highway NE38 7RZ

How to submit comments

If you would like to make comments on the Publication Draft of the Sunderland Core Strategy and Development Plan, please refer to the attached Statement of Representation for information on how to do this.

After this consultation, the council will take into consideration all views and any additional evidence before submitting a final copy of the Plan to the Secretary of State.

If you have any queries regarding the consultation, or any other aspect of the Sunderland Local Plan, please do not hesitate to contact us on the details listed above.

If you have received this letter and no longer wish to be contacted about the Core Strategy and Development Plan, please contact us in writing at: planningpolicy@sunderland.gov.uk or Strategic Plans and Housing Team, Sunderland Civic Centre, Burdon Road, Sunderland, SR2 7DN and we will remove you from the consultation database.

Yours faithfully



Iain Fairlamb **Head of Planning and Regeneration**