Sunderland City Council

Core Strategy and Development Plan 2015-2033

January 2020



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Foreword

Sunderland is undergoing huge change, building on our great history of enterprise and endeavor to become a modern and prosperous 21st century city.

Through the ambition, intelligence and drive of our people, we are creating an exciting vision of how the city could look in future years. This vision is focused on securing Sunderland's long-term economic future, encouraging inward investment and new employment opportunities by building on our strengths and ensuring the right infrastructure is in place.

By targeting our investment and the delivery of large-scale capital projects, we strongly believe we can create the conditions needed to support the development of a city with a reputation for vibrancy and creativity that matches and complements our success as a manufacturing and business hub.

Ensuring that the city has robust, effective and up-to-date planning policies that continue to adapt and embrace changing circumstances will be key to our long term ambition. Sunderland's Plan sets out a framework for this, capturing a clear understanding of how our city's land and property assets need to be developed to meet the opportunities and challenges facing our city over the coming years to 2033.





Cllr Graeme Miller
Leader of Sunderland City Council

WORKERS OF THE WEAR

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Setting the scene

Introduction





1. Introduction

1.1 Planning affects us all. The homes we live in, the places we work, the greenspaces where we relax and the roads we travel on, are all a result of planning decisions that have been made. All Local Planning Authorities have a statutory duty to prepare a Local Plan. The Sunderland Local Plan will seek to continue the transformation of Sunderland, by ensuring that we have a framework to develop and protect the city's land and property assets.

1.2 This policy framework guides and shapes development in Sunderland for the next 18 years and sets the parameters for growth. It ensures that Sunderland is a city that is open for business; providing jobs and economic growth; delivering housing to meet community needs and aspirations; assisting in the tackling of health inequalities and deprivation and protects the city's important natural and historic environmental assets.

1.3 The Local Plan is the starting point for the determination of planning applications. It sets a clear strategy for bringing land forward to address objectively assessed needs in line with the presumption in favour of sustainable development. It includes broad locations, land use designations and allocations to deliver this strategy.

1.4 The Local Plan is an important tool to give certainty and transparency to residents and businesses as to how the city will develop by 2033. It will enable the city to attract more funding and investment. The purpose of the Local Plan is to create a sustainable, attractive, healthy and prosperous Sunderland where people choose to live and work.

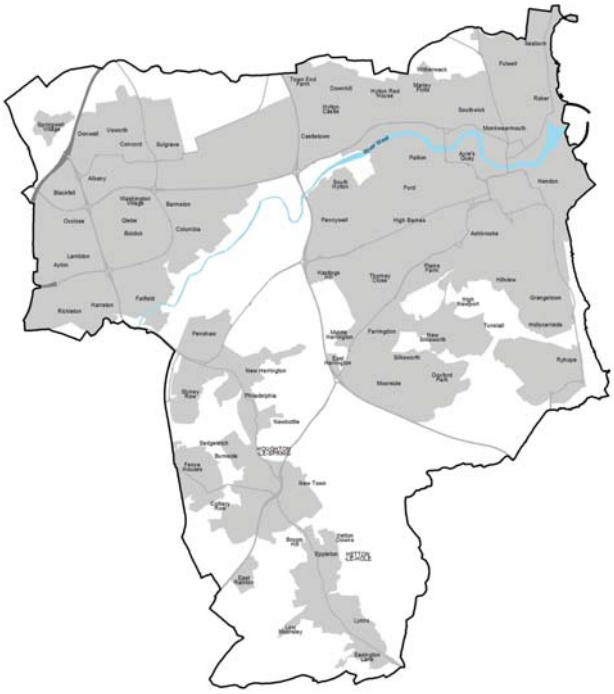


Figure 1: Administrative Boundary of Sunderland

Sunderland's Local Plan

1.5 Sunderland's Local Plan is in three parts:

Part One – Core Strategy and Development Plan (hereafter referred to as This Plan); This Plan sets an overarching strategy, strategic policies and strategic allocations and designations for the future change and growth of Sunderland. This Plan also includes local policies for development management purposes. This Plan covers the period from 2015 to 2033 and covers all land within Sunderland's administrative boundary (Figure 1).

Part Two – Allocations and Designations Plan (hereafter referred to as the 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. The A&D Plan will cover all land within Sunderland's administrative boundary.

Part Three – International Advanced Manufacturing Park (IAMP) Area Action Plan (AAP) 2017-2032 (hereafter referred to as the 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 This Plan and the IAMP AAP have superseded saved policies of the Sunderland Unitary Development Plan (UDP) 1998 and UDP Alteration No. 2 (2007). However, a number of policies will remain as saved policies and part of the Development Plan until such time as the A&D Plan is adopted. These saved policies will continue to be applied and be a consideration in the determination of planning applications, until they are replaced by policies in the A&D Plan. Appendix 1 sets out the saved policies which should be read alongside this Plan.

1.7 All policies in the Local Plan will be monitored regularly and reviewed (in accordance with the Monitoring Framework) and updated if necessary, to ensure that the Plan is up-to-date. The council's Local Development Scheme provides details of timescales for preparing and reviewing the Local Plan. The Local Plan may also be supplemented by Neighbourhood Plans, Area Action Plans, Housing Delivery Plans and Supplementary Planning Documents where appropriate.

1.8 The council has a number of SPDs in place which provide more detail in relation to specific policies. It is anticipated that these will be updated where necessary to reflect the policies of this Plan. A number of draft SPDs are also in place which provide more detail for specific policies within this Plan and the intention is to adopt these following adoption of this Plan. The council also has proposals for a number of new SPDs which will expand upon policies of this Plan and will be prepared in due course. The programme for the preparation of SPDs is included within the council's Local Development Scheme. Upon adoption of the this Plan a number of SPDs have been deleted.

Preparing the Plan

1.9 The Core Strategy and Development Plan Compliance Statement sets out how the council has positively prepared the Plan in accordance with legislation, regulations and national policy. It also includes justification how this Plan has met the legal and regulatory requirements and meets the test of soundness. This document should be read alongside the Plan.

Structure of this Plan

1.10 This Plan comprises of four sections:

Setting the scene

This section sets out the background to the preparation of this Plan and provides the context to the type of place that Sunderland is today, the challenges it faces and the opportunities for the future.

Vision, strategic priorities and spatial strategy

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

Strategic and local policies

This section includes chapters that will guide and manage development covering a range of themes including; Healthy and Safe Communities; Homes; Economic Growth; Vitality of Centres; Built and Historic Environment; Natural Environment; Water, Waste and Energy; Sustainable Transport; and Minerals.

This Plan includes different types of policies "SP" policies are strategic policies, "SS" are strategic site allocations and all other policies are considered to be local.

Implementation

This section sets out how the policies in the Plan will be implemented including Infrastructure and Delivery. The Monitoring Framework set out in Appendix 8 details how the policies will be monitored.


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2. Sunderland today

2.1 This planning framework for the future development of Sunderland is based on a comprehensive understanding of the area as it is now, the challenges that need to be addressed and the opportunities that exist. This chapter is an executive summary of the evidence (Appendix 2) that has been prepared to support this Plan. It summarises the key features and characteristics of Sunderland today and highlights some of the challenges and opportunities the city may face by 2033.

Sunderland

2.2 Sunderland is located within the North East of England and is bounded by: County Durham to the south and west; Gateshead to the north west; South Tyneside to the north; and the North Sea to the east. The administrative boundary covers 53 square miles.



Figure 2: Location of Sunderland

2.3 Sunderland displays a polycentric development pattern - one which does not focus on a single centre, but on many centres. The urban areas are surrounded by greenfield land, which make up more than 50% of the city area and creating a green and attractive city.

2.4 Underdeveloped greenfield land which runs along the northern edge of the administrative boundary of Sunderland is part of the Tyne and Wear Green Belt. This also surrounds Washington, separating it from Sunderland to the east, Gateshead to the north west and Durham to the south west. The Green Belt also extends to the south and west of the city, separating Sunderland with Houghton-le-Spring and Seaham.

2.5 To the south of Warden Law and the B1404 and within the smaller settlements within the Coalfield area there is Open Countryside. Settlement Break designations exist between the built up areas of the Coalfield and South Sunderland.

Spatial areas

2.6 Sunderland is spatially recognised by five unique sub areas. Each of these sub-areas are distinct, consequently, the nature of Sunderland's development requires spatial planning that reflects its diversity of place.

The Urban Core

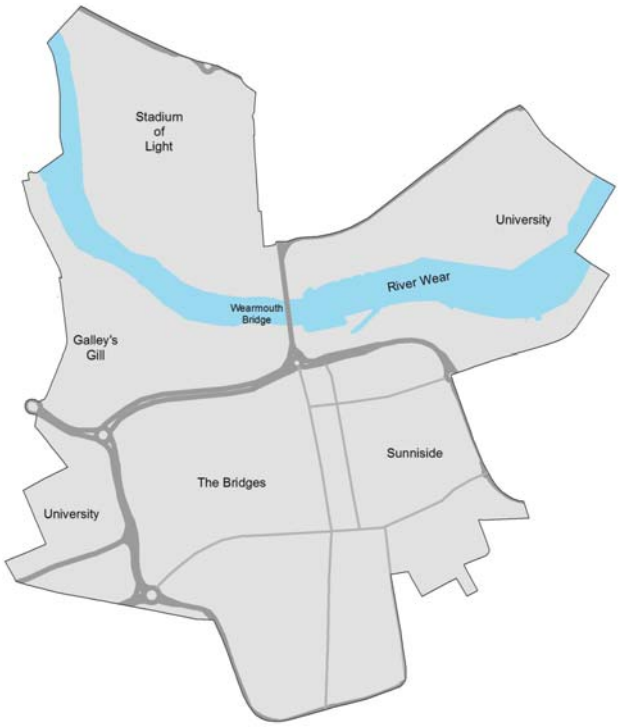


Figure 3: The Urban Core

2.7 The Urban Core is the main administrative centre of the city and includes wide diversity such as the city centre, both campuses of the University of Sunderland and a number of key leisure and tourism facilities, including the Stadium of Light, the Empire Theatre, the Aquatics Centre and the Beacon of Light. The Urban Core is a heavily urbanised area close to the mouth of the River Wear covering an area of approximately 180 hectares.

2.8 The Urban Core is a highly accessible location with a transport interchange located at Park Lane providing access to a range of bus routes and metro services to Gateshead, Newcastle and Newcastle Airport. The Urban Core also contains Sunderland Station which provides rail connections to Newcastle, Carlisle and Teesside, in addition to Grand Central Services which provide connectivity to York and London.

2.9 Due to its wide diversity of uses, the Urban Core contains a relatively modest population base of approximately 3,200 residents.

Washington



Figure 4: Washington

2.10 Washington is a highly sustainable location, with excellent transport links to the city centre, Durham, Gateshead, Newcastle and significant job opportunities at the IAMP, Follingsby Park and within Washington.

2.11 Washington is a planned New Town with a population of circa 65,000 people. It accommodates a main town centre at The Galleries, a district centre at Concord and a series of smaller village centres. It is a principal location for jobs and continues to have the strongest employment market within the city. Washington is also typified by having large amounts of greenspace, parkland and tree cover.

2.12 Washington has an estimated 25,000 dwellings which equates to nearly 20% of the housing stock in Sunderland. The development of additional homes in this area has been constrained by Green Belt on all sides as well as the lack of available urban sites for development. During the period 2007 to 2015, only 652 homes or 93 homes per annum were built in the Washington area. The latest Strategic Housing Land Availability Assessment (SHLAA) identifies land available to accommodate only 951 homes on 13 sites during the plan period. This equates to 9% of the total land supply in Sunderland.

South Sunderland



Figure 5: South Sunderland

2.13 The South Sunderland sub-area covers an area of 4,284 hectares and is the most populated sub-area of the city, with a population of 116,000. It is bounded by Green Belt to the south and west, coastline to the east and the River Wear to the north.

2.14 Although South Sunderland is oriented towards the city centre, the sub-area is also served by a number of district and local centres. It incorporates the Port of Sunderland and Doxford International as well as other key employment centres along the riverside, A19 and towards the coast.

2.15 South Sunderland is a popular residential area. The area contains the largest proportion of the city's housing stock and contains 43% of all deliverable and developable housing sites within the SHLAA, including the South Sunderland Growth Area (SSGA), which will constitute the largest urban extension in the city over the plan period.

2.16 Despite being the most densely developed sub-area, the area contains a range of built and natural features which add to its character. The area has a distinct urban history and rich architectural heritage.

North Sunderland

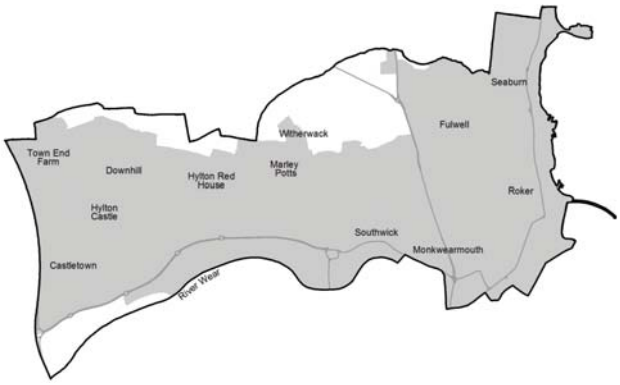


Figure 6: North Sunderland

2.17 The Sunderland North sub-area is highly urbanised with just over 55,100 residents and limited opportunities for development. It is bounded by Green Belt to the north, coastline to the east, the A19 to the west and River Wear to the south.

2.18 Like South Sunderland, the sub-area is also oriented towards the city centre but it is also served by strong district centres at Southwick, Sea Road and Monkwearmouth, together with local centres further west. It incorporates a number of primary and key employment areas along the riverside/A1231 corridor and A19.

2.19 In recent years, housing regeneration has taken place that has delivered an increased choice of tenure and an improved quality and mix of homes. The highly developed nature of the sub-area means that new residential development opportunities will remain limited, but further urban regeneration will take place.

2.20 Greenspace in North Sunderland is limited in places, but further improvements will take place to further enhance the quality and accessibility of parkland, riverside and coast.

The Coalfield

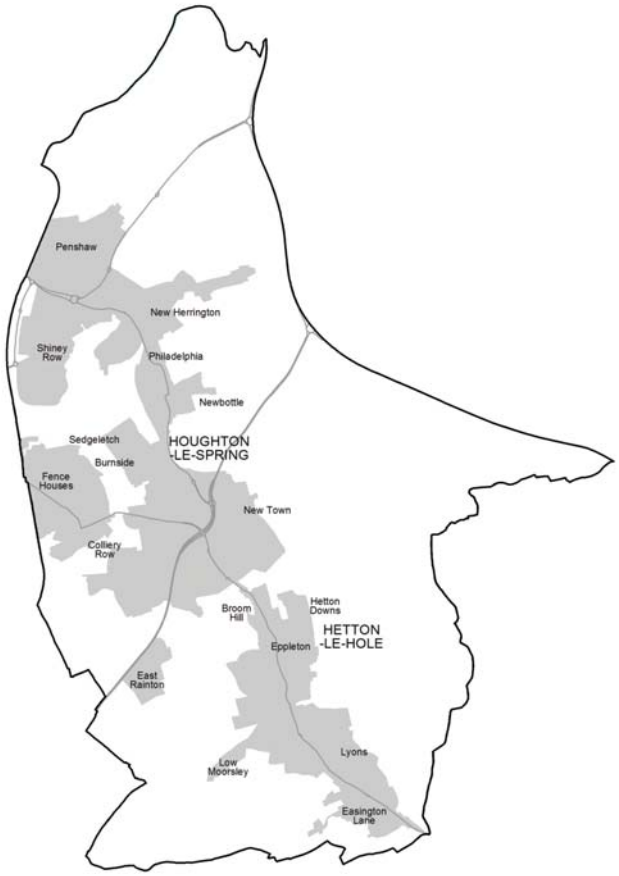


Figure 7: The Coalfield

2.21 The Coalfield is the largest of the sub-areas in the city by area, covering over 5,500 hectares, approximately 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 sub-areas with some 46,000 residents (17% of the city's population). It is bounded by Green Belt to the north, west and east, with open countryside surrounding the south, which extends into County Durham.

2.22 Houghton-le-Spring Town Centre serves as the principal centre in the Coalfield, with separate centres in Hetton-le-Hole to the south and Shiney Row to the north.

2.23 The principal employment area in the Coalfield is Rainton Bridge Industrial Estate and the area is also served by 4 smaller key employment areas. A key issue for Coalfield residents is the need for improved public transport connections to employment opportunities elsewhere in the city.

2.24 The Coalfield has been the focus for new housing and housing regeneration over the past 20 years and will remain so within the plan period. However, supporting infrastructure is being increasingly impacted upon and will need significant investment.

2.25 Although some greenfield land has been lost to development in recent years, the sub-area retains some of the highest levels of greenspace in the city. This has been increased in recent decades by reclamation of former industrial land and the creation of high quality country parks.

Population of Sunderland

2.26 It is estimated that Sunderland has a population of 277,962[1] (as shown in Figure 8). Following decades of population decline, population is growing and it is expected to continue to grow over the plan period.

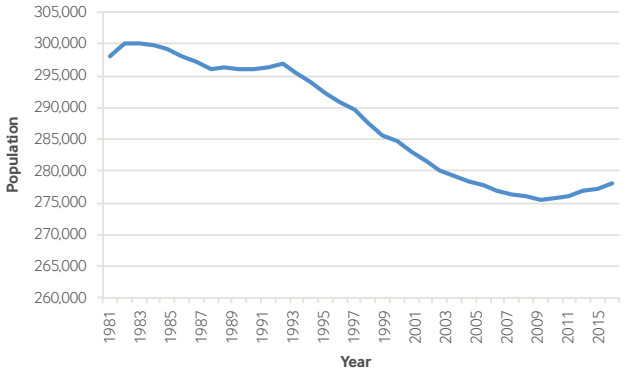


Figure 8: Population change within Sunderland

2.27 Our population is also changing. Over recent decades Sunderland has experienced a trend of net out- migration to surrounding neighbouring authorities and other parts of the UK. Between 2002 and 2012 the net out-migration from the city averaged -1,119 people per annum. This has been particularly pronounced within the younger age cohorts of the working age population.

2.28 However, more recent evidence demonstrates that this trend is changing and the net out-migration has been reducing significantly averaging -625 over the 5 year period (2011-2016).

2.29 Projections also estimate that the population of Sunderland is ageing. Population projections estimate that the number of people aged 65

[1] ONS 2016 Mid-Year Population Estimate

or over will increase by 36.8% by 2033. The ageing population of the city, combined with a net out-migration of residents, has led to a reduction in the number of working age residents living within the city. ONS Mid-Year Population Estimates show that, between 2000 and 2012, the size of the working age population in the city declined by 2.7%. Without intervention the working age population would likely shrink further. This means that commuting rates to the city would likely need to increase to support jobs growth in Sunderland.

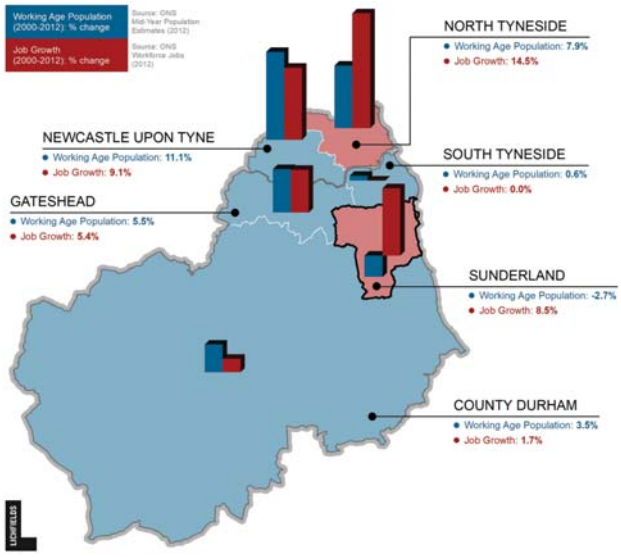


Figure 9: Job growth and working age population change (2000-2012)[2]

2.30 Ethnic diversity in the city is relatively low, with 95.8% of the city's population describing themselves as 'White British'[3]. The largest minority groups within the city are 'Asian/Asian British' and 'White Other' with 1.8% and 1.1% of the population respectively describing themselves as falling within these ethnic groups.

2.31 The proportion of the Sunderland population with higher level qualifications (NVQ4 or above) is just 27.3%, which is lower than both the regional and national figures[4]. Despite this, the proportion of the population with higher level qualifications has increased significantly in Sunderland in recent years. The proportion of the population with no qualifications has also reduced noticeably and now stands at just 8.6%, which is lower than the regional average.

[2] Sunderland Employment Land Review (2016)
[3] Census 2011
[4] ONS Annual Population Survey 2016

Healthy safe communities

2.32 Residents of Sunderland generally experience a higher level of social and economic disadvantage than the England average and there is a strong link between high levels of socio-economic disadvantage and poor health. The 2015 Indices of Deprivation ranked Sunderland as the 37th most deprived local authority out of the 326 local authority areas in England. Whilst the average life expectancy at birth has improved, Sunderland continues to lag behind and residents live, on average, shorter lives than the England average[5]. They also live, on average, a greater part of their lives with illness or disability which limits their daily activities.

2.33 Unhealthy lifestyles remain a key cause for our increased rates of premature death. Many people in Sunderland continue to follow unhealthy lifestyle behaviours when compared with England as a whole[6]. This is directly linked to a range of social, economic and environmental factors. Childhood obesity rates within the city are higher than the national average with 24% of Year 6 children being classified as obese when compared to the national average of 19.8%[7].

2.34 We have a relatively high number of hot food takeaways, with 17 of the 25 wards within the city having a higher concentration of hot food takeaways per head of population than the national average[8].

Homes

2.35 Housing plays a fundamental role in supporting the health and wellbeing of its residents and it is vital to ensure more housing choice is available to support the needs of our residents.

2.36 We currently have approximately 126,000 dwellings, with the vast majority of these being houses (76.7%)[9]. The remaining housing stock comprises of 12.1% flats and maisonettes,

[5] Life expectancy at birth and at age 65 by local areas in England and Wales, 1991-93 to 2012-14
[6] Local Alcohol Profiles for England. Local Authority Indicators for Crime and Consumption (Updated September 2014). Public Health England: September 2014; 2012 Lifestyle Survey for Gateshead, South Tyneside and Sunderland. NHS South of Tyne and Wear
[7] Public Health England: Sunderland Health Profile 2017
[8] Public Health England: Density of Fast Food Outlets (2016)
[9] Sunderland SHMA Update (2017)

10.5% bungalows, with the remaining 0.7% being other types of property including park homes and caravans.

2.37 The Strategic Housing Market Assessment Update (SHMA) indicates that the median house price within the city was just £107,000 based on Land Registry data from 2014, making the city the second lowest authority in terms of house prices within the North East of England (Figure 10). Sunderland has a disproportionate supply of lower Council Tax banded properties, with over 61% of dwellings falling within Council Tax band A (Figure 11).

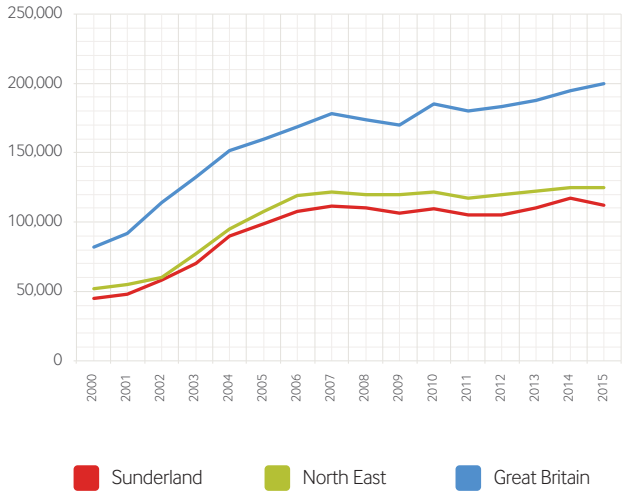


Figure 10: Median house prices

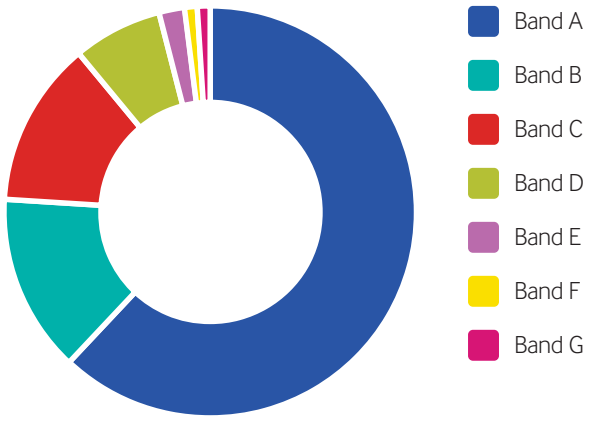


Figure 11: Sunderland Council Tax

2.38 The vast majority of dwellings are 2 and 3 bedroom properties (76%), which is a notably higher proportion when compared to other areas. As identified in the SHMA, there is a shortage of 3 and 4 bedroom houses to meet families' needs, bungalows and other accommodation to meet older person's needs.

2.39 Within the city there are a number of empty properties, whilst most of these are short term in nature, there is a relatively small number of long-term empty properties (over 6 months), approximately 2% of the city's housing stock. The council continues to assist in bringing empty properties back into use.

2.40 There continues to be a demand for affordable housing units across the city. Particularly with the impact of welfare reform where there is an increased demand from young people, families, vulnerable people and older people. The SHMA identifies an imbalance of 542 affordable units (both for affordable rent and affordable home ownership) per annum over the next 5 years.

2.41 There are some neighbourhoods that are not as prosperous as others, have a lack of good quality housing, poor physical environments and have higher levels of crime and anti-social behaviour. There are some places in the city already showing symptoms of housing decline and anti-social behaviour: these are most prevalent in parts of Hendon, Sulgrave, Millfield, Pallion, Eden Vale, Silksworth, Hetton Downs and other pockets of the Coalfield area[10].

2.42 The city has a resident student population, due to the presence of the University of Sunderland, which is spread across two campuses. The University of Sunderland has over 9,000 full-time students enrolled[11].

2.43 Student numbers may rise over the plan period due to demographic shift and the University's intention to target students in its key growth areas and those of the region, namely health sciences and wellbeing, advanced manufacturing, engineering and computing software and big data.

2.44 The expectations of some students for better quality, self-contained accommodation has seen an increase in new, purpose-built student accommodation within the city over recent years. It is recognised however, that there is not always a linear relationship between increasing student numbers and demand for student residential accommodation, given the local demographic of students attending the University of Sunderland.

[10] Sunderland Private Housing Condition Survey (2014)
[11] Information provided by University of Sunderland

2.45 Sunderland has an established community of Travelling Showpeople with a total of 100 plots on four sites, mainly within the Coalfield area (1 small site in Washington).

2.46 The city does encounter unauthorised encampments by Gypsies and Travellers, however these are small and temporary in nature with Gypsies and Travellers passing through the city and not wanting to live here permanently.

2.47 In terms of delivering new homes, Sunderland has recently experienced higher delivery than a decade ago as illustrated in Figure 12. This is in part due to the amount of demolitions between 2000 and 2013 and the recession. However, this trend during the past five years has started to change, with an average net additional dwellings completion of 817 per year.

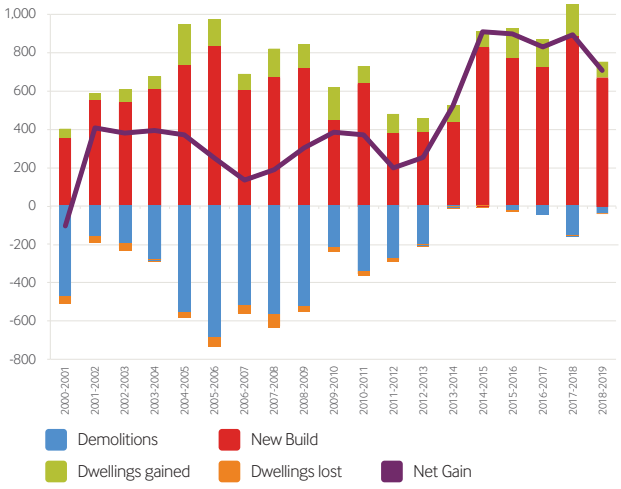


Figure 12: Housing delivery

2.48 Historically, we have been very successful at developing previously developed land. In fact, between 1995 and 2019, 82% of new housing development in Sunderland was built on previously developed land (PDL) (brownfield) (see Figure 13).

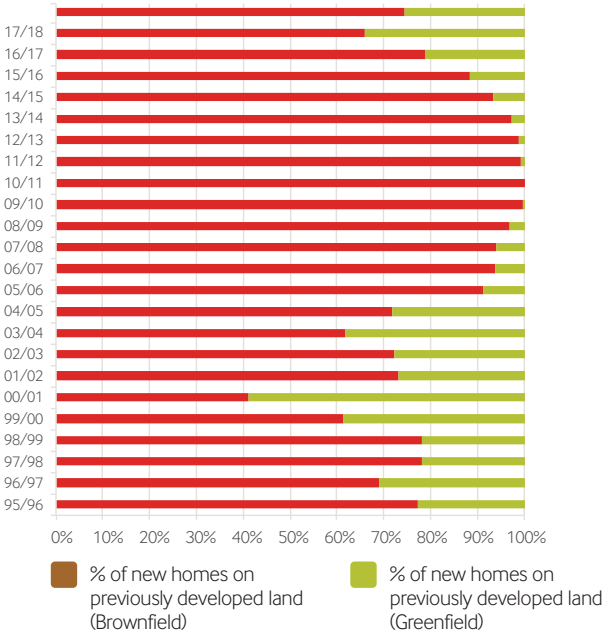


Figure 13: Proportion of housing completions on previously developed land

2.49 The council's latest SHLAA identifies only 41% of new homes will be delivered on brownfield land. This is because the supply of brownfield sites that is considered to be deliverable is considered to be relatively low. This is in part due to viability. The council's Viability Assessment concluded that Sunderland has challenging areas and previously developed land will be difficult to deliver and therefore sites in the Urban Core should not be heavily relied upon in the housing supply.

2.50 The spatial distribution of housing supply in recent years varies across the city. For example, between 2008 and 2019, 34% of housing completions in the city were in the Coalfield, sub-area compared to 14% in the Washington sub-area. Consequently, the Coalfield settlements have become particularly saturated with housing development and increasingly, infrastructure including the road network and school capacity has been put under pressure. On the other hand, other parts of city such as Washington and Sunderland North have experienced lower levels of housing growth, in part, due to the lack of available sites for development and these areas being tightly surrounded by Green Belt.

2.51 Table 1 below illustrates the expected distribution of housing growth across the city during the plan period based on the SHLAA.

Sub area	0-5 years (2018-2023)	6-10 years (2023-2028)	11-15 years (2028-2033)	Total	%
Coalfield	1,491	1,107	535	3,133	30%
Sunderland North	785	214	227	1,226	12%
Sunderland South	1,467	1,702	1,350	4,519	43%
Urban Core	216	363	151	730	7%
Washington	353	448	150	951	9%
Total City Area	**4,312**	**3,834**	**2,413**	**10,559**	**100%**

Table 1: Housing distribution (SHLAA 2018)

Economic growth

2.52 We have a strong track record of attracting investment and growth directly into the city, as well as benefitting from being ideally placed in terms of the wider regional economy.

2.53 Experian data suggests that there were 130,150 workforce jobs registered in Q1 of 2015, representing an increase of 9,630 jobs (8%) compared to 1997. Despite this, unemployment within the city remains at 6.3%, compared to the regional average of 6.2% and the national average of 4.4%. [12]

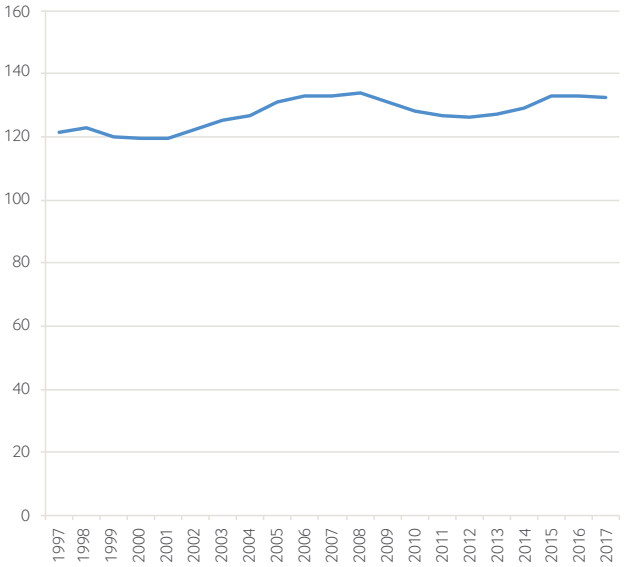


Figure 14: Workforce jobs

2.54 Key sectors that have experienced strong employment growth over the last 15 years include health & care, utilities, food & finance, accommodation and insurance & pensions. The business base accommodates a slightly lower share of smaller firms and a higher share of larger firms compared with regional and national averages. It is also characterised by relatively low levels of business start-ups and self-employment.

2.55 Advanced manufacturing and particularly the automotive sector are a key part of the local economy, centred around the Nissan plant, which produces more than 500,000 vehicles a year and supports a thriving supply chain extending along the A19 and A1 corridors. The sector employs 30,000 people regionally. To support the continued growth of this sector, the IAMP will be developed on land to the north of the existing Nissan plant. It is anticipated that the IAMP would create approximately 7,850 new jobs and would be a significant driver for the regional economy and the automotive sector within the UK.

2.56 Workplace wages also exceed resident wages, indicating that the types of jobs available locally are well paid, however many of these are filled by workers who live outside of the administrative boundaries of Sunderland. As a result, Sunderland is a net importer of labour, with a net inflow in the order of 5,670 workers each day [13]. Over the last ten years, the city's self-containment rate has reduced by 3%, as a

[12] ONS Annual Population Survey 2016

[13] Experian (2011) Workforce jobs

result of jobs growth outstripping growth in the working age population. Census data also points to a slight skills mismatch, with in-commuters more likely to be employed within higher skilled occupations.

2.57 We have a wide range of existing industrial estates and business parks. The employment land requirements for the period 2015 to 2033 have been calculated to be between 95ha to 115ha. There are significant variations in supply within the different sub-areas (as shown in Table 2). Washington continues to experience the strongest demand for industrial development.

Sub-area	Available land (ha)		
	Employment	Mixed use	Total
Washington	46.8	0	46.8
Sunderland North	2	1.5	3.5
Sunderland South	45.31	6.92	52.23
Coalfield	28.34	0	28.34
Total	**122.44**	**8.42**	**130.86**

Table 2: Supply of available employment land[14]

2.58 Office development historically has been focussed within the Urban Core and town centres. However, over recent decades there has been a significant shift in the location of offices, with more choosing to locate to out-of-centre facilities on purpose-built business parks. This trend has been particularly pronounced within Sunderland, with the creation of new business parks at Doxford International, Hylton Riverside and Rainton Bridge. Business parks have been the primary focus for office development over the past couple of decades.

2.59 There are three main centres in Sunderland. The Urban Core (which contains the city centre retail boundary) is the main location for shopping with 99,990sqm[15] of floorspace. Washington Centre contains 58,000sqm[16] of floorspace and has a wide range of shops and facilities, including a leisure centre, two large supermarkets and a number of national multiple retailers. While Houghton Town Centre is much smaller in scale, it remains the main centre within the Coalfield area and includes a number of shops and services including a library, sports centre and health centre. There are also a number of other district and local centres throughout the city, which are important in meeting the day-to-day needs of their local residents.

2.60 The amount of market share and revenue of the city centre has declined over recent years. The council's Retail Needs Assessment (2016) indicates that the comparison retail revenue of the city centre has declined from £335m in 2008 to £272m by 2016, which represents a 19% fall. This is a national trend and partly due to changing shopping habits, such as the growth of out-of-centre retail and online retailing, but also due to increased competition between centres.

2.61 The number and concentration of hot food takeaways within the city is becoming an increasing concern, not only in relation to health, but also due to the adverse impact that an over concentration of such uses can have on the vitality and viability of designated centres, whilst also changing the overall retail character of designated centres and reducing the diversity of uses. Many hot food takeaways are only open during evening hours resulting in inactive frontages during normal daytime trading hours, which can have an adverse impact on the vitality and general attractiveness of shopping centres.

2.62 Sunderland's cultural and leisure offer is extensive and varied, including two high quality beach resorts, accessible open spaces, leisure centres, a dry ski slope, the only 50m Olympic-sized swimming pool in the North East, Sunderland AFC football stadium, the Empire Theatre, a cinema, plus many music venues, restaurants and bars. In addition, Sunderland plays host to a number of events throughout the year including the annual International Air Show.

[14] Sunderland Employment Land Review 2016
[15] Experian Goad Survey September 2015
[16] Experian Goad Survey September 2015

Built and historic environment

2.63 Sunderland contains a wide range of heritage assets, including nine Scheduled Ancient Monuments and 692 listed buildings. Sunderland has a strong historical heritage with iconic structures within the city, such as Fulwell Mill, Hylton Castle, Penshaw Monument and St Peter's Church, together with quality townscapes, including 14 conservation areas that are protected throughout the city.

2.64 There are 9 Scheduled Ancient Monuments or Grade I and II* Listed Buildings and 2 conservation areas on Historic England's At-Risk Register in 2015. These include the Old Sunderland and Old Sunderland Riverside Conservation Areas, Bowes Railway Museum, Hylton Castle, Doxford House and Monkwearmouth Station Museum. In addition, there are numerous Grade II Listed Buildings and non-designated heritage assets across the city, the condition and vacancy of which also places them at risk.

Natural environment

2.65 The natural environment is one of our greatest assets and includes a network of identified wildlife and geological sites as well as priority species and habitats which in turn contributes to our economy, our health and wellbeing whilst enriching our lives. Designated sites in the city comprise:

- International – 1 Special Area of Conservation (SAC), 1 Special Protection Area (SPA) and 1 RAMSAR;
- National – 17 Sites of Special Scientific Interest, 5 Local Nature Reserves; and
- Local – 6 Local Geological Sites, 63 Local Wildlife Sites and 14 proposed Local Wildlife Sites.

2.66 Our natural environment is highly diverse, offering coastal, riverside and limestone landscapes, interspersed with a rich heritage. There are two National Character Area classifications; namely the Tyne and Wear Lowlands and the Durham Magnesian Limestone Plateau. Due to the Magnesian Limestone geology of the city and association with the North Sea coast and River Wear estuary, Sunderland has many sites of botanical interest and a variety of habitats of value to wildlife.

2.67 Whilst Sunderland forms part of the Tyne and Wear conurbation, it benefits from wide green infrastructure corridors to the north, west and south of the main built-up area, as well as Open Countryside to the west and east of Houghton and Hetton and a green corridor along the River Wear that runs through the heart of the city. There are more than 3,800 hectares of formal and natural greenspace, including 42 parks. Approximately half of the city's residents can reach a quality natural greenspace within 300m of their homes.

Waste, water and energy

2.68 The main rivers in the city are the River Wear, which flows north-eastwards to the sea at Sunderland, the River Don which flows along the northern council boundary and the Lumley Park Burn/Hetton Burn, which is a westward draining tributary of the Wear. The topography of the area is characterised by the River Wear valley in the north and east of the city.

2.69 There are 5 Critical Drainage Areas identified within the city, which are areas that the Environment Agency (EA) has identified as having notable flood risk and drainage problems. In these locations, there is a need for surface water to be managed to a higher standard than normal to ensure that any new development will contribute to a reduction in the risk of flooding. These higher standards are determined by the Environment Agency.

2.70 The city's drinking supply emanates from a combination of reservoirs, treatment works and boreholes, including the Magnesian Limestone aquifer, which lies beneath the eastern part of the city and is protected through source protection zones.

2.71 Sunderland is well served by waste infrastructure and is net self-sufficient in the management of waste. The area has significant built waste management capacity which provides for the needs of Sunderland and a number of other authorities across the North East region.

2.72 Local authority waste is managed under the South Tyne and Wear Waste Management Partnership (STWWMP) which is a collaboration between Sunderland, Gateshead and South Tyneside Councils and covers the management of this waste for the duration of the plan period.

Sustainable transport

2.73 Sunderland benefits from good public transport infrastructure, with a comprehensive network of bus routes, whilst the Tyne and Wear Metro provides frequent services connecting to destinations throughout Tyne and Wear. In terms of rail access, Sunderland has a train station providing frequent links (up to eight trains an hour including both Northern Rail and Metro services) to Newcastle Central Station, from where East Coast Mainline services can be accessed. Grand Central provides a direct rail service (five times a day) to York and London from Sunderland Station.

2.74 Key road connections include:

- The A19 – a key strategic route connecting to North Tyneside, Northumberland and the A1 in the north and to Teesside and North Yorkshire in the south;
- The A183 – running east to west and connecting Sunderland to Chester-le-Street and the A1;
- The A1018 – running south from the Urban Core to Seaham and the A19;
- The A182 – running south and south-east from Washington to Houghton-le-Spring, County Durham and the A19;
- The A690 – running north east to south west and connecting Sunderland to Durham and the A1; and
- The A1231 – running east to west and connecting Sunderland to the A1 and the A19.

2.75 Recent improvement schemes have been implemented at key junctions along the A19 to improve connectivity and the council is bringing forward the Sunderland Strategic Transport Corridor, which will improve connectivity to the sites along the southern edge of the River Wear, the city centre and the Port. Improvements are also proposed at the Downhill junction to support the proposed IAMP.

2.76 The majority of journeys within Sunderland continue to be made by private car, however bus and metro patronage is strong and growing. Bus travel is the most commonly used form of public transport, representing approximately 75% of journeys made by public transport. This reflects the lack of rail and metro services in most of the city. There are over 150km of dedicated cycle routes in Sunderland, with more than 80km off-road. There are also three routes on the National Cycle Network which pass through the city; with sections of National Cycle Routes 1, 7 and 70.

Minerals

2.77 Sunderland possesses a variety of valuable mineral resources which play a part in meeting local, regional and national requirements. Sunderland currently has one operational quarry at Eppleton Quarry, Hetton-le-Hole, which is extracting Permian yellow sand and Magnesian Limestone. The limestone is crushed before sale for use as roadstone and fill. Magnesian Limestone from the area is also used for agricultural purposes. There are also surface coal resources present across roughly the western half of Sunderland, although coal is no longer extracted.

2.78 Sunderland is reliant on imports of minerals from authorities within the North East and further afield. The need for aggregates for built development is addressed through the Local Aggregate Assessment which is prepared jointly with the 8 North East Mineral Planning Authorities (MPAs). The Local Aggregates Assessment (LAA) has identified that the Tyne and Wear authorities jointly do not provide sufficient minerals to meet their needs, and resources will be depleted during the plan period. Sunderland is the main contributor to the supply of aggregates in Tyne and Wear and an extension to Eppleton Quarry will assist in meeting future needs.


VAUX 2

Vision, strategic priorities and spatial strategy

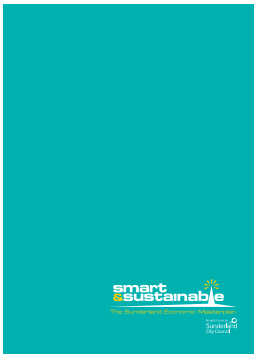




3. Spatial vision and strategic priorities

3.1 To enable Sunderland to take hold of the opportunities available to it and address the strategic challenges outlined in the previous chapter, this Plan sets out a spatial vision for Sunderland by 2033. This vision describes where the city wants to be by 2033 and has been influenced by a number of other council plans and strategies and their visions including:

Sunderland Economic Masterplan



Aim 1: A new kind of University City

Aim 2: A national hub of the low carbon economy

Aim 3: A connected waterfront city centre

Aim 4: A whole-life, inclusive city economy

Aim 5: Entrepreneurial in economic leadership

Sunderland Housing Strategy



Our vision is for a greater choice of good quality homes which meet the needs and the aspirations of our residents, so individually and as a city we can grow and prosper. These homes will be based in thriving neighbourhoods where everyone feels part of their community.

Sunderland City Council's Corporate Plan



"Sunderland will be a welcoming, internationally recognised city where people have the opportunity to fulfil their aspirations for a healthy, safe and prosperous future".

Sunderland Transforming our City: The 3,6,9 Vision



By 2024, Sunderland will deliver:

- over £1bn of investment into the city's infrastructure and industrial assets;
- about 20,000 new jobs created across a range of sectors, increasing the city's productivity and reducing unemployment levels;
- a more vibrant and attractive city with more happening in terms of events, entertainment and culture; and
- a significant increase in our levels of education and skills.

City Plan - Sunderland 2019-2030



By 3030 "Sunderland will be a connected, international city with opportunities for all"

Spatial vision

3.2 Sunderland's Local Plan is the spatial manifestation of the wider ambitions and goals of the council and its partners. Through the implementation of the policies in the Local Plan the council will guide investment and development to 2033 and will deliver the following vision to continue the sustainable growth of Sunderland.

Spatial Vision 2033

By 2033, Sunderland will be a place that:

- has a population in the order of 290,000 people;
- increased the working age population;
- is healthy, safe and prosperous, where people have the opportunity to fulfil their aspirations;
- is more socially, economically and environmentally sustainable;
- has improved its social infrastructure, with additional healthcare, education and community facilities;
- has easy access to useable open space, leisure and recreation;
- has vibrant, well supported, town, district and local centres that are places to meet as well as shop;
- offers a mix of good quality housing, both market and affordable of the types, sizes and tenures that meet the needs and demands of existing and future communities;
- offers residents the opportunity to live in sustainable communities accommodating all ages and abilities;
- has a Urban Core that is revitalised and has become a destination of choice, a place for people to live, work and spend their leisure time;
- is open to business and is responsive to the changing needs and demands of our growing economy;
- is vibrant and growing with excellent access to a range of job opportunities for all ages, abilities and skills;
- is entrepreneurial, a University City at the heart of a low carbon regional economy;
- which creates new and diverse job opportunities particularly in advanced manufacturing;
- values the University of Sunderland and Sunderland College who play a vital role in attracting the best minds and ensuring a skilled workforce that choose to live here;
- has a high quality natural, built and historic environment;
- has a network of green infrastructure, supporting and protecting our biodiversity and wildlife, whilst also improving access to greenspace for all;
- is resilient to climate change, has maximised the opportunities for renewable energy, embraced sustainable design principles and has reduced the impacts of flooding on homes and businesses; and
- has excellent transport links and sustainable access for visitors, business and residents.

Strategic priorities

3.3 To assist in the delivery of this vision, the following strategic priorities have been identified:

Theme	Strategic priority	Policy
Spatial strategy	**Strategic priority 1** To deliver sustainable economic growth and to meet objectively assessed needs for employment and housing, in particular through providing opportunities for young economically active age groups and graduates.	SP1, SP2, SS1, SP3, SS2, SS3, SS4, SS5, SS6, SS7, SP7, SP8, H1, H2, H3, H4, H6, EG1, EG2, EG4, EG5, VC1, VC5, WWE6, WWE7, SP11
	Strategic priority 2 To identify land we need for development in the right locations so we can protect our most vulnerable assets and while ensuring we meet our sustainable growth ambitions.	SP1, SP2, SS1, SP3, SS2, SS3, SP4, SS4, SP5, SS5, SS6, SP6, SS7, SP8, H1, H2, H3, H4, H6, EG1, EG2, EG3, EG4, EG5, VC1, VC3, VC4, NE1, NE2, NE4, NE6, NE7, NE8, NE9, NE11, NE12, WWE6, WWE7, WWE8, WWE9, SP11, M1
Healthy and safe communities	**Strategic priority 3** To promote healthy lifestyles and ensuring the development of safe and inclusive communities, with facilities to meet daily needs that encourage social interaction and improve health & wellbeing for all.	SP1, SP2, SP3, SP4, SP7, HS1, HS3, HS4, H1, VC1, VC4, VC5, BH1, BH2, NE1, NE4, NE6, NE8, WWE1, WWE2, WWE3, WWE4, WWE10, SP10, ST1, ST3, ID1, ID2
Homes	**Strategic priority 4** To provide a range and choice of accommodation, house types and tenures to meet the diverse needs of current and future residents.	SP1, SP2, SS1, SP3, SS2, SS3, SP4, SS4, SP5, SS6, SP6, SS7, SP7, SP8, H1, H2, H3, H4, H5, H6, H7, SP11
Economic growth	**Strategic priority 5** To provide a wide portfolio of employment sites to support the development of key employment sectors and expand the opportunities for new office development..	SP1, SP2, SS1, SP3, SP4, SS5, SP5, SP6, EG1, EG2, EG3, EG4, EG5, EG6, SP11
Vitality of centres	**Strategic priority 6** To support and improve the vitality and economic performance of the Urban Core and designated centres.	SP1, SP2, SS1, SP3, SP6, EG5, VC1, SP9, VC2, VC3, VC4
Built and historic environment	**Strategic priority 7** To protect, sustain and enhance the quality of our built and historic environment and the delivery of distinctive and attractive places.	SP2, VC1, BH1, BH3, BH7, BH8, ID1, ID2
Natural environment	**Strategic priority 8** To protect and enhance the city's biodiversity, geological resource, countryside and landscapes whilst ensuring that all homes have good access to a range of interlinked green infrastructure.	SP1, SP5, SS6, SP6, BH1, BH2, NE1, NE2, NE3, NE4, NE6, NE7, NE8, NE9, NE10, NE11, NE12, WWE2, WWE4, WWE5, M4, ID1, ID2
Water, waste and energy	**Strategic priority 9** To adapt to and minimise the impact of climate change by reducing carbon emissions, maximising the use of low carbon energy solutions and seeking to reduce the risk/impact of flooding.	BH1, BH2, NE1, WWE1, WWE2, WWE3, WWE4, WWE5, WWE10
	Strategic priority 10 To manage waste as a resource and minimise the amount produced and sent to landfill.	WWE5, WWE6, WWE7, WWE8, WWE9, WWE10
Sustainable transport	**Strategic priority 11** To promote sustainable and active travel and seek to improve transport infrastructure to ensure efficient, sustainable access.	SS5, SS6, SP10, ST1, ST2, ST3, ID1, ID2
Minerals	**Strategic priority 12** To manage the city's mineral resources ensuring the maintenance of appropriate reserves to meet needs.	SP11, M1, M2, M3
Infrastructures	**Strategic priority 13** To ensure that the city has the infrastructure in place to support its future growth and prosperity.	ID1, ID2

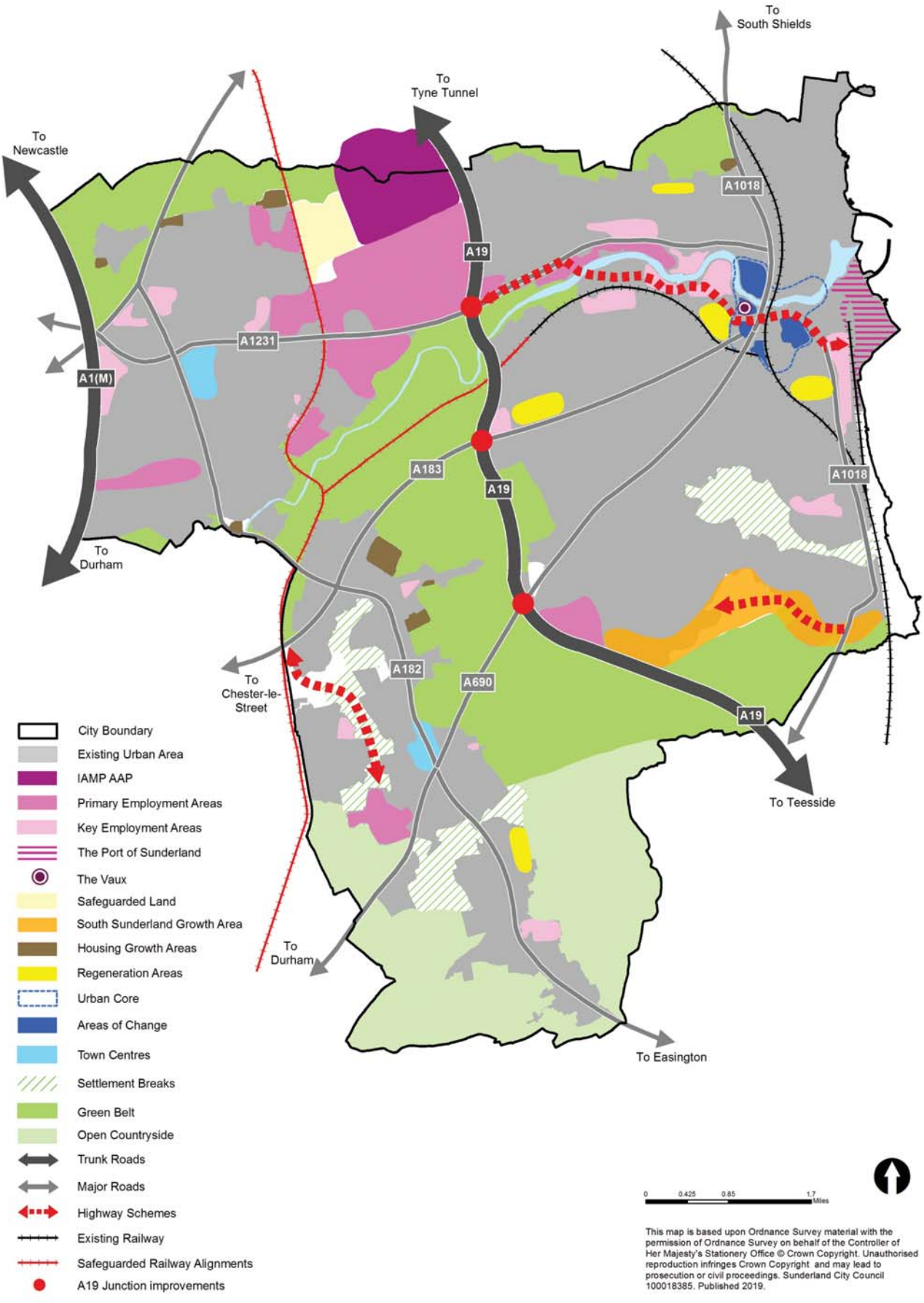


Figure 15: Key diagram

4. Spatial strategy

4.1 The underlying principle of national policy is to deliver sustainable development to secure a better quality of life for everyone now and for future generations. All the policies within this Plan contribute towards achieving sustainable development.

4.2 Sustainable development is considered to be the golden thread running through this Plan. For the purposes of this Plan, the definition of sustainable development is contained in the National Planning Policy Framework (NPPF). The NPPF emphasises the economic, social and environmental roles which the planning system must perform in order that sustainable development can be delivered. The three roles cannot be undertaken in isolation as they are mutually dependent and this Plan will seek to ensure that these roles are sought jointly and concurrently wherever possible. This Plan will positively seek opportunities to meet the development needs of Sunderland unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

4.3 This Plan seeks to provide a flexible policy framework to remove obstacles where appropriate and encourage sustainable development. The Plan should be read as whole and all policies taken into consideration if relevant.

4.4 Climate change is recognised as one of the most significant threats facing the 21st Century and as such, there are unprecedented challenges to the environment, economy and the future security of energy. Sunderland Partnership and the council recognise that climate change is one of the greatest environmental challenges and the Climate Change Action Plan sets out how the city is going to reduce its energy consumption, emissions of carbon dioxide (CO2) and other greenhouse gases, which are known to be the main cause of climate change. The spatial strategy and all policies in the Plan will seek to reduce the impacts of climate change.

4.5 This spatial strategy chapter sets out policies for the overall strategy for development, growth and investment in Sunderland to 2033. It also contains policies for each of the spatial sub- areas, for strategic allocations and it identifies locations where development should take place in order to create sustainable neighbourhoods and deliver our vision and objectives. This strategy is based on a number of considerations:

- national planning policy;
- this Plan's Strategic Priorities and Vision;
- our environmental constraints; and
- the availability and viability of land for development.

4.6 Each of the allocations in this Plan has been subject to a Sustainability Appraisal (SA) as detailed within the SA report.

4.7 The Key Diagram (Figure 15) illustrates the spatial policies contained in this Plan.

Strategic Policy

SP1 Development strategy

1. To support sustainable economic growth and meet people's needs, the council, working with local communities, its partners and key stakeholders will:
   i. deliver at least 13,410 net new homes and create sustainable mixed communities which are supported by adequate infrastructure;
   ii. create at least 7,200 new jobs, particularly in key growth sectors;
   iii. develop at least 95ha of employment land;
   iv. deliver at least 45,400m² new comparison retail development; and
   v. ensure that sufficient physical, social and environment infrastructure is delivered to meet identified needs.
2. The spatial strategy seeks to deliver this growth and sustainable patterns of development by:

i. supporting the sustainability of existing communities through the growth and regeneration of Sunderland's sub areas including: the Urban Core (Policy SP2); Washington (Policy SP3); North Sunderland (Policy SP4); South Sunderland (Policy SP5); and the Coalfield (Policy SP6);

ii. delivering the majority of development in the Existing Urban Area;

iii. emphasising the need to develop in sustainable locations in close proximity to transport hubs;

iv. encouraging higher density development around and in close proximity to transport hubs;

v. delivering the right homes in the right locations through the allocation of homes in the A&D Plan, the allocation of South Sunderland Growth Area and The Vaux and amending the Green Belt boundary to allocate Housing Growth Areas;

vi. protecting Sunderland's character and environmental assets including Settlement Breaks, greenspaces, Open Countryside and Green Belt; and

vii. minimising and mitigating the likely effects of climate change.

4.8 In order to meet identified development needs, the development strategy sets out the scale and distribution of new development for the plan period up to 2033.

4.9 Through the spatial strategy, the Plan seeks to enable sustainable economic growth. By 2033, it is the aim of the strategy to ensure that the city offers the right type of new homes in the right places and creates opportunities for job growth. The strategy seeks to align economic growth in the city with the housing offer, to ensure that past trends of out-migration are rebalanced. This will ensure the sustainability of our area in the future as a place to both live and work.

4.10 As required by the NPPF, this Plan must define the overall level of growth over the plan period (2015 to 2033), based on the requirement to meet the city's objectively assessed needs (OAN). Determining the OAN for housing has been assisted by the SHMA[17]. The SHMA has identified the OAN for housing in Sunderland to be an average of 745 net additional dwellings per annum (dpa) each year, equating to a total housing requirement of at least 13,410 net additional dwellings over the plan period. The 13,410 net dwellings figure should not be seen as a ceiling, but rather the level of growth which is both needed and anticipated to take place over the plan period.

4.11 In accordance with Planning Practice Guidance (PPG) paragraph 2a-018, the OAN includes an economic uplift. When calculating an authority's OAN, the local planning authority should consider and assess the likely change in the number of jobs over the plan period based on an economic forecast. The Experian jobs growth forecast, which was utilised for the demographic modelling work within this Plan, assumes a total of 7,200 net additional workforce jobs being created in Sunderland over the plan period. This economic forecast is considered to be realistic as over the past 18 years (1997-2015) 9,630 new jobs have been created in Sunderland[18].

4.12 Within this jobs forecast, 3,400 of the predicted jobs growth is anticipated to be within the Transport Equipment and Machinery & Equipment sectors, which are the employment sectors that are most likely to be represented on the IAMP. It is therefore anticipated that the majority of the forecast growth in these sectors will take place on the IAMP. Given the priority and support to the IAMP, we are confident that the projected job growth will be delivered.

4.13 The IAMP is an important driver for economic growth and this will have a consequential impact on the demand for new housing in the northern part of the city. The evidence associated with the IAMP AAP establishes a very clear link between the development of the IAMP and the need for additional housing to support the anticipated workforce, in particular a need for more larger family homes. The background reports to the IAMP AAP suggest that there is a particular need to increase the proportion of detached 4-bedroom and semi-detached 3-bedroom properties to reflect the profile of dwellings required to support the anticipated influx of workers. The council considers that the

[17] SHMA Addendum 2018

[18] Sunderland Employment Land Review (2016)

economic uplift applied as part of the calculation of the OAN, already accounts for growth associated with the IAMP. Notwithstanding this, under its duty-to-cooperate, the council will work with neighbouring authorities to undertake additional work to further consider the impacts of the IAMP in the future once there is more certainty over the speed of delivery and its likely impacts.

4.14 The Government's standardised methodology calculates a Local Housing Need (LHN) for Sunderland of 573 dpa. The SHMA Addendum (2018) and Compliance Statement, demonstrate that pursuing a housing target based purely on the Government's household growth projections would mean that the Plan would provide an insufficient number of dwellings to support economic growth within in the city. It is considered that such a low level of development would have severe consequences including:

- demand for new housing outstripping supply potentially leading to young people being unable to stay in the area;
- economic growth being constrained (due to a shortage of local labour force); or
- increased levels of in-commuting to support economic growth, which would not be sustainable and would put greater strain on the transport network.

4.15 The housing requirement within this Plan has therefore been set at a level that supports the economic growth aspirations established by Experian and to meet housing needs.

4.16 To assist delivery in the supply of housing sites and to ensure deliverability, the council has identified sufficient supply (above the OAN) to act as a flexibility factor. This allows for an additional supply of housing sites to be maintained throughout the plan period, in case the delivery of some sites fails to materialise within the anticipated timescales. Housing completions will be assessed annually against the housing requirement to monitor performance and determine whether any action is required to improve delivery rates. This will be reported in the Authority Monitoring Report (AMR).

4.17 With regards to the objectively assessed need for employment land, the ELR identifies a need for between 95 and 115 hectares of employment land (for B Use Classes) over the plan period. The Plan identifies a number of Primary and Key Employment Sites throughout the city to meet this requirement. The distribution of available employment land is set out in the table below.

Sub-area	Percentage of general available land supply distribution
Washington	47%
Coalfield	22%
Sunderland South	25%
Sunderland North	6%

Table 3: Employment Land Supply by Sub-Area

4.18 With regard to retail needs, the Sunderland Retail Needs Assessment (2016) identifies the need for 45,400m^2 of comparison floorspace over the plan period, based on a static retention rate. Site specific allocations will be identified through the A&D Plan to meet this requirement.

4.19 In line with sustainable development principles (as defined in the NPPF) and the need to make the most efficient use of resources, the spatial strategy gives a clear priority for development to be located within the Existing Urban Area. However, encouraging the effective re-use of suitable previously developed sites will only meet a limited proportion of our overall need for new homes and may not necessarily deliver significant infrastructure improvements.

4.20 The council is taking a very proactive approach to bringing forward as much previously developed land as possible, but despite Sunderland's strong record for bringing previously developed land back into use, much of the remaining brownfield land is highly constrained through contamination or other factors which affect development viability. The latest Viability Assessment has concluded that this is very challenging and in some cases it has concluded that sites are unviable and should not be relied upon in the supply.

4.21 The council will continue to explore opportunities to work with land owners of unviable brownfield sites to see these sites brought forward and assist in the wider regeneration of the city. This spatial strategy has sought to maximise the use of all possible suitable and viable previously developed land sites in its housing supply and included all of those that have a realistic prospect of delivery within the plan period.

4.22 The SHLAA (May 2019 update) has identified that approximately 10,559 new homes (which includes the Housing Growth Areas) can be delivered in the Existing Urban Area on a mixture of brownfield sites (41%) and greenfield sites (59%). As set out in the Housing Trajectory (Figure 34), 24% of the housing requirement (based on 13,410) has already been delivered, 24% has planning permission or is under construction, and a further 19% is on Strategic Sites (Vaux and SSGA, most of which also have planning permission). The allocation of eight Housing Growth Areas through this Plan provide around 7% of the overall housing supply. To deliver the remainder of the housing requirement, the council will utilise the SHLAA to allocate housing sites in the Existing Urban Area through the A&D Plan.

4.23 It is also important that this Plan directs the growth in both employment and housing supply to the locations best suited and most attractive to the market, whilst ensuring there are no locations that are over-burdened by development, or that other locations are not starved of growth. As set out in the Sunderland today chapter, the city has experienced a disproportionate distribution of housing development over recent years. The housing distribution is such that the majority of the housing land is located in South Sunderland (43%) and Coalfield (30%) sub-areas. In part, this has been as a consequence of the lack of available housing sites in the northern part of the city, which can be largely attributed to the presence of the Tyne and Wear Green Belt, which places a heavy constraint on the supply of suitable development land. Subsequently, locations such as Washington and Springwell Village have experienced limited development over a number of years. The broad distribution of housing is set out in Table 4 below.

Sub-area	Broad housing distribution %
North Sunderland	12%
Urban Core	7%
South Sunderland	43%
Coalfield	30%
Washington	9%

Table 4: Broad housing distribution
(Table includes HGA's and excludes small sites and demolitions)

4.24 Conversely, much of the southern part of the city is not constrained by Green Belt and therefore a significant quantum of housing development has been channelled towards the Coalfield and South Sunderland sub-areas. The strategy seeks to rebalance this distribution by ensuring that the needs of the entire city are met. Future development within the Settlement Breaks and the Open Countryside in the southern part of the city could have major impacts on both infrastructure and the environment and this approach is becoming more and more unsustainable.

4.25 Our spatial strategy acknowledges that, as development opportunities within the urban area become more limited, some development on land outside the current urban area will be required. The council has identified land in the Settlement Breaks and the Open Countryside which are considered to be suitable for housing development through the SHLAA. However, in order to meet the housing requirement there still remains a shortfall of land to deliver around 111 dwellings.

4.26 Prior to considering amending the Green Belt boundaries, the council has taken a proactive approach to identify alternative sources of land supply. The starting point for every local authority is that the decision to amend Green Belt boundaries should only arise after all reasonable and acceptable efforts have been taken to maximise the amount of development within the urban area, optimising densities and ensuring that all land is appropriately used.

4.27 Whilst increasing densities has been considered as an option, the SHMA indicates that the main shortfalls in house types within the city are for larger detached family dwellings and bungalows. Increasing densities would therefore not assist the council in meeting the housing needs of the city. The council also considered alternative sources of land supply including assessing employment land, greenspaces and greenfield land for potential suitability. In addition, the council through its Duty to Cooperate conversations with neighbouring authorities has asked other councils in the area if they can accommodate this shortfall without the need to develop within their own Green Belt.

4.28 To meet the identified shortfall, the council has concluded that the most sustainable solution requires us to amend the Green Belt boundary. The council has undertaken an extensive Green Belt assessment to identify land which would cause the least harm to the purposes of the Green Belt, is suitable for development and could create a new defensible Green Belt boundary. Through this work, the council has also established the exceptional circumstances to justify amending the Green Belt boundary. Without alterations to the Green Belt boundaries, the Plan would not be able to accommodate housing needs, especially in the north of the city (Washington and North Sunderland sub-areas).

4.29 The spatial strategy allocates 8 Housing Growth Areas (HGAs) (Policies SS2, SS4 and SS7) and amends the Green Belt boundary (as defined on the Policies Map). These HGAs will be able to deliver approximately 930 new homes during the plan period. These sites range in size from 30 homes to 400 homes. These sites are considered to be the most appropriate and suitable locations for the future expansion of our Existing Urban Area.

4.30 Furthermore, and in line with the NPPF, the council has identified 'Safeguarded Land' in order to provide a degree of permanence to the Green Belt boundaries in the longer term, so that they should be capable of enduring beyond the plan period.

4.31 The spatial strategy seeks to protect greenspaces in the city, including the Settlement Breaks, which form valuable breaks between distinct settlements within Sunderland. The spatial strategy proposes to continue their designation and prevent further encroachment.

4.32 In order to deliver this level of growth, the strategy will ensure that necessary infrastructure, services and facilities are delivered. An Infrastructure Delivery Plan (IDP) has been prepared alongside this Plan, which identifies the key infrastructure requirements, anticipated costs and expected delivery. The IDP is a 'live' document that the council will monitor and review on a regular basis to reflect the current circumstances and to inform the Development Management process. The Infrastructure Schedule contained within the IDP sets out an overview of the key infrastructure requirements necessary to deliver this Plan.

4.33 The following section sets out how the spatial strategy relates to each sub-area in Sunderland.

Urban core

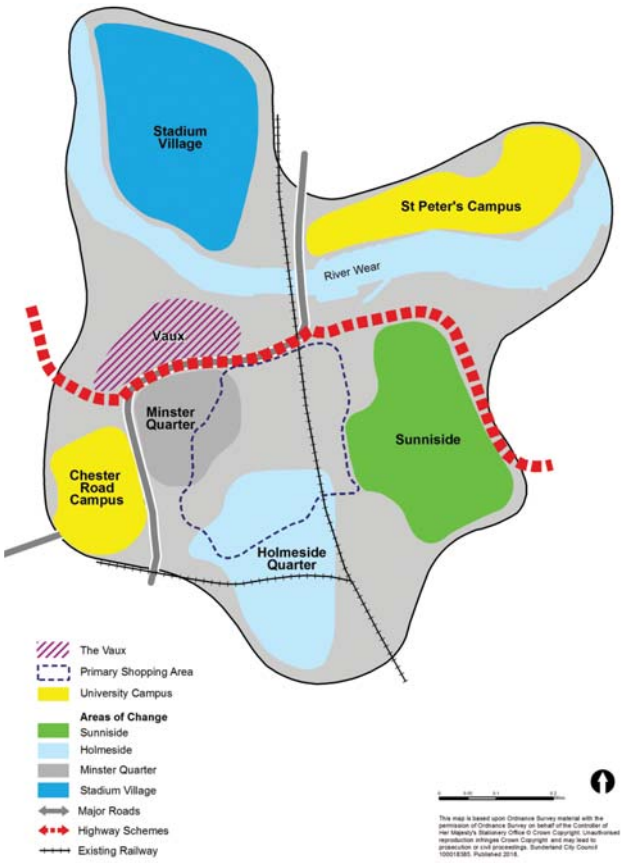


Figure 16: Urban core key diagram

Strategic Policy

SP2 Urban Core

The Urban Core will be regenerated and transformed into a vibrant and distinctive area by:

1. increasing the range and type of office accommodation, prioritising this at The Vaux (Policy SS1);
2. concentrating retail development in the Primary Shopping Area, (as defined on the Policies Map) (Policy VC3);
3. supporting the development of higher and further education facilities at University Campus;
4. promoting mixed use development in the Areas of Change:
    i. Sunniside – residential led mixed use;
    ii. Heritage Action Zone – heritage led mixed use development;
    iii. Minster Quarter – culture led mixed use;
    iv. Holmeside – civic and commercial led mixed use; and
    v. Stadium Village – leisure led mixed use;
5. growing the leisure, tourism and cultural economy; and
6. diversifying the residential offer to create sustainable mixed communities.

Development in the Urban Core should:

i. make improvements to connectivity and pedestrian movement in the Urban Core;
ii. provide a high quality of public realm to create attractive and usable spaces;
iii. protect and enhance heritage assets; and
iv. ensure high standard of design that integrates well with the existing urban fabric.

4.34 The Urban Core, as designated on the Policies Map, is the main administrative centre of Sunderland. It is the focus for a wide range of civic, retail, cultural and leisure functions and is also home to both campuses of the University of Sunderland. It is a highly accessible location by a range of public transport options including rail, metro and bus services.

4.35 Policy SP2 sets the strategic policy approach for the Urban Core. The strategy seeks to transform the Urban Core into a more attractive and vibrant place, a place where people gather to socialise, work, live and play. A new revitalised Urban Core will be the catalyst for the city's wider economic growth and will help Sunderland retain and attract more highly skilled workers and increased population and visitor numbers.

4.36 The Urban Core should be a focus for main town centre uses, especially retail and office use. Within the Urban Core the council has identified a number of Areas of Change. These are identified on Figure 16, and also include the Heritage Action Zone (HAZ), which is a five-year initiative encompassing the Old Sunderland Conservation Area, the Old Sunderland Riverside Conservation Area and part of the Sunniside Conservation Area and focusses on reconnecting Fawcett Street, Church Street, High Street East and High Street West with the modern city centre. These areas offer opportunities to transform the Urban Core. Policy SP2 seeks to direct different forms of development to the most appropriate locations to consolidate and improve these distinct areas within the Urban Core.

4.37 It is also important that the Urban Core is not purely focussed on employment uses, but also accommodates a wide range of good quality residential provision. This will help to support the vibrancy of the Urban Core and in particular support the evening economy. Developments will need to provide flexible and adaptable accommodation, meeting a range of needs, including those of students and families.

4.38 The A&D Plan will allocate/designate sites required to meet this strategy. Through the emerging Movement Strategy, the council will seek to improve accessibility and movement through and to the Urban Core. Movement through and around the Urban Core must ensure that the relationship between vehicular traffic, pedestrians and cyclists maximises accessibility for all users.

4.39 The Vaux is an opportunity to bring Grade A office space into Sunderland as there is currently very little Grade A space. Therefore companies requiring this space are taking their business outside of Sunderland. The Vaux provides a huge opportunity to have a positive impact on the future of the city's economy. The north west corner of The Vaux offers an opportunity for new homes to create a truly sustainable urban neighbourhood. Policy SS1 allocates the Vaux as a strategic site.

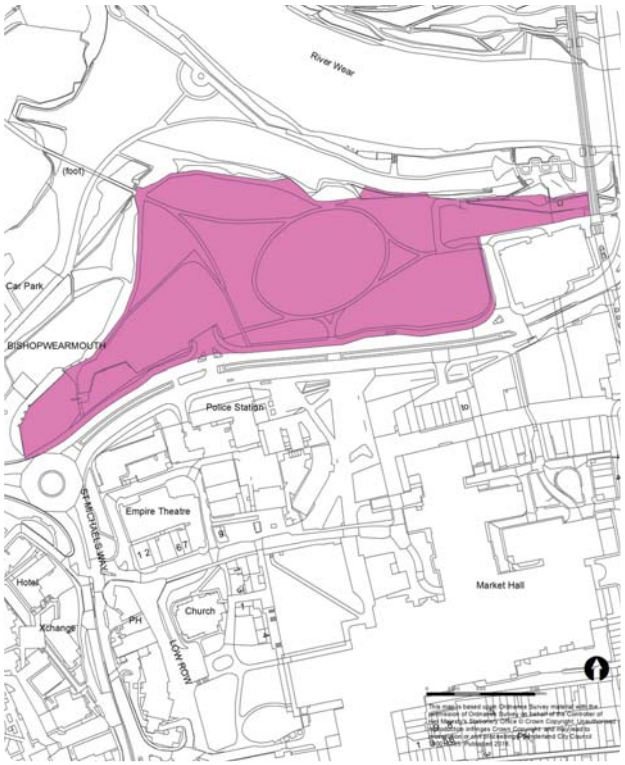


Figure 17: The Vaux

Strategic Site Policy

SS1 The Vaux (5.8ha)

To create a new sustainable urban neighbourhood and a new gateway into the Urban Core, The Vaux is allocated for:

1. high density floorspace (B1a) for at least 60,000sqm;
2. a minimum of 200 new homes (C3); and
3. a hotel (C1) and small scale ancillary leisure and retail development.

Development at The Vaux should:

4. improve linkages to St Mary's Boulevard and the rest of the Urban Core; and
5. provide new public space, active streets and maximise movement for pedestrians.

4.40 This gateway site to the Urban Core will include office, residential and leisure areas. The comprehensive development of the site should be designed to link to the rest of the Urban Core through new public spaces and pedestrian linkages. The layout of the development will maximise movement through the site, as well as connecting to St Mary's Boulevard.

Washington

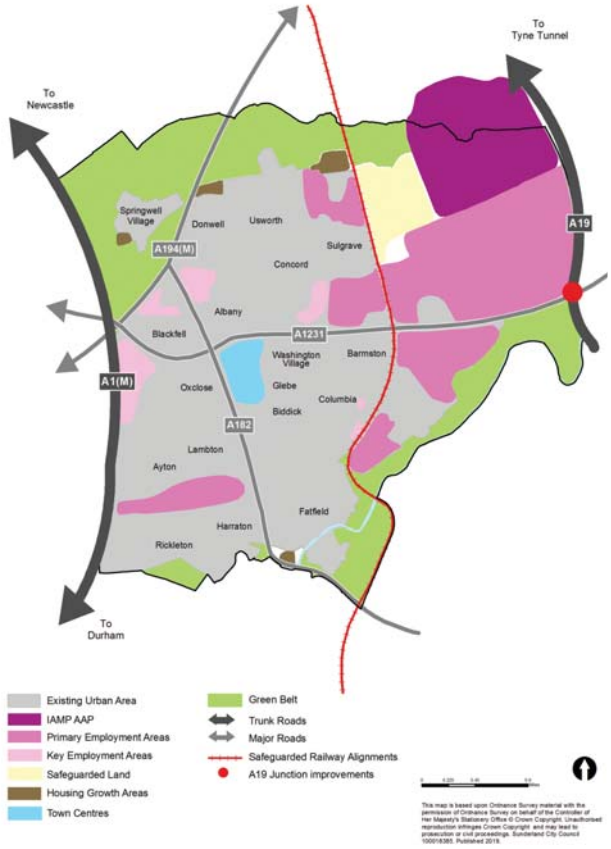


Figure 18: Washington key diagram

Strategic Policy

SP3 Washington

Washington will continue to thrive as a sustainable mixed community and a driver of economic growth for Sunderland.

In order to achieve this:

1. economic growth will be focused in identified Employment Areas (Policies EG1 and EG2) and at the IAMP;
2. Washington Town Centre will be the focus for office, retail and Main Town Uses. Any development within the centre should enhance its vitality and viability;
3. South West Springwell, North of High Usworth, North of Usworth Hall, and Fatfield (Policy SS2) are allocated as Housing Growth Areas;
4. land will be safeguarded at East Washington (Policy SS3); and
5. existing Travelling Showpeople sites will be safeguarded (Policy H4).

4.41 Washington is a highly sustainable location, with good transport links to the city centre, Durham, Gateshead, and Newcastle. The Washington sub-area has also been a principal location for employment growth within the city over recent years and is forecast to continue to be so with the development of the IAMP and the ELR identifying Washington as having the strongest employment market within the city. It is an inherently sustainable location.

4.42 The sub-area is and has been constrained from development by the tightest of the Green Belt boundaries and due to the lack of available land for development within the urban area. Similarly, Springwell Village which is located on the edge of the sub-area, has also experienced very little new development over a number of years due to its tightly drawn Green Belt boundaries.

4.43 The strategy will ensure that Sunderland continues to grow and supports economic development. The IAMP AAP will drive the comprehensive development of the IAMP.

4.44 In order to help facilitate growth and provide homes where people want to live, a number of Housing Growth Areas have been identified within the Washington sub-area to support the sustainable growth of Washington. Allowing a small amount of new development on the edge of Springwell Village will help to sustain the future of the shops, services and community facilities within the village.

Exceptional circumstances in Washington

4.45 In seeking to meet the city's agreed housing need over the plan period, the council has demonstrated that all sustainable non-Green Belt site alternatives have been fully considered and exhausted (including full consideration of site densities).

4.46 Because of the configuration of the Green Belt principally to the north of the city, there is a spatial imbalance in the housing land supply, with a lack of housing sites in Washington and North Sunderland, and over-reliance of sites to the south of the city.

4.47 The council has identified the following sites to be deleted from the Green Belt to provide Housing Growth Areas:

HGA1 South West Springwell

4.48 The site demonstrates moderate impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and represents a logical rounding-off of the village, with the creation of a new durable Green Belt boundary.

HGA2 North of High Usworth

4.49 The site demonstrates moderate impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and represents a logical rounding-off of the urban area, with the creation of a new durable Green Belt boundary.

HGA3 North of Usworth Hall

4.50 The site demonstrates moderate impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and will be defined by a new, durable Green Belt boundary to the north and west.

HGA4 Fatfield

4.51 The site demonstrates moderate impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and represents a logical rounding-off of the urban area, with the creation of a new durable Green Belt boundary along the A182.

Strategic Site Policy

SS2 Washington Housing Growth Areas

Development of Washington Housing Growth Areas should:

1. provide a mix of housing types with a focus on larger detached dwellings;
2. address impacts and make provision or contributions towards education provision and healthcare where justified and necessary;
3. enhance access to local facilities and services, where appropriate, and

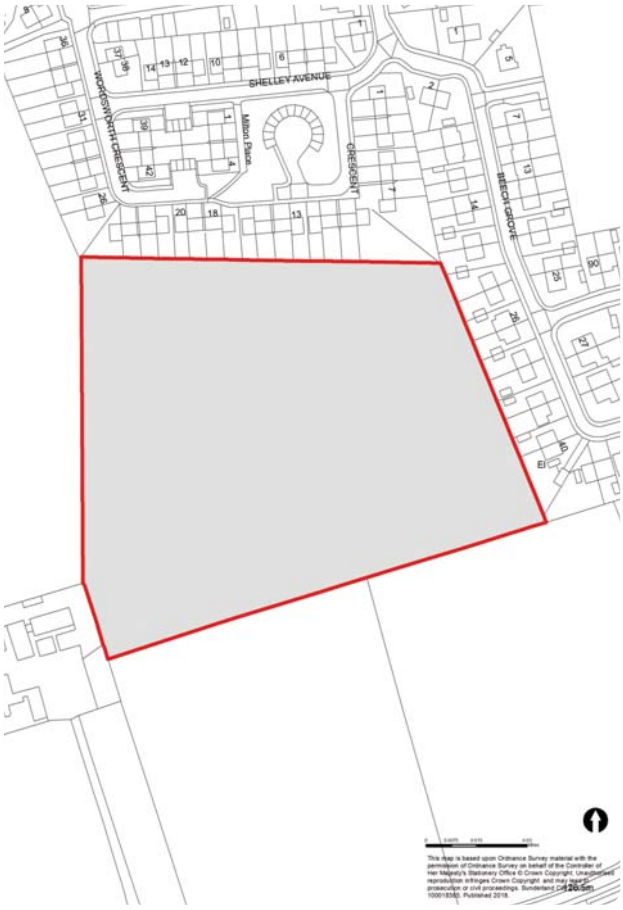


Figure 19: South West Springwell

HGA1 South West Springwell should:

i. deliver approximately 60 new homes;

ii. create a new defensible Green Belt boundary to the west and south of the site;

iii. ensure that the open aspect to Bowes Railway Scheduled Ancient Monument is retained;

iv. maintain wildlife and green infrastructure corridors and limit any impact on the area's landscape character by providing a greenspace buffer along the western edge of the site;

v. retain long distance views to the southern edge of the development through good design;

vi. provide pedestrian/cycleway connections from the western edge of the site and connect to the existing public Right of Way to the north; and

vii include vehicle access from the south to connect to Mount Lane and improve other junctions as necessary.



Figure 20: North of High Usworth

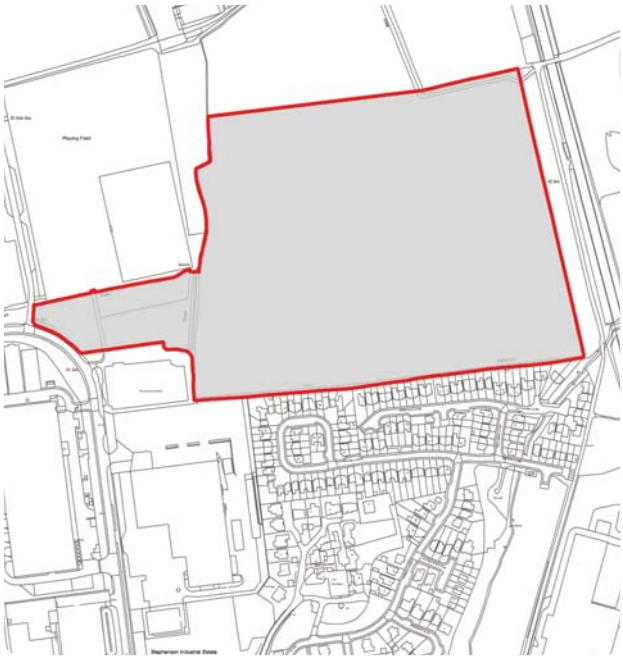


Figure 21: North of Usworth Hall

HGA2 North of High Usworth should:

i. deliver approximately 45 new homes;

ii. create a new defensible Green Belt boundary to the north;

iii. retain existing screening of the site from the north, west and south;

iv. provide buffers and acoustic barriers as necessary to address noise implications from the A194(M);

v. retain healthy trees and hedgerows where possible and incorporate greenspace into the site for amenity purposes/minimise impact on priority species and protected habitat in the locality; and

vi. seek improvements to the permissive footpath within the site.

HGA3 North of Usworth Hall should:

i. deliver approximately 205 new homes;

ii. create a new defensible Green Belt boundary to the north and west;

iii. provide greenspace/green infrastructure within the site, including greenspace provision along the southern edge to form a sewer easement and to protect/enhance an existing Right of Way;

iv. limit impact on the area's landscape character to the north and west through sensitive boundary treatment, to minimise impact on priority species/habitat and to address surface water flooding;

v. incorporate greenspace/green infrastructure within the eastern part of the site to provide a buffer to the former Leamside line, address flooding associated with the Usworth Burn and to minimise impact on priority species and protected habitats;

vi. retain long distance views to the northern edge of the site through good design;

vii. provide improved public transport connections to the site, and provide pedestrian/cycleway connections to the west and east of the site and connect to existing public rights of way;

viii. include appropriate vehicle access from Stephenson Road, and provide junction improvements in the locality where justified and necessary; and

ix. avoid development in Flood Zones 2 and 3.

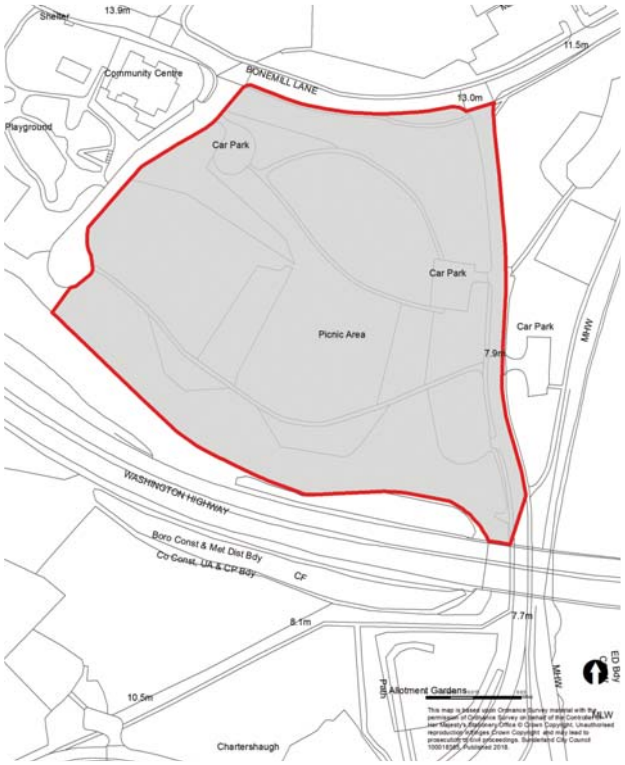


Figure 22: Fatfield

HGA4 Fatfield should:

i. deliver approximately 30 new homes;

ii. maintain wildlife and green infrastructure corridors along the River Wear and Princess Anne Park and limit any impact on the area's landscape character;

iii. retain the majority of existing tree belts and screening of the site, and provide additional buffers as necessary to address noise from the A182;

iv. incorporate greenspace on site and support greenspace improvements in the local area to compensate for area greenspace loss and to help minimise the impact on priority species/protected habitat in the locality;

v. use archaeological assessments to enable the protection and depiction of the area's industrial history;

vi. include vehicle access from existing highways linking to Bonemill Lane; and

vii. provide pedestrian/cycleway connections through the site, linking to neighbouring routes.

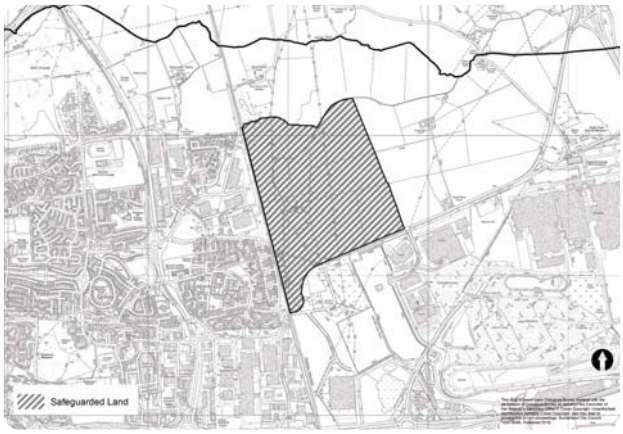


Figure 23: Safeguarded Land

Strategic Site Policy

SS3 Safeguarded Land

Land East of Washington has been removed from the Green Belt and designated as Safeguarded Land.

Planning permission for the development of Safeguarded Land will not be granted except where development is temporary or would otherwise not prejudice the ability of the site to be developed in the longer term.

4.52 Safeguarded Land is considered necessary for a number of reasons. Firstly, it provides a degree of permanence to the Green Belt boundaries put in place by the Plan and ensures that future further reviews of the Green Belt will not be needed at the end of the plan period. Secondly, it provides flexibility and allows for a Plan review if the council cannot demonstrate a five year land supply. During a Plan review, the reassessment of Safeguarded Land will involve determining whether in the prevailing circumstances there is a case for releasing some or all of the land for development, or whether it should be maintained as Safeguarded Land until the next review of the Plan.

4.53 The council consider that the land East of Washington, as designated on the Policies Map, could accommodate a new sustainable community in the longer term. However, the development of this site would require a comprehensive approach to ensure that the infrastructure required to make the site sustainable is delivered. It should be noted that Safeguarded Land can only be released for development through a review of the Plan, in accordance with the NPPF. The council will give consideration as to whether an early

release of the safeguarded land is justified through the emerging A&D Plan.

4.54 Although development will not generally be appropriate on Safeguarded Land, it is recognised that not all development will prejudice the function and the value of the land. It may therefore, be appropriate to permit development required in connection with established uses, or change of use to an alternative open land use or to temporary uses which would not prejudice the possibility of development after the Plan is reviewed, nor is detrimental to the character of the site and its surroundings.

North Sunderland

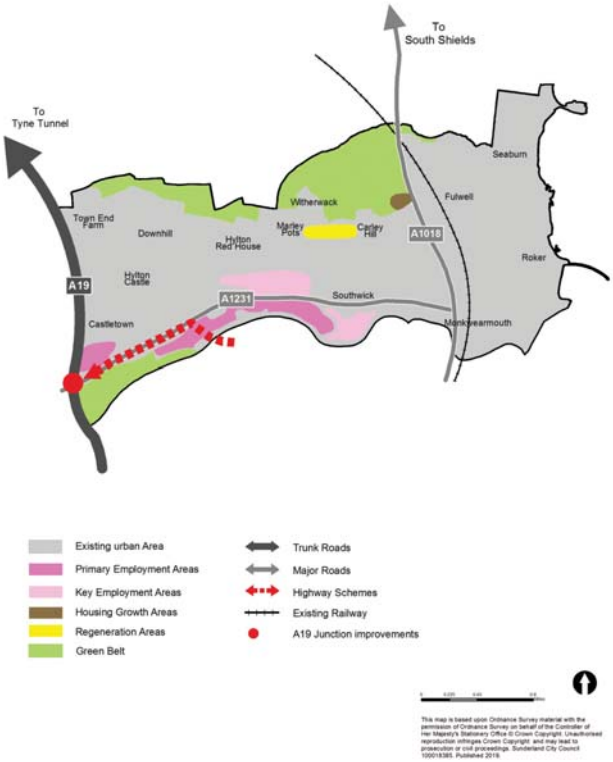


Figure 24: North Sunderland Key Diagram

Strategic Policy

SP4 North Sunderland

North Sunderland will continue to be the focus for regenration and renewal whilst ensuring its future sustainability. In order to achieve this:

1. the council and its partners will work to secure regeneration and renewal at Marley Potts and Carley Hill;
2. a Housing Growth Area at Fulwell (Policy SS4) is allocated to ensure there is land for the future growth of North Sunderland; and
3. economic development will be focussed on identified Employment Areas (Policies EG1 and EG2).

4.55 North Sunderland is a heavily urbanised sub-area located between the River Wear to the south and is separated from the villages of South Tyneside to the north by Green Belt. The area contains the attractive beach resorts of Seaburn and Roker as well as Key Employment Areas along the river corridor.

4.56 Due to the tight boundary constraints of the North Sunderland sub-area, there is limited opportunity for growth. However, the area remains one of the most sustainable locations within good public transport links to the city centre and metro linkages to Gateshead and Newcastle.

4.57 Two regeneration and renewal areas are identified in North Sunderland. These areas will be prioritised for redevelopment opportunities.

4.58 In order to support the sustainable growth of this area, the council has identified a Housing Growth Area at Fulwell in North Sunderland.

Exceptional circumstances in North Sunderland

4.59 In seeking to meet the city's agreed housing need over the plan period, the council has demonstrated that all sustainable non-Green Belt site alternatives have been fully considered and exhausted (including full consideration of site densities).

4.60 Because of the configuration of the Green Belt principally to the north of the city, there is a spatial imbalance in the housing land supply, with a lack of housing sites in Washington and North Sunderland, and over-reliance of sites to the south of the city.

4.61 The council has identified the following site to be deleted from the Green Belt to provide a Housing Growth Area:

HGA5 Fulwell

4.62 The site demonstrates moderate impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable (subject to the sports pitches being proven to be surplus to requirements – site was last used for this purpose in 2015) and provides an urban extension along the A1018, with the creation of a new durable Green Belt boundary to the west and north.

Strategic Site Policy

SS4 North Sunderland Housing Growth Area

Development of the North Sunderland Housing Growth Area should:

1. provide a mix of housing types with a focus on larger detached dwellings;
2. address impacts and make provision or contributions towards education provision and healthcare where justified and necessary;
3. enhance access to local facilities and services, where appropriate, and

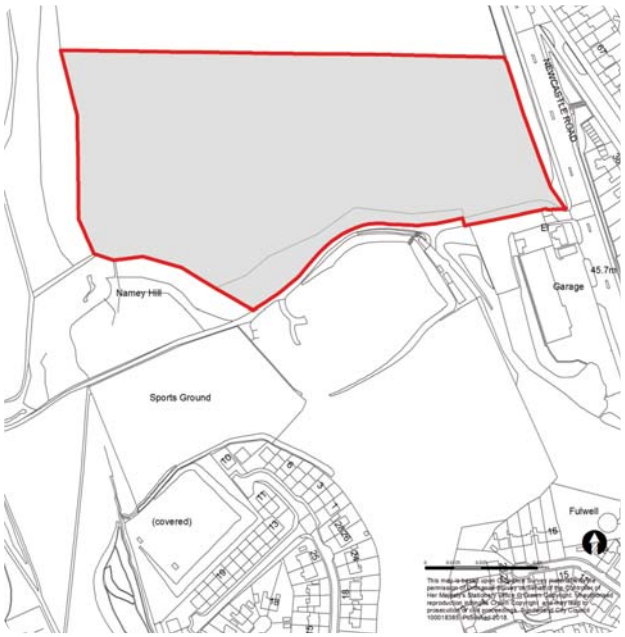


Figure 25: Fulwell

HGA5 Fulwell should:

i. deliver approximately 80 new homes;

ii. create a new defensible Green Belt boundary to the west and north of the site;

iii. maintain wildlife and green infrastructure corridors to the north and limit any impact on the areas landscape character through sensitive boundary treatments;

iv. retain the mature tree belts on the western and southern edges of the site, and incorporate greenspace into the site for amenity purposes;

v. provide greenspace improvements to Fulwell Quarries to compensate for area greenspace loss in the locality;

vi. ensure that a Habitats Regulations Assessment is undertaken and appropriate mitigation provided;

vii. respect the local vernacular and key views, including the setting of the WW1 Acoustic Mirror Scheduled Ancient Monument and Grade II Listed Buildings, Grade II* Listed Fulwell Mill and Grade II Listed Lime Kilns;

viii. provide pedestrian/cycleway connections through the site and link to routes to the west and the wider area; and

ix. include vehicle access to the east to connect to Newcastle Road, and carry out further highway improvements as necessary.

Development of the site can only take place subject to an up-to-date Playing Pitch Needs Assessment, prepared in consultation with Sport England, identifying the pitches as being surplus to requirement in accordance with Sport England's playing field policy exception E1 or where the pitches can be re-provided in accordance with Sport England's playing field policy exception E4.

South Sunderland

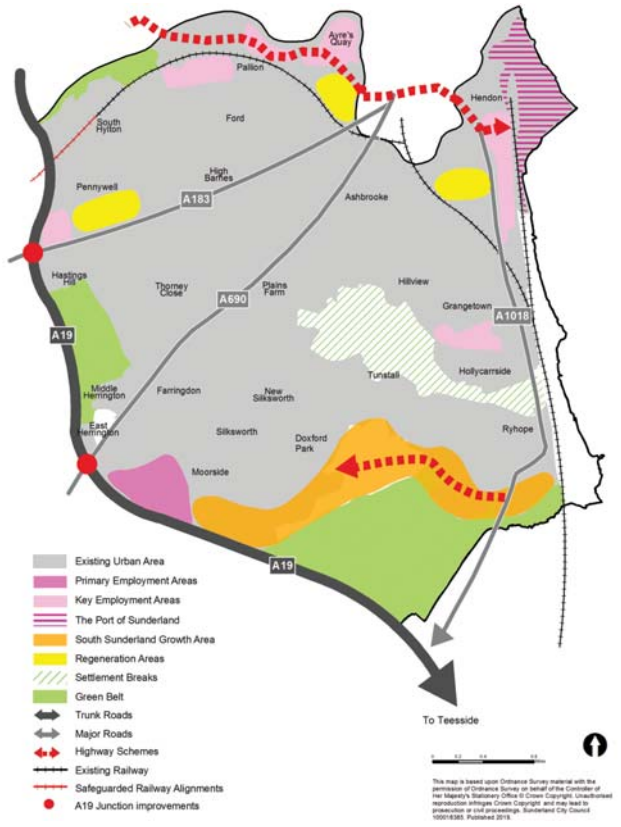


Figure 26: South Sunderland Key Diagram

Strategic Policy

SP5 South Sunderland

South Sunderland will continue to grow and become a spatial priority for housing and economic development. In order to achieve this:

1. economic growth will be focused in identified Employment Areas (Policies EG1 and EG2) and at the Port of Sunderland (Policy SS5);
2. South Sunderland Growth Area (Policy SS6) is allocated as a new sustainable community;
3. the council and its partners will work to secure regeneration and renewal at Hendon, Millfield and Pennywell; and
4. the Settlement Breaks will be protected.

4.63 South Sunderland is the most populated sub-area of the city, extending from the southern banks of the River Wear to the A19 to the west and to the southern border of the city with County Durham. Although South Sunderland potentially has an over-supply of employment land (identified in the ELR), the council considers it necessary to safeguard most of these existing areas as Key Employment Areas, as they are needed to meet the employment land needs across the city as a whole.

4.64 One of the city's key economic assets is the Port of Sunderland which is located in South Sunderland.

4.65 Despite its predominantly urban character, South Sunderland does contain a range of substantial greenspaces, including a Settlement Break from the coast into the heart of the urban area.

4.66 There are some areas in South Sunderland that are of concern which would benefit from regeneration and renewal and Hendon, Millfield and Pennywell are Regeneration and Renewal Areas. These areas will be prioritised for redevelopment opportunities, especially for bringing back empty homes into use.

4.67 South Sunderland contains a good supply of potential housing sites including the four sites which comprise the SSGA.

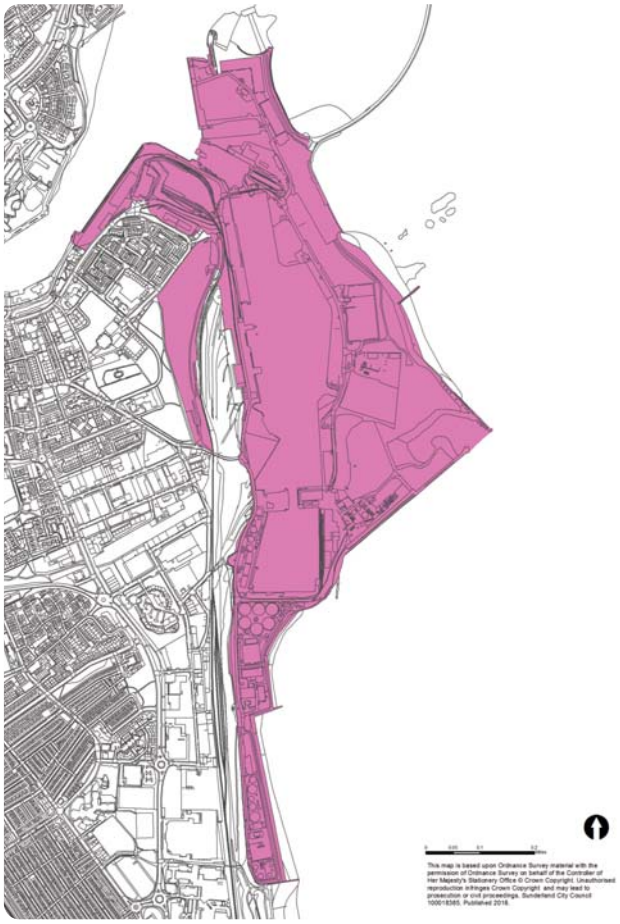


Figure 27: The Port of Sunderland

Strategic Site Policy

SS5 The Port of Sunderland

The Port of Sunderland, as designated on the Policies Map, will be reinvigorated through:

1. the provision of road and rail links suitable for heavy freight to link the Port to national networks;
2. preventing waterside developments that would negatively impact on operations;
3. supporting the use of the River Wear as a freight corridor and serving waterfront businesses;
4. enabling development of port related uses within Use Classes B1, B2 and B8, including offshore renewables and automotive supply chains; and
5. requiring development which is located within Flood Zones 2 and 3 to meet the sequential test and exceptions test, where necessary.

4.68 The Port is a key transport hub for the movement of bulky goods. It is therefore important that there is the provision of good road and rail links to the Port which are able to transport heavy freight to and from the port for import and export.

4.69 The amount of land with waterside access within the Port is limited. It is therefore important to ensure that such sites are not sterilised by land users which do not require waterside access for their operations. Similarly, due to the limited amount of land available within the Port estate, it is essential to ensure that any development is restricted to port related uses.

4.70 It is however recognised that the port estate extends into the former Hendon Railway sidings which are located outside of the operational port. As this area is located outside of the operational port, development for B1, B2 and B8 uses which are not port related will normally be supported in this location.

4.71 The Port of Sunderland is a Key Employment Area for the city, but due to its location on the coast and at the entrance to the River Wear, the Port estate contains significant areas which are located within Flood Zones 2 and 3. National Guidance indicates that Water Compatible development is appropriate within Flood Zones 2 and 3, however it will be necessary for any other development to demonstrate that it meets the Sequential Test, as prescribed by National Guidance. Where necessary, the council will also require an applicant to demonstrate that they have met the Exception Test (See Policy WWE2).

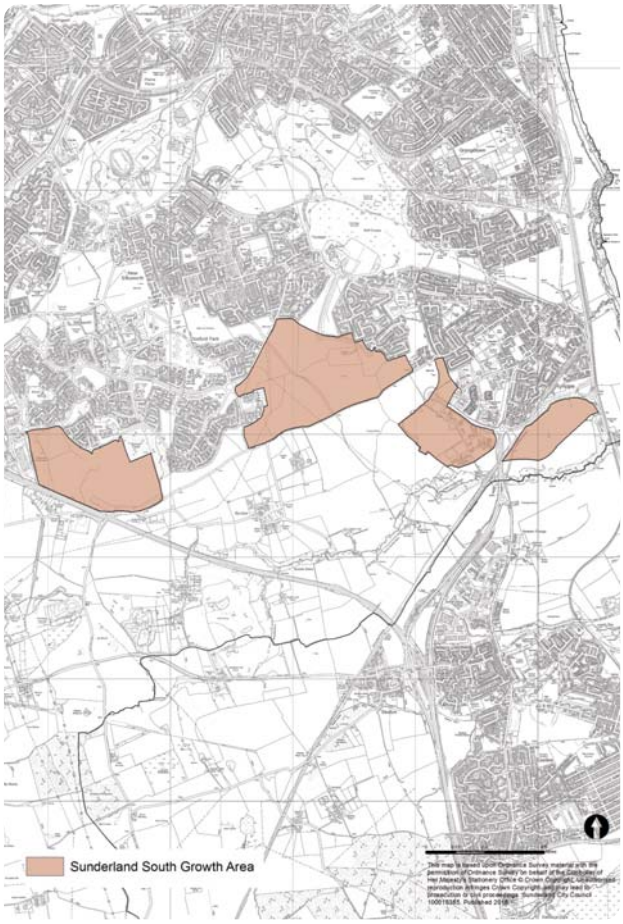


Figure 28: SSGA

Strategic Site Policy

SS6 South Sunderland Growth Area

Sites within SSGA include Chapelgarth, Land North of Burdon Lane, Cherry Knowle and South Ryhope. These sites are allocated to create a new high quality, vibrant and distinctive neighbourhood.

Development should deliver:

1. approximately 3000 new homes to be broadly distributed across the four sites as follows:
   i. Chapelgarth – approximately 750 homes;
   ii. Land North of Burdon Lane – approximately 1,000 homes;
   iii. Cherry Knowle – approximately 800 homes; and
   iv. South Ryhope – approximately 450 homes;

2. 10% affordable housing;
3. a neighbourhood centre within Land North of Burdon Lane to provide a focal point within the SSGA and complement nearby existing centres which will comprise:
    i. a range of appropriate uses from the following use classes; A1, A3, A4, D1 and D2;
    ii. a new 1.5 form entry primary school which will also serve as a community hub;
    iii. wheeled Sports Area;
    iv. formal play space;
    v. Multi Use Games Area;
    vi. 3G pitch;
    vii. appropriate parking facilities and served by bus service;
4. extensions to two existing primary schools in close proximity to SSGA;
5. public open space;
6. allotments provided on-site or off-site via a financial contribution;
7. suitable ecological mitigation in line with HRA requirements;
8. cycleways and footpaths;
9. new and improved public transport services and infrastructure; and
10. contributions to support the completion of the Ryhope-Doxford Link Road by either direct delivery as part of development or via a financial contribution.

All development should be in accordance with the SSGA SPD.

4.72 The SSGA will be an example of sustainable development and a destination of choice for families wishing to live in Sunderland. The development will achieve high standards of sustainability, design and provide a range of supporting facilities to help foster a strong sense of community. The creation of well-connected, integrated and sustainable transport links will be essential to making this a sustainable neighbourhood. Development will also protect and enhance existing heritage assets in the area and provide a network of connected greenspaces (depending on the form that the Suitable Alternative Natural Greenspace (SANG) takes, it may be possible for part of this to also be used for public open space). This new sustainable neighbourhood will provide for a mix of housing sizes, types and tenures, including affordable housing. The site is allocated for 3,000 homes but it is expected that approximately 2,305 will be delivered in the plan period.

4.73 In order to ensure the comprehensive development of the sites and ensure that the necessary infrastructure is delivered at the right time, the council is preparing the South Sunderland Growth Area Supplementary Planning Document (SPD). Once adopted, all development on the SSGA should be in accordance with this document.

The Coalfield

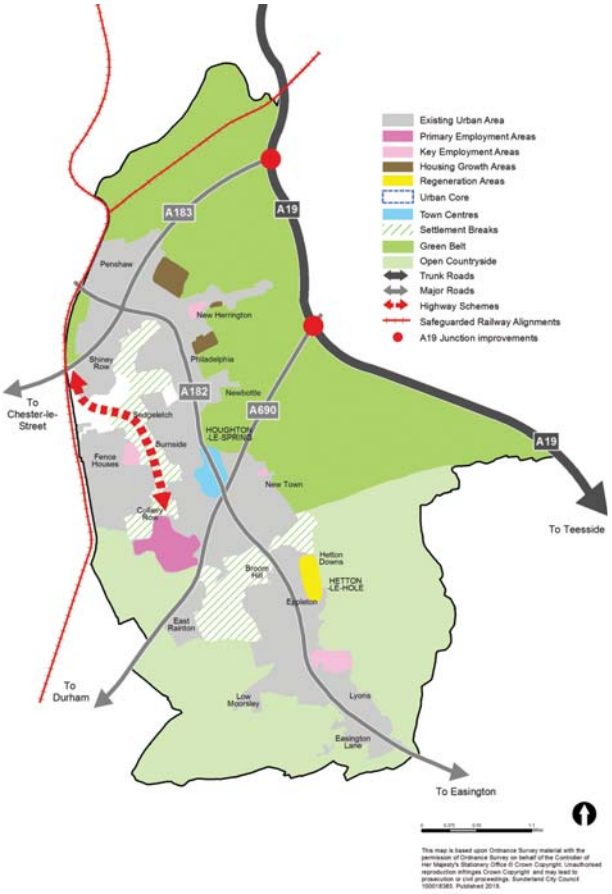


Figure 29: The Coalfield Key Diagram

Strategic Policy

SP6 The Coalfield

The Coalfield character and settlements will be protected whilst ensuring its future sustainability. In order to achieve this:

1. the Open Countryside and Settlement Breaks will be protected;
2. Housing Growth Areas at Penshaw, New Herrington and Philadelphia (Policy SS7) are allocated to ensure there is land for the future growth of The Coalfield;
3. existing Travelling Showpeople sites will be safeguarded and new sites allocated (Policy H4);
4. economic development will be focussed on identified Employment Areas (Policies EG1 and EG2);
5. Houghton Town Centre will be the focus for office, retail and Main Town Uses. Any development within the Centre should enhance its vitality and viability; and
6. the council and its partners will work to secure regeneration and renewal at Hetton Downs.

4.74 The Coalfield is the largest sub-area by area and smallest by population. It extends southwards from the River Wear towards Easington in County Durham, linking westwards towards Chester-le-Street and Durham City and eastwards towards South Sunderland, Murton and Seaham.

4.75 In order to support the sustainable growth of the Coalfield, the council has identified three Housing Growth Areas to the north of the sub-area. These sites, together with further housing sites identified in the SHLAA, will ensure that the area retains a residential development focus. However, policies to protect Settlement Breaks and Open Countryside are also in place to ensure that the sub-area retains its semi-rural character.

4.76 Houghton-le-Spring Town Centre will continue to serve as the principal centre in the Coalfield. To the west of the town centre is Rainton Bridge Industrial Estate, which serves as the principal employment area to the Coalfield.

Exceptional circumstances in the Coalfield

4.77 In seeking to meet the city's agreed housing need over the plan period, the council has demonstrated that all sustainable non-Green Belt site alternatives have been fully considered and exhausted (including full consideration of site densities).

4.78 Because of the configuration of the Green Belt principally to the north-east of the Coalfield area, there is a spatial imbalance in the housing land supply in this area, with a concentration of sites to the south and west of this area.

4.79 The council has identified the following sites in the northern part of the Coalfield to be deleted from the Green Belt to provide Housing Growth Areas:

HGA6 Penshaw

4.80 The site demonstrates moderate impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and provides an urban extension along the A183, with the creation of a new durable Green Belt boundary to the north and east.

HGA7 New Herrington

4.81 The site demonstrates minor impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and represents a logical rounding-off of the urban area, with the creation of a new durable Green Belt boundary to the south.

HGA8 Philadelphia

4.82 The site demonstrates moderate impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and provides a logical extension to the existing Philadelphia Complex regeneration site, supported by the creation of a new durable Green Belt boundary to the north and east.

Strategic Site Policy

SS7 The Coalfield Housing Growth Areas

Development of The Coalfield Housing Growth Areas should:

1. provide a mix of housing types with a focus on larger detached dwellings;
2. address impacts and make provision or contributions towards education provision and healthcare where justified and necessary;
3. enhance access to local facilities and services, where appropriate; and



Figure 30: Penshaw

HGA6 Penshaw should:

i. deliver approximately 400 new homes;

ii. create a new defensible Green Belt boundary to the north and east;

iii. provide sensitive design to minimise the impact on the wildlife and GI corridors to the north and east, providing an appropriate buffer to Herrington Burn and protected species in particular;

iv. minimise any impact on the areas landscape character, including sensitive boundary design that respects views and the setting of Penshaw Monument Grade I Listed Building;

v. ensure that dwellings are designed to reflect the positive elements of the local vernacular and materials;

vi. retain healthy trees and hedgerows where possible and incorporate greenspace through the site for amenity purposes/minimise impact on priority species and protected habitat in the locality;

vii. mitigate any surface water flooding impacts and incorporate appropriate water attenuation in relation to flood zones associated with Herrington Burn and avoid development in Flood Zones 2 and 3;

viii. provide pedestrian/cycleway connections through the site and link to the routes in the Country Park and the wider area; and

ix. provide vehicular access via Chislehurst Road, and provide junction improvements in the locality where justified and necessary.

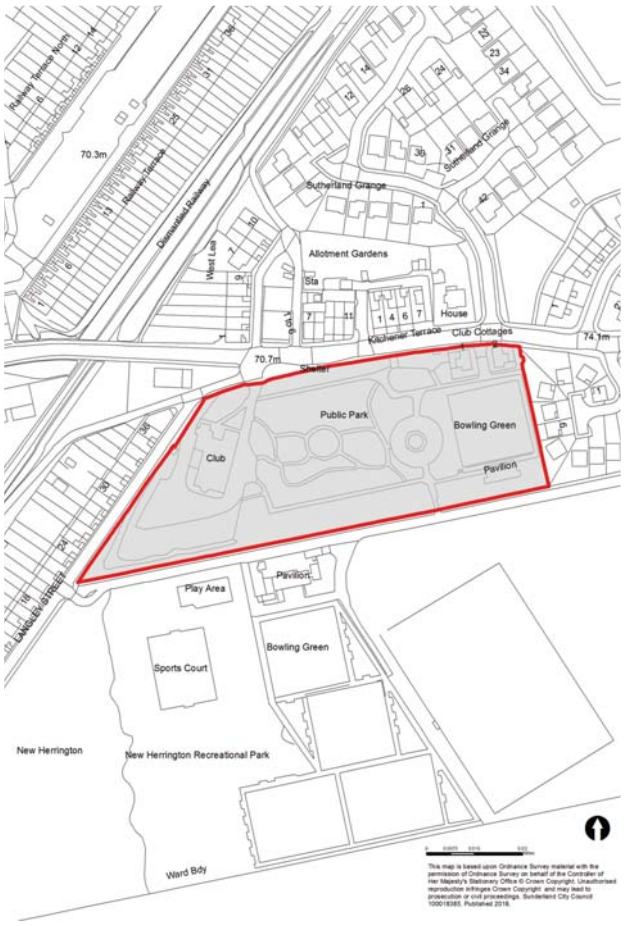


Figure 31: New Herrington

HGA7 New Herrington should:

i. deliver approximately 30 new homes;

ii. create a new defensible Green Belt boundary to the south of the site;

iii. provide a new club building and car park within the locality that would serve the community;

iv. provide greenspace improvements to the adjacent park, as well as including changing facilities within the community building to support sports uses;

v. ensure that dwellings are designed to reflect the positive elements of the local vernacular and materials;

vi. retain healthy trees and hedgerows where possible;

vii. ensure that opportunities to provide ecological improvements to support wildlife are incorporated into the scheme design;

viii. mitigate surface water flooding on the southern edge of the site;

ix. provide pedestrian/cycleway connections through the site, linking to the adjacent park; and

x. provide an improved vehicular junction with B1286 and Langley Street.



Figure 32: Philadelphia

HGA8 Philadelphia should:

i. deliver approximately 195 new homes;

ii. create a new defensible Green Belt boundary to the east and south of the site;

iii. provide sensitive design that relates to the development of the Philadelphia Complex by providing a buffer to the west between the residential development and the proposed commercial development and incorporates design that relates to the area's historic past including listed buildings in the locality and protecting long distance views southwards towards Newbottle Village Conservation Area;

iv. provide greenspace on the northern edge of the site to provide a gas main easement and to mitigate the impacts of a natural swale and associated surface water flooding;

v. provide greenspace buffers to the south and east of the site in order to support the adjacent wildlife and green infrastructure corridor and limit any impact on the areas landscape character;

vi. protect the Local Wildlife Site located on the north eastern edge of the site and minimise impact on priority species and habitat in the locality;

viii. provide pedestrian and cycle links through the site and along the southern and eastern boundaries to link to neighbouring residential areas and nearby parkland; and

viii. include vehicle access from the Philadelphia Complex redevelopment and provide junction improvements in the locality where justified and necessary.



Strategic and local policies





5. Healthy and safe communities

5.1 Many factors influence our health, including the lifestyles we lead, the environment we live in and the opportunities we have to exercise and access health and other facilities. A wider sense of wellbeing is influenced by a variety of factors such as opportunities for work and recreation, attractive environments, personal relationships and feelings of safety and being part of a community.

5.2 The link between planning and health outcomes is long established and most recently reinforced by the NPPF, PPG and the Government's public health strategy 'Healthy Lives, Healthy People'.

5.3 Health and wellbeing is a cross cutting theme and this chapter includes policies to deliver Strategic Priority 3 and promote healthy and safe communities by:

- supporting the delivery of the strategic priorities (Policy SP7);
- protecting the amenity and quality of life of residents (Policy HS1);
- directing noise-sensitive development to appropriate locations (Policy HS2);
- ensuring appropriate remediation is undertaken when developing contaminated land (Policy HS3); and
- giving careful consideration to potential risks associated with development of or near to 'notifiable installations' (Policy HS4).

Strategic Policy

SP7 Healthy and safe communities

The council will seek to improve health and wellbeing in Sunderland by:

1. working with the NHS to improve health outcomes, particularly in areas with the poorest health and reduce health inequalities generally;
2. protecting existing health facilities and/or supporting the provision of new or improved facilities (Policy VC5);
3. promoting and facilitating active and healthy lifestyles;
4. supporting the integration of health facilities and services with other community uses (education, sport, cultural and leisure) through multi-purpose buildings;
5. managing the location/number of and access to unhealthy eating outlets (Policy VC4);
6. ensuring that new developments:-
    i. are age friendly, inclusive, safe, attractive and easily accessible on foot or by bicycle;
    ii. have a strong sense of place which encourages social interaction;
    iii. are designed to promote active travel and other physical activities through the arrangement of buildings, location of uses and access to open space;
    iv. promote improvements and enhance accessibility to the city's natural, built and historic environments;
    v. do not have unacceptable adverse impacts upon amenity which cannot be adequately mitigated (Policies HS1 and HS2);
    vi. appropriately address any contaminated land to an acceptable level (Policy HS3); and
    vii. submit a Health Impact Assessment (HIA) as part of any application for large-scale development. Where significant adverse health impacts are identified, development should be resisted unless appropriate mitigation can be provided.

5.4 The applicant should set out within their Design and Access Statement how the proposals have been designed to take account of the requirements of this policy. Applicants are also encouraged to utilise the design principles set out within Sport England's 'Active Design' guide when preparing a development scheme in order to promote active, healthy and stronger communities.

5.5 In order to ensure that health impacts are considered at the very outset, a Health Impact Assessment (HIA) will be required to be submitted in support of large-scale development. For clarity, large-scale

development within the context of this policy is considered to be residential schemes for 100 dwellings or more, student accommodation schemes for 100 bed spaces or more, or any other form of development which has the potential to have a significant impact on health. The HIA should be proportionate to the scale of development proposed and can be incorporated into other appropriate submission documents, such as a Design and Access Statement. Where a submitted HIA indicates that a development would have a significant adverse impact upon health and wellbeing, development will be resisted unless evidence is submitted to demonstrate to the council's satisfaction that the impacts can be adequately mitigated. Further guidance on what detail should be contained within an HIA will be set out within a developer guidance note.

Policy

HS1 Quality of life and amenity

1. Development must demonstrate that it does not result in unacceptable adverse impacts which cannot be addressed through appropriate mitigation, arising from the following sources:
   i. air quality;
   ii. noise;
   iii. dust;
   iv. vibration;
   v. odour;
   vi. emissions;
   vii. land contamination and instability;
   viii. illumination;
   ix. run-off to protected waters; or
   x. traffic;
2. development must ensure that the cumulative impact would not result in unacceptable adverse impacts on the local community; and
3. development will not normally be supported where the existing neighbouring uses would unacceptably impact on the amenity of future occupants of the proposed development.

5.6 Development can remedy environmental deficiencies and contribute to the quality of life of residents. New development should take into account the amenities of adjoining properties, with particular attention being paid to the scale of new buildings in relation to existing surrounding development, daylight, sunlight effects, siting, elevational treatments and the use of appropriate materials. Where a site is affected by land stability issues (including mineral legacy issues as set out in Policy M3), the responsibility for securing a safe development rests with the developer and/or landowner. Affected development must incorporate remediation and management measures. Cumulative impacts should also be considered. Any new developments will be expected to follow the "agent of change" principles (i.e. person or business responsible for the change must also be responsible for managing the impact of the change).

Policy

HS2 Noise-sensitive development

Development sensitive to noise or which would result in noise impacts (including vibration) will be controlled by implementing the following measures:

1. noise sensitive development will be directed to the most appropriate locations and protected against existing and proposed sources of noise through careful design, layout and uses of materials;
2. noise-sensitive development affected by existing sources of noise should submit an appropriate noise assessment and where necessary, a detailed schedule of mitigation. In assessing such mitigation, account will be taken of:
   i. the location, design and layout of the proposed development; and
   ii. measures to reduce noise within the development to acceptable levels, including external areas.
3. In areas of existing low levels of noise, proposals for development which may generate noise should be accompanied by a noise assessment, provide details of the noise levels on the site and quantify the impact on the existing noise environment and noise sensitive receptors. Where necessary an appropriate scheme of mitigation shall detail any measures required to ensure that noise does not adversely impact on these receptors.

5.7 Sources of noise include roads, railway lines, aerodromes, industrial/commercial developments, waste, recycling and energy plant, sporting, recreation and leisure facilities.

5.8 Noise and associated vibration can affect and have a direct impact on noise sensitive uses, particularly housing, but also other sensitive uses such as schools and hospitals and impact upon people's health and wellbeing. Any development (including new development, conversion, extension and changes of use) for a noise generating development close to noise sensitive uses will be assessed to determine the impact of the proposed development in relation to these existing uses.

5.9 Issues of noise will be considered on a site-by-site basis having regard to the development, site context and surrounding uses in the context of related policies and guidelines.

Policy

HS3 Contaminated land

When development is considered to be on contaminated land, development should:

1. ensure all works, including investigation of the nature of any contamination, can be undertaken without the escape of contaminants which could cause unacceptable risk to health or to the environment;
2. identify any existing contaminated land and the level of risk that contaminants pose in relation to the proposed end use and future site users are adequately quantified and addressed;
3. ensure appropriate mitigation measures are identified and implemented which are suitable for the proposed use and that there is no unacceptable risk of pollution within the site or in the surrounding area; and
4. demonstrate that the developed site will be suitable for the proposed use without risk from contaminants to people, buildings, services or the environment including the apparatus of statutory undertakers.

5.10 In a heavily built up area such as Sunderland where there has been a history of heavy industry, land contamination is known to exist. It is important therefore that any land that is known or suspected of being contaminated, or where a sensitive use is proposed, is dealt with appropriately before the development takes place.

5.11 Any potential risks associated with contaminated land should be identified and assessed at the pre-application planning stage. Applicants also need to consider that sites may be contaminated as a result of being in the vicinity of a contaminated site. The risk of this contamination depends on ground conditions and the type of contamination. Where necessary, developers will be required to carry out remediation works and satisfy the council that their development can be safely built and occupied without posing any unacceptable risks to human health or the environment.

5.12 Where a site is affected by contamination, the responsibility for securing a safe development rests with the developer and/or landowner. In such cases, the applicant must submit a report to demonstrate remediation and management measures to deal with risks of water pollution, contamination from site works, and health risks for end users. This report should be submitted with a planning application and the council will consult the Environment Agency and take account of the council's Environmental Health Officers advice in assessing such reports.

5.13 Where contaminants are identified and it is determined that remediation is required, the developer must also demonstrate that a method of treatment necessary to deal with any hazards found, has been agreed or conditions requiring such measures to be implemented, can be attached. Such measures must ensure that water resources and other environmental resources are not adversely affected, further migration of gases and substances is prevented, and that appropriate remediation takes place on-site to secure a safe development that is suitable for its proposed use.

Policy

HS4 Health and safety executive areas and hazardous substances

1. Development within the specified distances from sites identified as 'notifiable installations', must take account of any risks involved and the need for appropriate separation between hazardous installations and incompatible uses.
2. The development of new notifiable installations must be located in appropriate areas and take account of any risks involved and the need for appropriate separation between hazardous installations and incompatible uses.
3. Development involving the introduction, storage or use of hazardous substances which would create potential risk and could not be acceptably mitigated against, will not be permitted.

5.14 Sites and installations which have quantities of hazardous substances present on site are designated as notifiable installations by the Health and Safety Executive (HSE). Consultation zones are defined around these hazardous installations and the council is required to consult with the HSE on certain proposals for development within such zones. The council will be guided by HSE advice in determining whether a proposed development may proceed as submitted or whether protection measures could overcome any safety objections. Further information can be found at www.hse.gov.uk

5.15 The siting of new notifiable installations will be managed with the aim of keeping the installations separate from housing and other sensitive land uses with which the installations would be incompatible. The council will consult the HSE and the Environment Agency about the siting of proposals for new notifiable installations.

5.16 Hazardous substances consent is required for the presence of certain quantities of hazardous substances. This is a key part of the controls for storage and use of hazardous substances which could, in quantities at or above specified limits, present a major off-site risk.

6. Homes

6.1 The Plan seeks, through the provision of new housing, to meet the needs and aspirations of existing and future residents, creating sustainable neighbourhoods in which residents want to live and work.

6.2 The council is committed to increasing the rate of house building and seek to boost supply through policies that enable more sites to come forward for the development of a wide range of housing.

6.3 This chapter sets out the policies to meet Strategic Objective 4 and to:

- ensure a sufficient supply of housing land is available to meet the Objectively Assessed Housing Needs (Policy SP8);
- support development proposals that provide a mix of housing types/design and tenures to meet current and future housing need, taking into account the ageing population (Policy H1);
- deliver sufficient affordable housing to meet identified needs (Policy H2);
- support the provision of serviced and un-serviced plots to facilitate self and custom build schemes (Policy H2);
- support the development of quality accommodation for students (Policy H3);
- meet the needs of Travelling Showpeople, Gypsies and Travellers (Policy H4); and
- manage the existing housing stock to ensure an appropriate supply of good quality dwellings (Policy H5 and H6).

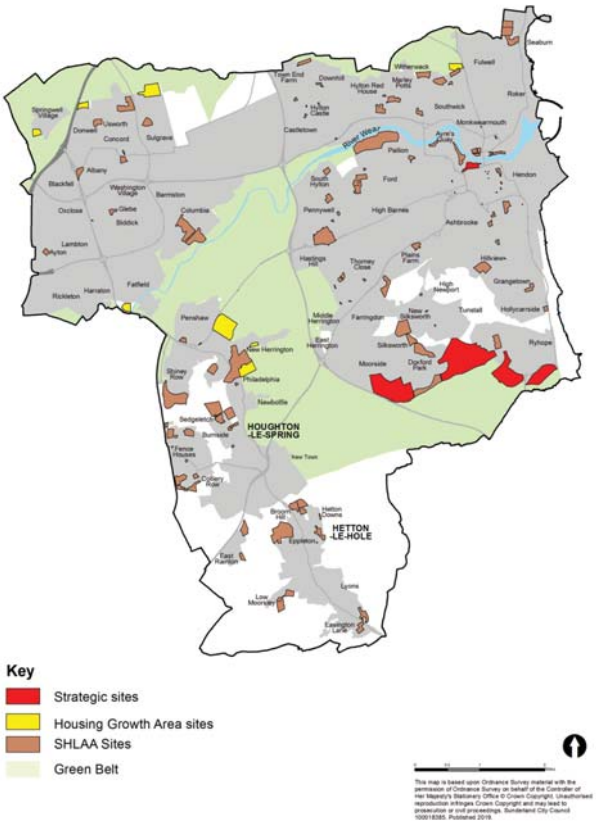


Figure 33: Potential Housing Supply

Strategic Policy

SP8 Housing supply and delivery

The council will work with partners and landowners to seek to exceed the minimum target of 745 net additional dwellings per year. The new homes to meet Sunderland's need will be achieved by:

1. the development of sites identified in the SHLAA;
2. the development of sites allocated in the A&D Plan;
3. the development of sites (Strategic and Housing Growth Areas) allocated in this Plan;
4. the conversion and change of use of properties;
5. the development of windfall sites; and
6. the development of small sites.

6.4 To meet Sunderland's housing requirement it is evident that a step change in delivery is required. Identifying sufficient land supply is one element and the council will need to

engage with its partners, developers and Government organisations in order to increase build rates over the plan period to a consistent level sufficient to meet the overall Plan requirement.

6.5 To ensure that the council maintains a continuous five year supply of deliverable housing sites, this Plan requires a minimum of 745 new dwelling per year. In terms of the five-year land supply a 5% buffer has been applied to the housing requirement once any over/undersupply has been accounted for. The application of the buffer assists to bring forward housing from later in the plan period where necessary and to increase choice in the market for housing. Should there be a record of persistent (over previous three years) under delivery of housing, this buffer will be increased to 20%. This Plan will be reviewed by 2024 and, where appropriate, will reassess the strategy.

6.6 The expected delivery rates are expressed as a trajectory for the plan period. The red line is a minimum target. As shown in the trajectory, current commitments (planning permissions and sites under construction) play an important role in boosting supply initially until the strategic allocations in this Plan (Strategic Site and Housing Growth Areas) come forward, as do completions since the start of the Plan period which have exceeded the minimum target. A small sites allowance has also been included based on evidence of past delivery over a 10-year period.

6.7 The majority of the supply (potential dwellings), which will be allocated in the A&D Plan have been identified in the SHLAA as being suitable, available and achievable. The trajectory also makes an allowance for 50 residential dwellings per annum on small sites (4 homes or less). No windfall allowance has been identified as sites rarely come forward that the SHLAA has not assessed. An allowance has been made for demolitions. There are no plans for large-scale demolitions over the plan period, however a number of small regeneration schemes are being finalised, as such the outstanding demolitions have been taken into account early in the plan period. A nominal loss of 20 units per annum has been accounted for from year 6 onwards as demolitions/losses can unexpectedly come forward through the planning process.

Source	Dwelling numbers	
	2015/16 to 2018/19	2019/20 to 2032/33
Completions	3,180	
Units under construction		1,335
Outline planning permission		824
Full planning permission		1,040
Small sites		700
Demolitions		-210
Strategic sites[19] to be allocated in the Local Plan (The Vaux and SSGA)		2,506
Housing Growth Areas to be allocated in the Local Plan		930
Other SHLAA sites to be allocated in the Allocations and Designations Plan		3,924
Dwellings	3,180	11,049
Total dwellings		**14,229**

Table 5: Housing Supply Breakdown

6.8 It is recognised that there continues to be a number of empty properties in Sunderland. Whilst most of these are short-term in nature, there are a relatively small number of long-term empty homes (those over 6 months), corresponding to approximately 2.2% of housing stock[20]. The council and its partners work closely with the owners of empty properties to encourage reoccupation and it will continue to do so. However, historically the net number of empty properties returned to use has been minimal and as such no allowance has been made for empty properties within the supply.

6.9 Further details will be set out within the council's Housing Implementation Strategy (HIS), which sets out the council's approach to facilitating and managing delivery of new housing to ensure a continuous five-year land supply is maintained and the overall OAN is met.

[19] Figure relates to the SSGA and The Vaux
[20] SCC Council Tax records

6.10 Annual monitoring of this trajectory may trigger a review of this Plan if housing delivery is not keeping pace with the minimum target. Through the monitoring process, if it becomes apparent that there is sustained under-performance against the requirement, the measures to be put in place to rectify this will include:-

- looking at ways to assist in the delivery of sites with planning permission;
- use of council powers to support delivery;
- utilising Permission in Principle (PIPs);
- exploring opportunities to speed up delivery of allocated sites;
- considering if new sites are needed to boost the housing land supply; and
- review of the Plan, appropriate evidence and consideration of the release of safeguarded land.

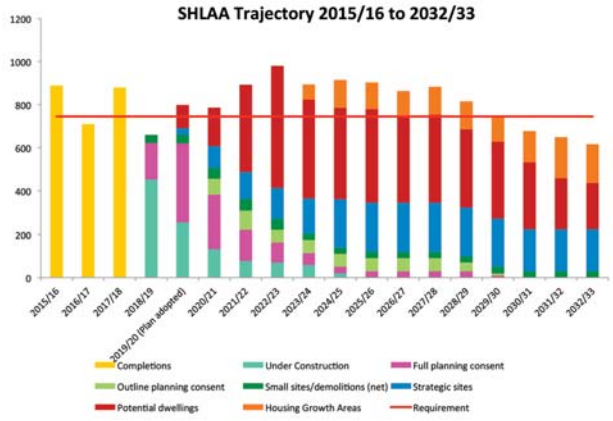


Figure 34: Housing Trajectory

Policy

H1 Housing mix

1. Residential development should create mixed and sustainable communities by:
   i. contributing to meeting affordable housing needs (Policy H2), market housing demand and specialist housing needs as identified through the council's SHMA or other evidence;
   ii. providing a mix of house types, tenures and sizes which is appropriate to its location;
   iii. achieving an appropriate density for its location which takes into account the character of the area and the level of accessibility; and
   iv. from 1 April 2021, requiring 10% of dwellings on developments of 10 or more to meet building regulations M4 (2) Category 2 – accessible and adaptable dwellings.
2. Development where appropriate and justified, should also seek to:
   i. provide larger detached dwellings; and
   ii. ensure there is a choice of suitable accommodation for older people and those with special housing needs including bungalows and Extra Care housing.
3. Development should consider the inclusion of self-build and custom house building plots.

6.11 The SHMA is a key piece of evidence in helping local authorities understand the full housing needs for their area and the identification of the scale, mix and tenures of housing that local people are likely to need. The current SHMA (2017) identifies an imbalance of house types amongst Sunderland's housing stock, with low levels of large detached family dwellings and bungalows. The SHMA identifies this lack of choice as one of the causes of out-migration and therefore the council will be seeking developments to deliver larger family homes to try and retain population. It is necessary to ensure that an adequate and appropriate supply of housing choice is provided across our communities in terms of type, tenure, design and price, to meet the needs and aspirations of existing and future residents.

6.12 The council will seek to ensure that all new housing developments are delivered to a density which is appropriate for its location, taking into consideration the character and accessibility of an area. Higher densities will be encouraged in sites which have good public transport accessibility such as metro, rail and frequent bus service and are located in close proximity to centres (Policy SP1). Higher density development will be particularly encouraged within the Urban Core.

6.13 In order to ensure choice in the housing stock for the city's ageing population, developments should consider alternative designs and layouts to provide for those older people who may want to stay within their own home and take on board appropriate evidence to ensure suitable accommodation for older people and those with special housing needs is provided, where a need is demonstrated, particularly in highly accessible locations.

6.14 Policy H1 seeks to ensure that new housing supply meets the needs of an ageing population, in recognition that almost a quarter of Sunderland's population is forecast to be aged 65 or over by the end of the plan period. The SHMA recognises a significant preference for people to stay in their own home and homes that are designed from the outset to be flexible and accessible to avoid the need for 'special' adaptions which are often costly to install and remove for future occupiers. As such, the council will require developers to ensure at least 10% of dwellings on sites of 10 or more, meet building regulations M4 (2) Category 2 – accessible and adaptable dwellings. However, low-rise non-lifted serviced flats will be excluded due to not being able to achieve step-free access. The council does recognise that in some instances, it may not be possible to deliver the accessible and adaptable dwellings requirement in full. In this instance the applicant will be expected to submit a detailed viability assessment in line with the requirements of the PPG to clearly demonstrate how the requirement set out within Policy H1 (iv) would make the scheme unviable.

6.15 In order to allow for an appropriate transitional period, the standard relating to accessible and adaptable dwellings will only be applied to outline or full applications approved after 1 April 2021. It will not be applied retrospectively to those applications for reserved matters where the outline permission was determined or is subject to a resolution to grant permission (including subject to planning obligations) before 1 April 2021.

6.16 The council established its own Self-Build and Custom Build Register in April 2016 in accordance with the provisions of the Act. To assist people who want to build their own home, the council will support appropriate self build developments as well as seek to identify appropriate small sites to assist in the delivery of self-build/custom house building plots.

6.17 Development should consider the inclusion of self-build and custom house build plots on schemes, utilising the Self-Build and Custom Build Register. If provision is made for this type of housing within a development and it can be demonstrated to the council's satisfaction that no demand exists, the land will revert back to the developer to deliver general housing instead.

Policy

H2 Affordable homes

All developments of 10 dwellings or more, or on sites of 0.5ha or more, should provide at least 15% affordable housing. This affordable housing should:

1. be provided on-site in order to help achieve mixed and balanced communities. However, exceptionally, off site provision or a financial contribution made in lieu may be considered acceptable where it can be justified;
2. be retained in affordable use in perpetuity;
3. when part of a mixed housing scheme should be grouped in clusters throughout the site;
4. be indistinguishable in terms of appearance from the market housing; and
5. reflect the latest available evidence with regards the tenure split and size of dwelllings.

A viability assessment should be submitted in line with the requirements of the PPG where it is not proposed to deliver the affordable housing requirement in full.

6.18 Providing sufficient homes that everyone in the community can afford is a key priority for the council and this Plan. The council's strategy is to maximise affordable housing delivery from viable sites over the plan period alongside exploring other opportunities to maximise the delivery of affordable housing. Should a need be identified for a rural exception site, consideration will be given to Policy NE8 of this plan and national policy.

6.19 Policy H2 sets out the council's approach for the delivery of affordable housing when developments propose more than 10 dwellings. Policy SS6 sets out the affordable housing requirements for the South Sunderland Growth Area (SSGA).

6.20 Affordable housing should be provided on-site in order to ensure that developments contribute towards creating mixed and balanced communities. In some circumstances, the council may accept delivery of affordable housing off-site, for example where the off-site provision would have wider regeneration benefits. Where it can be demonstrated to the council's satisfaction that neither on-site nor off-site provision would be appropriate, the payment of a financial contribution in lieu of on-site provision may be acceptable.

6.21 In accordance with the current 2017 SHMA, the council will seek a tenure split of 80% affordable rent and 20% intermediate tenure. Current identified needs are for 1-2 bedroom properties followed by 3+ bedroom properties and 1-2 bedroom properties for older people. The SHMA will be updated regularly and applicants need to consider this as the starting point with regards to tenure split and affordable housing mix. Other evidence, where appropriate will be considered to ensure the right tenure split and mix is delivered on sites.

6.22 Affordable housing should be available as an affordable unit in perpetuity to ensure the city offers choice in tenure for existing and future residents. Depending on the type of affordable housing provided this could entail recycling subsidy for alternative affordable provision or retention of discounts for future households.

6.23 The council will use any commuted sum payments in partnership with other agencies and partners to:

- provide affordable housing on council or Registered Social Landlord (RSL) owned sites;
- bring empty housing back into use for affordable housing;
- work with developers or other affordable housing providers, to increase affordable housing provision on their sites;
- purchase housing on the open market; and
- any other initiative that will deliver affordable housing.

6.24 In order to create balanced, mixed and sustainable communities, the provision of affordable housing on-site should be dispersed amongst the market housing in clusters of a size proportionate to the scale of the development. Therefore all affordable housing provision should be indistinguishable from other development on the site. The type and size of affordable housing units provided should also reflect those that are built to be sold on the housing market.

6.25 Developments should be in accordance with the Planning Obligations SPD.

6.26 The council does recognise that in some instances, it may not be possible to deliver the affordable housing requirement in full. In this instance the applicant will be expected to submit a detailed Viability Assessment to clearly demonstrate how the affordable housing requirement set out within Policy H2 would make the scheme unviable. Further details on viability is set out within the council's Planning Obligations SPD.

Policy

H3 Student accommodation

Development of student accommodation should be located within the Urban Core and must demonstrate that:

1. there is a need for additional student accommodation;
2. it is of a scale and appearance appropriate to its surroundings;
3. it is located within close proximity to local facilities and is accessible to the university by foot, cycle and by public transport;
4. it provides high quality living accommodation in terms of design, layout, and facilities provided within the development, in accordance with the Student Accommodation SPD; and
5. the layout of the accommodation is designed in such a way that it is capable of being re-configured through internal alterations to meet general needs housing in the future.

6.27 It is recognised that students and the University make an important contribution to the economy, by increasing demand for services, shops and housing whilst studying. Providing choice in accommodation and ensuring students reside in the city and do not feel isolated from the University and its activities, will help create the qualities and characteristics of a "University City".

6.28 To assist in the regeneration of the Urban Core and the creation of a 'University City', the council will support proposals for purpose-built student accommodation or the conversion of existing buildings for student accommodation within the Urban Core.

6.29 Should a proposal come forward that is not located within the Urban Core, the developer will need to demonstrate there are no suitable and available sites to accommodate the proposed development within the Urban Core and that the proposal will not result in an over concentration of student or shared accommodation.

6.30 The quality of the student accommodation provision is also fundamental. Students expect high quality accommodation with a range of facilities included. As such, all student accommodation should be developed to high standards, but the offer should ensure choice and value for money so students can opt for different types of accommodation depending on their circumstances.

6.31 Notwithstanding the above, student accommodation numbers need to be managed in line with projected student numbers to ensure the city does not end up with an oversupply of accommodation, which cannot be easily converted to other uses. Further information on need is set out in detail within the Student Accommodation SPD.

Policy

H4 Travelling Showpeople, Gypsies and Travellers

1. The needs of Travelling Showpeople will be met by:

   i. allocating land for new Travelling Showpeople sites at Station Road North, and Land at Market Place Industrial Estate, to accommodate 15 plots in the short term. Development of allocated Travelling Showpeople Sites should:

Station Road North

- accommodate at least 3 plots;
- provide a suitable vehicular access to the site from the industrial estate to the south;
- be laid out as such to avoid living accommodation on the land to the northern part of the site;
- utilise the northern part of the site for storage;
- provide adequate screening to the existing allotments to the west of the site; and
- not impact upon the pedestrian footpath to the north and east of the site.

Market Place Industrial Estate

- accommodate at least 12 plots;
- provide a suitable vehicular access to the site from Gravel Walks;
- give consideration to additional vehicle access from Balfour Street for cars only;
- provide adequate screening to the east of the site to protect the amenities of residents living on the site;
- provide an adequate screening/buffer to the south of the site adjoining Gravel Walks, to reduce any noise impact on existing residents of Gravel Walks/Lake Road;
- provide adequate screening of the site to protect the amenities of residents living on the site;
- ensure that fairground equipment is stored and maintained to the eastern most part of the site to avoid any noise impact on residential properties to the west and south of the site; and
- give consideration to the location of fairground equipment within individual plots, in order to protect the amenity of both residents living on the site and residents in nearby residential properties.

In order to ensure adequate provision is made for Travelling Showpeople within the city the council has allocated two sites within the Coalfield sub-area. Site criteria is in place to ensure a suitable form of development can be provided and any impacts on the amenity of existing and proposed residents are mitigated.

ii. identifying broad locations at Station Road/Pearsons Industrial Estate and Market Place Industrial Estate to accommodate 18 plots to meet medium and longer term needs; and

iii. safeguarding the existing Travelling Showpeople sites at Pearson Industrial Estate, Sunniside/Grasswell, Stephenson Industrial Estate and Herrington Burn, unless it can be demonstrated that:

a. there is no longer a need for the site; or

b. capacity can be better met elsewhere.

2. Where additional need is identified, development of new plots/pitches for Travelling Showpeople and Gypsies and Travellers should:

   i. be accessible to public transport, services and facilities, and be capable of support by local social infrastructure;

   ii. be capable of connection to energy, water and sewage infrastructure;

   iii. provide safe access to and from the main road network;

   iv. support the health and well-being of the occupiers;

   v. provide an appropriate layout and facilities;

   vi. not adversely affect the character of the immediate area, the amenity of nearby residents or the operations of adjoining land uses;

   vii. not have an adverse effect on the health and well-being of any site occupiers or on others as a result of new development; and

   viii. be of sufficient size to accommodate plots/pitches of an appropriate size and, in the case of Travelling Showpeople, to accommodate appropriate levels of storage space.



Figure 35: Station Road North Travelling Showpeople Site



Figure 36: Land at Market Place Travelling Showpeople Site

6.32 The Gypsy and Traveller and Travelling Showpeople Accommodation Assessment Update (2017) identifies the need for a total of 33 plots for Travelling Showpeople in the city over the plan period to 2033, of which 15 plots are required in the short term (up to 2022/23) and a further 18 plots in the medium to longer term.

6.33 In order to ensure that identified needs for Travelling Showpeople are met in full, Policy H4 seeks to protect existing sites, allocate new sites to meet needs up to 2023 and identify broad locations for growth beyond 2023. Due to the nature and size of land required for Travelling Showpeople plots, the sites identified for allocation are within council ownership to assist in delivery.

6.34 In relation to Gypsies and Travellers, the assessment identifies that there is no need for any permanent sites for Gypsies and Travellers but it does identify that there is a need for some form of stopover provision within the city to accommodate 5 pitches. This need is met through the council's Unauthorised Encampment Policy. This policy sets out an acceptance approach to encampments which allows Gypsies and Travellers to reside within Sunderland for an agreed number of days, providing that the location is suitable and a code of conduct is followed. This approach has been taken due to the small and infrequent number of encampments that the city experiences, as the needs are city wide and not location specific.

6.35 Whilst the council is satisfied that the allocations and broad locations identified through the policy will be sufficient to meet needs through the full plan period, it is recognised that the Plan also needs to have sufficient flexibility to address any planning applications which come forward for new sites in other locations. In regard to Travelling Showpeople, it will be expected that plots on allocated sites will be utilised first and then broad locations should be considered afterwards.

Policy

H5 Existing homes and loss of homes

1. The council will support development which would bring empty properties back into use.
2. Development which would result in the loss of residential housing stock, particularly family housing, through change of use or redevelopment will not be permitted unless it is demonstrated that:
   - i. the dwelling(s) no longer provide accommodation of a satisfactory standard;
   - ii. it is financially unviable to improve or adapt the existing dwelling(s); and
   - iii. the locality and character of the surroundings are no longer appropriate for residential use.
3. Where replacement housing is proposed, the new dwelling(s) should align to the needed type, mix or tenure of housing identified in the most recent SHMA.

6.36 The existing homes in Sunderland remain its most important asset and as such, the loss of existing stock will be carefully considered.

6.37 Bringing an empty property back into residential use or modernising an older property is considered more sustainable than its loss, as it not only contributes to the housing supply but helps to sustain

communities. However, the council does understand that retention is not always appropriate and in certain instances losses are unavoidable. When clearance does occur, the redevelopment of residential areas can also help contribute to creating improved living environments by new stock being better aligned to the required house types and sizes of the area.

6.38 The loss of existing housing stock as part of large-scale housing area renewal schemes will be supported where a detailed feasibility study or neighbourhood assessment is provided to inform a Housing Delivery Plan, alternatively, Masterplans may be used to guide future development.

Policy

H6 Homes in Multiple Occupation (HMOs)

Development for HMOs should ensure that:

1. the property is located where increased traffic and activity would not be detrimental to local amenity;
2. the intensity of use would not adversely affect the character and function of the locality;
3. the proposal would not be detrimental to the amenities of neighbouring properties by causing undue noise and disturbance;
4. adequate provision for parking, servicing, refuse, recycling arrangements and the management and maintenance of the property can be demonstrated through the submission of a management plan;
5. the proposal would not result in an over concentration of HMOs within the locality; and
6. the accommodation provides a good standard of living space and amenity for occupiers of the HMO.

6.39 Development for HMOs will need to demonstrate that they would not have a detrimental effect on the character and function of the locality, its local amenity or neighbouring properties. When considering whether there is an over concentration of HMO properties within the locality, the council will consider each proposal on its individual merits, taking account of the number of existing HMOs, clustering and the character of the area. As shared accommodation tends to provide smaller living accommodation than single dwelling houses, particular attention will be given to ensure that a good standard of amenity is in place for future occupiers of the HMOs. The council will require development proposals to retain acceptable levels of privacy and protect amenity.

6.40 Article 4 Directions have been implemented where the numbers of HMOs in an area are having a detrimental effect on the character and function of that area. In Sunderland five wards across the city, namely Barnes, Hendon, Millfield, St Michael's and St Peter's are subject to an Article 4 Direction. These remove permitted development rights and prevent the change of use to HMOs without planning approval. HMOs proposed within an area covered by an Article 4 Direction will be subject to Policy H6 and other relevant policies within this plan.

Policy

H7 Backland and tandem development

The development of residential new build within the curtilage of an existing dwelling should:

1. be of a form and scale that respects the local character of the area with regard to density, size and massing of existing buildings;
2. have a plot depth that is appropriate in size and would offer an adequate level of separation between dwellings;
3. ensure that an acceptable level of amenity is retained;
4. demonstrate suitable access, having regard to existing dwelling frontages and street scenes; and
5. ensure existing landscape and streetscape features (e.g. mature trees or other landscape features), are integrated into the development.

6.41 The spacious nature and low density of some of Sunderland's mature suburbs has led to development pressure for the intensification of existing housing areas through development of backland plots. This can have a significant impact on local distinctiveness and conservation by the erosion of the unique character that makes these places special, particularly if the principles of good design are not taken into account. It is essential therefore, if development takes place in these areas, that it is appropriate in all respects and that it makes a positive contribution to the environment and community within which it is located, to ensure the local distinctiveness and character of these areas is maintained.



7. Economic growth

7.1 The council is committed to supporting sustainable economic growth in order to attract inward investment and help existing businesses thrive. Sustainable economic growth is essential to maintaining and enhancing the overall prosperity of the city. This Plan will help to build on Sunderland's inherent strengths to meet the twin challenges of global competition and a low carbon future.

7.2 This chapter includes policies to meet Strategic Priorities 1 and 5 and supports economic growth by:

- supporting the redevelopment of The Vaux for office-led regeneration (Policy SS1);
- ensuring an attractive and flexible supply of general employment land over the plan period (Policies EG1 and EG2);
- supporting developments which enhance automotive industries and advanced manufacturing, particularly at the IAMP; and
- supporting development of key sectors such as education, health, high-tech and knowledge-based industries.

7.3 These policies will support the growth ambitions identified through the council's Economic Masterplan, the Economic Leadership Board's 3,6,9 Vision and the NELEP's Strategic Economic Plan.

7.4 Primary Employment Areas and Key Employment Areas make up the city's designated general employment land portfolio. Totalling 1,073 hectares (rounded), these designated employment sites play an important role in meeting economic growth and employment needs. Overall, 30 sites have been designated as either Primary Employment Areas (13 sites) or Key Employment Areas (17 sites). As of 31 March 2019, there is an estimated 84.07 hectares of general available employment land [21]. Completions between the start of the plan period to the 31 March 2019 totalled 13.42 hectares. Table 6 identifies components of supply. Tables 7 and 8 below set out designated employment sites by overall size and available employment land on each of the 30 designated allocations.

7.5 Some small scale ancillary uses will be supported in Primary Employment Areas where this meets the day to day needs of workers on the employment sites.

Source	Size (ha)
Primary Employment Areas	48.42
Key Employment Areas	26.53
Other Sources	9.12
Completions (2015 – 2018)	13.42
Total	**97.49**

Table 6: Components of supply

[21] Please note that general available employment land is made up of the following components, available employment land on Primary Employment Areas and Key Employment Areas plus known commitments at the Port and elsewhere (other sources).

Allocation	Allocation Size (ha)	Available Employment Land (ha)
PEA1: Sunrise Business Park	14.13	0
PEA2: Rainton Bridge North	23.01	4.71
PEA3: Glover	42.58	0.24
PEA4: Patterson North	90.23	6.63
PEA5: Patterson South	32.63	1.62
PEA6: Stephenson	34.92	1.97
PEA7: Wear	53.96	1.47
PEA8: Nissan	296.26	6.58
PEA9: Turbine Business Park	22.08	6.16
PEA10: Hillthorn Farm	26.17	12.81
PEA11: Doxford International	57.19	0
PEA12: Hylton Riverside	34.76	0
PEA13: Rainton Bridge South	31.81	6.23
Total	**759.73**	**48.42**

Table 7: Primary employment areas – available employment land

Allocation	Allocation Size (ha)	Available Employment Land (ha)
KEA1: Hendon	47.91	14.2
KEA2: Leechmere	24.49	0.42
KEA3: Pennywell	15.62	0.62
KEA4: Pallion	27.20	1.29
KEA5: Pallion Shipyard	17.34	2.44
KEA6: Deptford	32.61	6.02
KEA7: Low Southwick	15.21	0.41
KEA8: North Hylton Road	33.99	4.75
KEA9: Armstrong	12.04	0
KEA10: Crowther	43.72	1.9
KEA11: Hertburn	13.55	0.21
KEA12: Parsons	16.97	0
KEA13: Swan	3.63	0
KEA14: New Herrington	4.44	0
KEA15: Dubmire	8.16	3.14
KEA16: Houghton Market Place	1.81	0.16
KEA17: Hetton Lyons East	19.05	0.37
Total	**337.74**	**35.93**

Table 8: Key employment areas – available employment land

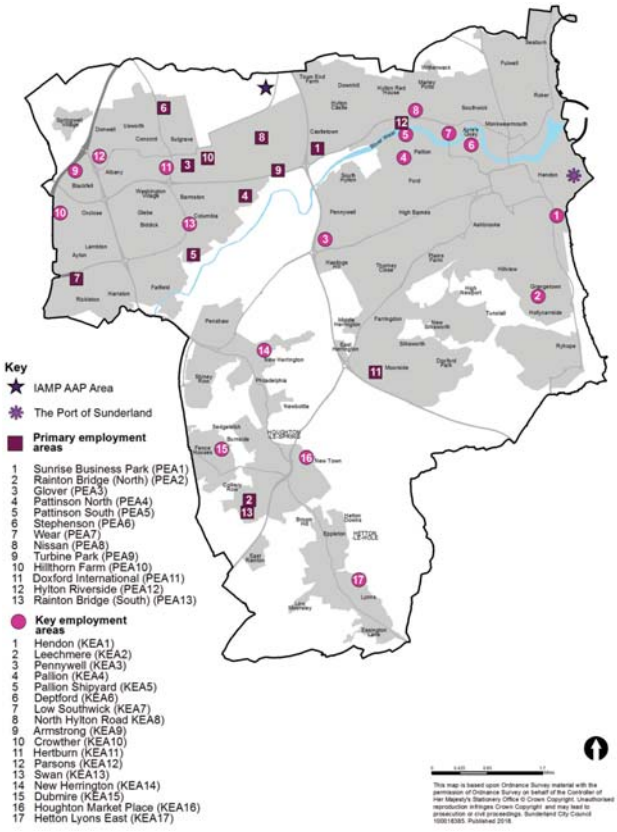


Figure 37: Employment Areas

Policy

EG1 Primary employment areas

1. The following areas are allocated as Primary Employment Areas (as designated on the Policies Map) and will be safeguarded for B1 (Business – excluding B1a), B2 (General Industrial) and B8 (Storage and Distribution) employment uses:
   i. Sunrise Business Park (PEA1);
   ii. Rainton Bridge (North) (PEA2);
   iii. Glover (PEA3);
   iv. Pattinson North (PEA4);
   v. Pattinson South (PEA5);
   vi. Stephenson (PEA6);
   vii. Wear (PEA7);
   viii. Nissan (PEA8);
   ix. Turbine Park (PEA9); and
   x. Hillthorn Farm (PEA10).
2. The following areas are allocated as Primary Employment Areas and will be safeguarded for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) employment uses:
   i. Doxford International (PEA11);
   ii. Hylton Riverside (PEA12); and
   iii. Rainton Bridge South (PEA13).
3. Development within the Primary Employment Areas that is not within a B Use Class will not normally be permitted; unless:
   i. for small ancillary uses where these can be shown to genuinely support, maintain or enhance the business and employment function of the area (shops (A1) including sandwich bars or Cafes (A3) including snack bars);
   ii. the maximum permitted floorspace for individual ancillary units will be 50sqm (gross); and
   iii. the number and distribution of units would result in an over-concentration that might affect the function and appearance of the area.
4. Exceptionally, other uses will be considered on their merits. In all cases new uses must:
   i. be of a type, scale and appearance compatible with the established character and function of the Primary Employment Area;
   ii. not adversely prejudice the day-to-day operation of the Primary Employment Area through parking, traffic generation or pedestrian movement; and
   iii. not result in an unacceptable dilution of the employment function of the Primary Employment Area.

7.6 Primary Employment Areas (PEAs) are those existing employment areas which are considered essential to the long-term success of Sunderland. These are located in the strongest demand areas and should be protected from non-employment uses which could impact upon their viability as employment locations.

7.7 While the policy will consider development for uses that are not within the B Use Classes, these will only be supported in exceptional circumstances as it is the council's intention to protect Primary Employment Areas from non-employment uses (B Use Classes).

Policy

EG2 Key employment areas

1. The following are allocated as Key Employment Areas (as designated on the Policies Map) and will be safeguarded for B1 (Business – excluding B1a), B2 (General Industrial) and B8 (Storage and Distribution) employment uses:
   i. Hendon (KEA1);
   ii. Leechmere (KEA2);
   iii. Pennywell (KEA3);
   iv. Pallion (KEA4);
   v. Pallion Shipyard (KEA5);
   vi. Deptford (KEA6);
   vii. Low Southwick (KEA7);
   viii. North Hylton Road (KEA8);
   ix. Armstrong (KEA9);
   x. Crowther (KEA10);
   xi. Hertburn (KEA11);
   xii. Parsons (KEA12);
   xiii. Swan (KEA13);
   xiv. New Herrington (KEA14);
   xv. Dubmire (KEA15);
   xvi. Houghton Market Place (KEA16); and
   xvii. Hetton Lyons East (KEA17).
2. The release of vacant land or premises within Key Employment Areas to uses outside the B Use Classes will only be considered acceptable where it can be demonstrated that:
   i. the council's current Employment Land Review recommends its release for another purpose, or it can be demonstrated through alternative evidence to the council's satisfaction that a site is no longer needed or capable of accommodating B Use Class employment uses;
   ii. the integrity, function and operation of the remaining Key Employment Area for employment purposes is not adversely affected;
   iii. the site is of an insufficient quality and/or suitability to accommodate existing types of industrial demand; and
   iv. the site has been unused for employment uses for at least 24 months, despite having been properly marketed on reasonable terms.

7.8 Key Employment Areas (KEAs) are those existing employment areas which are still required to meet anticipated needs for employment floorspace over the plan period, but are recognised as older and less effective employment areas, in locations of weaker demand.

7.9 To avoid the long term protection of employment land where there is no reasonable prospect of it being used for that purpose, the council has adopted a more flexible approach. Key Employment Areas can be used for alternative uses where it can be demonstrated that they are no longer required to meet employment needs and the proposed alternative development would be appropriate in that location.

7.10 In respect of point iv), the council will require a statement of the efforts that have been made to market the land or premises for employment development (within Use Classes B1, B2 and/or B8). The statement shall include clear and genuine evidence demonstrating that the land/premises has been widely marketed through an agent/surveyor dealing in commercial property at a price that reflects its current market value for B Use Class employment purposes for at least the last 24 months continuously and that no reasonable offer has been refused. Statements will be considered by the in-house property team whom regularly monitor the employment market and local land values.

Policy

EG3 Other employment sites

For non-designated employment sites, development will be supported for:

1. new employment uses or extensions to existing employment uses; and
2. the change of use or redevelopment of land or premises that are presently in employment uses if there are regeneration benefits or there is no reasonable prospect of the land being used for employment uses, and the development is considered to be acceptable.

7.11 There are also a number of existing employment sites which are not designated as Primary or Key Employment Areas. These tend to be older, less marketable employment sites close to, or within residential areas, where proposals for redevelopment for other uses – could give rise to significant regeneration benefits.

7.12 Whilst the council will continue to support these existing businesses, it is also necessary for the Plan to allow flexibility for them to be reused for alternative forms of appropriate development.

7.13 Policy EG3 applies to existing employment land which does not fall within a Primary Employment Area, Key Employment Area, the Port of Sunderland, the IAMP, or the strategic allocation at The Vaux.

Policy

EG4 New employment areas

Development for new employment uses (B1 – (excluding B1a), B2 and B8 uses) outside of designated employment areas must demonstrate that the proposed use:

1. cannot be accommodated within the designated employment areas;
2. can be provided with appropriate vehicular access; and
3. would not be detrimental to local amenity.

7.14 Whilst the established employment areas will be the most appropriate location for businesses, it is acknowledged that in order to maximise opportunities to grow the local economy and be responsive to changing market conditions, there may be occasions where a certain use requires a location outside of these areas. Policy EG4 seeks to provide this additional flexibility by supporting such development where it would be acceptable in all other regards.

7.15 Designated employment areas are considered to be the Primary Employment Areas, Key Employment Areas, the Port of Sunderland and the IAMP. The council will require applicants to provide a detailed statement justifying why the proposals cannot be accommodated within designated employment areas. This should include evidence that the proposal would not adversely impact upon the functionality of existing employment areas.

7.16 Office development (Use Class B1a) is considered to be a main town centre use, which should be directed to designated centres in accordance with the NPPF. Policy EG4 therefore does not apply to proposals for office development.

7.17 In order to improve the vitality and viability of the Urban Core, Policy EG5 seeks to direct most new office development to The Vaux, which is identified as a strategic allocation for office-led development under Policy SS1.

Policy

EG5 Offices

Development for offices (Use Class B1a) should be prioritised within the following locations:

1. The Vaux strategic site allocation (Policy SS1);
2. Primary Employment Areas at Doxford International, Hylton Riverside and Rainton Bridge South (PEA11, PEA12 and PEA13); and
3. within other designated centres as identified within the retail hierarchy set out in Policy VC1.

7.18 Office development is recognised as a main town centre/Urban Core use therefore, it is considered to be appropriate development within designated centres. The development of new office floorspace in designated centres, as identified within the retail hierarchy set out in Policy VC1 will generally be supported.

7.19 It is also recognised that some of the Primary Employment Areas are also business parks which contain predominantly office uses, therefore it would be appropriate to continue to support the development of offices in these locations. The Primary Employment Areas where office development will continue to be supported are at Doxford International, Hylton Riverside and Rainton Bridge South.

7.20 The development of new office floorspace in other locations (including Primary Employment Areas and Key Employment Areas not specified under Policy EG5 criterion 2) will normally be resisted unless they are ancillary to the principal use, or it can be demonstrated to the council's satisfaction that it is necessary for the development to be located there for operational reasons.

Policy

EG6 Trade counters

1. Where industrial users within a Primary Employment Area or Key Employment Area require a 'trade counter/factory shop' this should be limited to a maximum of 500m² or 15% of the existing industrial floorspace and only be used for the sale of goods made or stored on the premises.
2. Developments for a trade counter/factory shop should not:
    i. compromise the industrial nature of the site or area in question;
    ii. attract customers in such large numbers so as to impede the access arrangements; and
    iii. cause significant operational difficulties for other neighbouring occupants.

7.21 Certain business uses found in employment areas require an ancillary trade counter for the sale of goods.

7.22 In order to retain the employment character of these employment areas, it is important that the retailing element does not become over-dominant. To ensure that this is the case, Policy EG6 seeks to ensure that a maximum of 15% of internal floorspace may be permitted to be used for sales.

7.23 In order to protect the vitality and viability of existing centres, it should be ensured that any trade counter development is not of a sufficient scale that is likely to have a significant adverse impact upon the designated centres. The policy therefore establishes an upper limit of 500m^2 for ancillary retail use, which is consistent with the lowest of the locally set impact assessment thresholds in Policy VC2.

7.24 For clarity, in circumstances where the proposed trade counter/factory shop would be over 500m^2 but less than 15% of the internal floorspace of the unit, the lower threshold will apply.





8. Vitality of centres

8.1 The city centre (as defined on the policies map) and other Town, District and Local Centres within the authority area are an important aspect of the local economy, providing shops, services and community facilities to serve our local communities. These centres help give areas their own identity and are particularly important to members of the public who are less mobile, or do not have easy access to a car.

8.2 This chapter seeks to meet Strategic Priority 6 and will support the vitality and viability of our centres by:-

- focussing development proposals for main town centres uses within designated centres, as set out within the retail hierarchy (Policy VC1);
- resisting developments which would have a significant adverse impact upon designated centres (Policy VC2);
- prioritising retail development in Primary Frontages and supporting a wider diversity of uses in Secondary Frontages (Policy VC3);
- limiting the number of hot food takeaways in areas of over-concentration and/or areas which suffer from poor health (Policy VC4);
- protecting community facilities and local services (Policy VC5); and
- generally supporting new leisure and tourism development (Policy VC6).

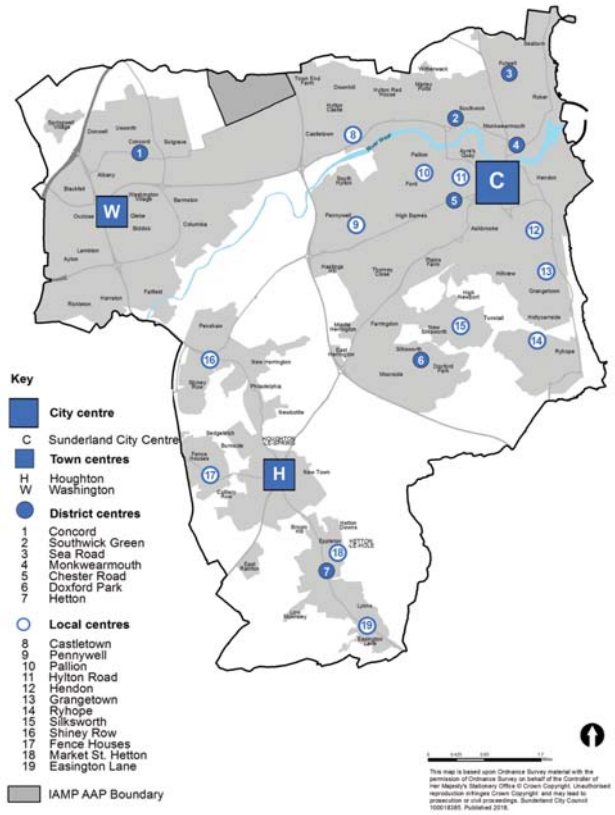


Figure 38: Retail Hierarchy

Policy

VC1 Main town centre uses and retail hierarchy

1. The vitality and viability of the centres within the network and hierarchy identified below (and designated on the Policies Map) will be maintained and enhanced:

   City Centre: Sunderland City Centre;

   Town Centres: Houghton, and Washington;

   District Centres: Chester Road, Concord, Doxford Park, Hetton, Monkwearmouth, Sea Road and Southwick Green;

   Local Centres: Castletown, Easington Lane, Fencehouses, Grangetown, Hendon, Hylton Road, Market Street (Hetton), Pallion, Pennywell, Ryhope, Shiney Row and Silksworth;

2. the city centre and town centres will be the principal locations for major retail, leisure, entertainment, cultural facilities and services;

3. the District Centres will have a role in providing key services including shopping, commercial, leisure, public and community facilities;
4. the Local Centres will provide a focus for essential community services and small-scale retail facilities to meet day-to-day needs, thereby supporting the wellbeing of local people;
5. neighbourhood shops, services and community facilities located outside of the designated centres will be protected where they are important in meeting day-to-day needs;
6. the development of main town centre uses, will be focused within existing designated centres, as set out within the retail hierarchy. Development outside of existing centres will be expected to follow the sequential assessment approach; and
7. established out-of-centre retail parks – whilst not considered part of the retail hierarchy, will be considered to be sequentially preferable to other out-of-centre locations when considering development proposals for main town centre uses.

8.3 One of the characteristics of Sunderland is its extensive network of centres, which provide a focus for growth in the retail, office and leisure sectors. Centres also act as a focus for local community life and ensure that services are available in accessible locations. The network and hierarchy of centres will be the preferred location for retail and office development over the plan period.

8.4 For the purpose of main town centre uses, the city centre, which is within the Urban Core, is defined on the Policies Map. The city centre, Washington and Houghton Town Centres are recognised as the three most important centres. All three perform significant retail, social and public functions and are important centres for the local transport network in the respective sub-areas. The District Centres feature significant retail facilities and services such as banks, whilst the much smaller Local Centres primarily cater for day-to-day shopping needs.

8.5 These centres are the primary locations for shopping facilities and they also play important roles as "hubs" of the local community, providing for wider social needs.

8.6 Whilst not identified within the retail hierarchy, neighbourhood shops, services and community facilities located outside of the designated centres provide a valuable service to local communities in helping to meet their day-to-day needs. It is therefore necessary for these to be protected in order to promote sustainable patterns of development.

8.7 Development proposals for main town centre uses should be focused within the designated centres, as set out within the retail hierarchy and should be of a scale and format that is appropriate to the position of the centre within the hierarchy. A definition of main town centre uses is provided within the glossary.

8.8 Development of main town centre uses in edge and out-of-centre locations will be expected to follow the sequential assessment approach, prioritising locations which are accessible and well connected to designated centres. For clarity, for the city centre and town centres, the Primary Shopping Area (as defined on the Policies Map) forms the centre boundary for sequential assessment purposes. For all other centres, it is the centre boundary (as defined in the Policies Map) which should be used. Out-of-centre developments for main town centre uses will only be supported where they can demonstrate that they have satisfactorily met the sequential test and would not have a significant adverse impact upon the vitality and viability of designated centres.

8.9 Whilst development will be focused within designated centres, it is recognised that established out-of-centre retail parks have a role to play in meeting the needs of residents. These are not considered to form part of the retail hierarchy but where out-of-centre development is considered acceptable and the sequential test has been met, there are merits in co-locating new developments within or alongside existing retail parks. These are often already well integrated into the public transport network and can offer sustainability benefits over standalone out-of-centre schemes. The council considers the following to represent established out-of-centre retail parks within the city for the purposes of this policy:

- Salterfen;
- Hylton Retail Park;
- Pallion Retail Park; and
- Peel Centre, Washington.

Strategic Policy

SP9 Comparison retail

In order to meet identified development needs, at least 45,400m^2 of comparison retail floorspace (Use Class A1) will be provided. The overall distribution of floorspace should broadly be as follows:

Sub-area	Indicative new comparison retail floorspace (m^2)
City Centre and Sunderland South	26,500
Sunderland North	3,800
Coalfield	2,500
Washington	12,600

8.10 The Sunderland Retail Needs Assessment (2016) considers the need for new retail floorspace over the period to 2035. The study indicates that based on a static retention rate there is an overall requirement for 45,400m^2 of additional comparison retail floorspace by 2035. The study does recognise that new floorspace is not required until after 2020. It is therefore proposed that allocations will be made within the emerging A&D Plan to meet this requirement. Policy SP9 however, does seek to establish the broad spatial distribution to inform any future site allocations.

8.11 The Sunderland Retail Needs Assessment does not identify any need for additional convenience retail floorspace over the period to 2035. However, it is recognised that there is limited provision currently within the Coalfield sub-area, resulting in a significant amount of leakage of expenditure. There is therefore scope for the provision of a new supermarket to service this area and this should be located within Houghton Town Centre to reinforce its role as the Coalfield's Primary Shopping Area and to promote sustainable shopping patterns. Any necessary allocations to address this will be made through the A&D Plan.

Policy

VC2 Retail impact assessments

1. When assessing applications for edge or out-of-centre retail development (Use Class A1), the council will require an impact assessment to be submitted where the development would exceed the following local thresholds:

	Convenience retail:	Comparison retail:
City Centre	2,000m^2	2,500m^2
Washington Town Centre	1,250m^2	1,500m^2
Houghton Town Centre	750m^2	750m^2
District Centres	750m^2	750m^2
Local Centres	500m^2	500m^2

2. The council will refuse planning permission where there is evidence that development is likely to have a significant adverse impact upon the vitality and viability of a designated centre.

8.12 Impact assessments are used to assess the potential impact of new developments for main town centre uses upon existing designated centres. In accordance with national policy, development will be resisted where significant adverse impacts are likely to occur.

8.13 An impact assessment will be required if development is over the local floorspace threshold. Normally the threshold will be based on the closest centre, however there may be some circumstances where a lower or higher threshold would be more appropriate based on the proposal and local circumstances.

8.14 Impact assessments should be undertaken in a proportionate and locally appropriate way, drawing on existing information where possible and should include an assessment of the impact of the proposal on existing, committed and planned public and private investment.

8.15 It is important that the impact is assessed in relation to all designated centres that may be affected, which are not necessarily just those closest to the proposal and may be in neighbouring authority areas. For clarity, the locally set threshold identified within the policy is based on the gross external area of a development.

8.16 A local threshold with regard to impact assessments for leisure and office developments has not been set, therefore the default threshold set out within the NPPF will apply.

8.17 The Primary Frontages in the city centre include all those within, and leading to, The Bridges, together with the western half of High Street West and Blandford Street. The Secondary Frontages include the remainder of High Street West, Fawcett Street, the northern end of John Street, St Thomas Street, Waterloo Place, Athenaeum Street, Holmeside, Park Lane, Vine Place, Derwent Street and Olive Street.

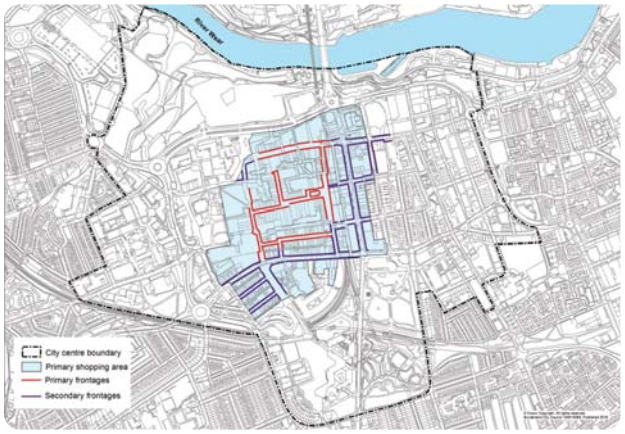


Figure 39: City Centre

8.18 For Washington Town Centre, the Primary Frontages are those on the ground floor of The Galleries shopping centre and units within The Galleries Retail Park. The first floor units within The Galleries are Secondary Frontages.

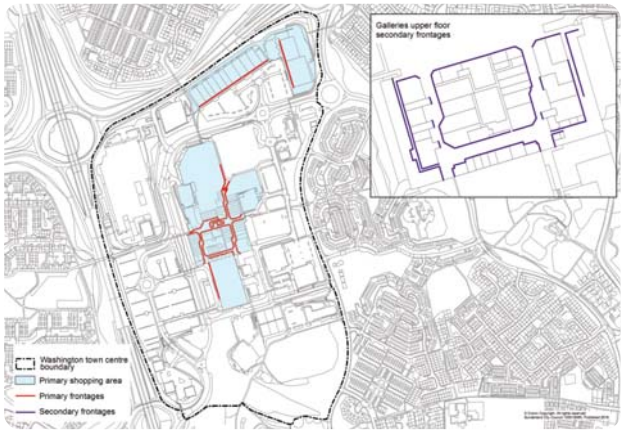


Figure 40: Washington Town Centre

8.19 For Houghton Town Centre, the Primary Frontages are located along Newbottle Street (with the exception of the area to the north of the junction with Station Road), and Mautland Street to encourage a linkage between Newbottle Street and the new Lidl supermarket.

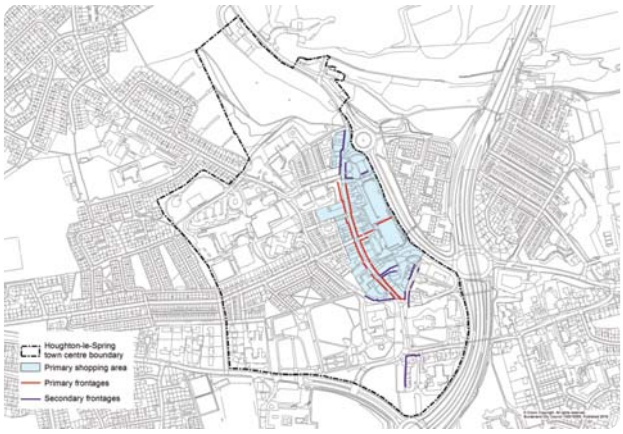


Figure 41: Houghton Town Centre

Policy

VC3 Primary shopping areas & frontages

1. Primary Shopping Areas, as designated on the Policies Map, have been established for Sunderland City Centre and Washington and Houghton Town Centres. These areas should be the focus of new retail development, where possible.
2. Development for A1 retail use within the Primary Frontages, as shown on the Policies Map, will be supported.
3. Proposals for non-A1 use within primary shopping areas will normally be resisted if they would result in:
   i. more than 15% of each Primary Frontage thoroughfare in Sunderland City Centre being in non-A1 retail use; or
   ii. more than 25% of each Primary Frontage thoroughfare in Washington Town Centre being in non-A1 retail use; or
   iii. more than 40% of each Primary Frontage thoroughfare in Houghton Town Centre being in non-A1 retail use.
4. Where proposals for non-A1 use within Primary Frontages will exceed the above thresholds, they will only be considered acceptable where it can be demonstrated that the premises have been vacant and marketed unsuccessfully for A1 uses for a period of least 24 months.
5. A more diverse range of uses will be supported within Secondary Frontages including retail, service, leisure, entertainment facilities, offices, arts, culture, tourism and residential uses.

8.20 Primary frontages are those which are the main shopping areas in each of our higher order centres and it is therefore important that we continue to preserve the predominance of A1 retail uses within these frontages.

8.21 Primary Shopping Areas and primary and Secondary Frontages have been identified for the city centre, Washington and Houghton centres. These are designated on the Policies Map and are shown in Figures 39, 40 and 41.

8.22 Retail use will continue to be the predominant focus within these Primary Frontages but there is a recognition that in Washington and Houghton centres their vitality and viability is underpinned by a wider diversity of uses and therefore the proportion of the Primary Frontages in these centres which should be retained in retail use, as set out in Policy VC3, is set at a lower level to reflect this. The percentages set out within the policy are consistent with the recommendations of the Sunderland Retail Needs Assessment.

8.23 Secondary frontages represent an opportunity for a much more diverse range of uses within the designated centres. The council will therefore support a wide diversity of appropriate uses including retail, service, leisure, entertainment facilities, offices, culture and tourism, arts and residential uses. This reflects the need to diversify the offer within our centres in order to protect their vitality into the future.

Policy

VC4 Hot food takeaways

1. Development for hot food takeaways (Use Class A5) will be managed to ensure the vitality and viability of designated centres by:
   - i. resisting development of further hot food takeaways in the Primary Frontages of the city centre;
   - ii. restricting development for a hot food takeaway use at ground floor level if the unit has been vacant for less than 24 months unless:
     - a. the proportion of units accounted for by A5 uses in each thoroughfare, or centre, does not exceed x% [with x defined through reference to Table 9];
     - b. the proportion of the length of frontage in each thoroughfare, or centre, accounted for by A5 uses does not exceed y% [with y defined through reference to Table 9];
     - c. there will be no more than z% of consecutive A5 units in each thoroughfare, or centre [with z defined with reference to Table 9]; and
   - iii. if the unit has been vacant for more than 24 months, development for hot food takeaway use at the ground floor level will be considered favourably where:
     - a. it has been marketed for 24 months for other main town centre uses (particularly those in Use Classes A1, A2, A3 and A4), but without success;
     - b. the proposal would not have an adverse impact upon local amenity and include the provision of appropriate extraction equipment; and
     - c. the proposals would not be detrimental to highway safety.
2. To promote healthier communities, the council will:
   - i. prevent the development of hot food takeaways (Use Class A5) within a 400m radius of entry points to all primary and secondary schools; and
   - ii. prevent the development of hot food takeaways in wards where the prevalence of obesity is more than 21% for year 6 pupils or 10% for reception pupils.

8.24 The council is becoming increasingly concerned over the high number of hot food takeaways present in many of our designated centres. An over-concentration of hot food takeaways can have a detrimental impact upon the vitality and viability of centres due to their hours of operation and their inactive and often shuttered frontages during daytime hours. They can also give rise to complaints about noise, disturbance, odours and litter.

8.25 In addition, there are also increasing concerns regarding the potential impacts of hot food takeaways on the health of the city's residents. There are already high concentrations of hot food takeaways in certain parts of the city, with 17 of the 25 wards within the city having a higher proportion of outlets per head of population than the national average. In addition, childhood obesity rates within many

of the city's wards are significantly higher than both the national and regional averages.

8.26 In assessing proposals for new hot food takeaways within designated centres, consideration will be given to the detrimental impact that an over-provision of A5 uses may have upon the vitality and viability the centre.

8.27 Whilst it is recognised that an oversupply of hot food takeaways within a designated centre can adversely impact upon its vitality and viability, the council also recognise that a significant number of vacant units within a centre can also have a negative impact. Policy VC4 therefore seeks to support proposals for hot food takeaways within designated centres where they would bring a long term vacant unit (vacant for 24 months or more) back into active use. This would be subject to the applicant demonstrating to the council's satisfaction that the property has been vacant for a continuous period of at least 24 months and that the unit has been genuinely marketed for main town centre uses (particularly those in Use Classes A1, A2, A3 and A4) at a realistic market value for a continuous period of at least 24 months without success. This will however not apply to hot food takeaways in the Primary Frontages of the city centre, where proposals for hot food takeaways will normally be resisted.

8.28 When considering proposals that have met the above requirement, the council will carefully consider the potential impacts of the proposals on local amenity and highways safety, together with all other material planning considerations. Applications for new hot food takeaways or significant amendments to an existing hot food takeaway should be accompanied by a noise and impact assessment which quantifies the impact that may arise from activities taking place and mitigates these to a level that would not be unacceptable at the nearest sensitive receptor.

8.29 Where a unit has not been vacant for a continuous period of at least 24 months, Policy VC4 seeks to limit the number of hot food takeaways located within each centre in order to protect their vitality and viability. The proportion and concentration of hot food takeaways considered acceptable is dependent on their position within the retail hierarchy.

	x	y	z
Centre	Maximum proportion of A5 units in each thoroughfare, or centre (%)	Maximum Proportion of the Length of Frontage in each thoroughfare, or centre in A5 uses (%)	Maximum Cluster of Adjacent A5 Units in each thoroughfare, or centre (No. of units)
City centre – Primary frontage thoroughfares	No further A5 uses		
City centre – Secondary frontage thoroughfares	5	5	3
Washington Town Centre – Primary and secondary frontage thoroughfares	5	5	3
Houghton-le-Spring – Primary and secondary frontage thoroughfares	10	10	3
District centres	10	10	2
Local centres	15	15	2

Table 9: Hot Food Takeaway Thresholds

8.30 With regard to the health aspects of the policy, a 400m buffer to school access points has been defined. Within these buffer zones no development proposals for hot food takeaways will be supported. For clarity, the 400m buffer will not apply when the application site is within a designated centre.

8.31 Childhood obesity data is gathered as part of the National Childhood Measurement Programme. The latest childhood obesity data at ward level can be accessed from the council's website at www.sunderland.gov.uk/planningpolicy.

Policy

VC5 Protection and delivery of community facilities and local services

Community facilities and local services will be protected and enhanced by:

1. resisting their loss, unless a replacement facility that meets the needs of the community is provided, or the community facility is no longer required in its current use and it has been demonstrated that it is not suitable for any other community uses;
2. supporting development of new and extended community facilities. Developments for new community facilities should be located in accessible neighbourhood and centre locations; and
3. supporting the shared use of facilities, provided that it can be demonstrated that such shared use will not adversely affect the level of social and community provision.

8.32 Community facilities and local services (as defined in the glossary) provide opportunities for residents to meet and share their interests and access essential services such as education, health care (SP7) and family support. It is therefore important that these facilities are protected where possible.

8.33 When assessing the impact of new community facilities the council will consider:

- accessibility to their respective neighbourhoods;
- the likely number of future occupants; and
- the impact on existing community facilities that are accessible to the development and their available capacity.

8.34 Evidence that may be required to support a proposal which would lead to a loss of community facilities could include:

- the nature and condition of the building or site and the cost of repairs, renovations or improvements needed to allow the facility to continue in operation;
- the nature and location of comparable facilities;
- the potential to relocate the use into other premises or to another site in the area; and/or
- evidence that the local community has been notified in writing of the intention to close the facility and detail of representations received.

8.35 It is important to protect viable facilities so far as is practicable, unless there is an overriding justification for their loss or exceptional benefits deriving from alternative forms of development. The council will require any application involving the loss of any community facility or land last used for community purposes to be supported by written evidence to justify its loss. The applicant will be required to provide written evidence that they have marketed the facility for at least 24 months and consulted with the Local Voluntary and Community Sector and advertised in the local press. The level of detail will depend upon the nature of the proposal; the applicant should contact the council at the earliest stage to discuss this.

8.36 Exceptions to this policy will be considered where the proposals are part of the rationalisation of the estates of key public services, such as the Emergency Services, the Clinical Commissioning Group (or replacement body) and the Learning Trust.

Policy

VC6 Culture, leisure and tourism

1. Development of cultural, leisure and tourism proposals will generally be supported, particularly:
   i. the development of Music, Arts and Culture proposals within the Minster Quarter, including a new auditorium;
   ii. leisure and tourism proposals at Seaburn and Roker seafront;
   iii. new hotel development in the Urban Core;
   iv. the delivery of cinema and ancillary food and beverage units at Washington Town Centre;
   v. the development of new sports hubs at Washington, Sunderland North and Sunderland South as part of the Football Association's Parklife programme;
   vi. leisure development which contribute to healthy lifestyles; and

vii. the temporary use of vacant buildings and sites by creative, cultural and community organisations, particularly where they help activate and revitalise key city and town centre locations and the public realm.

2. Proposals for leisure uses on designated employment land will not normally be supported unless they satisfy the requirements set out in Policies EG1 and EG2 for Primary and Key Employment Areas.

8.37 Culture, leisure and tourism are important to the vibrancy of the city. Sunderland contains a number of cultural assets including the Empire Theatre, the National Glass Centre and the Sunderland Museum and Winter Gardens in the Urban Core. Sunderland also plays host to a number of events including the annually held Sunderland International Air Show, Sunderland Illuminations and the Tall Ships race in 2018.

8.38 Policy VC6 seeks to support cultural, leisure and tourism development, where appropriate. Leisure (which would also be considered to be main town centre use), should be in accordance with Policy VC1, as these locations are the most accessible by a wide range of transport options and would provide the opportunity for linked trips.

8.39 Working closely with the Sunderland Music Arts and Culture Trust (MAC Trust), the council is committed to supporting the delivery of new cultural development within the Minster Quarter. Further details will be provided within the Minster Quarter SPD.

8.40 The coastline and beaches at Roker and Seaburn are some of Sunderland's key assets. The area has benefited from extensive regeneration and redevelopment over the last decade, resulting in increased visitor numbers and business/commercial development. The council and its partners, through the Seafront Regeneration Strategy, are keen to build on the success to date and will continue to focus efforts on the regeneration of this stretch of the coastline.

8.41 In accordance with the Leisure Needs Assessment, a cinema and supporting food and beverage units will be supported in the town centre, as they will help to significantly improve the evening economy offer.

8.42 The council is working in partnership with the Football Association, Football Foundation and Sport England to deliver three football hubs. The 'ParkLife Programme' aims to increase the numbers participating in football by increasing the number of 3G artificial pitches, associated facilities and improvements to grass pitches. At least one of the hub sites will also include a commercial health and fitness facility.

9. Built and historic environment

9.1 The policies in this chapter seek to meet Strategic Priority 7 to protect and enhance the built and historic environment. The policies in this chapter will:

- require development to achieve a high quality standard of design (Policy BH1); and where possible incorporate sustainable design and construction methods (Policy BH2);
- ensure that existing and proposed areas of public realm are well designed and accessible (Policy BH3);
- ensure that new advertisements and shop fronts are well-designed and appropriate to their surroundings (Policies BH4 and BH5);
- support the development of high quality communications infrastructure (Policy BH6);
- require development to respect and respond positively to the historic environment and any heritage assets within it (Policies BH7 and BH8); and
- preserve, protect and enhance, where possible, the city's archaeological heritage (Policy BH9).

Policy

BH1 Design quality

To achieve high quality design and positive improvement, development should:

1. create places which have a clear function, character and identity based upon a robust understanding of local context, constraints and distinctiveness;
2. maximise opportunities to create sustainable, mixed-use developments which support the function and vitality of the area in which they are located;
3. be of a scale, massing, layout, appearance and setting which respects and enhances the positive qualities of nearby properties and the locality;
4. retain acceptable levels of privacy and ensure a good standard of amenity for all existing and future occupiers of land and buildings;
5. promote natural surveillance and active frontages, including the provision of appropriate lighting, to assist in designing out crime;
6. clearly distinguish between public and private spaces, including appropriate use of hard and soft boundary treatments which reflect the character of the area;
7. create visually attractive and legible environments through provision of distinctive high quality architecture, detailing, building materials;
8. provide landscaping as an integral part of the development including retaining landscape features and reflecting surrounding landscape character and where appropriate and viable, the enhancement and upgrading of public realm and existing green infrastructure;
9. maximise the opportunities for buildings and spaces to gain benefit from sunlight and passive solar energy;
10. avoid, where possible, disruption to established views of important buildings, structures and landscape features;
11. in the case of tall buildings, form a positive relationship with the skyline and topography of the site and the surrounding area;
12. create safe, convenient and visually attractive areas for servicing and parking which does not dominate the development and its surroundings;
13. encourage durability and adaptability throughout the lifetime of the development to accommodate a range of uses; and
14. from 1 April 2021, meet national spaces standards as a minimum (for residential).

Large-scale developments should be supported by detailed Masterplans or development frameworks, and where appropriate, design codes.

9.2 The council is committed to delivering excellence in development quality. It expects all new development to embrace the principles of sustainable design, positively respond to the character and setting, as well as avoiding

harmful and/or cumulative impacts to the amenity of neighbouring buildings, local character and heritage assets.

9.3 Good design is crucial to achieving attractive and durable places to live. This Plan therefore encourages high quality design and development in terms of new buildings and spaces and their setting in the built and rural landscape. This policy sets out the design principles that should be applied across the city to all forms and scales of development.

9.4 New residential development needs to ensure that homes are built with enough indoor and outdoor space to meet the needs of the intended residents. This will be achieved through new housing meeting nationally described space standards as a minimum.

9.5 In order to allow for an appropriate transitional period, the standard relating to Nationally Described Space Standards will only be applied to outline or full applications approved after 1 April 2021. It will not be applied retrospectively to those applications for reserved matters where the outline permission was determined or is subject to a resolution to grant permission (including subject to planning obligations) before 1 April 2021.

9.6 Masterplans or development frameworks should be prepared for large-scale development, in particular those which will be phased. For clarity, large-scale development within the context of this policy is considered to be that which exceeds 250 dwellings for residential development or 5 hectares for non-residiential development. This will ensure that development creates high quality sustainable places based on sound urban design principles. Design codes should also be prepared for large-scale, phased development and accompany outline planning applications. The code should set out mandatory and non-mandatory aspects of design and include regulatory plans. The need for design codes should be identified at the pre-application stage of development. Development should take into consideration SPDs on design which will be a material consideration in the determination of planning applications for relevant proposals.

Policy

BH2 Sustainable design and construction

Sustainable design and construction should be integral to development. Where possible, major development (as defined in the 2019 Framework) should:

1. maximise energy efficiency and integrate the use of renewable and low carbon energy;
2. reduce waste and promote recycling during construction and in operation;
3. conserve water resources and minimise vulnerability to flooding;
4. provide details of the type of materials to be used at the appropriate stage of development;
5. provide flexibility and adaptability, where appropriate, allowing future modification of use or layout, facilitating future refurbishment and retrofitting;
6. include opportunities to incorporate measures which enhance the biodiversity value of development, such as green roofs;
7. include a sustainability statement setting out how the development incorporates sustainable resource management and high environmental standards; and
8. maintain an appropriate buffer between sensitive development and existing waste water treatment works to ensure amenity and operational continuity, in accordance with Government Code of Practice guidance.

9.7 Development provides an opportunity for reducing energy consumption and enabling more efficient use of energy, both of which are important for reducing carbon emissions and wasteful use of finite natural resources. It is important that developments are designed to mitigate climate change, and to withstand its effects. This will help to minimise the impact of development on the global environment, and ensure that buildings and spaces endure. Sustainable design also includes the sustainable use of resources, which is an important part of conserving materials and natural resources that are likely to become scarcer. This includes considering how existing buildings can be re-used, and how new buildings might be used in different ways in the future. Sustainable materials include those that are degradable, have low embedded energy, are easily renewed, or are recyclable.

9.8 In order to ensure that the energy efficiency of properties is maximised, where appropriate, the layout of developments should be designed to reduce dependence on energy for heat and lighting through maximising the southern orientation of buildings and enabling passive solar gain and the use of microgeneration technologies such as photovoltaic (PV) panels.

9.9 For major development a Sustainability Statement should be submitted which sets out how the development:

- is designed with regard given to sustainable development principles, taking into account the effects of climate change;
- delivers carbon reduction and energy efficiency levels required by relevant government guidance/schemes;
- reuses and recycles materials and other resources from all stages of development, design, demolition, construction and operation;
- maximises energy efficiency through internal and external layout, orientation, massing, materials, insulation, heat recovery, construction techniques, natural ventilation, shading and landscaping;
- protects existing water and sewage infrastructure. Where development increases the demands for off-site service infrastructure, it must be demonstrated that sufficient capacity already exists or that extra capacity (or a financial contribution towards capacity) will be provided; and
- will connect to/or be ready to connect to any forthcoming decentralised heat or energy scheme, where feasible.

9.10 Since not all development involves new buildings, extensions and alterations are also required to demonstrate how the proposals will achieve resource efficiency and environmental standards. Applicants should also consider incorporating simple cost effective energy efficiency measures into the existing building.

Policy

BH3 Public realm

Existing and proposed areas of public realm will:

1. create attractive, safe, legible, functional and accessible public spaces;
2. be constructed of quality, sustainable and durable materials which enhance the surrounding context; and
3. where appropriate, incorporate public art in development.

9.11 The public realm comprises the streets, footpaths and open spaces of the city. These in turn are defined and contained by buildings, other elements and structures. The relationship between buildings and the public realm should ensure that streets and spaces are busy, overlooked by the fronts of buildings and perceived to be safe throughout the day and into the evening. The quality of the public realm shapes people's perceptions of place and contributes to the character and identity of an area, helping to instil a strong sense of place.

9.12 The construction of high quality areas of public realm with a clear function will aid in creating a distinctive city with its own identity whilst providing wider community benefits. The standard of the public realm provided should reflect the surrounding context of the local area.

9.13 High quality public realm can act as a catalyst for regenerating the city, by making it a more attractive place to invest, work, live and visit. Improvements to public realm are also vital to our town centres and local neighbourhoods to support local economies and also to improve people's health by creating inclusive environments that encourage people to walk, cycle and socially interact.

9.14 Public art has a major role to play in providing the distinctive identity, enlivening the environment, creating a sense of place and the potential to attract inward investment. Development proposals in the city should respond positively to opportunities to introduce public art and work collaboratively with the community.

9.15 Further guidance is provided within the council's Design and Access SPD.

Policy

BH4 Advertisements

Development for advertisements should:

1. be well designed and sympathetic to the character and appearance of their location and the building to which they relate, having regard to matters such as size, materials, construction, location, level of illumination and cumulative impact with other signage on the building and within the vicinity; and
2. for illuminated advertisements and signs, not adversely affect the amenity and/or safety of the surrounding area.

9.16 Advertisements can play a helpful role in promoting the city's businesses and provide direction to locations. However, they can sometimes have a negative impact upon the amenity of an area as well as public safety. As such, consideration must be given to local characteristics and features of the street scene. The council aims to ensure that advertisements are designed to a high standard and contribute to a safe and attractive environment. It considers that poorly designed, very bright or inappropriately sited advertisements can detract from the visual quality of the street or local area and so will be resisted.

9.17 In relation to public safety it is necessary to consider the effect of an advertisement upon the safe use of vehicles and operation of traffic flow, including pedestrian traffic. Control over outdoor advertisements should be efficient, effective and simple in concept and operation.

Policy

BH5 Shop fronts

1. Development for shop fronts and signs will be supported where the following criteria is satisfied:
   i. the design is well related to the scale and appearance of the building to which the proposal relates; and
   ii. the design respects the character and appearance of the location.
2. Solid shutters which present a blank frontage to shopping streets will not be permitted.
3. Proposals relating to listed buildings, within conservation areas and in areas of special advertisement control will be subject to the requirements of the relevant designation and appropriate planning policy guidance.

9.18 A shop frontage contributes to the overall appearance of the street scene and as such proposals for this type of development need to ensure the changes positively enhance the appearance of the building as well as the immediate area and do not detract from it.

9.19 Care needs to be taken in the choice of shutters, as solid shutters, particularly bare galvanised or mill finished aluminium ones, can have a detrimental environmental effect, making areas feel desolate and forbidding once trading hours have ceased. Recessed shutter boxes can also assist in avoiding clutter to fascias.

9.20 There are particularly sensitive areas of Sunderland where extra care should be taken over the design and materials used within new shop fronts, such as where they would affect a listed building or where they would be located within a conservation area. Proposals in such areas would therefore be required to sustain and enhance the significance of designated Heritage Assets and take account of any other appropriate planning guidance such as relevant Character Appraisal and Management Strategies (CAMS).

Policy

BH6 Quality communications

1. Development should include high quality digital infrastructure, providing access to services from a range of providers.
2. Development for the installation of new telecommunications infrastructure must demonstrate that:
   i. there would be no significant adverse effect on the external appearance of the building or on the space in which they are to be located;
   ii. there would be no significant adverse impact on the special character and appearance of heritage assets

iii. the applicant has explored the possibility of sharing facilities, such as masts, cabinet boxes, satellite dishes and antennae on existing buildings or other structures;

iv. opportunities to miniaturise and camouflage any telecommunications apparatus have been explored;

v. they are appropriately designed, coloured and landscaped to take account of their setting; and

vi. there would be no significant adverse impact on the visual amenities of neighbouring occupiers.

9.21 Digital technologies have been a major driving force in influencing and shaping industry and society in the last few years. Changes that are currently transforming our working, learning, leisure and community environments will need to be integrated into future developments.

9.22 The council will seek to ensure that the development of modern telecommunications equipment is sympathetic to our townscape and countryside. The aim is to ensure that telecommunications equipment is kept to a minimum through encouraging the sharing of existing and/or proposed facilities where this is technically possible. The visual impact of telecommunications equipment can be minimised through careful design, placement, colouring and landscaping. This will help to protect the character of an area and the appearance of property.

9.23 Policy BH6 applies to planning applications or prior notification applications for the installation of satellite dishes, microwave antennae, radio masts, cabinet boxes and other types of telecommunications apparatus which require planning permission. When considering such applications the council will also have regard to the legal requirements placed upon telecommunications operators to provide an adequate service, and any technical and operational constraints that may be faced.

Policy

BH7 Historic environment

The council will ensure that the historic environment is valued, recognised, conserved and enhanced, sensitively managed and enjoyed for its contribution to character, local distinctiveness and sustainable communities by:

1. giving great weight to the conservation of heritage assets (designated and non-designated) based on their significance in accordance with national policy;
2. supporting new development which makes a positive contribution to the character and townscape quality of the historic environment;
3. supporting and developing innovative initiatives that identify, maintain, conserve and sustain or return to beneficial usage designated or non-designated heritage assets;
4. capitalising in an appropriate and sensitive manner on the regeneration and tourism potential of heritage assets;
5. taking a positive and proactive approach to securing the conservation and re-use of heritage assets at risk, including working with owners and partner organisations to develop schemes that will address the at-risk status of the assets and exploring opportunities for grant-funding to deliver viable schemes;
6. reviewing existing local heritage designations, such as conservation areas, and making new designations to protect and conserve built heritage assets, where justified, by appropriate surveys and evidence;
7. using Article 4 Directions, where appropriate, to protect features of historic/architectural importance; and
8. improving access and enjoyment of the historic environment where appropriate, by supporting proposals that retain, create or facilitate public access to heritage assets to increase understanding, appreciation and enjoyment of their significance, special qualities and cultural values.

9.24 The historic environment of Sunderland is an irreplaceable resource, providing assets of significant cultural, social, economic and environmental value. Sunderland benefits from a rich, diverse and distinctive historic environment that makes a fundamental contribution to the quality of the environment and provides a sense of place and belonging for its local communities. The historic

environment includes archaeological remains, historic buildings, townscapes and landscapes, and includes locally significant assets and their settings in addition to designated and statutorily protected features.

9.25 The council acknowledges the value and importance of the city's historic environment and recognises that its heritage assets should be conserved and enhanced in a manner appropriate to their significance.

9.26 Some of the city's Heritage Assets are at risk, and addressing Heritage-at-Risk is a key priority of the council. It will focus on working with funding partners such as Historic England and Heritage Lottery Fund, other partner organisations, property owners and developers to develop solutions for assets at risk. For example, Sunderland's 'Historic High Streets ' Heritage Action Zone is a partnership initiative with Historic England and other local partners that seeks to revive historic Sunderland and reconnect it with the modern city centre.

9.27 The council will also seek to increase its knowledge and understanding of its historic environment, reviewing its local heritage designations, undertaking survey and appraisal work and commissioning specialist studies and research as opportunities arise. For instance, it will continue to produce Conservation Area Character Appraisals and Management Strategies (CAMS) to ensure that all its conservation areas are supported by adopted planning guidance. The use of Article 4 Directions will continue to be used as an effective way of conserving the character and appearance of conservation areas.

9.28 Access and enjoyment of the historic environment goes hand in hand with its conservation. Proposals should therefore, where appropriate to the use, demonstrate that all reasonable steps have been taken to ensure heritage assets are accessible to all user groups and that this can be achieved without harming the significance of the asset.

Policy

BH8 Heritage assets

1. Development affecting heritage assets (both designated and non-designated) or their settings should recognise and respond to their significance and demonstrate how they conserve and enhance the significance and character of the asset(s), including any contribution made by its setting where appropriate.
2. Development affecting a listed building, including alterations and additions should:
    i. conserve and enhance its significance in regards to the protection, repair and restoration of its historic fabric, its features and plan form, its boundary enclosures, its setting and views of it, its group value and contribution to local character and distinctiveness; and
    ii. be sympathetic and complimentary to its height, massing, alignment, proportions, form, architectural style, building materials, and its setting.
3. The demolition of and/or substantial harm to listed buildings will only be considered in exceptional circumstances and with clear and convincing justification.
4. To preserve or enhance the significance of conservation areas, including their diverse and distinctive character, appearance and their setting, development:
    i. should be in accordance with the objectives and proposals of the adopted Character Appraisal and Management Strategy (CAMS) for the relevant conservation area;
    ii. should make a positive contribution to the character and distinctiveness of the conservation area;
    iii. should support proposals for the conversion and adaptive re-use of vacant and underused buildings and heritage/townscape value in a sensitive manner; and
    iv. within and adjacent to conservation areas should be of high design quality, to respect and enhance the established historic townscape and built form, street plan and settings of conservation areas and important views and vistas into, within and out of the areas.

5. The demolition or unsympathetic alteration of buildings which make a positive contribution to a conservation area will only be acceptable in exceptional circumstances and must be robustly justified.
6. Development of open spaces and the loss of any trees that contribute to the essential character of conservation areas and the settings of individual buildings within them will be resisted unless there are clear heritage or environmental benefits that outweigh the loss.
7. Development within or adjacent to the Registered Historic Parks and Gardens and unregistered Parks and Gardens that are considered by the council to be of historic interest, will be required to protect and enhance their designed landscape character and setting and their natural and built features of historic, architectural and artistic importance.
8. Development affecting non-designated heritage assets should take account of their significance, features and setting.
9. In considering proposals affecting heritage assets identified as being at risk the council will support their conversion and adaptation where this secures their sympathetic repair, re-use in appropriate uses and sustains their significance into the future.

9.29 Sunderland's historic environment has a large number of heritage assets, both designated and non-designated, including Scheduled Monuments, archaeological sites, Historic Parks and Gardens, listed buildings and conservation areas. Outside statutorily designated areas a diversity of townscapes and landscapes make up the remainder, containing buildings of local historic and architectural value. Policy BH8 will ensure that these are conserved and enhanced.

9.30 A Heritage Statement must accompany all applications that affect heritage assets, and should describe the significance of the heritage asset and the impact of the proposals on its significance.

9.31 A proposal to demolish a listed building, or to alter or extend it in a way that would affect its special character, requires Listed Building Consent. If the proposal also involves 'development', planning permission is required and, in that case, the local planning authority will wish to consider applications for Listed Building Consent and planning applications concurrently. Proposals to alter or extend any listed building will be assessed against the need to preserve the special architectural or historic interest which led to the building being listed. There is a general presumption in favour of the preservation of listed buildings, and consent to demolish or partly demolish such buildings will only be granted in exceptional circumstances. Demolition of listed buildings will need to demonstrate through a feasibility study that all options to conserve the building have been considered and clearly justify the case for demolition. Consent for demolition will not be given until redevelopment proposals have also been agreed and a programme of recording of the listed building has been initiated.

9.32 Extensions to listed buildings or development that affects the setting of a listed building, (either by virtue of being within its curtilage or sited in the surrounding environment within which it is experienced) will be required to be supported by visual analysis (such as relevant perspectives and cross sections) and other technical material that enables the impact of the proposal to be properly assessed.

9.33 The council recognises the need in some cases to be flexible in the consideration of development to re-use listed buildings at risk, particularly those that have been vacant and deteriorating for long periods of time and are vulnerable. However, development that harms the significance of the listed building, including its setting, will not be considered acceptable unless the degree of harm is outweighed by the benefits of securing the repair and its re-use and the proposal sustains the overall significance of the asset into the future.

9.34 Development in conservation areas will be considered against the relevant CAMS or otherwise on the basis of whether they preserve and enhance the significance of the conservation area.

9.35 Demolition of unlisted buildings which are identified in the relevant CAMS as making a positive contribution to the conservation area will normally be refused. Applications will be expected to be accompanied by the same level of supporting information as those to demolish listed buildings. Proposals for the sympathetic and creative re-use and adaptation of vacant and underused historic buildings in conservation areas will be encouraged.

9.36 Developments within and otherwise affecting the settings of conservation areas should display high quality designs that respect and enrich their historic context and the fundamental character of the conservation area.

9.37 In considering development affecting non-designated heritage assets and where necessary their settings, the council will have regard to the conservation of the heritage asset and its contribution to local character and distinctiveness in weighing up the merits of the proposal.

9.38 In addition to the city's Registered Parks and Gardens of Historic Interest there are several parks and gardens and other designed landscapes of historic interest in the city that whilst not currently registered, are considered by the council to be of sufficient significance to warrant being treated as if they were registered when considering development proposals that affect them.

9.39 For Heritage Assets at Risk, the council will work collaboratively with developers and funding organisations and take a balanced approach to secure the assets' repair and restoration, whilst also developing innovative ways of adapting them to accommodate uses that secure their future in beneficial usage.

Policy

BH9 Archaeology and recording of heritage assets

1. Development which adversely affects the archaeological interest or setting of a Scheduled Ancient Monument (or non-designated heritage asset of equivalent significance) will be refused planning permission unless exceptional circumstances exist that satisfy the requirements of the NPPF.
2. The council will support the preservation, protection and where possible the enhancement of the city's archaeological heritage by requiring that:
   i. applications that may affect buried archaeological remains must be supported by an archaeological desk-based assessment and evaluation reports where appropriate;
   ii. where development affects heritage assets of archaeological interest, preference will be given to preservation in situ. However where loss of the asset is justified in accordance with national policy, the remains should be appropriately archaeologically excavated and recorded, the findings assessed and analysed, the resulting archive report deposited with the Tyne and Wear Historic Environment Record and the physical archive deposited with the relevant collecting museum. Significant findings will also be published in an archaeological journal to make them publicly accessible and to enhance understanding; and
   iii. where demolition or part demolition of a designated built heritage asset or non-designated building of significance has been justified, or substantive changes are to be made to the asset, works must not commence until archaeological building recording of the asset has been carried out and the results deposited with the Historic Environment Record and Tyne and Wear Archives.

9.40 Proposed works that directly affects a Scheduled Ancient Monument (SAM) normally requires Scheduled Monument Consent; applications are determined by Historic England rather than the council. The council's responsibilities in relation to SAMs consist of having regard to the effect of any development upon their settings.

9.41 The city's archaeological remains are a rare record of the evolution of civilisation in Sunderland, giving people the opportunities to experience and learn about their past. The Tyne and Wear Historic Environment Record (HER) is compiled, maintained and continually updated by the County Archaeologist on behalf of the five Tyne and Wear authorities. The council is required in accordance with of the NPPF to make publicly available information on the significance of heritage assets gathered as part of plan-making or development management. The council takes a pro-active approach towards this gathering of information, for inclusion in the HER.

9.42 Such opportunities arise in particular with development that seeks to demolish, remove, or make substantive physical changes to heritage assets. In such cases the council will require an appropriate level of archaeological assessment and evaluation, historic and architectural appraisal and other relevant analysis deemed necessary.



10. Natural environment

10.1 The provision of attractive, accessible areas of green infrastructure, open space, sports and community facilities helps to support physical activity and social interaction, allowing people to lead healthy lifestyles. Connecting up the different communities and facilities to ensure Sunderland functions effectively is essential to support sustainable lifestyles and enhance the quality of life for local people. This chapter includes policies to meet Strategic Priority 8 and will seek to protect and enhance the natural environment by:

- maintaining and improving the Green and Blue Infrastructure Network (Policy NE1);
- protecting biodiversity and geodiversity (Policy NE2);
- conserving trees, woodlands and hedgerows (Policy NE3);
- protecting and conserving the quality, community value, functionality and accessibility of greenspaces (Policy NE4);
- protecting the Green Belt from inappropriate development (Policy NE6);
- protecting Settlement Breaks from development (Policy NE7);
- limiting development within the Open Countryside (Policy NE8);
- protecting, conserving and enhancing the varied landscape character of the city (Policy NE9);
- conserving, protecting and enhancing the natural and cultural integrity of the designated Heritage Coast (Policy NE10);
- ensuring that development is designed to preserve or enhance key views and vistas (Policy NE11); and
- protecting the loss of the best and most versatile agricultural land, (Policy NE12).

Policy

NE1 Green and blue infrastructure

1. To maintain and improve the Green Infrastructure Network through enhancing, creating and managing multifunctional greenspaces and bluespaces that are well connected to each other and the wider countryside, development should:
   - i. incorporate existing and/or new green infrastructure features within their design and to improve accessibility to the surrounding area;
   - ii. address corridor gaps and areas of corridor weakness where feasible;
   - iii. support the management of existing wildlife corridors, including reconnecting vulnerable and priority habitats (see policy NE2);
   - iv. apply climate change mitigation and adaptation measures, including flood risk and watercourse management;
   - v. link walking and cycling routes to and through the corridors, where appropriate;
   - vi. include and/or enhance formal and natural greenspace and bluespace provision;
   - vii. protect and enhance landscape character;
   - viii. have regard to the requirements of the Green Infrastructure Delivery Plan and make contributions proportionate to their scale towards the establishment, enhancement and on-going management; and
   - ix. protect, enhance and restore watercourses, ponds, lakes and water dependent habitats.
2. Development that would sever or significantly reduce green infrastructure will not normally be permitted unless the need for and benefits of the development demonstrably outweigh any adverse impacts and suitable mitigation and/or compensation is provided.

10.2 Green Infrastructure (GI) describes the strategic network of undeveloped land, comprising green, brown and blue spaces that define, connect and intersperse our built environments. It relates to spaces in public or private ownership, with or without public access. It includes landscapes, historic environments, natural habitats, biodiversity and geological features, greenspaces and woodland, linear corridors, and in the case of bluespaces it also includes waterways, lakes, water dependent habitats and the sea.

10.3 Green Infrastructure provides a wide range of social, economic and environmental benefits including direct recreational benefits providing opportunities for physical activity, promoting health and well-being, mitigating the impacts of extreme weather, reducing flood risk, supporting biodiversity, providing wildlife corridors, enabling local communities to grow their own food, strengthening the economy and enhancing environmental quality.

10.4 Six inter-district Green Infrastructure corridors within the city have been identified (as shown by Figure 42). These corridors will build on the existing network linking the city to the wider region and seek to broaden the range and quality of functions that Green Infrastructure can bring to Sunderland. The district corridor network within Sunderland will also be protected and enhanced. This network is also shown indicatively on Figure 42.

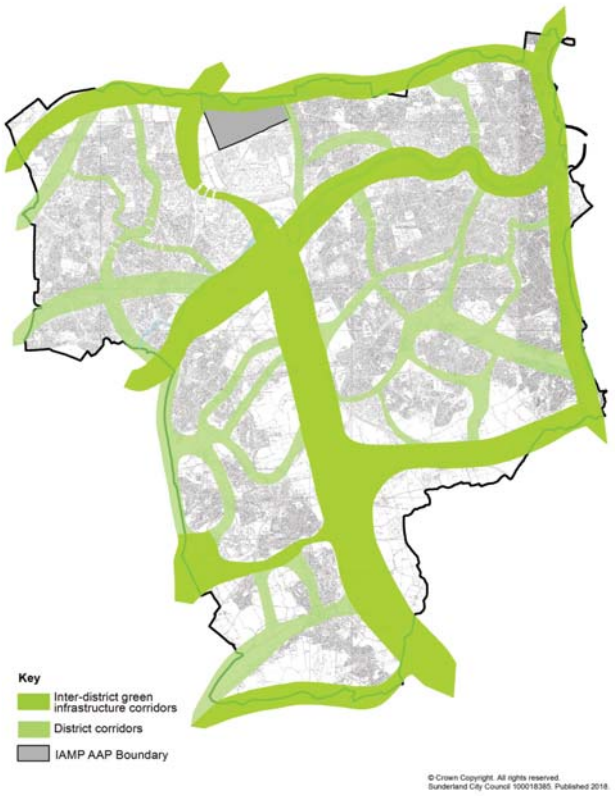


Figure 42: Green Infrastructure

10.5 Our approach to GI will follow that outlined by our Green Infrastructure Strategy, having regard to the requirements of the supporting Green Infrastructure Delivery Plan. Development brings opportunities to enhance the network and deliver new Green Infrastructure. GI is considered equal to all other forms of infrastructure and will be viewed as a critical element in the determination of planning applications.

10.6 The A&D Plan will identify land to deliver this policy.

Policy

NE2 Biodiversity and geodiversity

1. Where appropriate, development must demonstrate how it will:
   - i. provide net gains in biodiversity; and
   - ii. avoid (through locating on an alternative site with less harmful impacts) or minimise adverse impacts on biodiversity and geodiversity in accordance with the mitigation hierarchy.

2. Development that would have an impact on the integrity of European designated sites that cannot be avoided or adequately mitigated will not be permitted other than in exceptional circumstances. These circumstances will only apply where there are:
    i. no suitable alternatives;
    ii. imperative reasons of overriding public interest;
    iii. necessary compensatory provision can be secured to ensure that the overall coherence of the Natura 2000 network of European sites is protected; and
    iv. development will only be permitted where the council is satisfied that any necessary mitigation is included such that, in combination with other development, there will be no significant effects on the integrity of European Nature Conservation Sites.
3. Development that would adversely affect a Site of Special Scientific Interest, either directly or indirectly, will be required to demonstrate that the reasons for the development, including the lack of an alternative solution, clearly outweigh the nature conservation value of the site and the national policy to safeguard the national network of such sites.
4. Development that would adversely affect a Local Wildlife Site or Local Geological Site, either directly or indirectly, will demonstrate that:
    i. there are no reasonable alternatives; and
    ii. the case for development clearly outweighs the need to safeguard the intrinsic value of the site.
5. Development that would adversely affect the ecological, recreational and/or educational value of a Local Nature Reserve that will demonstrate:
    i. that there are no reasonable alternatives; and
    ii. the case for development clearly outweighs the need to safeguard the ecological, recreational and/or educational value of the site.
6. Development that would have a significant adverse impact on the value and integrity of a wildlife corridor will only be permitted where suitable replacement land or other mitigation is provided to retain the value and integrity of the corridor.

10.7 Wildlife is not confined to designated sites and many features serve as wildlife corridors, links and stepping stones. Sunderland's wildlife corridors coupled with our designated sites will be the means to deliver ecological networks and habitat connectivity within and beyond Sunderland. The location of new development will deliver sites that avoid, protect and/or enhance Sunderland's wildlife and geology.

10.8 For the purpose of this policy the term biodiversity includes all statutory and non-statutory designated sites, protected species, priority habitats and species, wildlife corridors, and habitats and species outside designated sites and not identified as a conservation priority but which are considered locally important including water-dependent, aquatic and marine habits and species. Geodiversity relates to the variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes that form and alter them, which are considered nationally or locally important.

10.9 Any proposal that is likely to have a significant effect on a European site, either alone or in-combination with other plans or projects, will need to undertake a Habitats Regulations Assessment (HRA). Where necessary, planning obligations will be secured to implement avoidance and mitigation measures for strategic site HGA5. Mitigation measures will include a combination of Strategic Access Management and Monitoring (SAMM) and the provision of Suitable Alternative Natural Greenspace (SANG). Proposals for development or land use that would adversely affect a European Site, either individually or in combination with other plans or projects, will only be permitted where the developer can demonstrate that there are imperative reasons of overriding public interest, including those of a social or economic nature, and there is no alternative solution. Compensatory measures will be secured to ensure that the overall coherence of the network of European sites is maintained. Where a SANG is proposed as mitigation for HRA impacts, depending on the use and form that the SANG takes it may be possible for this to also be utilised as useable greenspace providing the uses are compatible.

10.10 It is expected that in the majority of cases, habitats and species of principal importance will have already been identified on a site-specific basis and are protected through national and local designations - however,

species will not always be confined to a designated site boundary. Sites of Special Scientific Interest (SSSIs) are of national significance and receive statutory protection. Local Wildlife Sites (LWSs) are of regional or sub regional importance and are designated by a Local Wildlife Sites Partnership. They are non-statutory and rely on the planning system for their protection. Local Nature Reserves (LNRs) are designated by the council and receive statutory protection.

10.11 Where a development directly and/or indirectly impacts on a designated site, proposals should take account of appropriate buffer zones as a way of minimising potential adverse effects and where possible incorporate or enhance them as part of the development. Buffer zones will vary in size, dependent upon different types of species and habitat involved.

10.12 Development likely to have a significant direct or indirect impact on legally protected species and habitats of Principal Importance in England [22]and those listed by the Local Nature Partnership will not be recommended for approval unless they incorporate appropriate measures that ensure the long term survival and enhancement of current populations and habitats to ensure the sustainability of an individual group, species or habitat.

10.13 Dependent on the biodiversity and geodiversity impact, the council may require developers to produce a management strategy to ensure the continued protection of the features of interest. Such management strategies may include monitoring programmes to provide up to date information which will shape future policy reviews as well as inform future site specific plans.

10.14 Wildlife corridors are strategic networks which transcend administrative boundaries and are instrumental in the movement of species within and beyond Sunderland. Wildlife corridors will be protected from intrusive developments, including certain recreational uses, though development that demonstrates significant enhancement and net gain may be considered appropriate. The nature conservation value of wildlife corridors should be maintained and enhanced as part of any planning approval.

10.15 Biodiversity does not just occur on undisturbed greenfield sites. Many brownfield sites and built features have biodiversity value, and many sites require management to retain their importance. Where possible, these areas will be enhanced and integrated into the functional network.

10.16 The forthcoming Biodiversity and Geodiversity SPD will support the natural environment policies, and this will include clarification regarding the types of development that require delivery of net gains in biodiversity. The A&D Plan will identify land to deliver this policy.

Policy

NE3 Woodlands/hedgerows and trees

To conserve significant trees, woodlands and hedgerows, development should:

1. follow the principles below to guide the design of development where effects to ancient woodland, veteran/aged trees and their immediate surroundings have been identified:
   i. avoid harm;
   ii. provide unequivocal evidence of need and benefits of proposed development;
   iii. provide biodiversity net gain;
   iv. establish likelihood and type of any impacts;
   v. implement appropriate and adequate mitigation and compensation;
   vi. provide adequate buffers; and
   vii. provide adequate evidence to support proposals;
2. retain, protect and improve woodland, trees subject to Tree Preservation Orders (TPOs), trees within conservation areas, and 'important' hedgerows as defined by the Hedgerows Regulations 1997;
3. give consideration to trees and hedgerows both on individual merit as well as their contribution to amenity and interaction as part of a group within the broader landscape setting; and
4. ensure that where trees, woodlands and hedgerows are impacted negatively by proposed development, justification, mitigation, compensation and maintenance measures are provided in a detailed management plan.

[22] Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006

10.17 Woodlands and trees play an extremely important role in the landscape and environmental quality of Sunderland. Existing trees and landscaping can be a valuable resource and, where it is desirable to retain them (including any statutorily protected trees), the design and layout of new development must allow for this, including suitable buffer zones and details of measures to protect retained trees and landscaping.

10.18 Development which fails to make satisfactory arrangements for landscaping or the protection of retained trees will normally be refused unless the benefits of and development in that location clearly outweigh the loss. British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction recognises that trees need to be properly protected during construction periods. This document provides guidance on planting and protecting trees during construction and the level of information required for full surveys.

10.19 Ancient woodland and aged or veteran trees are irreplaceable; therefore discussions over possible compensation should not form part of the assessment to determine whether the benefits of the development proposal outweigh the loss.

10.20 Tree Preservation Orders (TPOs) are particularly important in controlling the felling and pruning of trees or woodlands which make a significant contribution to the environment. New orders will continue to be made where trees of amenity value are at risk. The council will take enforcement action against those who deliberately damage or remove protected trees.

Policy

NE4 Greenspace

The council will protect, conserve and enhance the quality, community value, function and accessibility of greenspace and wider green infrastructure, especially in areas of deficiency identified in the council's Greenspace Audit and Report by:

1. designating greenspaces in the A&D Plan;
2. requiring development to contribute towards the provision of new and/or enhanced greenspace where there is an evidenced requirement;
3. requiring all major residential development to provide:
    i. a minimum of 0.9ha per 1000 bedspaces of useable greenspace on site; unless
    ii. a financial contribution for the maintenance/upgrading to neighbouring existing greenspace is considered to be more appropriate;
4. refusing development on greenspaces which would have an adverse effect on its amenity, recreational or nature conservation value unless it can be demonstrated that:
    i. the proposal is accompanied by an assessment that clearly demonstrates that the provision is surplus to requirements; or
    ii. a replacement facility which is at least equivalent in terms of usefulness, attractiveness, quality and accessibility, and where of an appropriate quantity, to existing and future users is provided by the developer on another site agreed with the council prior to development commencing; or
    iii. replacement on another site is neither practicable or possible an agreed contribution is made by the developer to the council for new provision or the improvement of existing greenspace or outdoor sport and recreation facilities and its maintenance within an appropriate distance from the site or within the site.

The impact of development on greenspace provision will need to be considered on a case-by-case basis in terms of its potential impact on Natura 2000 (N2K) sites.

10.21 The provision of attractive, accessible and functional greenspace is an important component of the Green Infrastructure Network that adds significantly to environmental quality and helps to support physical activity and social wellbeing.

10.22 The council will seek to ensure that local residents have access to greenspace to meet their needs. The Greenspace Report sets out in detail the existing provision and where shortfalls exist. While the overall provision of open space is sufficient it does vary across Sunderland. To ensure sufficient open space is provided for future residents, the council will designate land in the A&D Plan.

10.23 For the purposes of Policy NE4 we define greenspace as:

- amenity greenspace;
- provision for children and young people (fixed play equipment);
- natural and semi-natural greenspace;
- formal parks and country parks;
- allotments and community gardens;
- outdoor sports facilities;
- school playing fields and grounds;
- cemeteries and church grounds;
- civic spaces; and
- coast and estuary.

10.24 The Greenspace Audit should be used to inform development of the most suitable greenspace provision/improvement for each locality.

10.25 New or enhanced greenspaces will be sought where it can be justified, and must be publicly useable and available. Grass verges should not be included in any calculations, and heavily engineered SUDs solutions will not be considered acceptable within greenspace provision. This provision will be secured through on site provision or, if appropriate, elsewhere in the city. In some cases, a contribution to secure improvements in existing open space, rather than provision of new open space, will be appropriate.

10.26 Major new residential developments will be expected to provide amenity greenspace on site. For clarity, the council considers major development to be 10 or more houses, as per the NPPF. Bedspaces can be notionally equated with types of dwellings as follows:

One bedroom dwelling	2 bedspaces
Two bedroom dwelling	3 bedspaces
Three bedroom dwelling	4 bedspaces
Above three bedrooms	1 additional bedspace per bedroom

10.27 There may be circumstances where onsite provision may not be the most appropriate option for the area in question, and this would need to be agreed with the council and in conjunction with the Greenspace Audit. For example:

- smaller developments may not be able to deliver sufficient greenspace that would provide genuine benefit to the development;
- alternatively, the Greenspace Audit may indicate that the development lies within an area with high or above average quantities of amenity greenspace, in which case local quality improvements to existing greenspace may be more beneficial.

10.28 In these circumstances, it may be more appropriate to provide a contribution in lieu for the maintenance/upgrading of existing greenspaces in the locality, or a combination of reduced levels of new greenspace together with a financial contribution to upgrade nearby local greenspaces. Where necessary, the applicant will be required to provide detailed information on how and when the greenspace will be implemented and, once implemented, how the greenspace will be maintained and managed throughout its lifetime. In certain cases, a proposed development might be able to offer the opportunity for alternative provision with comparable community benefit.

10.29 Any impact to the quality and/or quantity of greenspace could have an indirect impact on the N2K sites along the coast by virtue of the potential to increase trips to the coast. At present, this particularly affects sites within 6km of the coast, but may also impact on sites further afield. Further detail will be provided in the A&D Plan.

Policy

NE5 Burial space

The council will protect all existing burial spaces and seek to re-use existing spaces for new burial spaces where appropriate. In determining any application for the provision of new burial spaces, applications should demonstrate the following:

1. the provision meets the burial requirements of the various ethnic and religious groups within the city;

2. the spaces are located within close proximity to the communities served by spaces to reduce the travelling distance to visit the deceased; and
3. any effect on the water table and the possibility of flooding or water logging caused by the new provision is minimised.

10.30 Within the city, a total of 49 sites have been identified with some form of cemetery or church function, many of which are of historic interest and include designated heritage assets. This includes 10 municipal cemeteries, which are located throughout the city area. Based on grave capacity at these 10 municipal cemeteries and current grave purchase rates, it is estimated that there are 42 years of capacity remaining.

10.31 In spatial terms, however, there is no municipal burial space remaining in Washington. There has already been some initial site investigation regarding a new municipal cemetery to serve Washington. Ultimately however, the council must demonstrate an ability to provide for the disposal (by burial) for the dead and this is achieved through the spare capacity elsewhere across the city. If a new site is desired, consideration would also need to be given as to whether the new site should focus on the Washington area, or to provide a new central site aimed at serving the city as a whole. Further consideration will be given to this in the A&D Plan.

Policy

NE6 Green Belt

1. The Green Belt (as designated on the Policies Map) in Sunderland will serve the following purposes:
   i. check the unrestricted sprawl of the built up areas of the city;
   ii. assist in safeguarding the city's countryside from further encroachment;
   iii. assist in the regeneration of the urban area of the city;
   iv. preserve the setting and special character of Springwell Village and Newbottle Village; and
   v. prevent the merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor.
2. In assessing development proposals, development that is inappropriate in the Green Belt will not be approved except in very special circumstances.
3. Development in the Green Belt will be permitted where the proposals are consistent with the exception list in national policy subject to all other criteria being acceptable.
4. Proposals in the Green Belt for increased opportunities for access to the Open Countryside and which provide opportunities for beneficial use such as outdoor sport and recreation, appropriate to the Green Belt, will be encouraged where it will not harm the objectives of the Green Belt and recognise the important role of the Green Belt as a biodiversity resource.

10.32 Sunderland's Green Belt forms part of a much wider Tyne and Wear Green Belt to the north and north-west of the city, as well as adjoining County Durham Green Belt to the south and south-west of Sunderland.

10.33 The Green Belt purpose in relation to Sunderland is to check the unrestricted sprawl of the existing built-up area, which has been mapped to show such areas as Washington, Springwell Village, Houghton, Hetton and Shiney Row and the main built-up area of Sunderland (to the east of the A19).

10.34 Whilst most forms of development are considered inappropriate in the Green Belt, national planning policy lists certain exceptions which are not inappropriate. Very special circumstances are clarified in the NPPF.

Policy

NE7 Settlement Breaks

1. Settlement Breaks (as designated on the Policies Map) will serve the following purposes:
   i. prevent the merging of settlements;
   ii. assist in the regeneration of the urban area of the city; and
   iii. maintain the Green Infrastructure Network.
2. Within Settlement Breaks, planning permission will not be granted for any form of development, including changes of use, unless:
   i. it can be demonstrated that the development is not contrary or detrimental to the above functions and aims; or
   ii. it is essential for the proposed development to be located within the Settlement Breaks, and the benefits of which override the potential impact on the Settlement Break.

10.35 Settlement Breaks consist of open areas around and between settlements which maintain the distinction between the countryside and built up areas.

10.36 Whilst the purpose of the Settlement Breaks policy is to protect them from development, it is not intended that they should operate as an absolute restriction on all development proposals. Certain types of development may be acceptable, so long as they are not detrimental to the character, role and function of the Settlement Breaks within which they are situated.

10.37 For clarity, essential development within the context of Policy NE7 is considered to be development which is required to be located within the Settlement Break and could not reasonably located within another less sensitive location. It may include the types of development referred to in Policy NE8 provided the purposes of the Settlement Break are not unacceptably affected. Each proposal will be assessed on its individual merits.

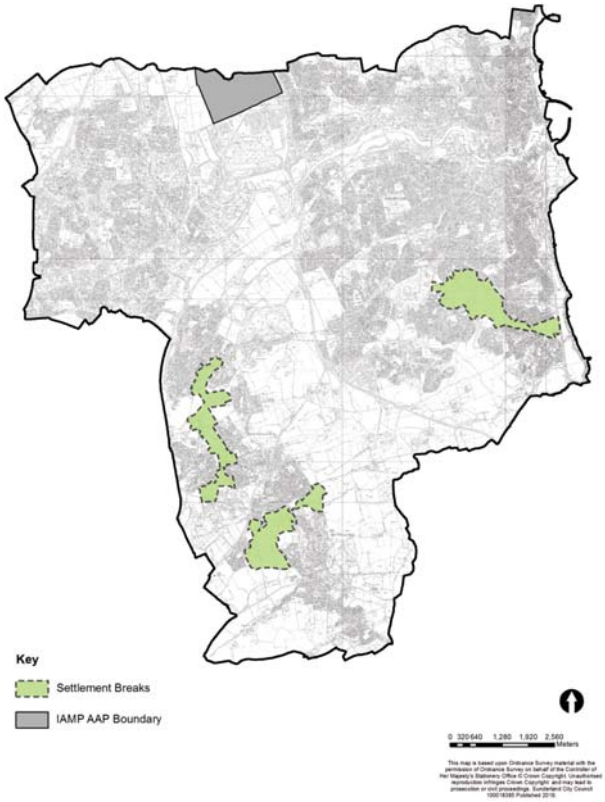


Figure 43: Settlement Breaks

Policy

NE8 Development in the Open Countryside

The Open Countryside (as designated on the Policies Map) will be protected and access enhanced. Limited development can help to sustain existing businesses, boost the rural economy and assist in rural diversification. The council will support:

1. development for agriculture, horticultural and forestry buildings; outdoor sport; outdoor recreation; cemeteries and rural business, provided that it can demonstrate that:
   i. there is a clear need;
   ii. the scale, nature, design, materials and siting of the development is compatible with the existing development and in close proximity to it;
   iii. it will not result in a scale of activity that has a detrimental impact on the surrounding area; and
   iv. there are no existing on-site buildings suitable for the proposed use;
2. development for a new dwelling for agricultural, horticultural or forestry workers provided it can be demonstrated that there is a clear need;

3. housing development if rural exceptions in national policy can be met;
4. an isolated single dwelling if it is of exceptional quality and incorporates innovative design features and reflects the highest standards in architecture and sustainability;
5. development that is required to ensure the conservation and, where appropriate, enhancement of assets of historical significance;
6. the replacement of a building, where the development would not have a significantly greater impact on the rural environment than the original building it is proposed to replace, provided the new building:
   i. would be in the same use;
   ii. is not materially larger than the one it replaces; and
   iii. is sited on or close to the position of the existing building;
7. extensions or alteration of a building provided that:
   i. it would not result in disproportionate additions over and above the size of the original building; and
   ii. it would not adversely affect the form and character of existing buildings and are designed to reflect and complement them;
8. the creation and extension of a residential curtilage, provided that it will not have a harmful impact on the character of the countryside;
9. limited infilling in villages or hamlets, subject to criteria 1ii and 1iii above being met; and
10. the redevelopment of previously developed land, provided that the site is not of high environmental value or landscape quality, and if the development will contribute to local housing needs or provide new jobs.

10.38 Whilst a considerable part of the city's Open Countryside is protected through either Green Belt or Settlement Break designations, there are significant areas of Open Countryside (particularly within the southern Coalfield area).

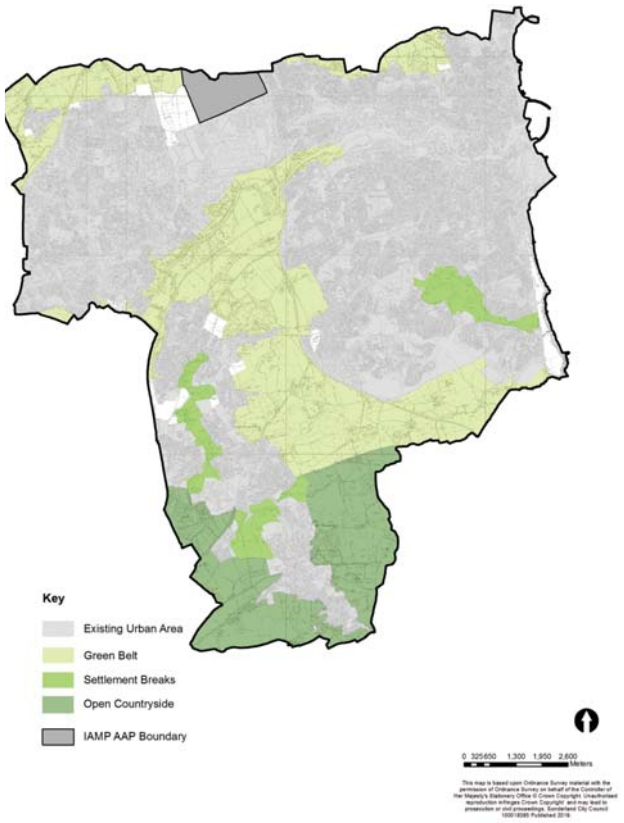


Figure 44: Open Countryside

10.39 Development in the Open Countryside can help sustain existing businesses and boost the rural economy. It is recognised that diversification into non-agricultural activities is vital to the continuing viability of many rural enterprises and as such the council will be supportive of well-conceived schemes for business purposes that contribute to sustainable development, help to sustain the rural enterprise and are consistent in scale with their rural location. Proposals will need to be compatible with the existing area and are of a scale and nature which does not detract from the surrounding area. In respect of proposed new buildings, existing buildings on-site must be considered first.

10.40 To support sustainable (but isolated) development in rural areas, exceptional circumstances are supported that follow national policy relating to rural exception sites, including sites that provide exceptional innovative quality and support historic assets.

10.41 It is recognised that in some limited circumstances there may be a need generated for new dwellings to solely serve workers engaged in agriculture, forestry and other rural activities. In such circumstances, the council will tightly control who occupies

such dwellings through the use of planning conditions.

10.42 Limited infilling in villages and hamlets may be supported in Open Countryside areas, provided that the scale, nature, design, materials and siting of the development is compatible with the existing development and does not have a detrimental impact on the surrounding area.

10.43 Redevelopment of previously developed land will be considered against landscape quality, as outlined in the city's Landscape Character Assessment. A site's environmental value, whether it is afforded biodiversity or geodiversity protection and in terms of its impact to wildlife corridors will also be considered.

Policy

NE9 Landscape character

1. To protect, conserve and enhance the varied landscape character (including seascape development) proposals should:
   i. demonstrate a high quality of landscape design, implementation and management as an integral part of the new development; and
   ii. demonstrate how the following elements identified in the city's Landscape Character Assessment are taken into account:
   a) the key characteristics, assets, sensitivities and vulnerabilities; and
   b) measures to protect and/or enhance the landscape in the relevant locality.
2. Development that causes significant adverse impact on the distinctive landscape characteristics of an area will be not be supported unless the impacts are clearly and demonstrably outweighed by the benefits of the proposed development.

10.44 National policy provides strong support towards protecting and enhancing valued landscapes. It recognises the intrinsic character and beauty of the countryside as a core planning principle. Valued landscapes in Sunderland equate to those areas highlighted in the city's Landscape Character Assessment (LCA) for 'landscape protection' only, which are also identified as areas of higher landscape value. These are shown on the Map in Appendix 3 as 'Landscape Protection' coloured yellow.

10.45 The UK Marine Policy Statement also recognises the importance of seascapes as part of any landscape consideration in the city. Seascapes are coastal landscapes which have views of the sea, and which have cultural, historical or perceptual associations with the marine environment. The city's Landscape Character Assessment identifies the relevance of seascape to key landscape types, and seascape issues are being further investigated along the Durham Heritage Coast.

10.46 Where appropriate, applicants will be expected to submit a Landscape and Visual Impact Assessment to demonstrate that they have met the requirements of Policy NE9.

10.47 The Landscape Character Assessment provides guidance and strategy for the entire city area, which is split into 8 rural landscape types and 3 urban landscape types. The assessment should be used to guide development proposals. Consideration should also be given to the Tyne & Wear Historic Landscape Characterisation Report.

Policy

NE10 Heritage coast

1. The council and partners will seek to conserve, protect and enhance the natural and cultural integrity of the defined Heritage Coast, supporting the Magnesian Limestone landscape and seascape, biodiversity and quality of inshore waters, whilst accounting for the economic and social needs of adjacent coastal communities.
2. Development along or affecting the Heritage Coast will normally only be supported where it is aligned with all relevant key objectives within the adopted Heritage Coast Management Plan.

10.48 The Heritage Coast Partnership oversees management of the coastline by and for local communities, seeking to protect the natural and cultural integrity of the area whilst developing and meeting the area's social and economic needs. In line with the Partnerships' adopted Management Plan, the key objectives to guide management of the Heritage Coast are to:

- conserve, protect and enhance the natural beauty of the coast, its marine flora and fauna, and its heritage features;

- facilitate and enhance its enjoyment, understanding and appreciation by the public;
- maintain and improve the environmental health of inshore waters affecting the Heritage Coast and its beaches through appropriate environmental measures;
- take account of the needs of agriculture, forestry and fishing, and of the economic and social needs of the communities on the coast;
- to promote community participation in the stewardship of the coast; and
- to integrate fully with adjoining areas and within the region to actively promote Integrated Coastal Zone Management.

Policy

NE11 Creating and protecting views

1. All development should take account of views into, out of and within the development.
2. Development should be designed to preserve or enhance key local views and vistas (as identified in the council's Landscape Character Assessment), and create new public views where possible.
3. Particular consideration should be given to views of significant buildings, including views to and from heritage assets, and views within landscapes which are more sensitive to change due to their open, exposed nature and extensive indivisibility from various viewpoints.

10.49 The topography of the city varies widely, often permitting notable long distance and panoramic views (e.g. of the River Wear from various points along its length, or of Penshaw Monument). These views make a substantial contribution to a quality environment and thus should be protected from intrusive developments. The city's Landscape Character Assessment provides guidance and strategy on open and panoramic views where relevant to localities and the Green Infrastructure Strategy also provides background to key viewpoints within corridors and at key localities including city gateways.

10.50 New developments can have a significant impact on existing public views, and this can adversely affect the design quality, attractiveness and functionality of an area unless carefully managed. Wherever possible, developments should be designed to have a positive impact on public views by introducing attractive features into the townscape, providing new landmarks that help people orientate themselves within the city, and using buildings to frame existing views. The A&D Plan will identify key local views and vistas to deliver this policy.

Policy

NE12 Agricultural land

Development which would result in the loss of best and most versatile agricultural land should be considered in the context of the agricultural land's contribution in terms of economic and other benefits.

10.51 The best and most versatile land is defined as Grades 1, 2 and 3a, and is the land which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non-food uses such as biomass, fibres and pharmaceuticals.

10.52 When considering applications for planning permission that affects agricultural land, the implications upon farming and quality of land is to be considered together with the environmental and economic implications and a statement detailing how the benefits would outweigh the loss of best and most versatile agricultural land should accompany the application. For major developments where land classification is not available, we may require the applicant to undertake work to determine land quality. In assessing such factors, the council will bear in mind that once agricultural land is developed, even for "soft" users such as golf courses, its return to best quality land is seldom practicable. The need to control the rate at which land is taken for development will also be a factor in any assessment.



11. Water, waste and energy

11.1 The policies in this chapter seek to meet strategic objectives 9 and 10 by:

- promoting decentralised, renewable and low carbon energy (Policy WWE1);
- reducing flood risk and implement appropriate coastal management (Policies WWE2 and WWE3);
- protecting the quantity and quality of surface water and groundwater bodies and quality of bathing water (Policies WWE3 and WWE4);
- ensuring that development utilises the drainage hierarchy (Policy WWE5);
- encouraging and supporting the minimisation of waste production and the re-use and recovery of waste materials (Policy WWE6);
- focusing the development of new waste facilities on previously developed employment land (Policy WWE7);
- safeguarding existing waste facilities (Policy WWE8); and
- ensuring energy from waste facilities would not have significant adverse impacts upon amenity (Policy WWE10).

Policy

WWE1 Decentralised, renewable and low carbon energy

1. The development of decentralised, renewable and low carbon energy will be supported subject to satisfactory resolution of all site specific constraints as follows:
   i. decentralised, renewable and low-carbon energy development should be located and designed to avoid unacceptable significant adverse impacts on landscape, wildlife, heritage assets and amenity;
   ii. appropriate steps should be taken to mitigate any unacceptable significant adverse impacts, such as noise nuisance, flood risk, shadow flicker, interference with telecommunications, air traffic operations, radar and air navigational installations through careful consideration of location, scale, design and other measures; and
   iii. any adverse cumulative impacts of proposals.
2. Development that can provide combined heat and power must demonstrate that due consideration has been given to the provision of any heat produced as an energy source to any suitable adjacent potential heat customers.

11.2 Implementing renewable and low carbon energy is an important part of the response to the challenges of both climate change and security of energy supply. Renewable and low carbon energy sources are low or zero emission alternatives to fossil fuels as a source of energy. Renewable and low-carbon decentralised energy is an important component of meeting carbon reduction targets.

11.3 The purpose of the policy is to encourage the provision of renewable and low carbon energy through the planning system, but also to recognise the role of planning in setting the framework to allow assessment of potential impacts and to influence decision-making based on assessment.

11.4 The development of most standalone renewable energy installations will require careful consideration due to their potential visual and landscape impacts, especially in areas of high landscape value. The size, location and design of renewable energy schemes should be informed by a Landscape Character Assessment, alongside other key environmental issues.

11.5 The Sunderland Wind and Solar Landscape Sensitivity Assessment (2015) considers the sensitivity of different landscape character areas to potential wind turbine and solar development within the city and should form the basis of any assessments for these types of

development. The impact of any other proposals for decentralised, renewable and low carbon energy development upon the landscape should be considered against the Sunderland Landscape Character Assessment (2015).

11.6 Significant weight is given to the wider environmental, social and economic benefits of renewable and low carbon energy generation and particularly, decentralised energy generation schemes. The impact on neighbouring residents and other sensitive receptors is also a significant consideration, but will vary, depending on the size, scale, location and type of technology proposed. Any potential cumulative impact of schemes within the area, including within and outside the city, will also be considered.

11.7 The A&D Plan will identify locations suitable for wind energy development if appropriate.

11.8 Applications for wind turbine installations will need to include details of associated infrastructure and connectivity, such as new access roads and overhead power lines, so that the council can fully assess the proposal.

Policy

WWE2 Flood risk and coastal management

1. To reduce flood risk and ensure appropriate coastal management, development:
   - i. should follow the sequential approach to determining the suitability of land for development, directing new development to areas at the lowest risk of flooding and where necessary applying the exception test, as outlined in national planning policy;
   - ii. will be required to demonstrate, where necessary, through an appropriate Flood Risk Assessment (FRA) that development will not increase flood risk on site or elsewhere, and if possible reduce the risk of flooding;
   - iii. will be required to include or contribute to flood mitigation, compensation and/or protection measures, where necessary, to manage flood risk associated with or caused by the development;
   - iv. should comply with the Water Framework Directive by contributing to the Northumbria River Basin Management Plan;
   - v. will maintain linear coastal flood defences north from Hendon Sea Wall to Seaburn, and managed coastal retreat on the Heritage Coast and north of Seaburn;
   - vi. which would adversely affect the quantity of surface or groundwater flow or ability to abstract water must demonstrate that no significant adverse impact would occur, or mitigation can be put in place to minimise this impact; and
   - vii. of additional river flood defences must demonstrate that the proposal represents the most sustainable response to a particular threat.

11.9 Flooding is a key factor in determining the scale and location of development in Sunderland. It is important that inappropriate development is avoided in areas currently at risk from flooding, or likely to be at risk as a result of climate change, or in areas where development is likely to increase flooding elsewhere. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where it is necessary, without increasing flood risk elsewhere. The National Planning Practice Guidance (NPPG), together with the council's latest Strategic Flood Risk Assessment (SFRA), Preliminary Flood Risk Assessment (PFRA) and latest Local Flood Risk Management Strategy (LFRMS) provides guidance in this respect. The SFRA provides a framework for the overall appraisal and management of risk. It allows the identification of land with the lowest probability of flooding that would be appropriate to the type of development or land use proposed.

11.10 Development should be directed towards locations which are at lowest risk from flooding. Where necessary, the applicant will be required to demonstrate that they have followed the sequential test.

11.11 Developers must consider flood risk from all sources as part of a SFRA and ensure they are utilising the most appropriate and up-to-date information in assessing the risk of flooding from all sources to the development site. Discussions should be held with the Lead Local Flood Authority (LLFA) when

considering measures to mitigate flooding from different flood sources within development proposals. Conditions or planning obligations will be used as appropriate to secure flood risk mitigation measures.

11.12 Sunderland falls within the Northumbria River Basin Management Plan (RBMP) which provides cross-boundary guidance on good practice and measures for improvement. Drawn up by the Environment Agency, RBMPs aim to provide integrated management of surface and groundwater bodies across individual regions.

11.13 Built development can lead to increased surface water run-off; therefore new development is encouraged to incorporate mitigation techniques in its design, such as source control (interception) Sustainable Drainage Systems (SuDS) and attenuation SuDS. Where appropriate, SuDS should be used as part of the linked Green Infrastructure Network to provide multiple functions and benefits to landscape quality, recreation and biodiversity. This can be achieved through habitat creation, new open spaces and good design. SuDS should be designed to help cope with intense rainfall events as well as day-to-day rainfall events and to overcome any deterioration in water quality status. In determining the suitability of SuDS for individual development sites, developers should seek advice from the LLFA.

11.14 In line with the Sunderland Corporation Act 1972 and Shoreline Management Plan, coastal flood defences will be maintained (termed "holding the line") at Hendon Beach, the Port of Sunderland, Sunderland Harbour, Roker and Seaburn Beaches. 'Managed retreat' (which monitors the coastline's natural processes but with no active intervention) will be undertaken along the Heritage Coast to the south of Hendon as well as at South Bents and Whitburn Cliffs.

11.15 This policy should be read alongside the Marine Policy statement and the Marine Management Organisation's developing North East Inshore and Offshore Plans.

Policy

WWE3 Water management

Development must consider the effect on flood risk, on-site and off-site, commensurate with the scale and impact. Development must:

1. be accompanied by a Flood Risk Assessment (where appropriate), to demonstrate that the development, including the access, will be safe, without increasing or exacerbating flood risk elsewhere and where possible will reduce flood risk overall;
2. demonstrate that they pass the Sequential Test and if necessary the Exceptions Test in Flood Zones 2 and 3;
3. discharge at greenfield run-off rates for the 1 in 1 and 1 in 100 flood events plus the relevant climate change allowance for greenfield and brownfield sites in accordance with the latest Local Flood Risk Management Strategy;
4. incorporate a Sustainable Drainage System (SuDS) to manage surface water drainage. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance;
5. separate, minimise and control surface water run-off by discharging in the following order:
   i. to an infiltration or soak away system;
   ii. to a watercourse (open or closed);
   iii. to a surface water sewer.

   However, if sites are within 250m of a tidal estuary or the sea, surface water can be discharged directly);
6. ensure adequate protection where sites may be susceptible to over land flood flows (as shown in the Strategic Flood Risk Assessment) or lie within a Surface Water Risk Area (as shown on the Environment Agency flood maps);
7. incorporate allowance for climate change in accordance with the latest Environment Agency Guidance;
8. make developer contributions, where needed, to ensure that the drainage infrastructure can cope with the capacity needed to support proposed new development;
9. demonstrate control of the quality of surface water run-off during construction and for the lifetime of the development. For all developments the management of water should be an intrinsic part of the overall development; and

10. not have a detrimental impact on the city's water resources, including the Magnesian Limestone aquifer and its ground source protection zones. Development along the River Wear and coast should take account of the Northumbria River Basin Management Plan, to deliver continuing improvements in water quality.

11.16 Flooding from sewers is increasingly recognised as an issue in areas that are not necessarily at risk from fluvial flooding – whereby rainfall events, sometimes away from the area concerned, cause major surface water run-off to enter the sewerage system.

11.17 This policy seeks to minimise the risk that future development locations could be flooded from sewers or add to an existing risk by ensuring that surface water run-off entering the sewer system is kept to an absolute minimum. Other benefits of such an approach will include a much reduced risk to water quality.

11.18 To help adapt to expected climate change, the policy provides the broad framework for addressing the increased risk of flooding including a requirement for sustainable drainage systems.

11.19 Where appropriate, SuDS should contribute to the provision of Green Infrastructure whilst retaining acceptable levels of useable amenity space.

11.20 In order to protect the Magnesian Limestone aquifer and its ground source protection zones, the use of deep infiltration SUDS and other infiltration SuDS will not be supported where they are likely to have an adverse impact on drinking water supply. Ground investigations would need to be considered on a case by case basis and should be guided by the Environment Agency's approach to groundwater protection.

Policy

WWE4 Water quality

The quantity and quality of surface and groundwater bodies and quality of bathing water shall be protected and where possible enhanced in accordance with the Northumbria River Basin Management Plan.

1. Water quality assessments will be required for:
   i. any physical modifications to a watercourse; and
   ii. any development which could indirectly, adversely affect water bodies.
2. Development that discharges water into a watercourse will be required to incorporate appropriate water pollution control measures.
3. Development that incorporates infiltration based SuDS will be required to incorporate appropriate water pollution control measures.
4. Development adjacent to, over or in, a main river or ordinary watercourse should consider opportunities to improve the river environment and water quality by:
   i. naturalising watercourse channels;
   ii. improving the biodiversity and ecological connectivity of watercourses;
   iii. safeguarding and enlarging river buffers with appropriate habitat; and
   iv. mitigating diffuse agricultural and urban pollution.

11.21 This policy seeks to minimise the impact of development on the quality of surface water and the Magnesian Limestone aquifer and its ground source protection zones.

11.22 The potential to pollute our groundwater aquifers is significant. Intense rainfall can cause localised flooding and erosion, and storm sewage overflows are known to affect water quality, environmental quality and affect important wildlife sites. Furthermore, old mine workings within the city have the potential to release heavy metals into the groundwater aquifers, and in areas along the coast, over-pumping of the aquifer has resulted in saline intrusions. Increased use of fertilizers in the catchment by the agricultural industry is also resulting in increasing nitrite concentrations, and landfill sites also present a high risk to groundwater.

11.23 The Environment Agency and the Coal Authority recommend a hydrogeological risk assessment is provided on the impact of development on the existing minewater 'blocks' (in terms of flood risk and water quality) as identified by the Coal Authority. Further advice should be sought from the local planning authority.

11.24 The council, in conjunction with the Environment Agency and the sewerage undertaker, will seek to resist development that threatens water quality and quantity, and will generally encourage initiatives that result in an improvement of water quality and the capacity of surface waters to support wildlife. The Water Framework Directive (WFD) became part of UK law in 2003 with the primary objectives of achieving good ecological status in water bodies, and providing protection for drinking water sources and protected sites (Habitats Directive Sites and Sites of Special Scientific Interest). These requirements are reflected in the Environment Agency's Northumbria River Basin Management Plan, which covers the city area.

11.25 Early engagement with the local planning authority, the LLFA, Environment Agency and relevant water and sewerage companies can help to establish if water quality is likely to be a significant planning concern and, if it is, to clarify what assessment will be needed to support the application. Applicants should provide sufficient information for the council to be able to identify the likely impacts on water quality. The information supplied should be proportionate to the nature and scale of the development proposed and the level of concern about water quality.

11.26 Water quality at the designated bathing water sites at Roker and Seaburn is assessed by the Environment Agency. From May to September, weekly assessments measure current water quality, and at a number of sites daily pollution risk forecasts are issued. Both beaches have been rated as excellent for 2015, 2016 and 2017.

Policy

WWE5 Disposal of foul water

1. Development should utilise the following drainage hierarchy:
   i. connection to a public sewer;
   ii. package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption); then
   iii. septic tank.
2. Development involving the use of non-main methods of drainage in areas where public sewerage exists or the use of Cess Pits will not be permitted.
3. Development of new or extensions/ improvements to existing waste water, sludge or sewage treatment works, will normally be supported unless the adverse impact of the development significantly outweighs the need for greater capacity.
4. Where the development involves the disposal of trade effluent a foul Water Management Plan/drainage assessment will be required to demonstrate how the disposal of foul water is undertaken following the disposal hierarchy. This should include a trade effluent consent if connected to the sewerage system. Trade effluent is any liquid produced in the course of any trade or industry including car washes.

11.27 For further information regarding the drainage hierarchy and use of non-main methods of drainage, advice should be sought from Northumbrian Water.

Policy

WWE6 Waste management

Development that encourages and supports the minimisation of waste production, and the re-use and recovery of waste materials including, for example, re-cycling, composting and Energy from Waste will normally be supported. Proposals for waste management facilities to deal with waste arisings will be encouraged based upon the following principles:

1. managing waste through the waste hierarchy in sequential order. Sites for the disposal of waste will only be permitted where it meets a need which cannot be met by treatment higher in the waste hierarchy;

2. promoting the opportunities for on-site management of waste where it arises and encouraging co-location of waste developments that can use each other's waste materials;
3. ensuring that sufficient capacity is located within the city to accommodate forecast waste arisings of all types during the plan period, reducing the reliance on other authority areas;
4. supporting delivery of the South Tyne and Wear Joint Municipal Waste Management Strategy;
5. facilitating the development of recycling facilities across the city including civic amenity sites and small recycling 'bring' banks to ensure there is sufficient capacity and access for the deposit of municipal waste for re-use, recycling and disposal;
6. facilitating the development of a network of small scale local waste management facilities in accessible locations, and effective methods of waste management such as suitable facilities to separate or store different types of waste, including materials that are required to be separated for kerbside collection schemes;
7. ensuring new waste developments are located and designed to avoid unacceptable adverse impacts on landscape, wildlife, heritage assets and amenity;
8. working collaboratively with neighbouring local authorities with responsibilities for waste and other local authorities where waste import/export relationships exist. This will ensure a co-operative cross boundary approach to waste management is established and maintained; and
9. addressing to an acceptable standard the potential cumulative impacts of any waste development and the way it relates to existing developments.

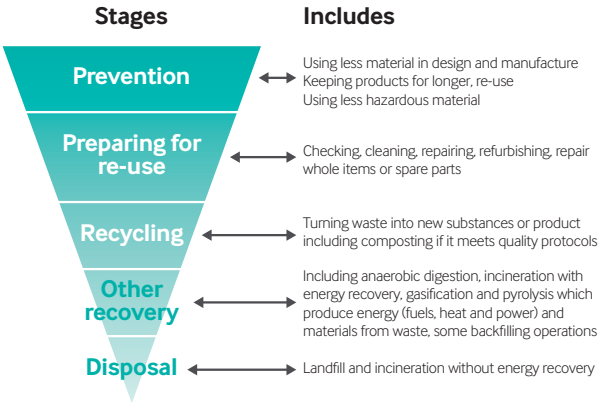


Figure 45: Waste Hierarchy

11.28 In line with Government guidance the Plan will, where necessary, make provision for the sustainable management of: non-hazardous waste, which consists of Local Authority Collected Waste (LACW) and Commercial and Industrial Waste; construction, demolition and excavation waste (CDEW); hazardous waste such as asbestos or batteries; low level radioactive waste; agricultural waste and waste water produced from water treatment.

11.29 The council's aim for waste management is to recycle 50% of waste from households by 2020, under the EU Waste Framework Directive and to recover 70% of construction and demolition waste by 2020. Therefore an adequate range of waste management facilities should be provided to ensure that waste is treated and disposed of in a sustainable and environmentally acceptable way, balancing the social and environmental needs of the city. Waste management facilities will need to have the potential to meet the Government's waste management targets whilst taking into account potential spare capacity in adjacent local authority areas.

11.30 Sunderland has progressed a joint approach to the procurement of waste services, along with the councils of South Tyneside and Gateshead, known as the "South Tyne and Wear Waste Management Partnership" (STWWMP). Guided by the joint waste strategy, the partnership has developed a longer-term strategic solution for the treatment and disposal of residual municipal waste. A contract has been secured for the city's residual municipal waste to be treated at a new Energy from Waste Facility at Haverton Hill in Teesside.

11.31 The contract involved building an Energy from Waste facility which will burn the waste to create electricity. A new waste transfer facility station has also been granted consent and has been developed at Jack Crawford House depot, in Hendon. Both sites are now operational.

11.32 The contract commenced April 2014 and will run for 23 years. It provides for three waste transfer stations, with some limited front end recycling of bulky waste with the majority of residual household waste transferred by bulk road haulage to a dedicated EFW facility at the Haverton Hill waste complex. The plant will be able to deal with up to 256,000 tonnes of waste each year and is capable of exporting 18.84MW of electricity to the national grid. The facility is supported by a Visitor and Education Centre at Gateshead's waste transfer facility, which is located within Sunderland's boundary at the Campground site in Springwell Village.

11.33 Policy WWE6 puts in place the principles of identifying appropriate locations for waste management facilities. These principles are key to ensuring much needed waste management infrastructure is delivered in the most sustainable and effective way for the treatment of waste and the avoidance of potential negative impacts.

11.34 Applicants will be expected to submit a supporting statement to demonstrate that the proposals would not have any unacceptable adverse impacts upon the landscape, wildlife, heritage assets and amenity.

11.35 When considering the potential impacts of a scheme, applicants will also be expected to consider cumulative impacts and how the proposals may impact upon existing nearby land uses and/or other committed development proposals. Each application will be considered on a site by site basis.

11.36 The A&D Plan will identify land to deliver this policy, where necessary.

Policy

WWE7 Waste facilities

Development for new built waste facilities should be focused on previously developed employment land (excluding land within Primary Employment Sites) and will be required to meet the following criteria:

1. demonstrate the need for the facility, if there is a clear conflict with other policies of the Development Plan;
2. all waste processes and operations must be contained, processed and managed within buildings unless there are acceptable operational reasons why these processes cannot be contained within buildings;
3. proposals must accord with all other policies in relation to the protection of the environment and public amenity or demonstrate that other material considerations outweigh any policy conflict;
4. consideration will be given to the potential impacts of waste management proposals from:
    i. harmful materials entering the public highway;
    ii. generation of odours, litter, light, dusts, flies, rodents, birds and other infestation;
    iii. noise, excessive traffic and vibration;
    iv. risk of serious fires through combustion of accumulated wastes;
    v. harm to water quality and resources and flood risk management;
    vi. land instability;
    vii. land use conflict; and
    viii. where necessary, mitigation measures should be identified to ameliorate any negative impacts to an acceptable level.

11.37 A Waste Needs Assessment (WNA) has been undertaken to review the existing operating capacity of waste infrastructure across Sunderland and to assess future requirements over the plan period. However, because the LACW contract is in place, this assessment has not sought to assess this waste stream as there are no anticipated requirements for managing residual waste.

11.38 Applicants will be expected to demonstrate the need for the facility in terms of the type of facility and taking account of the capacity findings. To ensure waste management sites

operate without detriment to amenity, public safety and without having a significant adverse effect on the environment and appearance of the proposed development site, it is expected that proposals will be located within buildings, unless there are specific operational reasons why this is not possible. In such circumstances, the applicant will be expected to specify the activities which would take place outside of the building structure, quantify the impact of this activity on nearby sensitive receptors and provide a scheme of appropriate mitigation.

11.39 When considering amenity issues, careful consideration should be given to potential cumulative impacts.

11.40 Specific allocations, where necessary to meet identified requirements, will be made within the A&D Plan.

Policy

WWE8 Safeguarding waste facilities

The council will safeguard all existing waste management sites within Sunderland from inappropriate development in order to maintain existing levels of waste management capacity and to aid delivery of the Joint Municipal Waste Strategy, including those sites identified within Table 10, as well as planned future replacement facilities for existing Household Waste Recycling Centres (HWRCs) and commercial facilities required for the management of LACW or other waste streams, unless it can be demonstrated that:

1. there is no longer a need for the facility; and
2. capacity can be met elsewhere; or
3. appropriate compensatory provision is made in appropriate locations elsewhere in the city; or
4. the site is required to facilitate the strategic objectives of the city.

Applications for non-waste development in close proximity to existing or proposed waste facilities will not normally be supported where they would adversely impact upon the use of the site for waste management operations.

11.41 There are a number of existing waste management facilities which help to manage all waste arisings within the city which remain an important function for the processing of waste materials. Table 10 identifies the existing strategically important waste facilities for LACW only which are present within the city and are required to help deliver the Joint Municipal Waste Strategy.

Facility name	Facility type
Campground Near Springwell Village	Waste Transfer Station
Jack Crawford House, Hendon	Waste Transfer Station
Beach Street, Deptford - HWRC	HWRC
Campground Near Springwell Village - HWRC	HWRC
Parsons Depot, Parsons Road, Washington	Council Waste Collection Depot
Jack Crawford House, Commercial Road, Hendon	Council Waste Collection Depot
South Hylton House Depot, Hylton Bank, Sunderland (under review)	Council Waste Collection Depot
Market Lane Depot, Houghton-le-Spring (under review)	Council Waste Collection Depot

Table 10: Safeguarded Waste Facilities

11.42 When determining applications for non-waste development within a distance that could affect the potential for waste use on a site, regard will be had to any potential adverse impact the proposed development might have on the future of the site as a location for waste management. If a development is likely to have an unacceptable impact on the future of the site as a location for waste management it will be refused, unless it is demonstrated by the applicant that there is no longer a need for the allocated site as a location for waste management or there is an overriding need for the non-waste development in that location.

11.43 In addition to the sites listed in Table 10 and those specified in Appendix 10 of the Waste Arisings and Capacity Requirements report (2018), the following sites are also considered of importance to the management of LACW in Sunderland and for the delivery of the Joint Municipal Waste Strategy:

- H W Martens Waste Transfer Station, Teal Farm, Washington;
- G O'Brien and Son Waste Transfer Station, Wilden Road, Pattinson, Washington;

- Timberpak waste timber processing/transfer station, Pattinson; and
- JBT Waste Services Waste Transfer Station – Westline Industrial Estate (located within County Durham).

11.44 In order to ensure that there is sufficient capacity within the city to deal with waste arisings, other than those which are to be sent to the EFW plant at Haverton Hill, Policy WWE8 seeks to protect these facilities. However, it is recognised that in some circumstances there may no longer be a need for the facility. In such circumstances, the loss of waste management sites will be supported where the capacity can be met elsewhere, appropriate compensatory provision is made in appropriate locations elsewhere, or the site is required to facilitate the strategic objectives of the city.

11.45 The purpose of this policy is to safeguard those sites required for the delivery of the Joint Municipal Waste Management Strategy and other strategically important sites to protect them against potential future conflict with incompatible uses, as well as protecting existing waste management infrastructure in Sunderland to ensure sufficient capacity is maintained to manage expected levels of waste over the plan period. This is important because the predicted future need for additional waste management capacity assumes existing capacity is available (except where known closure has been identified within the plan period). Should the continuation or potential expansion of sites be affected by non-waste development this would impact on the ability of Sunderland to manage its waste. Policy HS1 of this Plan sets out the material planning considerations in this regard.

11.46 It is also important to note that HWRCs are often located relatively near to residential areas to ensure they are accessible to the public for whom they are intended. NPPW states that the need to ensure that 'waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities'. This statement is clear that waste development needs should be considered alongside other development and the importance of the future need for waste facilities should be considered when determining non-waste applications.

Policy

WWE9 Open waste facilities

1. Development for new open waste management facilities will be permitted where:
   i. the waste site allocations and existing waste facilities are shown to be unsuitable and/or unavailable for the proposed development;
   ii. a need for the capacity of the proposed development has been demonstrated to manage waste arising from within the administrative area of Sunderland; and
   iii. it is demonstrated that the site is at least as suitable for such development as Site Allocations, with reference to the overall spatial strategy and site assessment methodology associated with the Development Plan.
2. Where acceptable, proposals should be located at or on:
   i. redundant farm land (in the case of green waste and/or biological waste); or
   ii. demolition and construction sites, where the inert waste materials are to be used on the construction project on that site; or
   iii. existing permitted waste management sites or co-located with other waste management development; or
   iv. the curtilages of Waste Water Treatment Works (in the case of biological waste); or
   v. mineral and landfill sites where waste material is used in conjunction with restoration or proposed waste operations are temporary and linked to the completion of the mineral/landfill operation; or
   vi. areas of previously developed land; or
   vii. employment areas that are existing or allocated in the Development Plan for general industry (B2) and storage and distribution (B8), with the exception of Primary Employment Areas, the Port of Sunderland or the IAMP, where waste development will not be supported.
3. Any proposals that come forward on land use types not identified above will be assessed on their merits, based on the other policies in the Development Plan. Such locations will be considered less favourably than those set out within this Policy.

11.47 Open waste management facilities are those that deal with waste in the open air. Open waste operations also include aggregate recycling facilities and open window composting. Open waste facilities can give rise to specific impacts such as noise, dust and odour which can influence where such development should take place. Therefore careful consideration needs to be taken when dealing with planning applications for such developments.

11.48 Applicants will be expected to demonstrate the need for the facility and proposals should only be supported where existing waste management facilities are incapable of dealing with the proposed waste streams. Development should be focused on previously developed sites and those in previous compatible uses, as set out in Policy WWE9 above.

Policy

WWE10 Energy from waste

1. Energy from waste development, together with any ancillary buildings and infrastructure must demonstrate that they will have no unacceptable significant adverse impacts that cannot be mitigated for, particularly with regard to the protection of the environment, public health and public amenity.
2. Energy from Waste development will be required to provide combined heat and power unless it can be demonstrated that this would prevent the development of waste management facilities that have the potential to deliver important waste infrastructure.

11.49 Energy from waste development has the potential to have significant adverse impacts upon the environment, public health and/or public amenity, if not directed to appropriate locations. The applicant will be expected to submit supporting evidence to demonstrate that proposals for energy from waste developments would not have unacceptable significant adverse impacts. Where significant adverse impacts are recognised, appropriate mitigation must be identified and implemented to ensure that proposals are acceptable.

11.50 Energy from waste developments have the opportunity to provide combined heat and power to other nearby users. Applicants will be expected to generate and distribute combined heat and power, unless a clear justification is provided to explain why this is not possible.

12. Sustainable transport

12.1 A strategic priority is to improve public transport and accessibility across our area, while reducing the adverse impact of road traffic and traffic congestion. The level of population and employment growth proposed over the next 18 years will necessitate increased investment in public transport to improve transport accessibility for all users, and the council will work with partners, transport operators and developers to ensure that this takes place. Focusing on sustainable transport development will not only improve accessibility but will also help to support other crucial initiatives in Sunderland such as helping to improve traffic congestion, air quality, road safety and supporting increased levels of physical activity and overall health.

12.2 The council will also seek to ensure that major new development is located in areas with high levels of public transport accessibility, thereby reducing the need to travel by private car, to minimise energy use and to increase opportunities for walking and cycling.

12.3 This chapter seeks to address Strategic Priority 11 and to improve transportation provision, accessibility and air quality by:

- ensuring development has no severe adverse impact on the local road network; is close to public transport links (or where new links could be provided); and enhances opportunities for walking and cycling (Policies ST1, ST2 and ST3);
- enhancing the transport network to improve connectivity from homes to employment areas, designated centres, and to other key trip generators (Policies SP10 and ST1);
- utilising traffic management measures in order to manage congestion and mitigate against the environmental and health impacts of traffic (Policies SP10 and HS1);
- ensuring that transport initiatives support the development of safer, cleaner and more inclusive centres and neighbourhoods (Policy ST1); and
- working with the North East Combined Authority (NECA), neighbouring councils and other partners to promote cross-boundary transport initiatives.

12.4 Sustainable transport will be guided by the Local Transport Plan and NECA including development of cross boundary transport initiatives.

Strategic Policy

SP10 Connectivity and transport network

To improve connectivity and enhance the city's transport network, the council, working with its partners and utilising developer contributions will seek to:

1. deliver the following new highways schemes and initiatives:
   i. Sunderland Strategic Transport Corridor (remaining phases);
   ii. Ryhope to Doxford Park Link Road;
   iii. Central Route section of Coalfield Regeneration Route; and
   iv. Improvements to the mainline and key junctions on the A19, including providing access to the IAMP;
2. improve the following transport routes and bus corridors to encourage walking and cycling and to reduce congestion:
   i. A183 Chester Road;
   ii. A690 Durham Road;
   iii. A1231 Sunderland Highway (west of the A19);
   iv. A1018 Newcastle Road;
   v. B1522 Ryhope Road;
   vi. Washington Road/North Hylton Road (east of A19); and
   vii. A182 Houghton/Hetton Road.
3. improve the operating conditions for buses, in particular through securing improvements to the major bus corridors identified above; and exploring park and ride opportunities;
4. support improvements to the Metro and rail network including new stations and routes where deliverable;

5. safeguard the following disused railway alignments for future use:
   i) Leamside line; and
   ii) South Hylton to Penshaw;
6. improve and extend the cycle network.

12.5 Improving connectivity and the transport network is a key principle which will support the growth of the city. In order to facilitate this growth there will need to be improvements to the road network, public transport network and cycle network.

12.6 A number of specific new highway schemes and initiatives have been identified to deliver this plan, including:

- the Sunderland Strategic Transport Corridor (SSTC) which will provide a high-quality route between the A19 and the Port, taking in the Urban Core as well as improving accessibility to development sites along the river corridor. Both the initial section of this road (St Mary's Boulevard) and Phase 2 including the Northern Spire Bridge are complete. Further phases to follow include:
  - Phase 3 (South Bridgehead to St Michael's Way); and
  - Phase 4 and 5 Commercial Links (Wessington Way and Port Access improvements).

  The delivery of SSTC4 will better manage traffic to and from the A19 and assist in managing potential queuing on the Strategic Road Network (SRN) off slip roads at the Wessington Way junction. The council will continue to work with Highways England to deliver a junction improvement scheme at the Wessington Way junction with the A19. This scheme, along with the delivery of the full length of SSTC4, aim to control and manage traffic flow on the local road network, with the specific intention of helping to better manage traffic flow on the SRN. The council will also consider the delivery of new links on the local road network to mitigate capacity and safety concerns with the A19. Any proposals and delivery timescales will be agreed through a Memorandum of Understanding (MOU) with both parties:
- the council is proposing a major area of housing growth, known as the SSGA (Policy SS6). The key transport infrastructure requirement needed to support the development of SSGA is the Ryhope-Doxford link road;
- the Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeletch and Dubmire south to Rainton Bridge Industrial Estate. 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; and
- key junctions on the A19 at Downhill, Ferryboat Lane and A690. The IAMP AAP Infrastructure Delivery Plan contains the road improvement works that are required to specifically support the IAMP.

12.7 The existing highway network will continue to fulfil an important role in the future prosperity of Sunderland. Traffic congestion on several strategic roads and junctions is a cause of delays, with consequent lost time for employees and other travellers and additional costs for bus operators. Initial schemes include, for example, major improvements to the A183 Chester Road corridor. Other major road corridors, as set out within Policy SP10 will be improved as finances and circumstances permit. Improvements to these corridors will include provision to improve public transport, walking, cycling and disabled access.

12.8 The efficient operation of both the local and SRN (A19 and A194(M)) is vital to support the growth and long term viability of the Sunderland economy whilst also limiting the environmental effect of excessive congestion and minimising road safety concerns. In conjunction with Highways England it is anticipated that in the future a number of key junctions on the SRN will require improvement by major schemes, notably the A19 junctions with the A1231, A183 and the A690. In addition, traffic growth will result in traffic constraints on the A19 itself and widening of some sections will also be required. Nevertheless, whilst supporting improvements to the SRN, highway infrastructure is important, managing existing and future commuting patterns and reducing congestion by improved public transport provision and implementation of more travel planning management

measures to reduce single car occupancy is essential. Working together, the council and Highways England will also, during the lifetime of the Plan, identify potential schemes to address capacity and road safety concerns on the SRN.

12.9 The vast majority of public transport trips in Sunderland are made by bus and it is likely that this will continue into the future. The council will work with the bus operators and Nexus to improve operating conditions for buses on the bus corridors within the city as outlined in Policy SP10.

12.10 The Metro (and the wider local rail system) is a significant public transport asset for the city but the network will need to be expanded and updated to meet future needs. The council will work with Nexus and other stakeholders to secure improvements to the Metro and local rail network. Future expansion plans for the Metro and the local rail network are not known at this point and new route possibilities will also depend on the flexibility of the new rolling stock chosen for the Metro.

12.11 The former Leamside railway line provides opportunities for a range of railway uses including improving connectivity between Washington and Sunderland (by taking in the former Penshaw-Pallion line) and southwards into the Coalfield area. The council will continue to work with its sub-regional partners and transport infrastructure stakeholders to investigate the potential of this line and will support proposals that benefit the city. The council will ensure that the location and design of new development does not conflict with the potential for the Leamside Line's re-instatement.

12.12 Increasing the opportunities for accessible and safe walking and cycling in Sunderland will have a number of benefits, ranging from improving people's health, improving air quality and reducing traffic congestion. As well as strategic walking and cycling routes, the council will seek local improvements, including convenient and safe walking routes.

12.13 The city is crossed by a network of footpaths, national cycle ways and equestrian routes, partly as a result of former railway lines that have been successfully reclaimed in recent years. These ensure sustainable off-road networks providing access to many parts of the city and a variety of destinations. Further routes will be pursued that will help to form a grid pattern that enable longer or shorter circuits to be used for commuting or recreational purposes.

Policy

ST1 Urban Core accessibility and movement

Accessibility to and movement through the Urban Core will be enhanced by:

1. discouraging the use of streets by through-vehicular traffic;
2. increasing priority for pedestrians and cyclists in the Primary Shopping Area;
3. improving the cycle network;
4. improving 'legibility' and signage for pedestrians;
5. providing for operational access for businesses;
6. improving the provision of car parks around the ring road;
7. reducing the 'barrier' effect of the ring road in relation to adjacent areas;
8. improving the attractiveness of Park Lane Interchange; and
9. working with rail industry partners to:
   i. improve the connectivity of Sunderland to other major centres; and
   ii. supporting redevelopment and improvement of Sunderland Station.

12.14 In accordance with the NECA Transport Manifesto and emerging Transport Plan, the council is committed to improving accessibility to and movement within the Urban Core.

12.15 Key improvements will involve avoiding conflicts between pedestrians and vehicular traffic, making improvements to the physical infrastructure within the Urban Core such as Park Lane Station and the southern concourse of Sunderland Station and improving connectivity between the Urban Core and other major centres within the UK.

12.16 The A&D Plan will identify land to deliver this policy, where necessary.

Policy

ST2 Local road network

1. The Local Road Network will be protected for safe and efficient movement in accordance with the following road hierarchy:
   i. Distributor Roads;
   ii. Category 1 Roads;
   iii. Category 2A Roads; and
   iv. Category 3 Roads.
2. To ensure that development has no unacceptable adverse impact on the Local Road Network, proposals must ensure that:
   i. where a new vehicular access is accepted in principle, the number of access points will be kept to a minimum and new access points will be designed and constructed in accordance with the current highway design standards;
   ii. they have safe and adequate means of access, egress and internal circulation/turning arrangements for all modes of transport relevant to the proposal;
   iii. where an existing access is to be used, substandard accesses will be improved and/or upgraded in accordance with the current standards for the category of road;
   iv. they are assessed and determined against current standards for the category of road having regard to the capacity, safety and geometry of the highway network;
   v. they have safe and convenient access for sustainable transport modes relevant to its location; and
   vi. they will not create a severe impact on the safe operation of the highway network; resulting in potential risk to all highway users with specific consideration given to vulnerable road users.

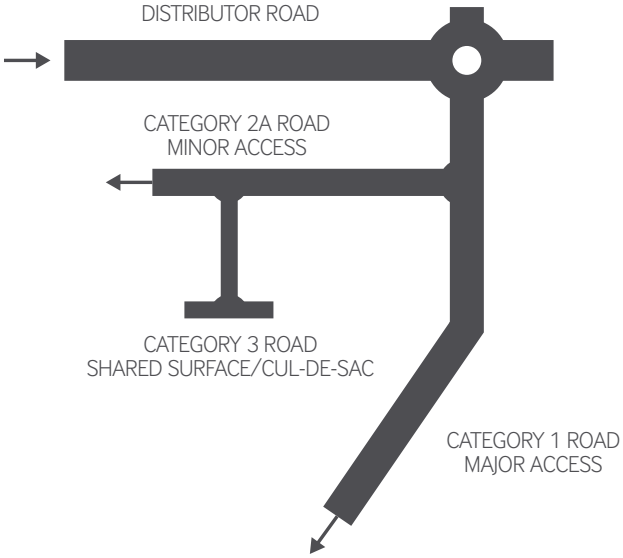


Figure 46: Local Road Hierarchy

12.17 Whilst the Strategic Road Network is important in providing connections between Sunderland and the wider area, the vast majority of roads within Sunderland form part of the Local Road Network. Policy ST2 sets out the local road network hierarchy, which will be used when considering development. It will be ensured that the function of all roads within the Local Road Network are to be protected in accordance with their position within the road hierarchy to ensure the safe and efficient movement of traffic for all.

12.18 Developers must demonstrate that proposals will not have a severe impact on the safe operation and management of the Local Road Network for all highway users. This will be subject to scoping and agreement with the Local Highway Authority.

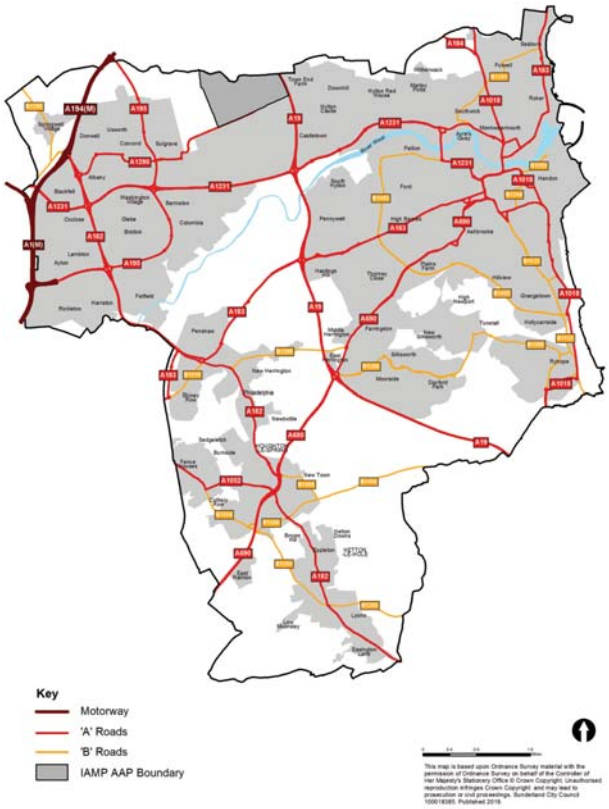


Figure 47: Local Road Network

12.19 Development must be designed and constructed in accordance with Sunderland City Council Adoptable Highway Standards. Highway access and road layouts will need to be agreed with the Local Highway Authority to ensure a development does not cause significant congestion or road safety issues.

Policy

ST3 Development and transport

Development should:

1. provide safe and convenient access for all road users, in a way which would not:
   i. compromise the free flow of traffic on the public highway, pedestrians or any other transport mode, including public transport and cycling; or
   ii. exacerbate traffic congestion on the existing highway network or increase the risk of accidents or endanger the safety of road users including pedestrians, cyclists and other vulnerable road users;
2. incorporate pedestrian and cycle routes within and through the site, linking to the wider sustainable transport network;
3. submit an appropriate Transport Assessment/Transport Statement and a Travel Plan. This must demonstrate that appropriate mitigation measures can be delivered to ensure that there is no detrimental impact to the existing highway;
4. include a level of vehicle parking and cycle storage for residential and non-residential development, in accordance with the council's parking standards;
5. provide an appropriate level of electric vehicle parking and charging infrastructure for commercial and non-residential development to suit site specific requirements, and make provision for the installation of home charging apparatus on major residential schemes; and
6. safeguard the existing network of Definitive Public Rights of Way. If this cannot be accommodated, then a diversion and/or alternative route shall be provided.

12.20 Development proposals impact upon the transport network as a result of additional trips being generated. It is therefore important that the potential impacts of development are understood and that any necessary improvements are identified prior to the development taking place and implemented at an appropriate time during the proposed development. The scope of transport evidence will need to be discussed and agreed with the Local Highway Authority, with specific requirements based on the scale of development.

12.21 New developments must comply with the above requirements. Any variations to the above requirements or development-specific needs will be determined through pre-application discussions with the council. This should be agreed on a site by site basis unless forming part of a wider Masterplan with cumulative traffic and transport implications. With respect to any development which could impact on the Strategic Road Network, Highways England would be required to be consulted.

12.22 Transport Assessments/Transport Statements and Travel Plans will be required to support most planning applications, which is clarified in the council's validation of planning applications checklist. Development proposals will be expected to provide any necessary mitigation works identified through the Transport Assessment or Transport Statement.

The development proposals will need to comply with the council's guidance on parking standards for residential and non-residential development.

12.23 Development will also need to provide an appropriate level of electric vehicle parking and charging infrastructure to suit development requirements. These are to be determined on a site by site basis and agreed with the council. Major residential schemes of 50 dwellings or more will be expected to make provision for the installation of home charging apparatus.

12.24 The existing network of Definitive Public Rights of Way must be safeguarded where affected by development, ensuring that it remains protected and open for use by the public. Where Definitive Public Rights of way exist through a development site, it should be retained on its existing alignment and the development designed and laid out to accommodate it. In the event that there is no alternative and the development cannot accommodate the existing Definitive Public Right of Way, a diversion and/or alternative route shall be provided. Any such diversion and/or alternative must be approved as convenient and suitable in all respects by the council and will be constructed in accordance with current standards.

12.25 A travel plan is a long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through an action plan that is regularly reviewed. The travel plan should set targets, objectives and monitoring requirements. The travel plan should include a series of measures, management and funding details that aim to deliver the stated objectives and targets. The travel plan should be secured by a planning obligation and have regular ongoing management. A Transport Assessment will be required for any development where the council anticipates that the development will generate a level of trips that impact on the existing highways arrangement. In line with the PPG, the need for a Transport Assessment will be assessed on a case-by-case basis and will be at the discretion of the council.

12.26 The council will require developer support for upgrades and improvements to capacity on public transport services and the associated infrastructure and facilities, through financial contributions, where these improvements are necessary to enable the development to take place. The council will also expect that appropriate mitigation is provided by the developer for any impacts expected on the public highway or local network.

12.27 Sufficient car parking will need to be provided to meet the essential needs of developments. Parking space is often an inefficient and unattractive use of land and its impact on local environmental quality should be minimised where car parking is provided in new developments.

13. Minerals

13.1 Minerals are an important resource and are an essential requirement to support sustainable economic growth. It is necessary that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy, and goods that an area needs. Where materials are not available locally, Sunderland will work with neighbouring authorities and other Mineral Planning Authorities to ensure that the continued need for aggragates can be met. Minerals are a finite resource and can only be worked where they are found, and therefore it is important to make the best use of them and to secure their long-term conservation. This chapter includes policies to meet Strategic Priority 12 and will support proposals for mineral development by:

- supporting minerals extraction, where the impacts of doing so would not be unacceptable (Policy SP11);
- protecting Minerals Safeguarding Areas and minerals infrastructure from non-mineral development (Policy M1);
- carefully controlling any proposals for surface coal extraction (Policy M2);
- ensuring development gives consideration to any land instability and minerals legacy issues (Policy M3); and
- requiring restoration and aftercare to improve the quality of the environment to at least the same standard as before mineral extraction took place (Policy M4).

Strategic Policy

SP11 Mineral extraction

1. Development for mineral extraction must demonstrate the extent, quality, significance and need for the resources to be extracted and must ensure that:
   i. the natural and historic environment, highway safety and human health is conserved, managed and enhanced as appropriate;
   ii. residential amenity and human health is protected from issues such as noise, vibration and air quality;
   iii. workings will not increase the potential of flood risks or surface water flooding;
   iv. essential infrastructure is protected; and
   v. the transportation of minerals makes use of sustainable modes of transport wherever possible.

13.2 Policy SP11 sets out the approach for dealing with planning applications for mineral extraction, which should be considered in line with other relevant policies in this Plan. The policy focuses on the key criteria that will be used to judge applications. Proposals for mineral extraction (including extensions to existing sites), will be required to robustly justify the requirement for extraction, specifically in relation to the need for the site to maintain supply in line with the latest Local Aggregate Assessment, sub-regional apportionment figure and the maintenance of a landbank of at least 7 years for sand and gravel and at least 10 years for crushed rock. In order to protect against the potential risks of groundwater flooding and protect water quality, proposals which involve dewatering will require a Water Management Plan. Any site specific allocations will be made through the Allocations and Designations Plan.

13.3 The possibility of significant environmental and social effects associated must be fully understood before consideration can be given as to whether the development is acceptable. The applicant will be expected to provide detailed information of the likely significant effect of the development on human beings, flora, fauna, soil, water, air, climate, landscape, material assets and cultural and historical heritage. Potential cumulative impacts must also be considered. The council encourage applicants to engage with local communities at an early stage when preparing development proposals and where appropriate, consider establishing liaison committees with representatives from the local communities.

13.4 There is currently no evidenced demand for the extraction of hydrocarbons such as the hydraulic fracturing of shale rocks for oil and gas within the city and no Petroleum Exploration and Development Licenses (PEDL) have been granted. It is therefore not considered necessary to provide specific policy coverage for this within the Plan. Any proposals will be determined in accordance with the relevant national policy and guidance.

Policy

M1 Minerals Safeguarding Areas and infrastructure

1. Planning permission will only be granted for incompatible non-mineral development within a Minerals Safeguarding Area, as defined on the Policies Map (Appendix 4), where it is demonstrated that either:
   i. the mineral is not of economic value or potential value, or does not exist; or
   ii. that extraction of the mineral would not be physically viable or practicable; or
   iii. the mineral can be extracted satisfactorily, having regard to Policy SP11, prior to the non-minerals development taking place without adversely affecting the viability or deliverability of the non-minerals development; or
   iv. the incompatible development is of a temporary nature that can be completed and the site returned to a condition that would not prevent future mineral extraction; or
   v. material considerations indicate that the need for the development overrides the presumption for mineral safeguarding such that sterilisation of the mineral can be permitted following the exploration of opportunities for prior extraction; or
   vi. it constitutes development that is exempt from the mineral safeguarding policy (see the list of exempt criteria in Appendix 4).
2. Planning permission will only be granted for development that is incompatible with safeguarded minerals management, transportation or waste management facilities, where it is demonstrated that either:
   i. it constitutes exempt development as set out in Appendix 5; or
   ii. replacement capacity, of the similar type, is available at a suitable alternative site, which is at least equivalent or better than that offered by the facility that it is replacing; or
   iii. it is for a temporary period and will not compromise its potential in the future for minerals transportation; or
   iv. material considerations indicate that the need for development overrides the presumption for safeguarding; or
   v. it has been demonstrated that the capacity of the facility to be lost, is not required.
3. Planning applications for development within 100m of safeguarded facilities need to demonstrate that impacts, e.g. noise, dust, light and air emissions, that may legitimately arise from the activities taking place at the safeguarded sites would not be experienced to an unacceptable level by occupants of the proposed development and that vehicle access to and from the facility would not be constrained by the development proposed.

13.5 Sunderland has a limited supply of mineral resources; therefore it is necessary to safeguard known minerals resources from other development that could sterilise their eventual extraction. However, it is a Government requirement that proven resources are not needlessly sterilised by non-mineral development, and that there should be prior extraction of the mineral if it is necessary for such development to take place.

13.6 Sunderland's Minerals Safeguarding Areas (MSAs) have been developed in accordance with guidance published by the British Geological Survey and by using mineral resource information provided by the British Geological Survey and the Coal Authority. It is also a requirement to safeguard existing, planned and potential mineral infrastructure such as rail heads, wharfs, depots, coating and batching plants. The MSAs and safeguarded infrastructure are shown on the Policies Map and are identified in Appendix 4.

13.7 With regard to development proposals within Coal MSAs, where it can be accommodated in an environmentally acceptable manner, and provided that the proposed development is not prejudiced or delayed significantly, coal resources should be extracted prior to development commencing. In order to avoid

potential problems of delay, any potential surface coal working should be included in an overall programme for the development.

Policy

M2 Surface coal extraction

The extraction of surface coal will only be acceptable where:

1. the proposal is environmentally acceptable, or can be made so through agreed mitigation or through planning conditions or legal obligations; or
2. the proposal can provide national, local or community benefits which clearly outweigh the likely adverse impacts to justify the granting of planning permission; and
3. the applicant can satisfy the criteria set out within Policy SP11.

13.8 Surface coal extraction is a particularly intrusive method for accessing and utilising it as a resource. The council will therefore carefully consider the potential adverse impacts associated with surface coal extraction, when considering any such planning application.

13.9 Applicants will be expected to submit detailed supporting evidence as part of any application for surface coal extraction to clearly demonstrate that the policy requirements have been satisfied.

Policy

M3 Land instability and minerals legacy

1. Development should give consideration to hazards arising from past coal mining, in particular land instability and mine gas.
2. Where a development is located within an area with a mining legacy, an applicant will be required to prepare and submit a Coal Mining Risk Assessment and/or carry out site investigations, as necessary.

13.10 Mineral extraction has been one of the most significant activities shaping the development of the city over the past two centuries. Consequently, there are approximately 290 recorded mine entries listed in the city, potentially resulting in land instability.

13.11 Whilst land instability is not a complete constraint on development, careful consideration needs to be given to its potential impacts as part of the determination of planning applications in areas with a mining legacy.

13.12 For development sites within the Coal Authority's most up-to-date 'Development High Risk Areas', developers will be required to prepare a Coal Mining Risk Assessment and/or carry out site investigations and submit this alongside the planning application, unless the planning application type or nature of proposed development is included within the Coal Authority's most up-to-date list of exemptions.

Policy

M4 Restoration and aftercare

1. Development for minerals extraction and temporary waste management facilities will be granted where satisfactory provision has been made for high standards of restoration and aftercare such that the intended after-use of the site is achieved in a timely manner, including where necessary for its long-term management, including the management, treatment and monitoring of surface water, leachates, ground waste landfill gases, engineering containment systems below and above ground in compliance with the relevant waste permit to deposit waste.
2. Restoration plans should be submitted with the planning application which reflect the proposed after-use.

13.13 The nature of restoration activity depends on the choice of after-use, which is influenced by a variety of factors including the aspirations of the landowner(s) and the local community, the present characteristics of the site and its environs, any strategies for the area (e.g. biodiversity priorities), the nature, scale and duration of the proposed development and the availability and quality of soil resources.

13.14 Where the development is to restore the site to agricultural use at existing ground levels, ensuring the availability of clean inert fill material is important to the deliverability of the scheme, as is the availability of suitable topsoil. Quarries have been restored through importation of non-hazardous and/or hazardous waste and the acceptability of this in principle would be considered against Policy M4. It may be appropriate to retain some industrial archaeological features, geological exposures or landscapes within a quarry.

13.15 Restoration, aftercare and after-use will usually seek to assure that the land is restored back to a quality that is at a level at least equivalent to that which it was prior to development commencing and wherever possible, provide for the enhancement of the quality of the landscape, local environment or the setting of historic assets to the benefit of the local or wider community. Wherever possible, restoration schemes should include measures to improve biodiversity interests whatever the proposed after-use of the site. Restoration, aftercare and after-use may be secured through planning conditions.

13.16 Appendix 6 sets out the issues which should be addressed through restoration.

Implementation





14. Infrastructure and delivery

14.1 Having set out a clear direction how Sunderland will develop and the planning policies and proposals that will help achieve this, it will be important that there are tools in place to help implement these policies and ensure the successful delivery of the overall vision for this Plan. This chapter will seek to deliver Strategic Priority 13 by:

- Ensuring that development contributes to the timely delivery of any necessary infrastructure (Policy ID1); and
- Securing Section 106 planning obligations to fund any necessary infrastructure (Policy ID2)

14.2 While the council has a key role to play in delivering the policies and proposals, responsibility does not rest solely with the council and it will require the combined efforts and investment of a range of partners. The successful implementation will require a wide range of organisations to work together. The council will have a vital role in coordinating the actions and activities of these partners.

14.3 Appendix 7 includes a table which provides a summary of the key mechanisms that will be used to support each policy's implementation.

14.4 Over the lifetime of this Plan it is likely that new initiatives, partnerships and sources of funding will emerge that will play a new role in helping to implement proposals and deliver growth.

14.5 Sunderland's future growth and environmental sustainability cannot be achieved without a wide array of essential infrastructure. The council will work with its partners to ensure that much needed infrastructure, including community facilities and services are provided for local communities.

14.6 The term infrastructure can be taken to include roads and other transport facilities, flood defences, schools and other educational facilities, health facilities, sporting and recreational facilities and open spaces. This is not an exhaustive list and there may be a range of other services and facilities that could constitute infrastructure, which will be required to deliver this Plan.

14.7 This Plan is supported by an Infrastructure Delivery Plan (IDP) which provides detail of the infrastructure that is essentially necessary to enable growth to occur and delivery issues in relation to key proposals. The IDP also includes a number of infrastructure projects, which although not essential to the delivery of this Plan, are desirable. Their inclusion within the IDP will assist the council in its attempts to secure funding for these projects. The council will keep these documents under review to measure progress. It should be noted that the IDP principally identifies high level strategic infrastructure and does not include site specific infrastructure requirements, which will be dealt with through individual planning applications.

14.8 This Plan has been developed alongside continued consultation with the bodies responsible for infrastructure delivery in order to ensure that essential infrastructure will be delivered in a timely manner, where appropriate. The views of these bodies have been used in testing and underpinning the strategy, although there remain some areas, which will require on-going consultation with the responsible bodies and agencies to identify future, unforeseen needs.

Policy

ID1 Delivering infrastructure

1. Development will be expected to provide, or contribute towards the provision of:
   i. measures to directly mitigate the impacts of the development and make it acceptable in planning terms; and
   ii. contribute towards the delivery of essential infrastructure identified in the IDP.
2. The timing and prioritisation in the delivery of essential infrastructure will accord with the priority needs established through the IDP.

14.9 Where necessary, the timing of provision of infrastructure will be linked directly to the phasing of development, taking account of viability. This will be secured either through planning conditions, or where this is not appropriate, by planning obligations or other

similar infrastructure tariffs in accordance with the planning obligation tests set out in parpagraph 14.11, to ensure that the planned and necessary infrastructure is available to serve the development when it is first required. The cumulative impact of developments will be taken into account.

Policy

ID2 Planning obligations

1. Section 106 planning obligations will be sought to facilitate the delivery of:
   i. affordable housing (see Policy H2); and
   ii. local improvements to mitigate the direct or cumulative impact of development, where evidenced, and/or additional facilities and requirements made necessary by the development, in accordance with the Planning Obligations SPD.

Where it is not possible to deliver the policy requirements in full, a viability assessment should be submitted in line with the requirements of the PPG.

14.10 Where it is not possible to address any unacceptable impacts of development through planning conditions, the use of planning obligations will be considered to mitigate and/or compensate these impacts.

14.11 Planning obligations must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

14.12 The council will seek to secure fair and reasonable developer contributions that are proportionate to the development proposed, without adversely affecting the viability of development. Examples of requirements which may be needed to make a development acceptable include:

- provision of physical infrastructure; whether; transport, education, health, sport and leisure, waste collection and recycling and cultural and community provision;
- local public realm improvements including streetscape, local public open space, green infrastructure, play facilities and community safety;
- sustainable mitigation and/or compensation and enhancements for priority species and habitats;
- mitigation of impacts on and/or enhancement of heritage assets or to compensate for their loss; and
- transport improvement including highways and traffic works; local walking and cycling improvements and public transport provision.

14.13 It is recognised that some development proposals may be unable to meet all of the relevant policy and planning obligation requirements while remaining economically viable and deliverable, either in whole or in part.

14.14 In such circumstances the council will consider requests to reduce the level of planning obligations to a level which ensures that a scheme remains viable. The council will, where possible, work with applicants to prevent planned developments stalling.

14.15 In these instances, preference will be given to the needs and priorities of an area and the wider benefits of development, such as, for example, regeneration and meeting housing need.

14.16 The Planning Obligations SPD provides greater detail on when planning obligations will be sought, how this will be calculated and give further details on viability.

Implementation and Monitoring

14.17 The successful implementation of the Local Plan relies on a coherent, robust and flexible monitoring process which will enable the council to respond to changing circumstances. The principal mechanism for monitoring the performance of the Local Plan will be through the Authority's Monitoring Report (AMR). The Localism Act 2011 requires Local Authorities to prepare AMRs to assess the implementation of the Local Development Scheme (LDS), and the extent to which policies and proposals set out in local development documents are being successfully implemented.

14.18 The Implementation and Monitoring Framework is set out in the CSDP Monitoring Framework (2018). The Framework is structured according to the composition of the CSDP, enabling for easy and direct comparison with the policies, proposals and overall objectives. The implementation of the Local Plan will be monitored through a schedule of Monitoring Indicators on an annual basis. These will provide an accurate indication of the performance of the Local Plan against the objectives and the Local Plan policies. Through the monitoring process, the AMR will identify any issues that need to be rectified.

14.19 There are several key triggers identified throughout the CSDP which would lead to a partial or full review of the Local Plan[23]. Further set out in the Monitoring Framework (2018) are specific triggers for each Policy. This approach ensures that appropriate and proportionate triggers and actions can be set for each Policy and Monitoring Indicator due to a failure to meet key targets.

[23] A plan review refers to any part of the Local Plan i.e. CSDP, IAMP AAP and A&D Plan



Appendices





Appendix 1 – Saved and deleted UDP policies

Policy	Status post adoption
EC2: Business support	Retain designations
EC5: Mixed use sites	Retain designations
EC8: Tourist facilities	Retain designations
EC9: Hotels	Retain designations
EC11: The rural economy	Retain
H6: Land for housing	Retained designations
H13: Private housing	Retain
S14: Retailers from other locations	Retain
CF3: Other public bodies	Retain
CF4: Nursery education	Retain
CF5: Primary and secondary education	Retain
CF6: Further Education	Retain
CF7: Sunderland University	Retain
CF8: Community uses	Retain
CF9: Health	Retain
CF10: Access to facilities	Retain
CF11: Social, religious and cultural buildings	Retain
CF12: Social, religious and cultural buildings	Retain
CF15: Childcare facilities	Retain
L1: General	Retain part
L2: Indoor sport	Retain
L7: Protection of recreational and amenity land	Retain designations part

Policy	Status post adoption
L10: Countryside recreation	Retain
L11: Golf courses	Retain
L12: Coast and riverside	Retain
L13: Coast and riverside	Retain
EN2: Energy production	Retain
EN4: Renewable energy	Retain
EN10: Compatibility of development	Retain
EN15: Reclamation	Retain
B1: Built environment	Retain
B4: Conservation areas	Retain designations
B12: Scheduled ancient monuments	Retain designations
B13: Sites of local archaeological significance	Retain designations
B14: Ancient monuments	Retain designations
B19: User Friendly Environment	Retain
CN20: SSSI	Retain designations
CN21: Sites of nature conservation importance and local nature reserves	Retain designations
CN23: Wildlife corridors	Retain designations
T10: Paths and multi-user routes	Retain
T11: Disabled people	Retain
T16: Protection of existing rail corridors	Retain
T21: Parking	Retain
T23: Public parking	Retain

Policy	Status post adoption
SA6: New mixed-use sites	Retain
SA7: Tourism facilities	Retain
SA9: Land for housing	Retain part
SA10: Sites in inner area	Retain
SA12: Private housing	Retain
SA16: Education	Retain
SA18: Royal Hospital	Retain
SA20: Community facilities	Retain part
SA22: Cemeteries	Retain
SA23: Regional recreational and cultural facilities	Retain part
SA24: Sport and recreation	Retain part
SA26: Sport and recreation	Retain part
SA27: Amenity open space	Retain part
SA28: Tunstall Hills	Retain
SA29: Urban country park	Retain
SA30: Children's playspace	Retain
SA31: Allotments and leisure gardens	Retain
SA32: Access to riverside	Retain
SA35: New conservation areas	Retain designations
SA36: Historic park	Retain
SA38: Views	Retain
SA48: Multi-user routes	Retain
SA49: Strategic footpaths	Retain part
SA54: Sites for development	Retain part
SA65: Tourism	Retain part
SA68: Older housing improvement	Retain
SA75: Leisure and recreation	Retain
SA77: Wear dockyard	Retain
SA84: Street improvement	Retain
SA86: Vacant sites	Retain

Policy	Status post adoption
SA89: City centre bus corridors	Retain
SA90: City centre bus corridors	Retain
SA92: Pedestrian improvements	Retain part
SA93: Footpaths/multi-user routes	Retain part
SA94: Cyclists	Retain part
SA96: Saturday car parking	Retain
SA98: Retaining car parks	Retain part
SA99: On-street car parking	Retain
SA100: Dual use car parking	Retain
NA5: Tourism	Retain
NA6: Seafront	Retain
NA7: Land for housing	Retain part
NA8: Land for housing North	Retain
NA10: Private housing North	Retain
NA13: Fulwell Infant School	Retain
NA17: Swan Street College	Retain
NA18: Fulwell Junior School	Retain
NA19: Other community facilities	Retain
NA20: Regional recreational facilities	Retain part
NA21: Sport and recreation	Retain
NA22: Amenity open space	Retain
NA23: Children's playspace	Retain
NA24: Allotments and leisure	Retain
NA28: Historic park	Retain
NA30: Views	Retain
NA32: Local nature reserves	Retain part
NA34: Park and ride	Retain
NA35: Multi-user routes	Retain part
NA45: Monkwearmouth: tourism	Retain
NA46: Monkwearmouth: housing	Retain
NA47: Monkwearmouth: environment	Retain

Policy	Status post adoption
NA48: Monkwearmouth: environmental improvements	Retain
WA3: Tourism	Retain
WA6: Private housing Washington	Retain
WA9: Education	Retain
WA11: Washington Arts Centre	Retain
WA12: Regional recreational and cultural facilities	Retain part
WA13: Sport and recreation	Retain part
WA14: Amenity open space	Retain part
WA15: Children's playspace	Retain
WA16: Allotments and leisure gardens	Retain
WA17: Environmental identity	Retain
WA20: Views	Retain
WA22: Nature conservation	Retain
WA23: Springwell Quarry	Retain
WA25: Bus facilities	Retain
WA28: Perimeter footpaths	Retain
WA29: Cyclists	Retain part
WA32: Nissan rail link	Retain
WA34: Washington Town Centre development sites	Retain
WA37: Car parking	Retain
HA3: Tourism and visitor facilities	Retain
HA4: Land for housing	Retain
HA6: Private housing	Retain
HA9: Regional recreational and cultural facilities	Retain
HA11: Sport and recreation	Retain
HA12: Amenity open space	Retain
HA13: Children's playspace	Retain
HA14: Allotments and leisure gardens	Retain

Policy	Status post adoption
HA18: Major development site within the green belt	Retain
HA19: Views	Retain
HA21: Nature conservation	Retain part
HA24: Bus facilities	Retain
HA25: Multi-user routes	Retain part
HA26: Strategic footpaths	Retain
HA27: Cyclists	Retain part
HA28: Road proposals	Retain part
HA29: Junction improvements	Retain
HA31: Houghton Town Centre: allocations	Retain
HA32: Recreation	Retain
HA33: Built heritage	Retain
Policy EC5A: Comprehensive development sites	Retain
Policy EC5B: Strategic locations for change	Retain
Policy H5A: Housing allocations in central Sunderland	Retain part
Policy SA6A.1: Former Grove site	Retain
Policy SA52A: New routes	Retain
Policy SA55A.1: Holmeside triangle	Retain
Policy SA55B.1: Sunniside	Retain
Policy SA55B.2: City centre west	Retain
Policy SA55B.3: University – Chester Road campus	Retain
Policy SA67A: Residential development/conversion	Retain
Policy SA97A: Public parking	Retain
Policy NA3A.1: Stadium Park	Retain
Policy NA3A.2: Sheepfolds	Retain
Policy NA3B.1: Bonnersfield St Peters University campus	Retain
R1: Sustainable development	Delete

Policy	Status post adoption
R2: Resource utilisation	Delete
R3: Infrastructure provision	Delete
R4: Energy conservation	Delete
EC1: General	Delete
EC3: Business support	Delete
EC4: Existing employment area	Delete
EC5: Major new sites	Delete
EC7: Offices	Delete
EC10: Enterprise	Delete
EC12: Incompatible industries	Delete
EC13: Hazardous industries	Delete
EC14: Bad neighbour uses	Delete
EC15: Scrapyards	Delete
H1: General	Delete
H2: General	Delete
H4: Housing density	Delete
H7: Executive housing	Delete
H8: Windfall sites	Delete
H10: Phasing	Delete
H11: Past permissions	Delete
H12: Council housing	Delete
H14: Special needs housing	Delete
H15: Special needs housing	Delete
H16: Specialist housing	Delete
H17: Nursing and rest homes	Delete
H18: Flats and buildings in multiple occupation	Delete
H19: Fairground travellers	Delete
H20: Gypsies	Delete
H21: Open space in recreation areas	Delete
H22: Development within back gardens	Delete
S1: Shopping strategy	Delete
S2: Retail hierarchy	Delete
S3: New provision	Delete
S4: Improvement of existing facilities	Delete
S6: Comparison goods	Delete
S7: Design	Delete
S8: Shop fronts	Delete
S9: Adverts	Delete
S10: Security shutters	Delete
S11: Non-retail uses	Delete
S12: Hot food takeaway	Delete
S13: Retailing on industrial estates	Delete
CF1: Community facilities	Delete
CF2: Surplus land and buildings	Delete
CF13: Loss of community facilities	Delete
CF14: Design	Delete
L3: Regional recreational and cultural facilities	Delete
L4: Outdoor sport and recreation	Delete
L5: Amenity and open space	Delete
L6: Children's play space	Delete
L8: Allotments	Delete
LP9: Allotments	Delete
EN1: Environmental protection	Delete
EN3: Renewable energy	Delete
EN5: Noise and vibration	Delete
EN6: Noise sensitive developments	Delete
EN7: Development near railways	Delete
EN8: Hazardous installations	Delete
EN9: Clean environment	Delete
EN11: Flooding	Delete
EN12: Impact of development	Delete
EN13: Coastal zone	Delete

Policy	Status post adoption
EN14: Ground conditions	Delete
EN16: After care reclamation	Delete
B2: Design and massing	Delete
B3: Urban green space	Delete
B5: New conservation areas	Delete
B6: Preserve and enhance conservation areas	Delete
B7: Demolition of unlisted buildings in conservation areas	Delete
B8: Listed buildings	Delete
BP10: Development in listed buildings setting of listed buildings	Delete
BP11: Archeology	Delete
B15: Ancient monuments	Delete
B16: Ancient monuments	Delete
B17: Promotion measures	Delete
B18: Historic parks and gardens	Delete
B20: Art	Delete
B21: Adverts	Delete
B22: Adverts	Delete
B23: Street furniture	Delete
B24: Utility services and overhead cables	Delete
B25: Utility services and overhead cables	Delete
B26: Telecommunications	Delete
CN1: Nature conservation	Delete
CN2: Green Belt functions	Delete
CN3: New development in Green Belt	Delete
CN4: Green Belt engineering	Delete
CN5: Green Belt views	Delete
CN6: Settlement Breaks	Delete
CN7: Urban fringe	Delete

Policy	Status post adoption
CN8: Rural economy and agriculture	Delete
CN9: New dwellings in the countryside	Delete
CN10: Rural economic impacts	Delete
CN11: Building conversions in the countryside	Delete
CN:12 Recreation	Delete
CN13: Views of the city	Delete
CN14: New development on main transport routes	Delete
CN15: Woodlands and forestry	Delete
CN16: Woodlands, trees and hedgerows	Delete
CN17: Tree preservation orders	Delete
CN18: Nature conservation	Delete
CN19: SPAs, SACs and ramsar sites	Delete
CN22: Protected animal and plants	Delete
M1: Non-energy minerals	Delete
M2: Reserves	Delete
M3: Mineral and safeguarding	Delete
M5: Opencast coal mining	Delete
M6: Oil and gas	Delete
M8: General locational criteria	Delete
M9: Operational controls	Delete
M10: Piecemeal working	Delete
M11: Concurrent working	Delete
M12: Waste disposal	Delete
M13: Waste disposal	Delete
M14: Criteria for waste disposal	Delete
M15: After use/restoration	Delete
M16: Landfill gas	Delete
M17: Energy recovery	Delete
M18: Recycling	Delete
M19: Civic amenity sites	Delete

Policy	Status post adoption
M20: Sewage treatment	Delete
T1: General policy	Delete
T2: Public transport	Delete
T3: Metro extension	Delete
T4: Buses	Delete
T5: Railways	Delete
T6: Interchanges	Delete
T7: Taxis	Delete
T8: Pedestrians	Delete
T9: Cyclists	Delete
T12: Strategic route network	Delete
T13: Highway improvements	Delete
T14: New development and transport	Delete
T15: Protection of new and existing road corridors	Delete
T17: Transport and environmental improvements	Delete
T18: Highway improvements	Delete
T19: Safety	Delete
T20: Traffic management	Delete
T22: Private parking	Delete
T24: Freight movement	Delete
T25: National communications	Delete
T26: Transport and the Port	Delete
SA1: Existing employment areas	Delete
SA2: The Port	Delete
SA3: Doxford International	Delete
SA4: New employment sites	Delete
SA5: Existing mixed-use sites	Delete
SA11: Council housing	Delete
SA13: East End	Delete
SA14: Shopping centres	Delete

Policy	Status post adoption
SA17: Thornhill urban nature reserve	Delete
SA19: Cherry Knowle Hospital	Delete
SA21: Silksworth Branch Library	Delete
SA25: Sport and recreation	Delete
SA33: Coastal zone	Delete
SA34: Improvements in transport corridors	Delete
SA37: Green belt	Delete
SA39: Trees and woodlands	Delete
SA40: Tunstall Hills LNR	Delete
SA42: Metro extension	Delete
SA43: Railways	Delete
SA45: South Dock Railway	Delete
SA46: Bus facilities	Delete
SA47: Cyclists	Delete
SA50: Road proposals	Delete
SA51: Junction improvement	Delete
SA52: Safeguarding road routes	Delete
SA53: Parking around Royal Hospital	Delete
SA57: Industry & warehousing	Delete
SA60: Offices	Delete
SA61: Main office area	Delete
SA62: Office properties	Delete
SA63: Upper floor conversions	Delete
SA64: Office development	Delete
SA66: Housing city centre	Delete
SA67: Housing On Upper Floors	Delete
SA69: Principal shopping area	Delete
SA70: Bulky goods	Delete
SA71: Non-retail uses	Delete
SA74: Leisure & recreation	Delete
SA76: Allotments	Delete

Policy	Status post adoption
SA78: Environment	Delete
SA79: Environment: floorscape	Delete
SA80: Environment: amenity open space	Delete
SA81: Environment: street furniture	Delete
SA82: Environment: weather protection	Delete
SA83: Environment: older properties	Delete
SA85: Shop notices	Delete
SA88: Safeguarding Hendon – Pallion Railway corridor	Delete
SA95: Road proposals	Delete
NA1: Existing employment sites	Delete
NA2: New employment sites	Delete
NA4: Mixed use sites	Delete
NA9: Council housing North	Delete
NA11: Shopping centres	Delete
NA12: New shopping sites	Delete
NA14: Redcar Road Campus	Delete
NA16: Community centre	Delete
NA25: Riverside	Delete
NA26: Coastal and sea front zone	Delete
NA27: Improvement in transport corridors	Delete
NA29: Green belt	Delete
NA31: Tree Planting	Delete
NA36: Strategic footpaths	Delete
NA37: Access across Wessington Way	Delete
NA38: Cyclists	Delete
NA39: Road proposals	Delete
NA40: Seafront traffic management	Delete
NA42: Car parking	Delete

Policy	Status post adoption
NA43: Monkwearmouth: economic development	Delete
NA44: Monkwearmouth: economic development	Delete
NA49: Monkwearmouth: Metro station	Delete
NA50: Monkwearmouth: Newcastle Road cycle route	Delete
NA51: Monkwearmouth: link road and footpath	Delete
WA1: Existing employment sites	Delete
WA2: New employment sites	Delete
WA5: Council housing Washington	Delete
WA7: Concord shopping centre	Delete
WA8: Armstrong retail	Delete
WA18: Conservation area	Delete
WA19: Green belt	Delete
WA21: Tree planting	Delete
WA24: Minerals	Delete
WA26: Multi-user routes	Delete
WA27: Strategic footpaths	Delete
WA30: Road proposals	Delete
WA31: Washington Village traffic management	Delete
WA33: Washington Town Centre improvement	Delete
WA35: Community and leisure development	Delete
WA36: Bus priority measures	Delete
HA1: Existing employment sites	Delete
HA2: New sites	Delete
HA5: Council housing	Delete
HA7: Shopping	Delete
HA8: Educational facilities	Delete

Policy	Status post adoption
HA10: New leisure recreational and visitor facilities	Delete
HA15: Transport corridor	Delete
HA16: Conservation areas	Delete
HA17: Green Belt	Delete
HA20: Trees and woodland	Delete
HA22: Non-energy minerals	Delete
HA23: Waste disposal	Delete
HA30: Houghton Town Centre	Delete
EC6A: Major regional developments	Delete
EC10A: Regeneration of central Sunderland	Delete
S2A: Retail development and other town centre uses	Delete
B2A: Sustainable urban design	Delete
B2B: Tall buildings	Delete
T1A: New transport investment	Delete
T2A: Modal split	Delete
T7A: Wear river	Delete
T23A: Public transport oriented development: car parking	Delete
SA6A.2: The Port	Delete
SA6B.1: Lisburn Terrace triangle	Delete
SA6B.2: Pallion Yard	Delete
SA6B.3: Pallion retail park	Delete
SA55A.2: Former Vaux/Galleys Gill/ Farringdon Row	Delete
NA28A: World heritage site	Delete

Appendix 2 – Evidence base

Submission documents

Core Strategy and Development Plan 2015-33 Publication Draft SD.1

Core Strategy and Development Plan 2015-33 Publication Draft Policies Map SD.2

Schedule of Minor Modifications SD.3

CSDP Publication - Incorporated Minor Modifications - December 2018 SD.4

Sunderland Publication Draft CSDP Sustainability Appraisal Incorporating SEA (2018) SD.5

Sunderland Publication Draft CSDP Sustainability Appraisal incorporating SEA Non-Technical Summary (2018) SD.6

Core Strategy and Development Plan Consultation Statement (2018) SD.7

Core Strategy and Development Plan Report of Representations December 2018 SD.8

- Report of Representations (A&B)
- Report of Representations (C&D)
- Report of Representations (E,F&G)
- Report of Representations (H,I&J)
- Report of Representations (K,L&M)
- Report of Representations (N,O,P,Q&R)
- Report of Representations (S)
- Report of Representations (SCC)
- Report of Representations (T,U,V,W&Y)
- Unduly Made Representations
- Statement of Common Ground

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- Strategic Housing Land Availability Assessment Appendix L – Sunderland North Site Assessments (2018)
- Strategic Housing Land Availability Assessment Appendix M Urban Core Site Assessments (2018)
- Strategic Housing Land Availability Assessment Appendix N Sunderland South Site Assessments (2018)
- Strategic Housing Land Availability Assessment Appendix O Washington Site Assessments (2018)

- Strategic Housing Land Availability Assessment Appendix P Coalfield Site Assessments (2018)

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- Sunderland City Council Level 1 – Strategic Flood Risk Assessment (2018) Appendix
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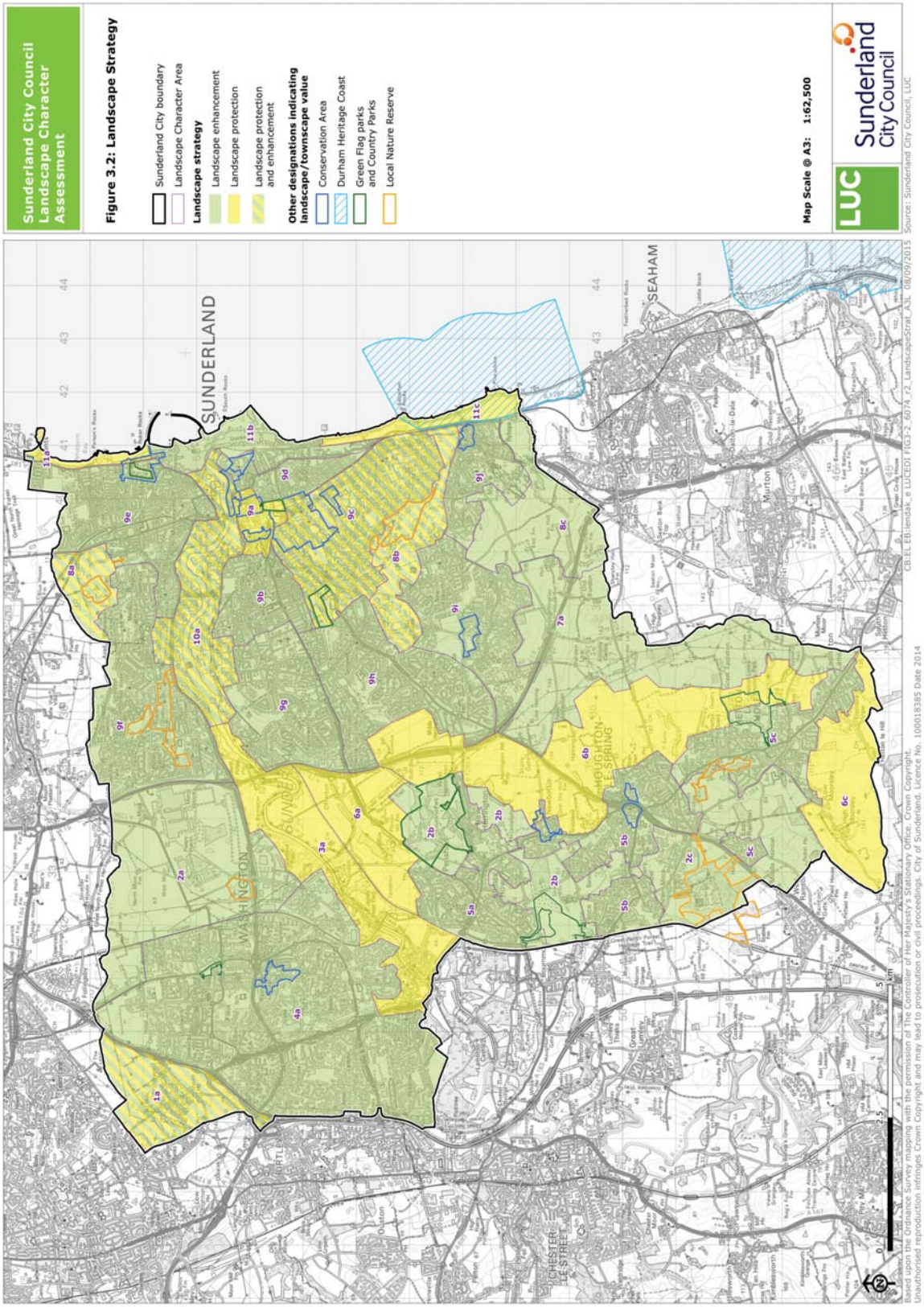
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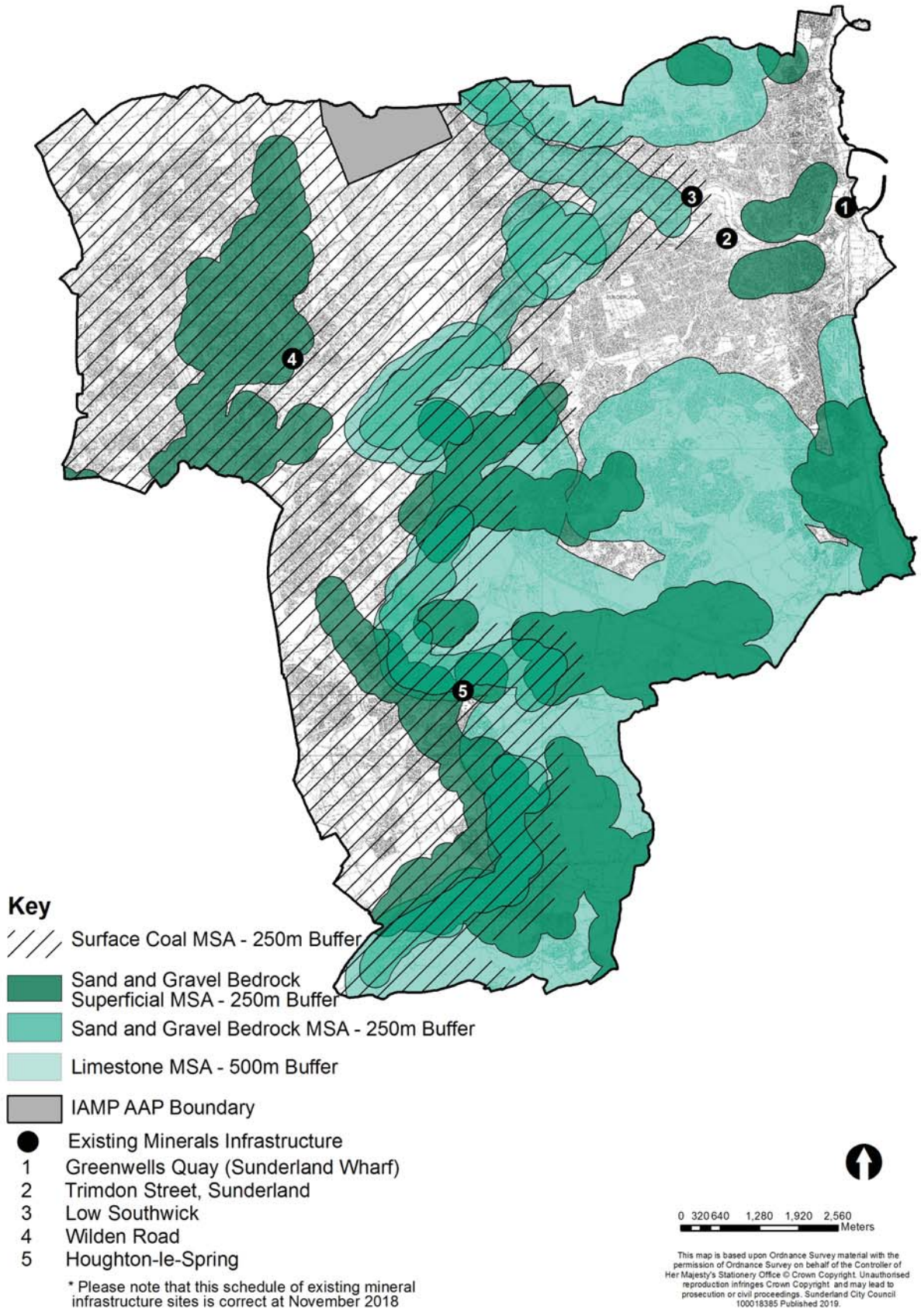
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SHIM Model Testing and Appraisal of LPD Sites Including SSGA (2014)	SP.27
South Sunderland Growth Area Landscape Character Assessment (2015)	SP.28
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Silksworth Hall Conservation Area Character Appraisal and Management Strategy (2010)	SP.42
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Sunderland Wind and Solar Landscape Sensitivity Assessment (2015)	SP.48
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Metro Futures: The combined future of Metro and local rail in the North East	SP.66
North East Rail Statement: Our Aspirations for rail improvements and investments over the next 15 years	SP.67
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Development Control Guidelines - Parking Standards	SP.69

Appendix 3 – Areas for landscape protection and landscape enhancement



Appendix 4 – Minerals Safeguarding Areas



Appendix 5 – Mineral safeguarding exceptions

Safeguarding exception

List of exemption criteria

1. Applications for householder development.
2. Applications for extensions or alterations to existing buildings and for change of use of existing development which do not fundamentally change the scale and character of the building/use.
3. Applications that are in accordance with the local plan where the Plan took account of prevention of unnecessary mineral sterilisation and determined that prior extraction should not be considered when development applications in a Minerals Safeguarding Area came forward.
4. Applications for advertisement consent.
5. Applications for reserved matters including subsequent applications after outline consent has been granted.
6. Prior notifications (telecommunications; forestry; agriculture and demolition).
7. Certificates of lawfulness of existing or proposed use or development (CLEUDs and CXLOPUDs).
8. Applications for works to trees.
9. Applications for temporary planning permission.
10. Relevant demolition in a conservation area.
11. Applications for listed buildings consent.

Appendix 6 – Issues to be addressed through restoration

Restoration plan

The following issues should be addressed through restoration:

1. a site-based landscape strategy for the restoration scheme;
2. the key landscape and biodiversity opportunities and constrains ensuring connectivity with surrounding landscape and habitats;
3. the geological, archaeological and historic heritage and landscape features and their settings;
4. the site boundaries and areas identified for soil and overburden storage;
5. an assessment of soil resources and their removal, handling and storage;
6. an assessment of the overburden to be removed and stored;
7. the type and depth of workings and information relating to the water table;
8. storage locations and quantities of waste/fill materials and quantities and types of waste/fill involved;
9. proposed infilling operations, sources and types of fill material;
10. the arrangements for monitoring and the control and management of landfill gas;
11. consideration of land stability after restoration;
12. directions and phasing of working and restoration and how they are integrated into the working scheme;
13. the need for an provision of additional screening taking account of degrees of visual exposure;
14. details of the proposed final landform including pre and post settlement levels;
15. types, quantities and source of soils or soil making materials to be used;
16. a methodology for management of soils to ensure that the pre-development soil quality is maintained;
17. proposals for meeting targets of biodiversity gain and make contributions towards achieving specific targets set out in the Durham Biodiversity Action Plan;
18. removal of all buildings, plant, structures, accesses and hardstanding not required for long term management of the site;
19. planting of new native woodlands;
20. installation of drainage to enable high quality resonation and after-use;
21. measures to incorporate flood risk mitigation opportunities;
22. details of the seeding of grass or other crops and planting of trees, shrubs and hedges;
23. a programme of aftercare to include details of vegetation establishment, vegetation management, biodiversity habitat management, field drainage, irrigation and watering facilities; and
24. the restoration of the majority of the site back to agriculture, if the site consists of the best and most versatile agricultural land.

Appendix 7 – Implementation table

Policy	Government and Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents and Council Strategies	Compulsory Purchase Powers	Planning Applications	Enterprise Zone Funding	Development Tariffs (eg. CIL)	Council Assets	Duty to Co-operate
Spatial strategy											
SP1 Spatial strategy	•	•	•	•	•	•	•	•	•	•	•
SP2 Urban Core	•			•	•	•	•			•	
SS1 The Vaux	•	•		•	•		•			•	
SP3 Washington	•	•	•	•	•	•	•	•	•	•	•
SS2 Washington Housing Growth Area		•		•	•		•			•	
SS3 Safeguarded land					•						•
SP4 North Sunderland	•	•	•	•	•	•	•	•	•	•	•
SS4 North Sunderland Housing Growth Area		•		•	•		•			•	
SP5 South Sunderland		•		•	•		•			•	
SS5 The Port of Sunderland			•				•				
SS6 South Sunderland Growth Area		•		•	•		•			•	
SS7 The Coalfield Housing Growth Area		•		•	•		•			•	
Healthy and safe communities											
SP7 Healthy and safe communities	•	•	•	•	•		•		•	•	
HS1 Quality and life and amenity							•				
HS2 Noise sensitive developments							•				
HS3 Contaminated land					•		•				
HS4 Health and safety executive areas and hazardous substances			•				•				

Policy	Government and Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents and Council Strategies	Compulsory Purchase Powers	Planning Applications	Enterprise Zone Funding	Development Tariffs (eg. CIL)	Council Assets	Duty to Co-operate
Homes											
SP8 Housing supply delivery			•	•	•		•			•	
H1 Housing mix		•	•	•	•		•				
H2 Affordable housing		•	•	•	•		•			•	
H3 Student accommodation				•	•		•				
H4 Travelling Showpeople, Gypsies and Travellers		•		•	•		•			•	
H5 Existing homes and loss of homes				•			•			•	
H6 Homes in Multiple Occupation				•	•		•				
H7 Backland and tandem development							•				
Economic growth											
EG1 Primary employment areas	•		•	•	•		•	•			
EG2 Key employment areas					•		•				
EG3 Other employment sites					•		•				
EG4 New employment areas			•	•	•		•				
EG5 Offices							•				
EG6 Trade counters							•				
Vitality of centres											
VC1 Main town centre uses and retail hierarchy	•	•	•	•	•	•	•		•	•	
SP9 Comparison retail				•	•		•				
VC2 Retail impact assessments							•				
VC3 Primary shopping areas and frontages					•		•				
VC4 Hot food takeaways					•		•				
VC5 Protection and delivery of community facilities and local services	•	•	•	•	•		•		•	•	

Policy	Government and Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents and Council Strategies	Compulsory Purchase Powers	Planning Applications	Enterprise Zone Funding	Development Tariffs (eg. CIL)	Council Assets	Duty to Co-operate
VC6 Culture, leisure and tourism	•	•	•	•	•		•		•	•	
Built and historic environment											
BH1 Design quality		•			•		•				
BH2 Sustainable design and construction							•				
BH3 Public realm					•		•				
BH4 Advertisements							•				
BH5 Shop fronts							•				
BH6 Quality communications		•					•				
BH7 Historic environment	•	•	•	•	•		•			•	
BH8 Heritage assets	•	•	•	•	•		•			•	
BH9 Archaeology and recording of heritage assets	•	•	•	•	•		•			•	
Natural environment											
NE1 Green and blue infrastructure	•	•	•	•	•		•		•	•	•
NE2 Biodiversity and geodiversity	•	•	•	•	•		•		•	•	•
NE3 Woodland/hedgerows and trees		•		•	•		•				
NE4 Greenspace	•	•	•		•		•		•	•	
NE5 Burial space	•				•					•	
NE6 Green Belt				•	•		•				•
NE7 Settlement Breaks							•				
NE8 Development in the open countryside		•		•			•				•
NE9 Landscape character					•		•				•
NE10 Heritage coast			•	•	•		•				
NE11 Creating and protecting views							•				

Policy	Government and Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents and Council Strategies	Compulsory Purchase Powers	Planning Applications	Enterprise Zone Funding	Development Tariffs (eg. CIL)	Council Assets	Duty to Co-operate
NE12 Agricultural land				•			•				•
Water, waste and energy											
WWE1 Decentralised, renewable and low carbon energy	•	•	•		•		•		•		•
WWE2 Flood risk and coastal management		•	•		•		•		•		•
WWE3 Water management		•	•		•		•				
WWE4 Water quality					•		•				
WWE5 Disposal of foul water		•					•				
WWE6 Waste management	•	•	•		•		•				•
WWE7 Waste facilities							•		•		
WWE8 Safeguarding waste facilities							•				•
WWE9 Open waste facilities				•			•				
WWE10 Energy from waste			•		•		•				
Sustainable transport											
SP10 Connectivity and transport network	•	•	•	•	•	•	•	•	•		•
ST1 Urban Core accessibility and movement	•	•	•	•	•		•		•		
ST2 Local road network		•			•		•		•		
ST3 Development and transport		•	•		•		•		•		
Minerals											
SP11 Mineral extraction		•	•	•			•				•
M1 Minerals Safeguarding Areas and infrastructure							•				•
M2 Surface coal extraction							•				
M3 Land instability and minerals legacy			•				•				
M4 Restoration and aftercare							•				

Policy	Government and Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents and Council Strategies	Compulsory Purchase Powers	Planning Applications	Enterprise Zone Funding	Development Tariffs (eg. CIL)	Council Assets	Duty to Co-operate
Infrastructure and delivery											
ID1 Delivering infrastructure	•	•	•	•	•	•	•	•	•	•	•
ID2 Planning obligation		•			•		•		•		

Appendix 8 – Monitoring Framework

Implementation and Monitoring Framework

8.1 The Implementation and Monitoring Framework for the CSDP is set out in the section below. The Framework links directly to wider Local Plan, the Sustainability Appraisal (SA) and the

Authority Monitoring Report (AMR)

8.2 The Framework is structured according to the composition of the CSDP, enabling for easy and direct comparison with the policies, proposals and overall objectives. As the plan period runs until 2033, and given the long-term aspiration and objectives of the overall strategy, it is likely that this framework will evolve and change over time, particularly in light of any new requirements over this timeframe. Therefore, this Framework will also be subject to a process of monitoring, review and amendment as part of the wider Local Plan.

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
Spatial Strategy						
SP1	Development strategy	Sets out the level of growth required and the spatial strategy to deliver this	• Significant shortfall in the number of new homes delivered compared to Policy target • Significant shortfall in the number of new jobs created in key growth sectors compared to Policy target • Significant shortfall in employment land developed • Significant shortfall in new comparison retail development delivered • Failure to deliver sufficient physical, social and environmental infrastructure • Failure to deliver the majority of development to the Existing Urban Area	• Identify reasons for lack of implementation • Potential review of the strategic approach to identification of land for development • Review of land allocated for development • Potential review of the Plan/Policy	• Housing completions against the overall plan period target for 13,410 net additional homes to 2033 • Housing delivery (net additions) against the plan period requirements of average 745pa net additions • Number of new jobs created • Land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses • Amount (sqm) of new comparison retail floorspace created	• SCC Monitoring data • Nomis (ONS data) • Employment Land Review
Area Strategies						
SP2	Urban Core	Sets out the strategy for development within the Urban Core and the principles of development	• Development is not brought forward as expected • Failure to improve the range and type of office accommodation within the Urban Core • Failure to diversify the residential offer within the Urban Core • Significant amount of retail development outside of the Primary Shopping Area • Failure to grow the leisure, tourism and cultural economy	• Identify reasons for lack of implementation • Potential review of the Plan/Policy	• Qualitative/descriptive analysis of development within identified Areas of Change • Amount of higher/further education facilities approved • B1a office floorspace (sqm) permitted on Vaux PEA • B1a office floorspace (sqm) permitted within urban core • Existing and new retail A1, A2, A3 and A5 units and floorspace (gross and net sales sqm) permitted/developed within the Urban Core • Existing and new retail A1, A2, A3 and A5 floorspace (gross and net sales sqm) developed in designated primary shopping area • Housing completions and delivery within the Urban Core	• SCC Monitoring data • Employment Land Review

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
SS1	The Vaux	Sets out the mix and principles of development expected on the Vaux Site	• Significant shortfall in the amount of B1a floorspace delivered compared to Policy target • Significant shortfall in the amount of new homes delivered compared to Policy target • Failure to deliver a hotel on the site	• Identify reasons for lack of implementation • Potential review of the Plan/Policy	• B1a floorspace (sqm) permitted/developed on site • Housing completions on Vaux site • Delivery of hotel on site	• SCC Monitoring data • Planning applications • Employment Land Review • Retail Health & Capacity Studies • Retail Needs Assessment
SP3	Washington	Sets out the spatial strategy for Washington	• Failure to focus economic growth in identified Employment Areas and the IAMP • A significant amount of out-of- centre office, retail and other Main Town Use development • Failure to deliver new homes within identified Housing Growth Areas	• Identify reasons for lack of implementation • Potential review of the Plan/Policy • Potential review of the strategic approach to identification of land for development	• Employment land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses within identified Employment Areas • Employment land (ha) and floorspace (sqm) lost to development for non-B Class uses within identified Employment Areas • Existing and new retail A1, A2, A3 and A5 units and floorspace (gross and net sales sqm) permitted/developed within designated town centre • Existing and new retail A1, A2, A3 and A5 floorspace (gross and net sales sqm) developed in designated primary shopping areas of town centre • Percentage of primary frontages in non-A1 use in designated town centre • Length of primary frontages in A1, A2, A3 and A5 retail uses in designated town centre • Housing completions and delivery within identified Housing Growth Areas • Plots created on allocated travelling showpeople sites	• SCC Monitoring data • Planning applications • Employment Land Review • Retail Health & Capacity Studies • Retail Needs Assessment

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
SS2	Washington housing growth areas	Identifies the housing growth areas in Washington and what is expected to be provided/achieved by them	• Failure to provide a mix of housing types • Failure to secure contributions for education and healthcare provision	• Identify reasons for lack of implementation • Potential review of the Plan/Policy • Potential review of the strategic approach to identification of land for development • Negotiation with developers to ensure delivery of appropriate housing mix. • Review of s106 contribution collection process/Planning Obligations SPD	• Housing completions within each HGA • Developer contributions collected in each HGA • Housing mix in each HGA	• SCC Monitoring data • Planning applications • Sunderland CCG Data • SHLAA
SS3	Safeguarded Land	Identifies and protects land to the east of Washington for development beyond the plan period	• Failure to deliver the amount of development proposed in the Plan	• Identify reasons for lack of development • Review of land allocated for development • Potential review of the Plan/Policy	• Housing completions against the overall plan period target for 13,410 net additional homes to 2033 • Housing delivery (net additions) against the plan period requirements of average 745pa net additions • Number of new jobs created • Land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses • Amount (sqm) of new comparison retail floorspace created	• SCC Monitoring data • Nomis (ONS data) • Employment Land Review
SP4	North Sunderland	Sets out how North Sunderland will continue to be regenerated	• Failure to secure renewal and regeneration at Marley Potts or Carley Hill • Failure to deliver new homes within identified housing Growth Areas • Significant amount of employment uses permitted outside of identified Employment Areas	• Identify reasons for lack of development • Review of land allocated for development • Potential review of the Plan/Policy	• Planning applications granted for regeneration and renewal at Marley Potts and/or Carley Hill • Housing completions and delivery within identified Housing Growth Areas • Employment land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses • Employment land (ha) and floorspace (sqm) lost to development for non-B Class uses	• SCC Monitoring data • Planning applications • Employment Land Review • Retail Health & Capacity Studies • Retail Needs Assessment

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
SS4	North Sunderland housing growth areas	Identifies the housing growth areas in North Sunderland and what is expected to be provided/achieved by them	• Failure to provide a mix of housing types • Failure to secure contributions for education and healthcare provision	• Identify reasons for lack of implementation • Review of land allocated for development • Negotiation with developers to ensure delivery of appropriate housing mix • Potential review of the Plan/Policy • Review of s106 contribution collection process/Planning Obligations SPD	• Housing completions within each HGA • Developer contributions collected in each HGA • Housing mix in each HGA	• SCC Monitoring data • Planning applications • SHLAA
SP5	South Sunderland	Sets out how South Sunderland will continue to develop	• Failure to secure renewal and regeneration at Hendon, Millfield or Pennywell • Significant amount of employment development outside of identified Employment Areas and The Port • Applications for development approved within Settlement Breaks	• Identify reasons for lack of development • Review of land allocated for development • Potential review of the Plan/Policy	• Planning applications granted for regeneration and renewal at Hendon, Millfield or Pennywell • Employment land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses within identified Employment Areas and The Port • Employment land (ha) and floorspace (sqm) lost to development for non-B Class uses within identified Employment Areas and The Port • Number of new residential units completed; number of affordable homes completed; developer contributions collected; and housing mix delivered as part of the SSGA • Planning applications received/granted within Settlement Breaks	• SCC Monitoring data • Planning applications • Employment Land Review • Retail Health & Capacity Studies • Retail Needs Assessment • SSGA Monitoring

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
SS5	The Port of Sunderland	Sets out how the Port of Sunderland will be reinvigorated	• Failure to deliver road and rail links suitable for heavy freight to the Port • Significant waterside development impacting on Port operations • Significant lack in port-related development coming forward	• Identify reasons for lack of development • Potential review of the Plan/Policy	• New road and rail links to the Port permitted/delivered • Applications granted for waterside development • Employment land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses within The Port • Employment land (ha) and floorspace (sqm) lost to development for non-B Class uses within The Port	• SCC Monitoring data • Planning applications • Port of Sunderland • Employment Land Review
SS6	South Sunderland growth area	Identifies the sites that make up the South Sunderland growth area and what is expected to be provided/achieved by them	• Significant shortfall in number of new homes delivered compared to Policy aim • Failure to deliver 10% proportion of affordable units • Failure to deliver new primary school • Failure to deliver extensions to existing schools • Failure to deliver new local centre • Failure to deliver Ryhope- Doxford link road	• Identify reasons for lack of development • Negotiation with developers to ensure delivery of appropriate housing mix. • Potential review of the Plan/Policy • Review of s106 contribution collection process/Planning Obligations SPD	• Housing completions on each site • Number of affordable homes completed on each site • Developer contributions collected on each site • Housing mix on each site • Delivery of local centre and community and cultural facilities	• SCC Monitoring data • Planning applications • SHLAA • SSGA Monitoring
SP6	The Coalfield	Sets out how the Coalfields will be protected	• Significant increase in applications granted in areas of Open Countryside or settlement Break • Failure to deliver new homes within identified housing Growth Areas • Loss of existing Travelling Showpeople sites/plots • Significant amount employment development outside of identified Employment Areas • Significant amount of office, retail, and Main Town centre development outside of the Houghton Town centre • Failure to secure regeneration at Hetton Downs	• Identify reasons for lack of development • Potential review of the Plan/Policy	• Planning applications granted in areas of Open Countryside and Settlement Break contrary to Policy advice • Housing completions and delivery within identified Housing Growth Areas • Plots created on allocated travelling showpeople sites • Travelling showpeople plots created on unallocated sites • Employment land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses within identified Employment Areas • Employment land (ha) and floorspace (sqm) lost to development for non-B Class uses within identified Employment Areas	• SCC Monitoring data • Planning applications • Employment Land Review • Retail Health & Capacity Studies • Retail Needs Assessment

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
SP6					• Existing and new retail A1, A2, A3 and A5 units and floorspace (gross and net sales sqm) permitted/developed within Houghton town centre • Existing and new retail A1, A2, A3 and A5 floorspace (gross and net sales sqm) developed in designated primary shopping areas of Houghton town centre • Percentage of primary frontages in non-A1 use in designated town centre • Length of primary frontages in A1, A2, A3 and A5 retail uses in Houghton town centre	
SS7	The Coalfield housing growth areas	Identifies the housing growth areas in the Coalfield and what is expected to be provided/achieved by them	• Failure to provide a mix of housing types • Failure to secure contributions for education and healthcare provision	• Identify reasons for lack of development • Potential review of the Plan/Policy • Negotiation with developers to ensure delivery of appropriate housing mix. • Potential review of the Plan • Review of s106 contribution collection process/Planning Obligations SPD	• Housing completions within each HGA • Developer contributions collected in each HGA • Housing mix in each HGA	• SCC Monitoring data • Planning applications • SHLAA

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
Healthy and safe communities						
SP7	Healthy and safe communities	Sets out how health and wellbeing will be improved	• Significant decrease in the life expectancy of residents • Significant decrease in healthy life expectancy of residents • Increasing polarisation of health outcomes • Increase in obesity levels • Significant decrease in number of health facilities • Significant increase in number of hot food takeaways	• Identify reasons for the failure to meet policy aims • Identify projects/interventions to address issues • Potential review of the Plan/Policy	• Life Expectancy at Birth • Obesity Rates • Loss of open space to development (ha) • Air quality • Water quality • Number of hot food takeaway units in the plan area • Planning applications requiring the submission of a Health Impact Assessment that have had one submitted	• LA Health Profiles • SCC Monitoring Data • Public Health England Outcome Frameworks • Air Quality Annual Status Report • National CO2 emissions • Environment Agency 'Catchment Data Explorer' • Public Health England Hot Food Takeaway Data
HS1	Quality of life and amenity	Sets that development should not have an adverse impact on neighbouring uses and take into account existing uses that may have a detrimental impact on development	• Significant increase in numbers of developments adversely impacting on quality of life and amenity indicators • Designation of Air Quality Management Area (AQMA) • Significant decrease in air quality • Significant increase in emissions • Significant decrease in water quality	• Identify reasons for increase in proposals for inappropriate development • Review Local Plan policy requirements and standards for quality of life and amenity • Potential review of the Plan/Policy	• Air quality • Water quality	• SCC monitoring data (Environmental Health) • Planning applications • Environment Agency • Air Quality Annual Status Report • Water Framework Directive
HS2	Noise-sensitive development	Relates to mitigation requirements relating to noise-sensitive development	• Significant numbers of noise- sensitive developments in locations likely to be affected by existing sources of noise • Significant increase in numbers of noise-generating developments in areas of existing low levels of noise	• Identify reasons for increase in proposals for inappropriate development • Review Local Plan policy requirements in relation to noise sensitivity • Potential review of the Plan/Policy	• Planning applications requiring the submission of a Noise Assessment that have had one submitted	• SCC monitoring data (Environmental Health) • Planning applications
HS3	Contaminated land	Sets out the requirements relating to development on contaminated land	• Significant increase in inappropriately-mitigated development on contaminated land	• Identify reasons for increase in proposals for inappropriate development • Review Local Plan policy requirements in relation to mitigating land contamination • Potential review of the Plan/Policy	• Area of previously- contaminated land decontaminated, reclaimed and brought back into use (ha)	• SCC monitoring data (Environmental Health) • Planning applications • Contaminated Land Strategy • Environment Agency

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
HS4	Health and safety executive areas and hazardous substances	Sets out the key requirements relating to development within HSE areas and areas involving hazardous substances	• Significant increase in hazardous substance installations in inappropriate locations • Significant increase in incompatible development uses within close proximity to hazardous substance installations	• Identify reasons for increase in proposals for inappropriate development • Review Local Plan policy requirements in relation to hazardous substance installations • Potential review of the Plan/Policy	• Planning applications approved within HSE zones contrary to those HSE zones	• SCC monitoring data (Environmental Health) • Planning applications • Health & Safety Executive (HSE)
Homes						
SP8	Housing supply and delivery	Sets out the number of new homes to be developed and how it will be achieved	• 5% under delivery on the target in the policy • Sustained underperformance1 on the five year land supply • Failing the Housing Delivery Test	• 5% under delivery on the target in the policy, the Council will prepare and publish an action plan, setting out the key reasons and the actions to bring the building back on track. 15% under the authority will apply a 20% buffer to its 5 year housing land supply • Potential review of the Plan/Policy	• Housing completions against the overall plan period target for 13,410 net additional homes to 2033 • Housing delivery (net additions) against the plan period requirements of average 745pa net additions • Windfall delivery of new homes on unallocated sites and small sites • Housing conversions – gross and net additions and losses • Housing trajectory • Housing land availability: 5-year supply of deliverable sites 15-year supply of deliverable and developable sites (incl. broad areas)	• SCC monitoring data • Planning applications • SHLAA • SHMA
H1	Housing mix	To ensure mixed and balanced communities	• Not delivering the housing mix set out in the current SHMA. • Failure to achieve 10% of dwellings meeting Building Regulations M4 (2) Category 2 • No or little provision of larger (4+ bedroom) detached dwellings, housing for older people and special needs housing • Not delivering any self-build or custom house building plots where there is evidence of demand	• Review evidence base in relation to housing mix • Negotiation with developers to ensure delivery of appropriate housing mix. • Identify projects/interventions to address issues. • Potential review of the Plan/Policy	• Size (by number bedrooms), type (detached, semi- detached, terraced, bungalows, extra care housing, flats/apartments) and tenure (home ownership/private rented, social rented, shared ownership) of new housing completions • Number of custom and self-build plots approved • Densities of new housing developments completed within each spatial area (average dwellings/ha) • Percentage of new build dwellings which meet building regulations MH4 (2) accessible and adaptable standard	• SCC monitoring data • Planning applications • SHMA

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
H2	Affordable homes	To ensure a supply of affordable housing of mixed type and tenure.	• Consistent and significant shortfall in the delivery of 15% affordable housing on sites of more than 10 dwellings or on sites of 0.5ha or more. • Consistent and significant shortfall in the tenure requirements set out in the SHMA	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Identify projects/interventions to address issues • Review of evidence base in regard to affordable housing needs	• Percentage of affordable units permitted by site • Affordable tenure split of site permissions (compared with the latest SHMA requirements, eg. 80% social rented, 20% intermediate)	• SCC monitoring data • Planning applications • SHMA
H3	Student accommodat ion	To ensure choice forstudents within the city centre	• The number of student bed- spaces outside the Urban Core • The number of units reconfigured to meet general housing need	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Identify projects/interventions to address issues • Identify the appropriate sites within the Urban Core	• Number of students • Number of student bed- spaces with the Urban Core • Number of student bed- spaces outside the Urban Core	• SCC monitoring data • Planning applications • University of Sunderland monitoring data • SHLAA
H4	Travelling Showpeople, Gypsies and Travellers	To enable the provision of suitable sites for Travelling Showpeople and sets the criteria against which sites for Gypsies and Travellers will be assessed	• Significant increase in unauthorised Gypsies and Traveller encampments • Failure to deliver 15 plots for travelling show people by 2023 and a further 18 plots by 2033 • Significant loss of existing Travelling Showpeople sites/plots	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Regular review of evidence base to determine need and potential review of the plan	• Plots created on allocated Travelling Showpeople sites • Travelling Showpeople plots created on unallocated sites • Gypsy & Traveller pitches created on unallocated G&T sites	• SCC monitoring data • Planning applications • Gypsies, Travellers and Travelling Showpeople Accommodation Assessment (GTAA)
H5	Existing homes and loss of homes	To use the existing housing stock/buildings as efficiently as possible	• Significant increase in vacancy rate of existing stock • Significant increase in the number of dwellings lost through demolition or change of use	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Work with partners to actively bring vacant dwellings back into use and demolitions and clearance or regeneration	• Number of homes lost through demolition, conversions and changes of use (gross and net) • Number and percentage of vacant dwellings and empty properties • Number of long-term vacant dwellings (6+ months)	• SCC monitoring data • Planning applications • SHLAA • SHMA

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
H6	Homes in multiple occupation	To ensure that HMOs do not have a detrimental impact on the surrounding area	• Significant increase in the number of HMOs • Significant increase in the concentration of HMOs in a specific area	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Identify interventions to address issues • Review existing and consider the use of new Article 4 Directions • Review HMO SPD	• Number of HMO units and bedspaces permitted • Number of licensable HMOs • Number of licensable HMOs in each electoral Ward	• SCC monitoring data • Planning applications • Housing Team data • SHMA • HMO SPD
H7	Backland and tandem development	To protect the character of Sunderland's mature suburbs	• Increase in number of applications granted for backland or tandem development • Significant increase in number of dwellings completed on backland or tandem sites	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy	• Number of new dwellings permitted within curtilage of existing dwellings	• SCC monitoring data • Planning applications
Economic Growth						
EG1	Primary employment areas	To identify and protect the primary employment areas of the city	• Limited progress and delivery of Primary Employment Areas • Significant development of allocated PEA sites for non- B1/B2/B8 uses • Significant number of ancillary uses permitted over 50sqm • Significant increase in applications granted for B1/B2/B8 use outside of identified Employment Areas	• Review land allocations identified in the Local Plan • Identification of reasons for under-delivery • Review the provision of land for B1, B2 and B8 uses in the Plan period • Update the employment land evidence base • Potential review of the Plan/Policy	• PEA land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses • PEA land (ha) and floorspace (sqm) lost to development for non-B Class uses • Available PEA land (ha) • Number of non-B Class ancillary units >50sqm permitted and built on PEA land	• SCC monitoring data • Planning applications • Employment Land Review
EG2	Key employment areas	To identify the key employment areas and set out when alternative uses would be considered acceptable	• Limited progress and delivery of Key Employment Areas • Significant development of allocated KEA sites for non- B1/B2/B8 uses • Significant increase in applications granted for B1/B2/B8 use outside of identified Employment Areas	• Review land allocations identified in the Local Plan • Identification of reasons for under-delivery • Review the provision of land for B1, B2 and B8 uses in the plan period • Update the employment land evidence base • Potential review of the Plan/Policy	• KEA land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses • KEA land (ha) and floorspace (sqm) lost to development for non-B Class uses • KEA land lost to non-B Class uses contrary to policy • Available KEA land (ha)	• SCC monitoring data • Planning applications • Employment Land Review

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
EG3	Other employment sites	To set out when development of non-KEA employment land will be considered acceptable	• Significant loss of non- designated employment land to alternative uses	• Review land allocations identified in the Local Plan • Review the provision of land for B1, B2 and B8 uses in the plan period • Update the employment land evidence base • Potential review of the Plan/Policy	• Other employment land (ha) and floorspace (sqm) for B1, B2 and B8 uses	• SCC monitoring data • Planning applications • Employment Land Review
EG4	New employment areas	Support for new employment uses outside of allocated areas where appropriate	• Significant development of new employment uses outside ofdesignated employment areas	• Review land allocations identified in the Local Plan • Review the provision of land for B1, B2 and B8 uses in the plan period • Update the employment land evidence base • Potential review of the Plan/Policy	• New employment land (ha) and floorspace (sqm) permitted for B1, B2 and B8 uses outside of designated employment areas	• SCC monitoring data • Planning applications • Employment Land Review
EG5	Offices	Support for new office developments in specific locations	• Significant development of new B1a office uses outside of the Vaux, Doxford International, Hylton Riverside and RaintonBridge South PEAs • Significant development of new B1a office uses outside of designated retail centres contrary to the retail hierarchy	• Review land allocations identified in the Local Plan • Review the provision of land for B1a office uses in the plan period • Update the employment land evidence base • Potential review of the Plan/Policy	• B1a office floorspace (sqm) permitted on the Vaux and Doxford International, Hylton Riverside and Rainton Bridge South PEAs • B1a office floorspace (sqm) permitted within designated centres	• SCC monitoring data • Planning applications • Employment Land Review • Town centre & Capacity Studies
EG6	Trade counters	Sets out the circumstances where trade counters would be considered acceptable.	• Significant increase in trade counter and factory shop outlets in inappropriate locations contrary to policy (>15% of existing floorspace or >500sqm)	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy	• Floorspace (sqm) permitted for ancillary trade counter and factory shop uses within individual industrial areas • Amount of floorspace permitted for retail uses within industrial areas	• SCC monitoring data • Planning applications

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Vitality of centres						
VC1	Main town centre uses and retail hierarchy	Establishes the retail hierarchy for the city and to protect and enhance the viability and vitality of designated retail centres	• Significant increase in retail development proposals approved outside of identified centres • Significant development of (A1, A2, A3 and A5) retail uses contrary to the sequential approach	• Identify reasons for the failure to deliver Policy aims • Review Local Plan policy and retail site allocations • Review the provision of land for A1, A2, A3 and A5 retail uses in the plan period • Update the retail evidence base • Review Local Plan policy and retail site allocations • Review the provision of land for A1, A2, A3 and A5 retail uses in the plan period	• Existing and new retail A1, A2, A3 and A5 units and floorspace (gross and net sales sqm) permitted/developed in designated city, town, district and local centres • Existing and new retail A1, A2, A3 and A5 floorspace (gross and net sales sqm) developed in the designated primary shopping areas of city and town centres • Numbers of vacant retail units and floorspace (gross and net sales sqm) in designated city, town, district and local centres • Numbers of units and retail floorspace (gross and net sales sqm) lost to non-A Class uses within designated city, town, district and local centres • Existing and new retail A1, A2, A3 and A5 floorspace (gross and net sales sqm) developed in edge-of-centre locations	• SCC monitoring data • Planning applications • Retail Health & Capacity Studies • Springboard footfall counts
SP9	Comparison retail	Sets out the amount of comparison retail floorspace that is required in each sub area	• Development is not brought forward as expected	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy	• Comparison retail floorspace permitted by sub-area (sqm) • Comparison retail floorspace completed by sub-area (sqm)	• SCC Monitoring data • Planning applications • Employment Land Review • Retail Needs Assessment
VC2	Retail Impact assessments	Sets out the circumstances as to when a Retail Impact Assessment will be required	• Significant increase in numbers of planning applications (both city-wide and in specific centres) requiring Retail Impact Assessments	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy and Retail Impact Assessment thresholds	• Planning applications requiring Retail Impact Assessment	• SCC monitoring data • Planning applications • Retail Health & Capacity Studies • Employment Land Review • Retail Needs Assessment

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
VC3	Primary shopping areas and frontages	To protect primary retail frontages from non-A1 uses	• Significant increase in numbers of planning applications granted for non-A1 retail uses within designated primary frontages • Significant increases in the percentage of designated primary frontages in non-A1 retail uses (>15% in Sunderland city centre, >25% in Washington town centre, >40% in Houghton-le-Spring town centre)	• Identify reasons for the failure to deliver Policy aims • Review Local Plan policy and the extents of designations of primary and secondary frontages • Update the retail evidence base	• Percentage of primary frontages in non-A1 use in designated centres • Length of primary frontages in A1, A2, A3 and A5 retail uses in designated city and town centres	• SCC monitoring data • Planning applications • Retail Health & Capacity Studies
VC4	Hot food takeaways	To protect retail vitality and viability from increases in A5 hot food takeaways and to promote healthier communities	• >50% increase in the number of planning applications for A5 uses granted within designated shopping centres • >50% increase in the number of applications for A5 uses within 400m of the entry points of all schools • >50% increase in the number of applications for A5 uses within a ward where obesity is prevalent	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Update the retail evidence base	• Number of A5 hot food takeaway units in designated centres • Number of frontages exceeding the table 9 threshold in designated centres • Numbers and percentages of vacant retail units and floorspace (gross and net sales sqm) in designated city, town, district and local centres • Number of permissions granted for A5 use contrary to policy • Obesity levels in year 6 and reception age pupils byward	• SCC monitoring data • Planning applications • Retail Health & Capacity Studies • LA Health Profiles • Public Health England Outcome Frameworks
VC5	Protection and delivery of community facilities and local services	Ensure the protection of existing facilities and where new facilities are proposed ensure they are in the right locations and accessible	• Significant loss of community, social and cultural facilities	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Identify projects/interventions to address issues	• Community, social and cultural development – D1 and D2 units and floorspace (sqm) additions and losses	• SCC Monitoring data • Planning applications
VC6	Culture, leisure and tourism	Supports the development of cultural, leisure and tourism facilities and sets out where they would be considered acceptable	• Failure to deliver development within the Music, Arts and Culture quarter – specifically a new auditorium. Failure to deliver a new hotel in the Urban Core • Failure to deliver a cinema in Washington Town centre • Failure to deliver three sports hubs across the city	• Identify reasons for the failure to deliver Policy aims • Review policy objectives with SCC Regeneration and Economic Development • Potential review of the Plan/Policy	• Completion of the specific proposed culture, leisure and tourism schemes • Planning applications for leisure schemes on designated employment land – amount of lost employment land area (ha) and floorspace (sqm)	• SCC Monitoring data • Planning applications • Sport England/FA

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Built and historic environment						
BH1	Design Quality	Sets out the design principles that should be used across the city	• Decline in quality of development constructed • Significant Increase in applications approved contrary to policy • Number of applications awarded Building for Life Accreditation • Approval of planning applications which fail to meet NDSS	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Potential review of design-related SPD's and Masterplans	• Schemes awarded Building for Life accreditation • Percentage of new build dwellings completions that meet Nationally Described Space Standards	• SCC monitoring data • Planning applications
BH2	Sustainable design and construction	Sets out the sustainable design principles for major development	• Decline in quality of sustainable development constructed • Significant increase in applications approved contrary to policy • Increase in number of major applications submitted without an accompanying Sustainability statement	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Potential review of design-related SPD's and Masterplans	• Planning applications granted that meet building regulation MH4 (2) accessible and adaptable standard • Planning applications that require a Sustainability Statement	• SCC monitoring data • Planning applications
BH3	Public Realm	Aims to achieve high quality public realm across the city	• Decline in quality of public realm • Missed opportunities to improve public realm through development	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Potential review of public funding opportunities	• Public realm and public art schemes completed	• SCC monitoring data • Planning applications
BH4	Advertisements	To ensure that advertisements are of a high standard and protect local amenity	• Significant increase in advertisements approved contrary to policy	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy and enforcement	• Advertisement consent appeals allowed	• SCC monitoring data • Planning applications
BH5	Shop fronts	To ensure that shop fronts are of a high standard and protect local amenity	• Significant increase in shop fronts, signage and shutters approved contrary to policy	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy and enforcement	• Number of schemes approved contrary to policy	• SCC monitoring data • Planning applications
BH5	Shop fronts	To ensure that shop fronts are of a high standard and protect local amenity	• Significant increase in shop fronts, signage and shutters approved contrary to policy	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy and enforcement	• Number of schemes approved contrary to policy	• SCC monitoring data • Planning applications

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
BH6	Quality communications	Sets out the criteria and supporting information required to assess a planning application	• Significant increase in visually obtrusive and/or inappropriate telecoms infrastructure • Increase in number of applications which fail to provide access to a range of providers	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Review of Infrastructure Delivery Plan	• 4G mobile coverage • Broadband speeds	• SCC monitoring data • Planning applications • Telecoms providers • Ofcom • Which?
BH7	Historic Environment	Aims to protect, enhance and manage the city's historic environment	• Significant loss of, harmful impacts or deterioration of heritage assets • Increased number of heritage assets on Heritage at Risk Register, or otherwise identified as being at risk • Lack of progress in adopting CAMS • Lack of success in securing funding for addressing heritage at risk	• Identify reasons for lack of implementation/decisions contrary to policy • Review objectives of policy with key partners and stakeholders, including Historic England and Tyne & Wear Specialist Conservation Team • Potential review of the Plan/Policy • Identify potential activities/interventions to address issues, including reviewing funding opportunities	• Appeals allowed in conservation areas, and for applications affecting listed buildings, schedule ancient monuments, historic parks and gardens and non- designated heritage assets • Number of Grade I and II* Listed Buildings, Scheduled Monuments and Conservation Areas on Historic England's 'Heritage at Risk' Register • Number of formally adopted Conservation Area Character Appraisals and Management Strategies (CAMS) • Number of heritage assets at risk restored through successful funding bids • Number of Article 4 Directions used	• SCC monitoring data • Planning applications • Conservation Area Character Appraisals and Management Strategies (CAMS) • Historic England's Heritage at Risk Register
BH8	Heritage Assets	Aims to protect and enhance the city's historic assets	• Significant loss of , harmful impacts or deterioration of heritage and archaeologically- important assets • Significant number of applications approved contrary to heritage policy and guidance • Increased number of heritage assets on Heritage at Risk Register, or otherwise identified as being at risk • Lack of progress in adopting CAMS	• Identify reasons for lack of implementation/decisions contrary to policy • Review objectives of policy with key partners and stakeholders, including Historic England and Tyne & Wear Specialist Conservation Team • Potential review of the Plan/Policy • Identify potential activities/interventions to address issues, including reviewing funding opportunities	• Appeals allowed in conservation areas, and for applications affecting listed buildings, schedule ancient monuments, historic parks and gardens and non- designated heritage assets • Number of Grade I and II* Listed Buildings, Scheduled Monuments and Conservation Areas on Historic England's 'Heritage at Risk' Register	• SCC monitoring data • Planning applications • Conservation Area Character Appraisals and Management Strategies (CAMS) • Historic England – Heritage at Risk Register • Tyne & Wear Historic Environment Records

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
BH9	Archaeology and recording of heritage assets	Aims to protect and enhance the city's archaeological assets	• Significant loss of , harmful impacts or deterioration of heritage and archaeologically- important assets • Significant number of applications approved contraryto heritage policy and guidance • Enforcement action relating to the (failure to) archaeological record of heritage assets	• Identify reasons for lack of implementation/decisions contrary to policy • Potential review of the Plan/Policy • Identify potential activitie/interventions to address issues, including reviewing funding opportunities	• Appeals allowed for applications refused as a result of archaeological advice • Planning applications with conditions requiring archaeologically recording of heritage assets	• SCC monitoring data • Planning applications • Tyne & Wear Historic Environment Records • Tyne and Wear Archaeological Service
Natural environment						
NE1	Green and Blue Infrastructure	Aims to protect, enhance and manage the city's green infrastructure network	• Significant number of applications approved contrary to Green Infrastructure Strategy and policy • Significant loss of green infrastructure • Significant loss of areas of identified wildlife corridors	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Identify potential activities/interventions to address issues	• Planning applications received/granted within areas of green infrastructure network • Appeals allowed for applications within areas of green infrastructure network • Net gain/loss of areas of green infrastructure	• SCC monitoring data • Planning applications • Green Infrastructure Delivery Plan
NE2	Biodiversity and geodiversity	Aims to protect, enhance and manage the city's biodiversity and geodiversity assets	• Loss or reduction in area of designated sites • Change in condition of designated sites • Change in status of species and habitats of principal importance • No net gain or a net loss in biodiversity	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Review objectives of the policy, in partnership with key stakeholders • Identify potential measures to address issues • Implement a programme of measures, and monitor and review progress	• Planning applications approved affecting nature conservation • Change in area of designated sites as a result of planning approval	• SCC monitoring data • Planning applications • Natural England • ERIC NE

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NE3	Woodlands/ hedgerows and trees	Aims to retain and conserve woodlands, hedgerows and trees	• Loss or reduction in area or quality of woodland, veteran trees, hedgerows, and trees of landscape value • Reduction in the number of Tree Preservation Orders and hedgerows covered by the Hedgerow Regulations	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Review objectives of the policy, in partnership withkey stakeholders • Identify potential measures to address issues • Implement a programme of measures, and monitor and review progress	• Change in area and quality of Ancient Semi-natural Woodland, other locally native broadleaf woodland and hedgerows as a result of planning approval • Change in number, quality and status of veteran/ancient trees and trees of landscape/amenity value as a result of planning approval • Number of Tree Preservation Orders and hedges negatively affected as a result of planning approvals	• SCC monitoring data • Planning applications • Woodland Trust • Natural England • ERIC NE
NE4	Greenspace	Aims to protect, enhance and manage the quality and quantity of the city's greenspace and set standards for greenspace provision within new development	• Significant number of applications approved contrary to policy • Significant loss of existing greenspace to development • Significant reduction in quality of greenspace • Reduction in greenspace managed to Green Flag standards	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Review objectives if the policy in partnership with Council biodiversity and key stakeholders • Identify potential activities/interventions to address issues	• Planning applications for development that are approved contrary to Greenspace Audit • Number of greenspaces provided • Net gain/loss of greenspace • Number of Suitable Alternative Natural Greenspaces (SANGS) created • Developer contribution payments received through planning obligations towards Greenspace or outdoor sport and recreation facilities • Area (ha) of new amenity greenspace created within major development schemes	• SCC monitoring data • Planning applications • Natural England • Woodland Trust • Sport England • Greenspace Audit • Planning obligations monitoring
NE5	Burial space	Aims to protect and re-use the city's burial spaces and provide new spaces where appropriate	• Significant drop in number of cemetery plots available within the city or within key areas • Identified requirement for new burial space for specific ethnic/religious group within the city	• Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Identify potential activities/interventions to address issues	• Net gain/loss of burial spaces	• SCC monitoring data • Annual citywide burial space stocktake.

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
NE6	Green Belt	Aims to protect the city's green belt against inappropriate development	• Substantial deletion of land from the Green Belt • Development permitted within the Green Belt contrary to Policy/consultation advice	• Identify reasons for Green Belt deletion and/or development • Review strategic approach to identification of land for development • Review Local Plan and Green Belt designation • Potential review of the Plan/Policy	• Green Belt area additions and losses (ha) • Appeals allowed for applications within the Green Belt	• SCC monitoring data • Planning applications
NE7	Settlement breaks	Aims to protect the city's settlement breaks against inappropriate development	• Substantial deletion of land from designated Settlement Breaks • Development permitted within the Settlement Break contrary to Policy/consultation advice	• Identify reasons for Settlement Break deletion and/or development • Review strategic approach to identification of land for development • Review Local Plan and Settlement Break designation • Potential review of the Plan/Policy	• Settlement Break area additions and losses (ha) • Appeals allowed for applications within Settlement Break areas	• SCC monitoring data • Planning applications
NE8	Development in the open countryside	Sets out the circumstances when development within the open countryside will be permitted	• Substantial areas of safeguarded land lost to inappropriate uses • Development permitted within the Open Countryside contrary to Policy/consultation advice	• Identify reasons for open countryside development • Review strategic approach to identification of land for development • Review Local Plan and extent of land designated as open countryside • Potential review of the Plan/Policy	• Open countryside area additions and losses (ha) • Appeals allowed on land designated as open countryside • Dwellings approved and built under the NPPF's Rural Exceptions Policy	• SCC monitoring data • Planning applications
NE9	Landscape character	Aims to protect and enhance the city's landscape character	• Significant number of proposed developments which conflict with or have an adverse effect on existing landscape characteristics	• Identify reasons for increase in proposals for inappropriate development • Review strategic approach to identification of land for development • Review Local Plan and policy requirements for landscape of new developments • Potential review of the Plan/Policy	• Planning applications approved which conflict with, or have an adverse effect on existing landscape character	• SCC monitoring data • Planning applications

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
NE10	Heritage coast	Aims to protect and enhance the defined heritage coast	• Significant number of proposed developments which conflict with existing coastal characteristics	• Identify reasons for increase in proposals for inappropriate development • Review strategic approach to identification of land for development • Potential review of the Plan/Policy	• Appeals allowed for applications within area identified as Heritage Coast	• SCC monitoring data • Planning applications
NE11	Creating and protecting views	Aims to protect and enhance key local views and vistas across the city	• Significant number of proposed developments which have a detrimental impact on existing views and vistas, as outlined in the Landscape Character Assessment	• Identify reasons for increase in proposals forinappropriate development • Review strategic approach to identification of land for development • Review Local Plan and policy requirements for creating and protecting views • Potential review of the Plan/Policy	• Appeals allowed for applications impacting key views and vistas as identified in Landscape Character Assessment	• SCC monitoring data • Planning applications • Landscape Character Assessment
NE12	Agricultural land	Sets out the circumstances when development on higher grade agricultural land may be permitted	• Significant number of proposed developments which are unsuitable for higher-grade agricultural land • Substantial loss of agricultural land to development • Overall reduction in quality of agricultural land	• Identify reasons for increase in proposals for inappropriate development • Review strategic approach to identification of land for development • Review Local Plan and policy requirements for development on higher-grade agricultural land • Potential review of the Policy	• Appeals allowed on allocated agricultural land	• SCC monitoring data • Natural England – Agricultural Land Classification system

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
Water, waste and energy						
WWE1	Decentralised, renewable and low carbon energy	To encourage the provision of renewable and low carbon energy	• No increase in delivery of renewable energy schemes to support development	• Identify reasons for lack of implementation • Explore opportunities to address issues, including funding opportunities • Potential review of the Plan/Policy	• Number of renewable energy installations • Number of renewable energy schemes permitted/ • Generation capacity of permitted/installed schemes.	• SCC monitoring data • Planning applications
WWE2	Flood risk and coastal management	Aims to reduce flood risk, promote water efficiency measures and protect and enhance water quality	• Any planning permissions granted contrary to NWL, LLFA, and EA advice • Significant increase in instances of surface water flooding • Significant number of new developments at risk from flooding indicated by the SFRA	• Identification of reason for under-performance/ under delivery • Review objectives of the policy in partnership with key external stakeholders, particularly EA and NWL • Potential review of strategic approach to identification of land for development (including land allocations in the Local Plan) • Potential review of the Policy/Plan	• Number of properties identified as being at risk of potential flooding • Applications granted contrary to NWL, LLFA and EA advice • Number of flooding • instances and events Planning applications approved in identified flood zones	• SCC monitoring data • Planning applications • Lead Local Flood Authority (LLFA) • Environment Agency 'Catchment Data Explorer' • Northumbrian Water Ltd • Strategic Flood Risk Assessment (SFRA)
WWE3	Water management	To reduce the risk of flooding from surface water run-off	• Significant numbers of new developments do not incorporate SuDS • Significant numbers of new developments do not incorporate necessary measures to deal with discharge of surface water • Identification of reason for under-performance/under delivery	• Identification of reason for under- performance/ under delivery • Review objectives of the policy in partnership with key external stakeholders, particularly EA and NWL • Potential review of strategic approach to identification of land for development (including land allocations in the Local Plan) • Potential review of the Policy/Plan	• Number of properties identified as being at risk of potential flooding • Applications granted contrary to NWL, LLFA and EA advice • Number of flooding instances and events • Number of new developments incorporating Surface Water Management Solutions (eg. SuDS)	• SCC monitoring data • Planning applications • Lead Local Flood Authority (LLFA) • Environment Agency 'Catchment Data Explorer' • Northumbrian Water Ltd • Strategic Flood Risk Assessment (SFRA)

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
WWE4	Water quality	Protect water quality in accordance with the Northumbria River Basin Management Plan	• Significant number of application submitted without a water quality assessment • Any planning permissions granted contrary to NWL, LLFA, and EA advice • Significant numbers of new developments do not incorporate SuDS • Significant numbers of new developments do not incorporate necessary measures to deal with discharge of surface water	• Identification of reason for under- performance/under-delivery • Review objectives of the policy in partnership with key external stakeholders, particularly EA and NWL • Potential review of strategic approach to identification of land for development (including land allocations in the Local Plan) • Potential review of the Policy/Plan	• Improvement in groundwater quality	• SCC monitoring data • Planning applications • Lead Local Flood • Authority (LLFA) Environment Agency 'Catchment Data Explorer' • Northumbrian Water Ltd • Strategic Flood Risk Assessment (SFRA)
WWE5	Disposal of foul water	Sets out how foul water must be disposed of	• Any planning permissions granted contrary to NWL and EA advice • Significant numbers of new developments do not incorporate necessary measures to deal with discharge of surface water • Increase in the number of applications for development involving non-main methods of drainage – particularly cess pits	• Identification of reason for under- performance /under-delivery • Review objectives of the policy in partnership with key external stakeholders, particularly EA and NWL • Potential review of strategic approach to identification of land for development (including land allocations in the Local Plan) • Potential review of the Policy/Plan	• Development of waste water, sludge or sewage treatment works	• SCC monitoring data • Planning applications • EA planning applications monitoring
WWE6	Waste management	Encourages the application of the waste hierarchy and seeks to support the delivery of waste management facilities	• Significant increase in overall level of waste managed per head of population • Significant increase in the amount of waste sent to landfill and/or reduction in amount managed by sustainable methods	• Identification of reason for under-performance and/or under-delivery • Review objectives of the policy in partnership with key external stakeholders, particularly waste operators • Review evidence base with regard to waste management • Potential review of the Policy/Plan	• Municipal waste arisings • Household waste collected • Percentage of household waste recycled • Development of new waste management facilities	• SCC and regional/sub-regional monitoring data • South Tyne & Wear Waste Management Partnership (STWWMP) • Planning applications • Waste operators

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
WWE7	Waste facilities	Sets out the criteria and supporting information require to assess a planning application	• Significant increase in overall level of waste managed per head of population • Significant increase in the amount of waste sent to landfill and/or reduction in amount managed by sustainable methods	• Identification of reason for under performance and/or under delivery • Review objectives of the policy in partnership with key external stakeholders, particularly waste operators • Review evidence base with regard to waste management • Potential review of the Policy/Plan	• Development of new waste management facilities • Air quality • Amount of waste sent to landfill and/or reduction in amount managed by sustainable methods • Municipal waste arising	• SCC and regional/sub-regional monitoring data • South Tyne & Wear Waste Management Partnership (STWWMP) • Planning applications • Waste operators • Air Quality Annual Status Report • National CO_2 emissions
WWE8	Safeguarding waste facilities	To protect waste facilities in the city and sets out the circumstances where they would be considered for alternative uses	• Significant increase in overall level of waste managed per head of population • Significant increase in the amount of waste sent to landfill and/or reduction in amount managed by sustainable methods • Significant loss of existing waste management facilities	• Identification of reason for under performance and/or under delivery • Review objectives of the policy in partnership with key external stakeholders, particularly waste operators • Review evidence base with regard to waste management • Potential review of the Policy/Plan	• Municipal waste arising • Household waste collected • Loss of existing and development of new waste management facilities	• SCC monitoring data • South Tyne & Wear Waste Management Partnership (STWWMP) • Planning applications • Waste operators
WWE9	Open waste facilities	Sets out the criteria that will be used to assess applications for open waste facilities	• Significant increase in applications granted for open waste facilities • Increase in number of open waste facilities granted in inappropriate locations	• Identification of reason for under performance and/or under delivery • Review objectives of the policy in partnership with key external stakeholders, particularly waste operators • Review evidence base with regard to waste management • Potential review of the Policy/Plan	• New open waste management facilities permitted/developed • Planning applications for open waste facilities granted in inappropriate locations	• SCC monitoring data • South Tyne & Wear Waste Management Partnership (STWWMP) • Planning applications • Waste operators

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
WWE10	Energy from waste	Sets out the criteria that will be used to assess application for energy from waste developments	• Significant number of applications approved without appropriate mitigation • Significant number of applications for waste development which do not provide heat and power.	• Identify reasons for lack of implementation • Potential review of the Policy/Plan	• Number of energy from waste schemes permitted • Amount of facilities that produce heat and power	• SCC monitoring data • Planning applications • South Tyne & Wear Waste Management Partnership (STWWMP) and regional waste disposal authority data.
Sustainable transport						
SP10	Connectivity and transport network	Aims to improve accessibility by sustainable transport modes to local services, centres and key facilities	• Lack of progress of the schemes identified through the policy • Significant increase in traffic flows • Significant decrease in the number of cycle trips • Lack of progress extending and improving the cycle network • Lack of progress securing improvements to metro and rail network • Consent granted for development on land safeguarded for future railway alignments	• Identify reasons for lack on implementation • Review of Local Transport Plan projects and priorities • Review of the Infrastructure Delivery Plan and the schemes within it • Explore opportunities to address under-delivery including accessing additional funding sources • Potential review of the Policy/Plan	• Delivery of the essential transport-related schemes in the Infrastructure Delivery Plan (IDP) • Progress of the desirable and aspirational transport related schemes in the Infrastructure Delivery Plan (IDP) • Length of new cycleways delivered • Number of improvements to existing cycleways • Bus/metro ridership • Applications for development on safeguarded land	• SCC monitoring data • Infrastructure Delivery Plan (IDP) • Nexus/LTP monitoring • Tyne & Wear Traffic & Accident Data Unit (TADU) • Highways England monitoring • Traffic counts • Cycle counts
ST1	Urban core accessibility and movement	Sets out principles for interventions that address accessibility and movement issues in Sunderland Urban Core.	• Failure to develop a coherent NECA Transport Manifesto • Lack of progress of specific schemes identified through policy • Significant increase in traffic flow through the city centre • Lack of progress improving the cycle network • Significant decrease in number of cycle trips and travel by sustainable modes • Significant decrease in the number of parking spaces in car parks around the ring road • Lack of delivery of the bus strategy • Lack of delivery of improvements to public transport facilities • Failure to deliver improvements to Sunderland Rail Station	• Identify reasons for the failure to deliver Policy aims • Review of Urban Core specific policies • Review of the Infrastructure Delivery Plan and the schemes within it • Potential review of the Policy/Plan	• Progress delivering the identified schemes in line with IDP phasing • Number of improvements to existing cycleways • Number of road traffic accidents and road safety levels within the city centre • Air quality within Urban Core • Number of parking spaces in car parks around the ring road • Additional rail services from Sunderland station • Bus/metro ridership • Public realm schemes implemented	• SCC monitoring data • Nexus/LTP monitoring • Rights of Way Improvement Plan • Tyne & Wear Traffic & Accident Data Unit (TADU) • Traffic counts • Cycle counts • Air Quality Annual Status Report • National CO_2 emissions

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
ST2	Local road network	Sets out the principles on which major highway infrastructure schemes will be developed to support wider policies in the Local Plan	• When the local network is not capable of supporting the scale of development	• Identify reasons for the failure to deliver Policy aims • Potential review of the Policy/Plan • Review of the Infrastructure Development Plan and Local Transport Plan	• Traffic flows monitoring (vehicular and cycling) • Number of road traffic accidents on local road network • Applications granted contrary to Highways advice	• SCC monitoring data • Planning applications • Transport modelling • Tyne & Wear Traffic & Accident Data Unit (TADU)
ST3	Development and transport	Sets out the criteria and supporting information required to assess a planning application	• When the local network is not capable of supporting the scale of development • Significant shortfall in number of electric vehicle parking and charging infrastructure. • Consent granted for development on area of safeguarded Definitive Public Right of Way • Increase in number of applications approved which do not meet parking standards	• Identify reasons for the failure to deliver Policy aims • Potential review of the Policy/Plan • Review of the Infrastructure Development Plan and Local Transport Plan schemes • Review effectiveness of Council's ability to secure S106 monies for highways infrastructure	• Traffic flows monitoring (vehicular and cycling) • Number of road traffic accidents on local road network • Number cycleways/pedestrian routes delivered • Travel Plans approved • Number of cycle parking/storage spaces approved • Number of electric vehicle charging points approved • Applications granted contrary to Highways advice	• SCC monitoring data • Planning applications (and associated Transportation Assessments and Travel Plans) • Rights of Way Improvement Plan (ROWIP) • Tyne & Wear Traffic & Accident Data Unit (TADU)
Minerals						
SP11	Mineral extraction	Sets out the criteria that will be used to assess applications for mineral extraction	• Significant number of applications approved contrary to policy leading to loss of potential mineral resources • Increase in flood risk and surface water flooding associated with minerals extraction • Loss of supporting minerals infrastructure	• Identification of reason for under performance and/or under delivery • Review of evidence base • Review objectives of the policy in partnership with key external stakeholders • Potential review of the Policy/Plan	• Flood risk and surface water flooding • Capacity of permitted reserves • Air quality	• SCC and regional/sub-regional monitoring data • Planning applications • Minerals operators • Local Aggregates Assessment • SFRA • Air Quality Annual Status Report • National CO_2 emissions

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
M1	Minerals Safeguarding Areas and infrastructure	Sets out the criteria that will be used to assess applications submitted within mineral safeguarding areas	• Significant number of applications approved contrary to policy leading to loss of potential mineral resources • Loss of supporting minerals and waste infrastructure • Applications granted for non-mineral development within Mineral Safeguarding Areas	• Identification of reason for under performance and/or under delivery • Review of evidence base • Review objectives of the policy in partnership with key external stakeholders • Potential review of the Policy/Plan	• Safeguarding and sterilisation of mineral resources • Air quality levels • Planning applications granted in close proximity to existing waste management sites • Number of applications granted in MSA for non- mineral development	• SCC and regional/sub-regional monitoring data • Planning applications • Minerals operators • Waste operators • Air Quality Annual Status Report • National CO_2 emissions
M2	Surface coal extraction	Sets out the criteria against which applications for surface	• Significant number of applications approved contrary to policy leading to loss of coal extraction will be assessed potential mineral resources	• Identification of reason for under performance and/or under delivery • Review of evidence base • Review objectives of the policy in partnership with key external stakeholders • Potential review of the Policy/Plan	• Opencast coal applications and permissions	• SCC and regional/sub-regional monitoring data • Planning applications • Minerals operators
M3	Land instability and minerals legacy	Ensure that development takes into account land instability and minerals legacy	• Significant number of applications approved contrary to policy • Significant increase in applications requiring a Coal mining Risk Assessment	• Identify reasons for the failure to deliver Policy aims • Consider review of the requirements of this and other policies where they prevent effective implementation of this policy • Potential review of the Policy/Plan	• Planning applications received and granted in Coal Authority high-risk areas and areas of land instability • Planning applications requiring a Coal Mining Risk Assessment	• SCC monitoring data • Planning applications
M4	Restoration and aftercare	Sets out the standard of minerals and waste aftercare/restoration that will be required	• Significant number of applications approved contrary to policy	• Identify reasons for the failure to deliver Policy aims • Consider review of the requirements of this and other policies where they prevent effective implementation of this policy • Potential review of the Policy/Plan	• Restoration schemes implemented	• SCC monitoring data • Planning applications • Minerals operators • Waste operators

Policy Ref	CSDP Policy	Policy objective	Trigger for action	Potential action or contingency	Monitoring indicator	Data source
Implementation						
ID1	Delivering infrastructure	Sets out how the Council expects infrastructure to be delivered	• Development is approved without the necessary infrastructure • Essential infrastructure schemes are not delivered/on track to deliver within the plan period	• Identify reasons for lack of implementation • Possible review of the plan if essential infrastructure cannot be delivered	• Essential Infrastructure projects delivered in line with the Infrastructure Delivery Plan (IDP)	• SCC Monitoring • Planning applications • Infrastructure Delivery Plan
ID2	Planning obligations	Sets out how Section 106 will be used	• Legal actions having to be taken against developers for non-payment of S106 monies. • Contributions are not sought in line with the aims set out in the Planning Obligations SPD	• Identify reasons for the failure to deliver Policy aims • Potential review of the Policy/Plan	• Number of applications approved with a S106 (or similar) agreement for developer contributions • Amount (£) of developer contributions negotiated/secured towards different infrastructure types and affordable housing • Amount (£) of developer contributions received towards different infrastructure types and	• SCC Monitoring • Planning applications • Infrastructure Delivery Plan

Glossary

Accessibility

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

Accessible location

A location which, is relatively easy for people to get to by a choice of means of transport.

Accessible Natural Greenspace Standards (ANGST)

A measure created by Natural England to measure how close people live to accessible greenspaces. The standards identify different standards depending on the scale of the greenspace.

Affordable housing

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

Affordable rent

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable).

Agricultural land classification

The Agricultural Land Classification system forms part of the planning system in England and Wales. It classifies agricultural land in five categories according to versatility and suitability for growing crops. The top three grades, Grade 1, 2 and 3a, are referred to as 'Best and Most Versatile' land, and enjoy significant protection from development. Grades 3b, 4 and 5 are described as poor quality agricultural land and very poor quality agricultural land.

Agricultural waste

Waste which has been created as a result of agricultural or farming practices.

Allocated site

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

Authority Monitoring Report (AMR)

A report produced each year that assesses progress against targets in the Local Development Scheme and how well policies in the Local Plan are being implemented.

Arboriculture report

A report which is prepared to assess the quantity and quality of trees and identify any mitigation works which may be required to protect them from development.

Article 4 direction

An article 4 direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance, such as a conservation area.

Backland development

A potential development site which is located to the rear of existing development and has little or no frontage to an existing street.

Best and most versatile agricultural land

Best and most versatile agricultural land is that land which falls into Grades 1, 2 and 3a of the Agricultural Land Classification. See Agricultural Land Classification.

Biodiversity

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

Bluespace

Bluespace refers to visible water within open spaces and includes beaches, rivers, streams, ponds, lakes, canals and fountains.

Brownfield land

Land that has previously been developed.

Building For Life 12 (BfL 12)

Design criteria established by the Design Council to try and improve the design quality of new residential development.

Building regulations

Building regulations are statutory instruments that seek to ensure that the policies set out in the relevant legislation are carried out. Building regulations approval is required for most building work in the UK.

Built environment

The term built environment refers to the man-made surroundings that provide the setting for human activity, ranging in scale from buildings to parks.

Category 1 constraint

A very significant constraint which would restrict development taking place on a site.

Central business district

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

Circular economy

A circular economy is a regenerative system in which resource input and waste, emission and energy leakage are minimised by slowing, closing and narrowing material and energy loops. This can be achieved through long-lasting design, maintenance, repair, reuse, remanufacturing, refurbishing and recycling.

City centre

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

Click and collect

A new form of retail where a purchase is made online, however the goods are collected from an arranged location, such as a retail outlet.

Climate change

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

Coal Mining Risk Assessment

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

Coalescing

The merging of two distinct built up areas.

Code for Sustainable Homes

The Code for Sustainable Homes measures the sustainability of a new home against nine categories of sustainable design, rating the 'whole home' as a complete package. The Code for Sustainable Homes is no longer in use, with the Government committed to driving up the sustainability of new homes through changes to the Building Regulations.

Commercial and industrial waste (C&I)

Waste which is generated as a result of commercial and/or industrial processes.

Community facilities

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

Conservation area

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

Conservation Area Management Strategy

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

Construction, Demolition and Excavation Waste (CD&E)

Waste materials generated from construction, demolition and waste operations including a wide range of surplus waste construction materials generated by the demolition of old buildings and soils and sub-soils from excavation.

Critical Drainage Areas (CDAs)

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

Cumulative impact

An area within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency.

Curtilage

A term often used to define the boundaries of a house or dwelling and refers to the land immediately surrounding it, including any closely associated buildings and structures but excluding any associated 'open fields beyond'.

Decentralised energy

Energy that is produced close to where it will be used, rather than at a large plant elsewhere and sent through the national grid.

Definitive Public Rights of Way

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

Deliverable

The ability for a development proposal to take place taking into account development costs and constraints. For housing, in order to be considered deliverable sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

Demographic forecasts

Forecasts which have been prepared to predict future population change, including changes to the age and gender profile of the population.

Density

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

Design and access statement

Design and Access Statements are documents that explain the design thinking behind a planning application. For example, they should show that the person applying for permission (the applicant) has thought carefully about how everyone, including disabled people, older people and very young children, will be able to use the places they want to build.

Designated centres

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

Designated heritage assets

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

Developer contributions

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

Development

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

Development plan

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

District centre

Groups of shops, separate from the town centre, usually containing at least one food supermarket or superstore and non-retail service uses such as banks, building societies and restaurants.

Duty to cooperate

The duty to cooperate is a legal test that requires cooperation between local planning authorities and other public bodies to maximise the effectiveness of policies for strategic matters in Local Plans.

Economic development

Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Edge of centre

For shopping retail purposes, a location that is well connected to and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside of the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances. Is considered to be a location within easy walking distance (i.e. 200 - 300 metres) of the town centre.

Energy from waste

The process of generating energy in the form of electricity and/or heat from the primary treatment of waste.

Enterprise Zone

Enterprise zones are designated areas across England that provide tax breaks and Government support to support economic growth.

Equalities Impact Assessment

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

Ethnic diversity

The range and diversity of different ethnic groups within a particular area.

EU Birds and Habitats Directive

A legal framework under which member states of the European Union must protect all wild birds within the EU, including their habitats.

European Landscape Convention

Convention aimed at the protection, management and planning of all landscapes and raising awareness of the value of a living landscape across all EU Member states.

Exceptions test (flood risk)

A test that must be undertaken when development is proposed in areas at high risk of flooding. The test must consider the vulnerability of a particular development to flooding and demonstrate that the sustainability benefits of the development to the community would outweigh the flood risk.

Family housing

Homes that contain three or more bedrooms and have access to outdoor space.

Fauna

The collective term for all of the animals within a particular area.

Flood risk

A term to define the risk that particular areas are at from flooding.

Flood Risk Assessment

An assessment of flood risk within a particular area. Flood risk assessments can be prepared at a range of different levels, for example a strategic flood risk assessment of the whole city, or at a more local level to assess the flood risk within a particular development site.

Flood Zone 1

Areas which are at lowest risk from flooding and have less than a 0.1% chance of flooding in any given year.

Flood Zone 2

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

Flood Zone 3

Flood zone 3 is split into 2 separate zones; 3a and 3b. Areas within flood zone 3a have been shown to be at a

1% or greater probability of flooding from rivers or 0.5% flooding from the sea in any given year. Flood zone 3b is classified as functional floodplain and is deemed to be the most at risk from flooding from rivers or the sea.

Flora

A collective term for all of the plants within a particular area.

Fluvial flooding

Flooding as a result of a river bursting its banks.

Geodiversity

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

Green Belt

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

Green infrastructure

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

Green roofs

A green roof or living roof is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane.

Greenfield land

Land which has not previously been developed.

Greenspace

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

Gross

The total area of a development.

Gross external area

The total area of building when measured externally, including the structure of a building.

Groundwater source protection zones

An area from which groundwater is sourced for public drinking water supply and therefore careful consideration needs to be given to ensure that development does not contaminate the groundwater. These areas are identified by the Environment Agency.

Gypsies and Travellers ('Travellers')

Defined by DCLG Planning policy for traveller sites (August 2015) as "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such". The planning policy goes on to state that, "In determining whether persons are "gypsies and travellers" for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters: a) whether they previously led a nomadic habit of life b) the reasons for ceasing their nomadic habit of life c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances".

Gypsies and Traveller Pitches

A pitch is an area of land which is occupied by a single gypsy or traveller household.

Habitats Regulations Assessment (HRA)

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

Hazardous substance consent

A consent which is required where it is proposed to hold certain quantities of hazardous substances at or above defined limits.

Health Impact Assessment

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

Heritage assets

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

Heritage statement

A statement submitted in support of a planning application which outlines the significance of the heritage assets which would be affected by a development and how the proposals have been designed taking account of their potential impact upon these heritage assets.

Heritage-at-risk

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

Houses in Multiple Occupation (HMO)

Housing where at least 3 tenants live there, forming more than 1 household and where they share toilet, bathroom or kitchen facilities with other tenants.

Health and Safety Executive consultation area (HSE Areas)

Areas identified around major hazardous installations and pipelines, which require the Health and Safety Executive to be consulted on some planning applications.

Historic Environment Record

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

Inclusive design

Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

Infrastructure

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

Infrastructure Delivery Plan

Identifies the infrastructure projects required to deliver the Plan and its policies including, physical, social and green infrastructure outlining how and when it is anticipated that infrastructure will be funded. It is a live document that the council will monitor and review on a regular basis to reflect the current circumstances and inform the development management process.

Interim Planning Guidance (IPG)

Planning guidance prepared to give advice on development areas or sites pending approval of statutory policy.

Intermediate housing

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

International Advanced Manufacturing Park (IAMP)

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

Joint Strategic Needs Assessment (JSNA)

A Joint Strategic Needs Assessment (JSNA) looks at the current and future health and care needs of local populations to inform and guide the planning and commissioning (buying) of health, well-being and social care services within a local authority area.

Key diagram

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

Landscape Character Assessment (LCA)

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

Lifetime homes

The Lifetime Homes design criteria are widely recognised by local authorities, developers and partners and provide a mechanism to ensure that new housing development is suitable for the changing needs of individuals and families over the course of a lifetime. The Lifetime Homes standard is awarded to schemes which meet all sixteen of the Lifetime Homes design criteria.

Lifetime neighbourhoods

Places where you can live regardless of age. They contain a range of houses from your first home to supported housing for your latter years and the services, facilities and transport options that you need day to day for each and every stage of your life.

Listed buildings

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

Local aggregates assessment

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

Local centre

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

Local Biodiversity Action Plan (LBAP)

National term use to describe county or district/borough/unitary biodiversity action plans.

Local Development Order

An order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Development Scheme

The Local Development Scheme sets out the Council's three year project plan, including timetables, for the preparation of Local Development Documents.

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Nature Partnership

A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local Plan

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

Local planning authority

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

Local services

A facility that provides a valuable local service to the community such as a small convenience store, post office or public house.

Local Wildlife Sites

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

Magnesian Limestone aquifer

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

Main town centre uses

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

Market housing

Housing to rent or buy on the open market.

Minerals Safeguarding Areas (MSAs)

An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Mitigation

Efforts to reduce or prevent the impact of an action.

Mitigation hierarchy

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

National Planning Policy Framework

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

N2K or Natura 2000 Sites

Natura 2000 is a network of marine and land-based areas of international importance designed to conserve natural habitats and species of plants and animals. These include Special Protection Areas (SPAs) and Special Areas of Conservation (SACs).

Neighbourhood Plans

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

Net

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

Non-designated heritage assets

These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance that merit consideration in planning decisions but which are not formally designated heritage assets.

North East Local Enterprise Partnership

The North East Local Enterprise Partnership (LEP) is a public, private, and education sector partnership that covers Durham, Gateshead, Newcastle, Northumberland, North Tyneside, South Tyneside and Sunderland local authority areas.

Notifiable installation

Sites and installations which have quantities of hazardous substances present on site are designated as notifiable installations by the Health and Safety Executive (HSE).

Objectively assessed needs

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

Older people

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Opencast

A form of surface mining to win minerals, where the overburden (see definition below) is literally 'cast' from the working face to the rear as the mineral is exposed.

Open Countryside

Open Countryside relates to all land beyond the urban area, including Green Belt, Settlement Break and non-designated land.

Open waste facilities

Open waste management facilities are those that deal with waste in the open air.

Out of centre

A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town centre

A location out of centre that is outside the existing urban area.

Out-migration

The process of people permanently leaving a place in order to live in another place.

Pepper potting

The term 'pepper-potting' is a form mixed tenure development. It relates to a strategy in which poorer and more affluent residents live in a mixed community through the 'sprinkling' of social housing amongst privately-owned housing.

Photovoltaic (PV) panels

Conversion of solar radiation (the sun's rays) to electricity by the effect of photons (tiny packets of light) on the electrons in a solar cell. For example, a solar-powered car or a calculator.

Pitch/Plot

Area of land on a Gypsy/Traveller site occupied by one resident family; sometimes referred to as a plot, especially when referring to Travelling Showpeople. DCLG Planning policy for traveller sites (August 2015) states that "For the purposes of this planning policy, "pitch" means a pitch on a "gypsy and traveller" site and "plot" means a pitch on a "Travelling Showpeople" site (often called a "yard"). This terminology differentiates between residential pitches for "gypsies and travellers" and mixed-use plots for "Travelling Showpeople", which may/will need to incorporate space or to be split to allow for the storage of equipment".

Planning conditions

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligations

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

Planning Practice Guidance (PPG)

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

Policies map

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

Previously developed land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary frontage

Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.

Primary shopping area

Defined area where retail development is concentrated (generally comprising the primary and those Secondary Frontages which are adjoining and closely related to the primary shopping frontage).

Public realm

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

Ramsar sites

Wetlands of international importance, designated under the 1971 Ramsar Convention.

Renewable and low carbon energy

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

Remediation

The work needed to raise the quality of land to an acceptable level before it is used or developed. For example, contaminated land may need pollutants removing.

Restoration

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

Retail hierarchy

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

Retail impact assessment

An assessment undertaken for an application for retail use (normally on developments over 2,500 square metres gross floorspace, but they may occasionally be necessary for smaller developments, such as those likely to have a significant impact on smaller centres) on the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development. The assessment includes the likely cumulative effect of recent permissions, developments under construction and completed developments.

River Basin Management Plan (RBMP)

Sunderland falls within the Northumbria River Basin Management Plan (RBMP) which provides cross-boundary guidance on good practice and measures for improvement. Drawn up by the Environment Agency and updated every 6 years, RBMPs aim to provide integrated management of surface and groundwater bodies across individual regions.

Rural exception sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Scheduled Ancient Monuments (SAM)

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

Secondary frontage

Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Self-build and custom-build

Housing built by an individual, a group of individuals, or persons with or for them, to be occupied by that individual. Such housing can be either market or affordable housing.

Sequential assessment approach

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others.

Sequential test (flooding)

A proposed development site may require a sequential test. The sequential test compares a site proposed for development with other available sites to find out which has the lowest flood risk.

Settlement Breaks

Settlement Breaks consist of open areas around and between parts of a settlement or settlements which maintain the distinction between the countryside and built up area. Their function is to: prevent the merging of settlements; assist in the regeneration of the urban area of the city, and maintain the Green Infrastructure Network.

Shadow flicker

Shadow flicker (caused by wind turbines) is defined as alternating changes in light intensity caused by the moving turbine blade casting shadows on the ground and stationary objects, such as a window at a dwelling.

Significant trees

Trees that of significant size and quality and that could potentially be protected by a Tree Preservation Order.

Sites of Special Scientific Interest (SSSI)

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Social rented housing

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

South Tyneside and Tyne and Wear waste management partnership

In April 2011, SITA UK signed a 25-year contract with the South Tyne and Wear Waste Management Partnership to manage household waste from Gateshead, South Tyneside and Sunderland. The three councils have a priority to reduce, reuse and recycle as much of their residents' waste as possible.

Special Area of Conservation

A Special Area of Conservation (or SAC) is a site designated under the Habitats Directive. These sites, together with Special Protection Areas (or SPAs), are called Natura sites and they are internationally important for threatened habitats and species.

Special Protection Area

A Special Protection Area (or SPA) is a site designated under the Birds Directive. These sites, together with Special Areas of Conservation (or SACs), are called Natura sites and they are internationally important for threatened habitats and species.

Stop over site

An authorised area of land with basic facilities that can be accessed by Gypsies and Travellers on a temporary basis with a limit on the length of stay.

Strategic Environmental Assessment

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

Strategic Flood Risk Assessment (SFRA)

A document which is normally produced by a local planning authority in consultation with the Environment Agency and which forms the basis for preparing appropriate policies for flood risk management at the local level.

Strategic Housing Land Availability Assessment (SHLAA)

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

Strategic Housing Market Assessment (SHMA)

Assesses the housing needs and demands by type (including affordable housing) for the plan area and informs the housing mix required over the plan period.

Strategic Land Review (SLR)

An assessment to identify the most appropriate sites to meet our future housing need.

Student accommodation

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

Sunderland Economic Leadership Board

The Economic Leadership Board (ELB) was set up to lead the city's Economic Masterplan work and to ensure a joined-up approach in both the decision making and the delivery.

Supplementary planning documents

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

Surface water flooding

Flooding which occurs when heavy rainfall exceeds the drainage capacity of the local area.

Surface water risk area

Areas that are susceptible to surface water flooding, as shown on the Environment Agency flood maps.

Surface water run-off

Surface water run-off (also known as overland flow) is the flow of water that occurs when excess storm-water, meltwater, or other sources flows over the landscape.

Sustainability Appraisal (SA)

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

Sustainability statement

A sustainability statement should demonstrate the environmental benefits/impacts of any proposal.

Sustainable development

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

Sustainable drainage systems

These water management systems are designed to control the quantity and improve the quality of run-off water from developments through the use of rills, swales, porous membranes/surfaces, gravel filters, water bodies, balancing ponds and reedbeds. Positive benefits include improved flood control and enhancements for wildlife, landscape and amenity value of developments.

Sustainable transport modes

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

Tandem development

Consists of one house immediately behind another and sharing the same access.

Town centre

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

Transport Assessment

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport Statement

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travelling Showpeople

Defined by DCLG Planning policy for traveller sites (August 2015) as "Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above".

Travel plan

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Traffic Impact Assessment (TIA)

An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.

Tree Preservation Order (TPO)

A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

Unitary Development Plan (UDP)

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

Viability

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

Vitality

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

Waste data interrogator

All operators of regulated waste management facilities have to provide the Environment Agency with details of the quantities and types of waste they deal with. This data is used to monitor compliance but has historically been used by government authorities to assist in planning for new waste facilities and for monitoring against statutory targets.

Waste hierarchy

A framework that has become a cornerstone of sustainable waste management, setting out the order in which options for waste management should be considered based on environmental impact.

Water Framework Directive (WFD)

The Water Framework Directive (WFD) became part of UK law in 2003 with the primary objectives of achieving good ecological status in water bodies and providing protection for drinking water sources and protected sites (Habitats Directive Sites and Sites of Specific Scientific Interest).

White land

A general expression used to mean land (and buildings) without any specific proposal for allocation in a development plan, where it is intended that for the most part, existing uses shall remain undisturbed and unaltered.

Wildlife corridors

Areas of habitat connecting wildlife populations.

Windfall sites

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

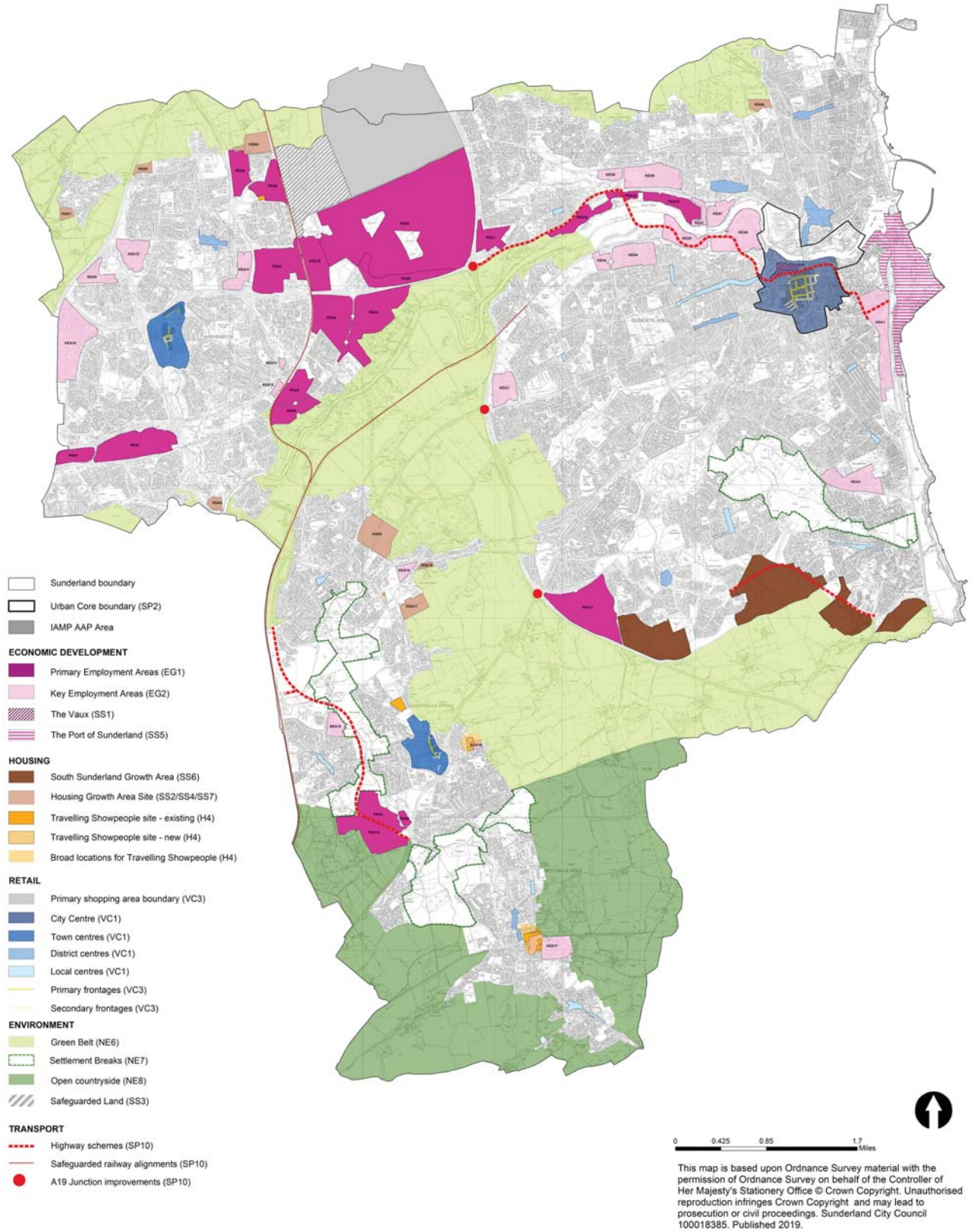
Workforce jobs

The number of jobs is measured by Workforce Jobs and is the sum of employee jobs from employer surveys, self-employment jobs (identified from the Labour Force Survey), those in HM Forces and Government-Supported Trainees.

Working Age Population

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

Policies map



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Sunderland
City Council



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