

Draft Sunderland CSDP Sustainability Appraisal

Non-Technical Summary

On behalf of **Sunderland City Council**



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Contents

1 Introduction 1

 1.2 The Emerging Sunderland Core Strategy and Development Management Plan (CSDP) 1

 1.3 The Draft Sunderland CSDP 1

 1.4 Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) 2

 1.5 How to Comment on this Report 2

2 How has the Draft Sunderland CSDP been Appraised? 3

3 Key Findings from the SA of the Draft Sunderland CSDMP SA 5

 3.1 Overview 5

 3.2 SA of Draft Vision Statement 5

 3.3 SA of Draft Strategic Priorities 6

 3.4 SA of Draft Spatial Strategies 6

 3.5 SA of Draft Strategic Site Allocations 7

 3.6 SA of Draft Policies 12

4 Mitigation and Enhancement Recommendations 20

5 Next Steps 21

Tables

Table NTS 1 Sustainability Objectives 3

Table NTS 2 SA Scoring System 4

Table NTS 3 Sustainability Appraisal of Draft Policies (Pre-Mitigation) – Visual Summary 13

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1 Introduction

1.1.1 This Non-Technical Summary (NTS) provides an overview of the Sustainability Appraisal (SA) for the Draft Sunderland Core Strategy and Development Plan ('the Draft Sunderland CSDP'). The SA is being carried out on behalf of Sunderland City Council (SCC) by Peter Brett Associates LLP (PBA) to help integrate sustainable development into the emerging Sunderland CSDP.

1.1.2 This SA report is subject to public consultation alongside the Draft Sunderland CSDP.

1.1.3 The following sections of this NTS:

- Provide an overview of the emerging Sunderland CSDP and the current Draft Sunderland CSDP which this SA report accompanies;
- Describe the approach to undertaking the SA of the Draft Sunderland CSDP;
- Summarise the findings of the SA of the Draft Sunderland CSDP; and
- Set out the next steps in the SA of the emerging Sunderland CSDP.

1.2 The Emerging Sunderland Core Strategy and Development Management Plan (CSDP)

1.2.1 Once finalised and adopted, the emerging Sunderland CSDP will provide a clear picture of SCC's spatial expectations, ambitions and plan for delivering sustainable development across the SCC area over a 15-year period from 2018 to 2033. The Sunderland CSDP will also interpret national planning policies within the local context and seek to guide future development across the SCC area. To achieve this the document will set out an overarching vision and strategic objectives which will be implemented through a suite of development management policies and strategic site allocations for the SCC area.

1.2.2 Once adopted, the Sunderland CSDP partially replace the existing statutory Development Plan for the SCC area, which presently comprises the adopted Sunderland Unitary Development Plan (UDP) 1998 as amended by the adopted UDP Alteration No. 2 (2007). The Sunderland CSDP will cover the whole of the SCC area, although policies regarding the International Advanced Manufacturing Park (IAMP) will be detailed in a separate Area Action Plan (AAP) and a separate Allocations and Designations Plan will subsequently be prepared in line with the Sunderland CSDP to allocate non-strategic housing and other sites to meet identified needs

1.2.3 Under planning law, all planning applications must be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise. The Sunderland CSDP will therefore form an important component of the planning policy framework applicable to the SCC area.

1.3 The Draft Sunderland CSDP

1.3.1 The Draft Sunderland CSDP represents the latest stage in the preparation of the emerging Sunderland CSDP. It builds upon a previous Sunderland Core Strategy Growth Options Consultation (March 2016), which was accompanied by its own SA report.

1.3.2 The Draft Sunderland CSDP contains:

- Relevant Baseline Information;

- Draft Vision Statement;
- Draft Strategic Priorities;
- Draft Spatial Strategies;
- Draft Policies; and
- Draft Strategic Site Allocations.

1.4 Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA)

- 1.4.1 SCC is legally required to carry out a SA of the emerging Sunderland CSDP to help guide the selection and development of policies and proposals in terms of their potential social, environmental and economic effects. To comply with legislative and policy requirements, this SA must incorporate a Strategic Environmental Assessment (SEA) to identify and address likely significant environmental effects from the emerging Sunderland CSDP. SA and SEA share a common focus on assessing environmental and wider sustainability performance and can be undertaken together, as in this report.
- 1.4.2 The SA (incorporating SEA) of the emerging Sunderland CSDP is being undertaken independently by Peter Brett Associates LLP (PBA) on behalf of Sunderland City Council (SCC). The consultant team involved in carrying out the SA is therefore independent of the CSDP preparation team, which helps to identify CSDP components requiring improvement throughout its development. The SA team within PBA has however held regular discussions with SCC officers to allow informal and early feedback of recommendations and ideas for improvement prior to finalising Draft Sunderland CSDP for public consultation.
- 1.4.3 Using a series of detailed appraisal matrices, the consultant team from PBA have carried out a SA of all Draft Sunderland CSDP components and their reasonable alternatives. This has been undertaken on an objective basis, without regard to whether individual sites are preferred for allocation by SCC or not. Justifications were later provided by SCC for inclusion in this SA report to identify and explain, in the context of the SA, why individual sites are either proposed for allocation, reserved for safeguarding or have been rejected from inclusion in the emerging Sunderland CSDP.
- 1.4.4 The full findings from the SA are provided within the Draft Sunderland CSDP SA Report ('the main SA report') and associated appendices A – G.

1.5 How to Comment on this Report

- 1.5.1 This SA Report is being issued for consultation alongside the Draft Sunderland CSDP. The consultation will run from **7 August 2017** to **2 October 2017**. Details of how to respond to the consultation are provided below.
- 1.5.2 Comments on the draft plan can be made online through SCC's consultation portal at <http://sunderland-consult.limehouse.co.uk/portal>. Alternatively, comments can be submitted by email to planningpolicy@sunderland.gov.uk, or in writing to Strategic Plans and Housing Team, Sunderland City Council, Civic Centre, Burdon Road, Sunderland, SR2 7DN.

2 How has the Draft Sunderland CSDP been Appraised?

- 2.1.1 To support the SA of the Draft Sunderland CSDP a SA Framework was developed in early 2016. This comprises a series of sustainability objectives and guide questions regarding identified socio-economic and environmental issues of relevance to Sunderland which may affect (or be affected by) the emerging Sunderland CSDMP together with other relevant plans and programmes. The SA Framework takes account of relevant environmental baseline, its predicted future evolution, and a review of other relevant plans and policies detailed within Section 2 and Appendices A – B of the main SA report.
- 2.1.2 The SA objectives identified within the SA Framework are accompanied by a set of guide questions and criteria that have been used to assess proposed options, objectives, policies and allocations (i.e. the emerging Sunderland CSDMP components) as well as their reasonable alternatives. The SA objectives are shown in Table NTS 1, whilst the full SA Framework is provided in Appendix C of the main SA report.

Table NTS 1 Sustainability Objectives

1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.
2. Housing: To meet the housing needs of the Sunderland City area.
3. Economy and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities for everyone.
4. Learning and Skills: To improve the educational attainment and skills of Sunderland City's residents.
5. Sustainable Communities: To promote sustainable communities within the Sunderland City area.
6. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Sunderland City area.
7. Transport and Communication: To reduce the need to travel, promote sustainable modes of travel, improve telecommunications infrastructure and align investment in infrastructure with growth.
8. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.
9. Water: To conserve and enhance water quality and resources.
10. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.
11. Air: To improve air quality.
12. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.
13. Waste and Natural Resources: To promote the movement up the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
14. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.
15. Landscape and Townscape: To conserve and enhance landscape character and townscape.

2.1.3 All components of the Draft Sunderland CSDP have been appraised using matrices to identify likely significant effects on the SA objectives. A qualitative scoring system has been adopted which is set out in Table NTS 2.

Table NTS 2 SA Scoring System

Score	Description	Symbol
Significant Positive Effect	The proposed option/policy contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The proposed option/policy contributes to the achievement of the objective but not significantly.	+
Neutral	The proposed option/policy does not have any effect on the achievement of the objective.	0
Minor Negative Effect	The proposed option/policy detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The proposed option/policy detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the proposed option/policy and the achievement of the objective or the relationship is negligible.	~
Uncertain	The proposed option/policy has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.	?

3 Key Findings from the SA of the Draft Sunderland CSDMP SA

3.1 Overview

3.1.1 SA has been undertaken for all components of the Draft Sunderland CSDP, namely:

- Draft Vision and Strategic Priorities;
- Draft Spatial Strategies;
- Draft Policies; and
- Draft Strategic Site Allocations.

3.1.2 Section 4 of the main SA report sets out the main findings of the SA which has been carried out. Detailed appraisal matrices are instead contained in appendices D – G of the SA report due to their length. The subsections below provide an overview of key findings from the SA of each Draft Sunderland CSDP component.

3.2 SA of Draft Vision Statement

3.2.1 The Vision is considered to set out a strategy for development that is compatible with achieving sustainable development. Should the aspirational vision be successfully implemented through a well worded set of policies it would therefore have the potential to have significant beneficial sustainability effects against all of the sustainability objectives. These relate to:

- Housing: by delivering new homes of range of types and tenures to meet the project population increase in the City area;
- Economy and Employment: a substantial focus of the vision relates to support for the economy including through the through delivery of the International Advanced Manufacturing Park, as well as through smaller scale diverse job opportunities;
- Education and Learning: The support to the University and College will help support and potential achieve significant beneficial effects where followed up through policy. However, it will be equally important to ensure that there are good quality schools for all children, which can be easily accessed from where people live;
- Sustainable communities: by supporting development of new housing with district and local centres there is the potential to have significant beneficial effects against this objective through provision of additional healthcare, education and community facilities;
- Health and wellbeing: the vision sets our clear aspirations for achieving beneficial effects for the wider determinants of health, to include supporting non-car travel, education, job creation, new housing etc. However, more could be added on preventing people

suffering from the adverse effects of pollution, including for noise, air and ground contamination;

- Transport and communications: the need to support district and local centres and sustainable travel, in particular walking and cycling could have direct positive significant effects; and
- Air quality: aspirations for reducing car dependence could have significant benefits for air quality effects in relation to this objective.

3.3 SA of Draft Strategic Priorities

3.3.1 The Vision is supported by a set of Strategic Priorities which indicate how the vision will be achieved, including through the implementation of an overarching spatial strategy for the SCC area. As with the Vision, these Strategic Priorities are aspirational and therefore are generally compatible with achieving beneficial sustainability outcomes. The strategic priorities alone cannot implement the Vision or more widely achieve sustainable development, rather they help to define a spatial strategy and overarching framework for implementation measures within the emerging Sunderland CSDP, including site specific allocations and development management policies.

3.3.2 A detailed assessment of the Strategic Priorities against the SA Framework is provided in Appendix D of the main SA report. In summary, there is good coverage of all SA Objectives in the proposed Strategic Priorities, with many potential significant beneficial effects identified and no Significant Adverse effects. The Strategic Priorities therefore provide a strong framework to underpin site allocations and development management policies.

3.4 SA of Draft Spatial Strategies

3.4.1 The Draft Sunderland CSDP is underpinned by the High Growth Option selected from the previous Sunderland Core Strategy Growth Options Consultation (May 2016). However, owing to significant changes in the evidence base (e.g. updated population and household formation projections) a lower quantum of development than originally envisaged would be required to implement this growth options. In consequence, whilst the Draft Sunderland CSDP remains aligned with the High Growth Option, two specific spatial strategies, one for the entire SCC area and one covering the Sunderland Urban Core, have since been developed to form the backbone of the emerging Sunderland CSDP.

3.4.2 The proposed implementation of the High Growth Option through the Draft Sunderland CSDP retains the advantages previously set out within the Sunderland Core Strategy Growth Options Consultation (May 2016). This includes providing for an uplift of housing growth from the baseline position to support economic growth. The reduced quantum of development now envisaged means there is a reduction in some of the negative effects previously identified for High Growth option. The revised High Growth option embodied within the Draft Sunderland CSDP includes provision for approximately 5,000 new homes fewer over the plan period than previously assessed, meaning that effects on the natural environment from housing development are now more likely to be comparable to those predicted under the Baseline or Medium Growth options. Consequently, a reduction in the level and significance of multiple environmental effects can be expected, including:

- Land take and the quantum of green belt and other green land that will be required to deliver development;
- A reduction in natural resource requirements as fewer homes need to be built; and,

- A reduction in likely pollution effects from the reduction in the quantum of development (and therefore effects from road traffic) but also as the growth option no longer relies on a high level of in-commuting to support predicted job growth.
- 3.4.3 Two spatial strategies have been developed to underpin all spatial components of the Draft Sunderland CSDP. These are a Spatial Strategy for Growth, covering the whole SCC area, and a Spatial Strategy for the Urban Core, which is focused on the future development of Sunderland City Centre. The two proposed spatial strategies are summarised within policies SS3 and SS4 respectively, however unlike the rest of the Draft Sunderland CSDP the supporting text to each of these policies provides additional substantive details to shape SCC's spatial strategy.
- 3.4.4 The results of the SA undertaken for policies SS3 and SS4 are presented in Appendix G of the main SA report whilst Appendix E provides the results of the SA carried out for the spatial strategy supporting text. Read together, these SA matrices demonstrate that the two spatial strategies are either or both predicted to have Major Positive and therefore significant effects on:
- SA objectives 2 and 3 through making land available and encouraging development in specific areas to meet identified housing and employment needs;
 - SA objectives 4 and 6 through promoting the provision of additional learning and sports facilities in accessible locations;
 - SA objective 7 through setting out a coherent transport strategy for the Urban Core and supporting improvements to transport infrastructure; and,
 - SA objectives 14 and 15 through prioritising the protection and restoration of historic assets, encouraging high quality design, promoting public realm improvements and promoting the integration of new development with the existing environment.

3.5 SA of Draft Strategic Site Allocations

- 3.5.1 As detailed in Section 4.4 and Appendix F of the main SA report, the following types of proposed site allocations have been appraised:
- Urban Strategic Scale Sites;
 - Green Belt Housing Release Sites;
 - Key and Primary Employment Areas; and,
 - Gypsy Travellers and Travelling Showpeople Sites.
- 3.5.2 Both of the proposed urban strategic scale sites have been scoped out of a detailed SA for the reasons specified in Section 4.4 of the main SA report. The main findings of the SA undertaken for the other proposed strategic site allocations are summarised below with reference to the 15 sustainability objectives defined within the Sunderland CSDP SA Framework.

Green Belt Housing Release Sites

SA Objective 1 - Biodiversity and Geodiversity

- 3.5.3 No likely significant effects on this SA objective are predicted. The candidate sites are predicted to have either Neutral, Minor Positive or Minor Negative effects on this SA objective

owing to their proximity to sites designated for reasons of biodiversity conservation, species importance or geological importance.

SA Objective 2 - Housing

- 3.5.4 As proposed housing allocations or reasonable alternatives, all candidate sites are considered to have the potential accommodate housing, subject to other constraints. No Negative (Adverse) effects on this SA objective are therefore predicted. All candidate sites have been assessed as having their Minor Positive or Major Positive (i.e. significant beneficial) effects on this SA objective, with Significant effects predicted for 14 sites with an estimated capacity of 100+ dwellings.

SA Objective 4 - Learning and Skills

- 3.5.5 9 candidate sites are predicted to have Major Positive (i.e. significant beneficial) effects on this SA objective owing to their immediate proximity to existing school infrastructure. No Major Negative (significant adverse) effects are predicted, either in relation to proximity to schools or capacity issues. However, a number of Minor Positive, Minor Negative and Neutral effects are predicted from other candidate sites owing to the distance to school infrastructure and/or identified capacity constraints,

SA Objective 5- Sustainable Communities

- 3.5.6 28 candidate sites are predicted to have some Major Positive (i.e. significant beneficial) effects on this SA objective owing to their close proximity to amenities and community facilities. However, 5 of these same sites are also predicted to have Major Negative (significant adverse) effects through their lack of proximity to other specific amenities. Two additional sites that are not predicted to have any Major Positive (i.e. significant beneficial) effects are instead predicted to have a Major Negative (i.e. significant adverse) effect owing to their lack of proximity to convenience stores and allotments respectively. A number of Minor Positive, Minor Negative and Neutral effects are predicted from candidate sites owing to varying distances to specific amenities and community facilities.

SA Objective 6 - Health and wellbeing

- 3.5.7 28 candidate sites are predicted to have a Major Positive (i.e. significant beneficial) and significant effect on this SA objective owing to their proximity to open space, which could facilitate and encourage physical activities as well as enhancing mental health. However, 9 candidate sites are predicted to have a Major Negative (i.e. significant adverse) on this site due to the potential loss of designated open spaces, playing fields or well used allotments. A number of Minor Positive, Minor Negative and Neutral effects are predicted from candidate sites owing to varying distances to specific health facilities (including open spaces).

SA Objective 7 - Transport and Communication

- 3.5.8 This SA objective considers proximity to transport networks and accessibility to key services. 28 candidate sites are predicted to have a Major Positive (i.e. significant beneficial) on this SA objective owing to their proximity to open space. 12 candidate sites are predicted to have Major Positive (i.e. significant beneficial) effects due to their close proximity to other amenities, whilst a total of 17 sites are predicted to have a Major Positive (i.e. significant beneficial) effect as they are located within 400m of a bus stop on regular/frequent route or 800m of a train station. Six candidate sites are however predicted to have a Major Negative (i.e. significant adverse) effect on this SA objective owing to being located more than 1200m away from a convenience store. A number of Minor Positive, Minor Negative and Neutral effects are predicted from candidate sites owing to varying distances to specific amenities and public transport infrastructure.

SA Objective 8 - Land Use

- 3.5.9 All candidate sites are located within the designated Green Belt. Notwithstanding this, 3 candidate sites are predicted to have Major Positive (i.e. significant beneficial) effects on this SA objective as they are identified as being brownfield land. 4 candidate sites are predicted to have Major Negative (i.e. significant adverse) effects on this SA objective as they have site areas exceeding 2 hectares and within agricultural use and include land identified as '*best and most versatile quality*'. 1 additional candidate site (East of Seaham Road WA33 (645)) is predicted to have a Major Negative (i.e. significant adverse) effect on this SA objective due to the site encompassing existing, well used allotments. A number of Minor Negative and Neutral effects are predicted from candidate sites owing to the sites either being less than 2ha and/or not identified as containing best and most versatile quality agricultural land, or because the sites are within areas of known contamination.

SA Objective 9 - Water

- 3.5.10 1 candidate site is predicted to have a Major Negative (i.e. significant adverse) effect on this objective owing to being located within an inner Groundwater Source Protection Zone (Zone 1). All other candidate sites are predicted to have either Minor Negative or Neutral effects on this SA objective due to either being within areas of known contamination, areas with no sewage capacity (diversions required) or not being located in these constrained areas.

SA Objective 10 - Flood Risk and Coastal Erosion

- 3.5.11 1 candidate site is predicted to have a Major Negative (i.e. significant adverse) effect on this objective owing >5% of the site area being within in area affected by 1:30 incidence surface water flooding. All other candidate sites are predicted to have either Minor Negative or Neutral effects on this SA objective due to either being within less flood prone areas, although this varies between individual sites.

SA Objective 11 – Air Quality

- 3.5.12 As there are currently no Air Quality Management Areas (AQMAs) designated within the SCC area, alternative criteria had to be developed to consider indirect effects on air quality through reliance on transport modes to access key amenities. 17 sites are predicted to have a Major Positive and significant effect on this SA objective owing to being located within either 400m from a bus stop on regular/frequent route or 800m from a train station. All other sites are predicted to have a Neutral effect given the potential need to use car travel to access key amenities.

SA Objective 14 - Cultural Heritage

- 3.5.13 1 candidate site is predicted to have a Major Negative (i.e. significant adverse) effect on this SA objective as it encompasses the Grade II listed Peareth Hall. All other sites are predicted to have Minor Negative or Neutral effects owing to either being located within a conservation area, adjacent to a listed building or Scheduled Monument, covered by a local archaeological area designation, or (for Neutral effects) not being situated within any of these constrained areas.

SA Objective 15 - Landscape and Townscape

- 3.5.14 9 candidate sites are predicted to have Major Negative (i.e. significant adverse) effects on this SA objective owing to being located within an area identified by SCC as being of higher landscape value and thus for landscape protection. In addition, 9 sites are predicted to have a Major Negative (i.e. significant adverse) effect as they encompass designated open space or playing fields which could be lost to development. 11 sites are predicted to have a Minor Negative effect on this SA objective as they either include Tree Preservation Orders or lie adjacent to ancient woodland or other identified key landscape features. All other sites are

unaffected by these constraints and are therefore predicted to have a Neutral effect on this SA objective.

Key and Primary Employment Areas (KEA and PEA)

3.5.15 The SA indicates that if allocated, the candidate KEA and PEA would be likely to have the following significant effects:

- All candidate sites except 1 are predicted to have Major Negative (i.e. significant adverse) effects on SA objective 1 owing to their immediate proximity to designated sites;
- 17 candidate sites are predicted to have a Major Positive (i.e. significant beneficial) effect on SA objective 3 owing to their site size (thus potential employment generating development) exceeding 5ha;
- 88 candidate sites are predicted to have a Major Positive (i.e. significant beneficial) effect on SA objective 5 owing to being located within 500m of an identified residential area;
- 39 candidate sites are predicted to have a Major Positive (i.e. significant beneficial) effect on SA objective 7 owing to being located within 500m of the strategic transport network. However, 53 candidate sites are predicted to have a Major Negative (i.e. significant adverse) effect on this SA objective owing to being located within 2km of an identified area of traffic congestion or pinch point;
- 26 candidate sites are predicted to have a Major Positive (i.e. significant beneficial) effect on SA objective 8 owing to being located on brownfield or developed land;
- 51 candidate sites are predicted to have a Major Positive (i.e. significant beneficial) effect on SA objective 9 owing to being located within 500m of an identified waterbody;
- 11 candidate sites are predicted to have a Major Negative (i.e. significant adverse) effect on SA objective 10 owing to being located within or immediately adjoining Flood Zone 3;
- 47 candidate sites are predicted to have a Major Negative (i.e. significant adverse) effect on SA objective 14 owing to these sites either encompassing or being located within 500m of a designated cultural heritage site (listed building or Scheduled Monument); and
- 1 candidate is predicted to have a Major Negative (i.e. significant adverse) effect on SA objective 15 owing to being located within the Green Belt as per the existing statutory Development Plan for the SCC area.

Travelling Showpeople, Gypsies and Travellers (TSGT) Sites

SA Objective 1 - Biodiversity and Geodiversity

3.5.16 No likely significant effects on this SA objective are predicted. However, the candidate sites have either Neutral, Minor Positive or Minor Negative effects on this SA objective owing to their proximity to sites designated for reasons of biodiversity conservation, species importance or geological importance.

SA Objective 2 - Housing

3.5.17 As proposed allocations or reasonable alternatives, all candidate sites are considered to have the potential accommodate TSGT plots, subject to other constraints. No Negative (adverse) effects on this SA objective are therefore predicted. All candidate sites except 1 (Land at Lorne St / Elemore Lane) are predicted to have a Significant Adverse effect on this SA objective as their site areas are considered sufficient to accommodate 15+ plots for

show people or 5+ pitches for gypsy and travellers, both of which would significantly contribute to meeting identified TSGT accommodation needs within the SCC area.

SA Objective 4 - Learning and Skills

- 3.5.18 31 sites are predicted to have Significant Positive effects on this SA objective owing to their immediate proximity to existing school infrastructure. No Major Negative (Significant Adverse) effects are predicted, either in relation to proximity to schools or capacity issues. However, a number of Minor Positive, Minor Negative and Neutral effects are predicted from other candidate sites owing to the distance to school infrastructure and/or identified capacity constraints,

SA Objective 5- Sustainable Communities

- 3.5.19 35 candidate sites are predicted to have some Significant Positive effects on this SA objective owing to their close proximity to amenities and community facilities. However, 2 of these same sites are also predicted to have Major Negative (Significant Adverse) effects through their lack of proximity to other specific amenities. 1 additional site that is not predicted to have any Significant Positive effects is predicted instead to have a Significant adverse effect owing to their lack of proximity to specific amenities. A number of Minor Positive, Minor Negative and Neutral effects are predicted from candidate sites owing to varying distances to specific amenities and community facilities.

SA Objective 6 - Health and Wellbeing

- 3.5.20 30 candidate sites are predicted to have a Significant Positive effect on this SA objective owing to their proximity to open space, which could facilitate and encourage physical activities as well as enhancing mental health. No Significant Adverse effects are predicted. A number of Minor Positive, Minor Negative and Neutral effects are predicted from candidate sites owing to varying distances to specific health facilities.

SA Objective 7 - Transport and Communication

- 3.5.21 40 candidate sites are predicted to have a Significant Positive effect on this SA objective owing to their proximity to being located within 500m of the strategic road network (A1M, A194M, A1231, A19, A690, A1018) or being located within 400m of a bus stop on a regular/frequent route or 800m of a train station. However, 8 of these sites are predicted to have a Significant Adverse effect on this site owing to being located greater than 1500m from the strategic road network, although these sites remain within 400m of the public transport network. 2 additional candidate sites which are not located within 400m of the public transport network are predicted to have a Significant Adverse effect owing to being located greater than 1500m away from the strategic road network.

SA Objective 8 - Land Use

- 3.5.22 All 43 candidate sites are predicted to have a Significant Positive effect on this SA objective owing to being located within 800m walking distance of a designated open space. A number of Minor Positive, Minor Negative and Neutral effects are also predicted from candidate sites owing to the variety of land use characteristics displayed by each site.

SA Objective 9 - Water

- 3.5.23 No Significant effects (positive or adverse) are predicted on this SA objective. All candidate sites are predicted to have either Minor Negative or Neutral effects on this SA objective due to either being within an outer Groundwater Source Protection Zone (Zone 2) or Catchment (Zone 3), or not within these constrained areas.

SA Objective 10 - Flood Risk and Coastal Erosion

- 3.5.24 1 candidate site (Land at Lyons Ave, Easington Lane) is predicted to have a Significant Adverse effect on this objective as this site is known to be at a high level of risk of groundwater flooding. All other candidate sites are predicted to have either Minor Negative or Neutral effects on this SA objective due to either being within less flood prone areas, although this varies between individual sites.

SA Objective 11 – Air Quality

- 3.5.25 All candidate sites are considered to have a Neutral effect on this SA objective as there are currently no Air Quality Management Areas (AQMAs) designated within the SCC area and proximity to public transport has already been assessed through SA objective 7. No significant effects are therefore predicted.

SA Objective 14 - Cultural Heritage

- 3.5.26 No significant effects (positive or adverse) are predicted on this SA objective. All candidate sites are predicted to have Minor Negative or Neutral effects owing to either being located within a conservation area, adjacent to a listed building or Scheduled Monument, covered by a local archaeological area designation, or (for Neutral effects) not being situated within any of these constrained areas.

SA Objective 14 - Landscape and Townscape

- 3.5.27 6 candidate sites are predicted to have Significant Adverse effects on this SA objective owing to being located within an area identified by SCC as being of higher landscape value and thus for landscape protection. All other candidate sites are unaffected by these constraints and are therefore predicted to have a Neutral effect on this SA objective.

3.6 SA of Draft Policies

- 3.6.1 The SA has been undertaken by policy grouping, corresponding with each chapter of policies contained within the Draft Sunderland CSDP, with the exception of policies within the Sunderland's Environment chapter which have been divided into three groupings (Design & Historic Environment, Environment and Amenity) to allow different sustainability issues arising from these policies to be assessed in a manageable way.
- 3.6.2 A visual summary of the detailed assessment provided in Appendix G of the main SA report is shown in Figure NTS 3 below. This identifies the significance of predicted effects from each draft policy upon each of the 15 SA objectives (refer to the full SA Framework provided in Appendix C for full descriptions of each SA objective and associated guide questions). The colour coding applied in Figure NTS 3 aligns with the scoring system detailed earlier within Table NTS 2, and where an uncertainty has been identified in relation to the effects of a policy, this is denoted through the use of question marks on top of the relevant colour coded cell.
- 3.6.3 Figure NTS 3 allows for easy identification of predicted effects (pre-mitigation) from the draft policies, which helps to focus the SA on key sustainability issues and predicted significant effects in accordance with core SEA and SA requirements. This indicates that the majority of draft policies are predicted to have either Major (i.e. significant) or Minor (i.e. not significant) positive effects on the SA objectives, and no Major Negative (significant adverse) effects are predicted. Some Minor Negative and Uncertain effects are also predicted to arise from a relatively small number of policies.

Table NTS 3 Sustainability Appraisal of Draft Policies (Pre-Mitigation) – Visual Summary

Policy Group	SA Objectives:	SA0 1	SA0 2	SA0 3	SA0 4	SA0 5	SA0 6	SA0 7	SA0 8	SA0 9	SA1 0	SA1 1	SA1 2	SA1 3	SA1 4	SA1 5
Sustainable Development	SS1: Presumption in favour of sustainable development	Green	Light Green	Green	Blue	Light Green	Light Green	Light Green	Blue	Light Green						
	SS2: Principles of Sustainable Development	Green	Light Green	Green	Blue	Light Green	Light Green	Light Green	Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Spatial Strategies	SS3: Spatial Delivery for Growth	Yellow	Green	Green	Blue	Light Green	Blue	Light Green	Yellow							
	SS4: Urban Core Policy	Blue	Green	Green	Green	Light Green	Light Green	Light Green	Green	Blue	Blue	Light Green	Green	Blue	Green	Green
Health & Wellbeing	HWSS1: Health and Wellbeing	Light Green	Green	Green	Light Green	Green	Light Green	Light Green	Blue	Light Green	Blue	Light Green	Light Green	Blue	Light Green	Light Green
	HWSS2: Protection and delivery of community, social and cultural facilities	Light Green	Blue	Blue	Light Green	Green	Green	Blue								
	Policy HWS3: Culture, Leisure and Tourism	Blue	Blue	Green	Green	Green	Yellow	Green	Light Green	Blue	Blue	Blue	Light Green	Blue	Green	Blue
Homes (10)	H1: Sustainable Neighbourhoods	Blue	?	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
	Policy H2: Housing Delivery	?	?	Green	Blue	Blue	Blue	Blue	?	?	?	Blue	Blue	Blue	?	?
	Policy H3: Housing Mix	Blue	Green	Green	Blue	Blue	Green	Green	Light Green	Blue	Blue	Blue	Light Green	Blue	Light Green	Green
	Policy H4: Affordable Homes	Blue	Green	Green	Blue	Light Green	Blue									
	Policy H5: Student Accommodation	Green	Green	Green	Blue	Light Green	Green									
	Policy H6: Gypsies, Travellers and Travelling Showpeople	Blue	Green	Green	Light Green	Green	Green	Green	Blue	Light Green	Blue	Blue	Light Green	Blue	Blue	Blue
	Policy H7: Residential Conversions and Change of Use	Blue	Green	Green	Blue	Blue	Light Green	Blue								
	Policy H8: Housing in Multiple Occupation	Blue	Green	Green	Blue	Light Green	Blue	Blue								
	Policy H9: Backland and	Blue	Green	Green	Light Green	Green	Green	Green	Blue	Light Green	Blue	Blue	Light Green	Blue	Blue	Blue

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	Tandem Development	Blue	Green	Green	Light Green	Green	Green	Green	Blue	Light Green	Blue	Blue	Light Green	Blue	Blue	Blue
Employment * Business (1)	Policy EP1: Economic Growth	Blue	Orange	Green	Light Green	Blue	Blue	Green	Blue	Blue	Blue	Light Green	Light Green	Blue	Blue	Blue
	Policy EP2: Primary Employment Areas	Blue	Orange	Green	Light Green	Blue	Blue	Green	Blue	Blue	Blue	Light Green	Light Green	Blue	Blue	Blue
Employment & Business (2)	Policy EP3: Key Employment Areas	Blue	Orange	Green	Light Green	Blue	Blue	Green	Blue	Blue	Blue	Light Green	Light Green	Blue	Blue	Blue
	Policy EP4: Other employment sites	Blue	Orange	Green	Light Green	Blue	Blue	Green	?	Blue	Blue	Light Green	Light Green	Blue	Blue	Blue
	Policy EP5: New employment areas	Blue	Orange	Green	Light Green	Blue	Blue	Green	?	Blue	Blue	Light Green	Light Green	Blue	Blue	Blue
	Policy EP6: Offices	Blue	Orange	Green	Light Green	Blue	Blue	Green	Light Green	Blue	Blue	Light Green	Light Green	Blue	Blue	Blue
	Policy EP7: Trade Counters	Blue	Blue	Green	Light Green	Blue	Blue	Green	Blue	Blue	Blue	Light Green	Light Green	Blue	Blue	Blue
Retail & Town Centres	Policy EP8: Designated Centres	Blue	Light Green	Green	Light Green	Light Green	Light Green	Light Green	Blue	Blue	Blue	Light Green	Light Green	Blue	Light Green	Green
	Policy EP9: Retail Hierarchy	Blue	Yellow	Green	Light Green	Light Green	Light Green	Green	Light Green	Blue	Blue	Light Green	Light Green	Blue	Light Green	Blue
	Policy EP10: Retail Impact Assessments	Blue	Blue	Green	Blue	Blue	Blue	Green	Blue	Blue	Blue	Light Green	Light Green	Blue	Blue	Blue
	Policy EP11: Primary and Secondary Frontages	Blue	Blue	Green	Blue	Blue	Blue	Green	Blue	Blue	Blue	Light Green	Light Green	Blue	Blue	Blue
	Policy EP12: Hot Food Takeaways	Blue	Blue	Light Green	Blue	Blue	Orange	Light Green	Green	Blue	Blue	Light Green	Light Green	Blue	Blue	Blue
Design & Historic Environment	Policy E1: Urban Design	Green	Light Green	Green	Blue	Green	Green	Light Green	Light Green	Blue	Green	Green	Light Green	Blue	Light Green	Green
	Policy E2: Public Realm	Green	Blue	Blue	Blue	Green	Green	Light Green	Blue	Blue	Green	Blue	Light Green	Light Green	Blue	Green
	Policy E3: Advertisements/Shop Fronts	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Green
	Policy E4: Historic Environment	Blue	Blue	Light Green	Blue	Blue	Blue	Blue	Green	Blue	Blue	Blue	Blue	Blue	Green	Light Green
	Policy E5: Historic Assets	Blue	Blue	Orange	Blue	Blue	Blue	Blue	Green	Blue	Blue	Blue	Blue	Blue	Green	Light Green

Policy Group	SA Objectives:	SA0 1	SA0 2	SA0 3	SA0 4	SA0 5	SA0 6	SA0 7	SA0 8	SA0 9	SA1 0	SA1 1	SA1 2	SA1 3	SA1 4	SA1 5	
Natural Environment (1)	Policy E6: Green Infrastructure	Green	Blue	Light Green	Blue	Green	Light Green	Green	Light Green	?	Light Green	Light Green	Green	Blue	Light Green	Light Green	
	Policy E7: Biodiversity and Geodiversity	Green	Blue	Light Green	Blue	Blue	Light Green	Blue	Green	Green	Blue	Light Green	Blue	Blue	Blue	Light Green	
	Policy E8: Woodlands/Hedgerows	Green	Blue	Light Green	Blue	Blue	Light Green	Blue	Light Green	Light Green	Blue	Light Green	Light Green	Blue	Light Green	Light Green	
	Policy E9: Greenspace	Green	Blue	Light Green	Blue	Green	Green	Light Green	Light Green	Light Green	Light Green	Light Green	Green	Blue	Light Green	Light Green	
	Policy E10: Burial Space	Blue	Blue	Blue	Blue	Blue	Light Green	Green	Light Green	Light Green	Light Green	Light Green	Light Green	Blue	Blue	Light Green	
	Policy E11: Green Belt	Light Green	Orange	Orange	Blue	Blue	Light Green	Light Green	Green	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Green
	Policy E12: Settlement Breaks	Light Green	Orange	Orange	Blue	Blue	Light Green	Light Green	Green	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Green
	Policy E13: Development in the open countryside	Light Green	Light Green	Green	Blue	Green	Light Green	Blue	Light Green	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Green
	Policy E14: Landscape Character	Light Green	Blue	Light Green	Blue	Blue	Light Green	Blue	Light Green	Blue	Blue	Blue	Blue	Blue	Blue	Green	Green
	Policy E15: Creating and Protecting Views	Light Green	Blue	Light Green	Blue	Blue	Light Green	Blue	Light Green	Blue	Blue	Blue	Blue	Blue	Blue	Green	Green
N.E. (2)	Policy E16: Agricultural Land	Light Green	Orange	Light Green	Blue	Blue	Light Green	Blue	Light Green	Blue	Blue	Blue	Blue	Blue	Blue	Light Green	Light Green
Amenity	Policy E17: Quality of Life and Amenity	Light Green	Blue	Blue	Blue	Blue	Green	Blue	Blue	Green	Blue	Green	Light Green	Blue	Light Green	Light Green	
	Policy E18: Noise Sensitive Development	Light Green	Blue	Blue	Blue	Blue	Green	Blue	Blue	Light Green	Blue	Blue	Blue	Blue	Blue	Blue	
	Policy E19: Contaminated Land	Light Green	Blue	Blue	Blue	Blue	Green	Blue	Yellow	Light Green	Blue	Blue	Blue	Blue	Blue	Blue	
	Policy E20: Health and Safety Areas and Hazardous Substances	Light Green	Blue	Blue	Blue	Blue	Green	Blue	Blue	Light Green	Blue	Blue	Blue	Blue	Blue	Blue	

Policy Group	SA Objectives:	SA0 1	SA0 2	SA0 3	SA0 4	SA0 5	SA0 6	SA0 7	SA0 8	SA0 9	SA1 0	SA1 1	SA1 2	SA1 3	SA1 4	SA1 5	
Climate Change and Water	Policy CM1: Climate Change and Water																
	Policy CM2: Decentralised, renewable and low carbon energy	?		?			?	?	?	?	?	?	?				
	Policy CM3; Energy from Waste	?		?			?	?	?	?	?	?	?				
	Policy CM4; Flood risk and Water management									?	?						
	Policy CM5: Surface Water Management																
	Policy CM6: Water Quality																
	Policy CM7: Disposal of Foul Water																
	Policy CM8: Sustainable Design and Construction																
Connecting the City	Policy CC1: Sustainable Travel																
	Policy CC2: Connectivity and Transport Network																
	Policy CC3: City Centre Accessibility and Movement																
	Policy CC4: Port of Sunderland																
	Policy CC5: Local Road Network																
	Policy CC6: New Development and Transport																
	Policy CC7: Digital Infrastructure and Telecommunications																
Minerals & Waste	Policy WM1: Waste Management		?	?			?										

Policy Group	SA Objectives:	SA0 1	SA0 2	SA0 3	SA0 4	SA0 5	SA0 6	SA0 7	SA0 8	SA0 9	SA1 0	SA1 1	SA1 2	SA1 3	SA1 4	SA1 5
	Policy WM2: Waste Facilities		?	?												
	Policy WM3: Safeguarding Waste Facilities		?	?												
	Policy WM4: Open Waste Facilities		?	?			?									
	Policy WM5: Mineral Extraction		?													
	Policy WM6: Mineral Safeguarding Areas and Mineral Waste Infrastructure		?				?	?								
	Policy WM7: Opencast Coal		?	?			?									
	Policy WM8: Land Instability and Minerals Legacy		?													
Minerals & Waste (2)	Policy WM9: Cumulative Impact		?	?			?									
	Policy WM10: Restoration and Aftercare		?	?												
Implementation and Enforcement	Policy ID1: Delivering Infrastructure															
	Policy ID2: Planning Obligations															
	Policy ID3: Enforcement															

Predicted Cumulative Effects

3.6.4 As detailed in Appendix G of the main SA Report, the draft policies are also predicted to have a range of significant cumulative and/or synergistic effects in relation to multiple SA objectives. In summary:

- There is uncertainty regarding the implementation of policies S1 and S2 in cases where a development proposal either accords with or is contrary to other subject specific policies. This tension could prevent policies S1 and S2 from being properly implemented in pursuit of sustainable development, resulting in a Major Adverse cumulative effect on potentially all SA objectives.
- Owing to the focus of policy S2 on environmental sustainability issues, subject to the resolution of the uncertainties noted above this policy could strengthen the implementation of all other policies related to environmental and amenity protection, resulting in Major Positive cumulative effects on SA objectives 1, 6, 8, 9, 10, 11, 12, 13, 14 and 15.
- Policy SS3 interacts with all land use allocations within the Core Strategy, as well as policies relating to the distribution of new housing and employment developments, as it directs development to the most sustainable locations and identifies areas where growth should be focused. As such, this policy acting in combination with subject specific policies regarding accessibility, infrastructure provision and environmental or amenity protection would result in Major Positive cumulative effects on SA objectives 2, 3, 5, 7 and 8.
- All of the draft Health and Wellbeing policies reinforce each other and would interact with relevant environmental quality, greenspace and amenity protection policies, as well as policies S1 and S2 in relation to implementing sustainable development. These policies would therefore have Minor Positive cumulative effects on SA objectives 1, 6 and 11.
- Acting together and in combination with policy S1, all of the draft Housing policies would have a Major Positive synergistic effect on SA objectives 2 and 3 as they would support the provision of well-designed housing in appropriate and accessible locations to meet identified housing (and thus labour supply) needs. However, the spatial distribution of new housing and employment development would influence the success of these synergistic effects.
- The lack of locational acceptability criteria within the draft Housing Policies, in particular Policy H2 – Housing Delivery, would result in a significant tension between with the environmental policies, in particular policies E11 and E12 which set out criteria to protect the functioning and integrity of the Green Belt and Settlement Breaks. This could result in Major Negative cumulative effects on SA objectives 1, 9, 10 and 15.
- The draft Economic Prosperity policies all seek to meet identified employment needs to stimulate economic growth in appropriate locations, which would directly contribute to the implementation of sustainable development and the Core Strategy's spatial strategy. As such these policies would have Major Positive cumulative effects in combination with each other and with policies S1, S2 and S3 on SA objective 3.
- The draft Retail and Town Centre policies seek to concentrate main town centre uses within the highly accessible hierarchy of identified centres and to protect the vitality of such centres. This would contribute to the implementation of sustainable development as set out in policies S1 and S2 and directly help to implement the Core Strategy's spatial strategy set out in policy S3. These policies, acting together and in combination with transport, employment and environmental policies, would result in positive cumulative accessibility, employment and climate change mitigation effects. As such these policies would have Major Positive cumulative effects on SA objectives 3, 5, 7, 8 and 12.

- By meeting cultural, leisure and tourism development needs in appropriate and accessible locations and by directing high footfall development proposals to the identified hierarchy of centres, draft policy HSW3 – Culture, Leisure and Tourism would help to implement sustainable development, provide facilities to meet population needs and support the vitality and vibrancy of the identified centres. This would result in Minor Positive cumulative effects in combination with policies S1, S2 and S3 on SA objectives 3 and 5.
- Through requiring development proposals to achieve high design and placemaking standards and by protecting designated heritage assets (including their setting), the draft Design and Historic Environment policies would ensure that development proposals are appropriately sited, designed and integrated with their surroundings. Acting together these policies would have Major Positive cumulative effects on the quality of the built environment and the creation of sustainable, attractive places. In doing so the policies would help to implement sustainable development and therefore have Major Positive cumulative effects in combination with policies S1 and S2 on SA objectives 5, 8, 9, 14 and 15.
- The draft Environment and Amenity policies set out criteria to protect and enhance environmental quality and to avoid unacceptable adverse health and amenity impacts. Acting together the policies would reinforce each other and have Major Positive cumulative effects on the overall quality of built and natural environments and local amenity. In doing so the policies would help to implement sustainable development; therefore, these policies would have Major Positive cumulative effects in combination with policies S1 and S2 on SA objectives 1, 8, 9, 11, 12 and 15.
- Policies CC1, CC3 and CC5 and CC6 would help to meet identified connectivity needs, concentrate and unlock new development in accessible locations, encourage sustainable modal shifts and increase access to key facilities and employment opportunities. As such these policies would have Major Positive cumulative effects in combination with the housing, economic prosperity, retail & town centre and spatial strategy policies on SA objectives 2, 3, 5, 6, 7, 11 and 12.
- The draft Minerals and Waste policies set out criteria to ensure sufficient availability/capacity of mineral resources and waste management processing facilities to meet identified needs, whilst minimising land use conflicts and avoiding significant adverse environmental or amenity impacts. As such the policies would individually and cumulative contribute to sustainable development and would therefore have Major Positive effects in combination with policies S1, S2 and SS3 on SA objectives 1, 3, 6, 8, 9, 11, 12, 13 and 15.
- The draft Implementation and Enforcement policies set out mechanisms to ensure that development proposals provide adequate infrastructure to make the proposal acceptable in planning terms and are implemented in accordance with valid planning permissions. but they do not set out policy tests. The policies would therefore be limited to playing a supporting role in implementing other subject specific policies in pursuit of sustainable development, but are not predicted to have any individual or cumulative significant effects.

4 Mitigation and Enhancement Recommendations

- 4.1.1 A core element of SEA is the requirement to identify measures to “*prevent, reduce and as fully as possible offset any significant adverse effects on the environment*” from an emerging plan such as the emerging Draft Sunderland CSDP. It is also best practice to identify opportunities to enhance the sustainability performance of the emerging plan, even where significant adverse effects are not predicted to occur. Schedules of mitigation and enhancement measures are therefore provided in Section 5 of the main SA report, supported by the detailed SA matrices provided in Appendices D – G.
- 4.1.2 The SA findings indicate that no mitigation is required in respect of the draft vision statement, however a number of clarifications could usefully be added to the proposed Strategic Priorities to enhance their effectiveness and coverage of all SA objectives. Three mitigation measures have therefore been identified in Table 5.1 of the main SA report to clarify the draft spatial strategies and ensure they do not inadvertently support development proposals in inappropriate locations.
- 4.1.3 The detailed SA of all candidate sites is provided in Appendix F of the main SA report. This includes separate schedules of recommended mitigation and enhancement measures for each type of site that has been subject to the SA. For reasons of brevity, these schedules are not reproduced in full here. However, in general terms the proposed mitigation and enhancement measures identify potential requirements for technical assessments to be carried out in support of relevant planning applications and in some cases also specify infrastructure or amenities which will be required to be provided.
- 4.1.4 Several methods have been identified mitigate potential significant adverse impacts and more widely enhance the contribution of specific policies to delivering the proposed vision and achieving sustainable development, namely:
- Implementing additional planning policies to address environmental issues not fully addressed within the draft policies or to mitigate specific predicted impacts;
 - Adjusting or expanding policy wording to ensure that policies can be implemented successfully in pursuit of sustainable development. This could include, clarifying or making wording less ambiguous or more positive for some policies to help deliver the desired policy output; or,
 - Setting requirements for developers to show how they have addressed environmental and sustainability concerns through their development, whether through specific policies or site specific allocations.
- 4.1.5 Table 5.2 within the main SA report provides a detailed schedule of all mitigation and enhancement recommendations in respect of the draft policies presently contained within the Draft Sunderland CSDP.

5 Next Steps

- 5.1.1 The findings of the SA Report, together with consultation responses and further evidence base work, will be used to help refine the emerging Sunderland CSDMP. A further round of consultation on the emerging Sunderland CSDP will be required. This will be accompanied an updated SA report, which will take account of all previous representations received regarding both the SA and the emerging Sunderland CSDP. Similarly, SCC will take account of all findings and recommendations within this SA report when developing the next iteration of the emerging Sunderland CSDP.
- 5.1.2 Once the Sunderland CSDP undergoes an Examination in Public, is found sound and has any modifications included, it will be formally adopted by SCC as the new statutory Development Plan for the SCC area.