



# Sunderland Publication Draft Core Strategy and Development Plan

Sustainability Appraisal incorporating Strategic Environmental Assessment

On behalf of **Sunderland City Council**



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## Document Control Sheet

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# 1 Introduction

## 1.1 Background

- 1.1.1 Peter Brett Associates LLP (PBA) has been commissioned by Sunderland City Council (SCC) to undertake a sustainability appraisal (SA), incorporating Strategic Environmental Assessment (SEA), of the emerging Sunderland Core Strategy and Development Plan ('the emerging Sunderland CSDP'). This Sustainability Appraisal Report ('the SA Report') documents the findings of the SA carried out in respect of the Publication Draft Sunderland Core Strategy and Development Plan ('the Publication Draft Sunderland CSDP').
- 1.1.2 This introductory section identifies the purpose, objectives and structure of this SA Report. It then outlines core statutory requirements for undertaking SA and provides a summary of the proposed content and purpose of the emerging Sunderland CSDP.

## 1.2 Report Purpose and Objectives

- 1.2.1 The purpose of this report is to set out the findings of a SA, incorporating SEA, of the Publication Draft Sunderland CSDP, which has been prepared by SCC. In doing so, the report responds to statutory SA and SEA requirements, considers the evolution of the emerging Sunderland CSDP to date and presents an assessment of likely effects from the Publication Draft Sunderland CSDP. For the purpose of fulfilling statutory SEA requirements, this SA Report acts as the statutory Environmental Report which is required to accompany the Publication Draft Sunderland CSDP in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 as amended ('the SEA Regulations').
- 1.2.2 The main objectives of this report are to fulfil statutory SA and SEA reporting requirements, to identify likely significant effects from the Publication Draft Sunderland CSDP and to identify mitigation or enhancement measures which should be incorporated in future iterations of the Sunderland CSDP to enhance its effectiveness and sustainability performance.

## 1.3 How to Comment on this SA Report

- 1.3.1 This SA Report is being issued for consultation alongside the Publication Draft Sunderland CSDP. The consultation will run from **15 June 2018** to **27 July 2018**. Comments on the Publication Draft Sunderland CSDP and this SA Report 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](mailto:planningpolicy@sunderland.gov.uk), or in writing to Strategic Plans and Housing Team, Sunderland City Council, Civic Centre, Burdon Road, Sunderland, SR2 7DN.

## 1.4 Structure of this Report

- 1.4.1 This report is structured as follows:
- The remainder of this section identifies core statutory requirements for undertaking SA and provides a summary of the proposed content and purpose of the emerging Sunderland CSDP;
  - **Section 2** provides an analysis of baseline characteristics, the predicted evolution of the baseline in the absence of the emerging Sunderland CSDP, and a review of other plans and programmes (RPP). The purpose of this section is to identify key sustainability issues which require consideration in the preparation of the emerging Sunderland CSDP and in this SA. The environmental baseline analysis is supported by a review of relevant environmental designations provided in **Appendix A**. The full RPP, which identifies

relevant legislative and policy requirements and targets and international, national, regional and local scale, is provided in **Appendix B**;

- **Section 3** provides an overview of the SA process undertaken to date and how the SA has been carried out for the Publication Draft Sunderland CSDP;
- **Section 4** explains how the SA process has informed the emerging Sunderland CSDP to date;
- **Section 5** presents the key findings of the SA undertaken for the Publication Draft Sunderland CSDP, with the full results detailed in **Appendices D - F**;
- **Section 6** builds upon section 4 to identify further mitigation and enhancement recommendations; and,
- **Section 7** provides an overview, identifies the next step in the SA process and outlines potential monitoring arrangements.

## 1.5 Statutory Requirements

- 1.5.1 Under Section 19(5) of the Planning and Compulsory Purchase Act 2004 ('the 2004 Act'), SCC is required to carry out a SA of emerging Local Plan documents, of which the emerging Sunderland CSDP is one. This is statutorily required in order to help guide the selection and development of policies and proposals for inclusion in Local Plan documents in terms of their potential social, environmental and economic effects.
- 1.5.2 The SEA Regulations require Responsible Authorities, including local authorities such as SCC, to assess the likely significant effects on the environment of implementing relevant plans and programmes, as defined within the Regulations. This assessment must also examine the likely significant effects of implementing reasonable alternatives to the plan or programme under consideration (i.e. the emerging Sunderland CSDP). The assessment will be carried out by following a staged process of reporting known as Strategic Environmental Assessment (SEA).
- 1.5.3 The emerging Sunderland CSDP, which has now reached the Publication Draft stage, is proposed to be adopted by Sunderland City Council for town and country planning purposes. It is required in response to administrative and legislative provisions and will set the framework for future development consent of a wide range of projects. The emerging Sunderland CSDP is therefore considered to fall clearly within the scope of Section 5(2) of the SEA Regulations as a relevant and qualifying plan, and as the Sunderland CSDP will cover all of the SCC area it will not only determine the use of a small area at local levels. This means there was no option to exempt the emerging Sunderland CSDP from the SEA requirements set out in the SEA Regulations and that a formal SEA is therefore being undertaken as part of the SA process.
- 1.5.4 The SA process has followed the requirements set out in paragraph 165 of the NPPF (2012) and relevant sections of National Planning Practice Guidance. Under the above statutory requirements, once the need for a SA incorporating SEA of a plan has been established a three-stage process is required:
- **SA Scoping:** Responsible Authorities must provide the SEA Consultation Bodies<sup>1</sup> with sufficient information to enable them to consider the proposed scope, level of detail and consultation period for an environmental report to accompany the emerging plan or

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<sup>1</sup> The SEA Regulations define the SEA Consultation Bodies as Natural England, Historic England and the Environment Agency.

programme. This requirement was fulfilled through the submission by SCC of an SA Scoping Report to the SEA Consultation Bodies in March 2016;

- **Preparation and Consultation:** Section 19(5) of the 2004 Act requires authorities preparing a Local Plan document “to carry out a sustainability appraisal of the proposals” within it and to “prepare a report of the findings of the appraisal”, which must then be consulted on in tandem with the Local Plan document and submitted to the Secretary of State in support of the Examination of the Local Plan document. Similarly, the SEA Regulations require Responsible Authorities to prepare and consult on an Environmental Report to “identify, describe and evaluate the likely significant effects on the environment of implementing” a relevant and qualifying plan, as well as the effects of its reasonable alternatives. Two previous SA Reports, also acting as SEA Environmental Reports, have been prepared for the initial Growth Options and Draft CSDP stages of plan preparation. This SA Report has been prepared to accompany the Publication Draft Sunderland CSDP and responds to the above statutory requirements; and,
- **Preparation of a Post Adoption SA Statement:** Following the adoption of a relevant and qualifying plan or programme, the Responsible Authority who has adopted it must prepare a statement setting out, amongst other matters, how environmental considerations and the SEA have been taken into account within the adopted plan or programme. As SEA requirements for Local Plan documents are nested within wider statutory SA requirements, in practice this Post Adoption Statement will report on how the SA process, incorporating SEA, has informed the preparation and adoption of the Sunderland CSDP.

1.5.5 The SEA Regulations also introduce a link between SEA and a need, in some cases, to undertake a separate Habitats Regulation Appraisal (HRA) of plans and projects where there is the potential for significant effects on European Sites (Special Protection Areas and Special Areas of Conservation). A HRA Report has been prepared by SCC for the Publication Draft Sunderland CSDP and has been examined in the preparation of this SA Report.

## 1.6 The Sunderland Core Strategy and Development Plan

1.6.1 Once finalised and adopted, the Sunderland CSDP will provide a coherent and overarching vision, spatial planning strategy, suite of development management policies and set of strategic site allocations for the SCC area. The Sunderland CSDP will replace some of 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 remaining UDP Policies will be replaced in due course (after the adoption of the Sunderland CSDP) by policies within the emerging Allocations and Designations Plan.

1.6.2 The Sunderland CSDP will provide a clear picture of SCC’s spatial expectations, ambitions and plan for delivering sustainable development across the SCC area over an 18year period from 2015 to 2033 and beyond. The document will also interpret national planning policies within the local context and seek to guide future development across the SCC area. To achieve this, the Sunderland CSDP will set out an overarching vision and strategic priorities which will be implemented through a suite of policies and site allocations.

1.6.3 The Sunderland CSDP will form one of three Local Plan documents that will comprise the statutory Development Plan for the SCC area, as it will sit alongside the adopted International Advanced Manufacturing Park Area Action Plan (‘the IAMP AAP’) (2017) and a future Allocations and Designations Plan (‘the A&D Plan’):

- Adopted in November 2017, the IAMP AAP already sets out a spatial framework and associated policies to guide the development of an advanced manufacturing complex on

land to the west of the A19 and south of the A184, near the existing Nissan Motor Manufacturing (UK) site between Washington and South Hylton (Sunderland); and,

- The A&D Plan will allocate a range of non-strategic sites<sup>2</sup> to meet development needs established through and to address the wider implications of the Sunderland CSDP. Alongside the statutory Development Plan, a number of non-statutory Supplementary Planning Documents (SPD) will be prepared to provide further detail regarding specific aspects of the Sunderland CSDP, including some of the proposed strategic site allocations.

1.6.4 Together with national planning policy<sup>3</sup>, the role of the statutory Development Plan is to set a spatial development strategy and policy framework to guide development within the SCC area. Under planning law, all planning applications must be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise. Once adopted, the Sunderland CSDP will therefore form an important component of the planning policy framework applicable to the SCC area.

## 1.7 Rationale for and Preparation of the Emerging Sunderland CSDP

### Rationale

1.7.1 Work commenced on a new statutory Development Plan for the SCC area in 2005, with two stages of consultation completed prior to the publication of the Sunderland Core Strategy Preferred Options document in 2013. However, by this point a number of changes had occurred within the SCC area and in the relevant policy context, including proposals to develop an International Advanced Manufacturing Park (IAMP).

1.7.2 To ensure that the next statutory Development Plan for Sunderland appropriately responds to these changes, takes account of the updated evidence base and includes sufficient detail regarding both development planning and development management issues, a decision was taken by SCC to reset the process and start afresh with preparation of a new Core Strategy. It was recognised that this Core Strategy would need to address strategic issues and provide a full suite of development management policies. It should be noted that the emerging document's title has change from the Sunderland Core Strategy to the Sunderland Core Strategy and Development Plan ('the Sunderland CSDP').

### Preparation and Evidence Base

1.7.3 The first stage of the process to prepare the emerging Sunderland CSDP was a consultation on the Growth Options for the Core Strategy in 2016, followed by consultation on the Draft Sunderland Core Strategy and Development Plan ('the CSDP') in Summer 2017. The Draft Sunderland CSDP was prepared in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended.

1.7.4 The emerging Sunderland CSDP has since evolved to take account of the representations submitted in respect of the Draft Sunderland CSDP (2017) and associated document (including the Draft Sunderland CSDP SA Report), relevant national policy changes and

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<sup>2</sup> Strategic sites are those which raise strategic implications due to their large size, land use or location within existing Greenbelt or Settlement Break designations. Conversely, non-strategic sites are those which only raise local scale implications (e.g. proposed housing allocations already identified as potentially suitable housing sites within the Sunderland Strategic Housing Land Availability Assessment (SHLAA). Non-strategic site allocations have been deferred for consideration in a future Allocations and Designations Local Plan document, which will be subject to a separate SA and once adopted will support the Sunderland CSDP.

<sup>3</sup> At the time of preparing this SA Report (May 2017) the Draft Revised National Planning Policy Framework (NPPF) had been published for consultation but not yet finalised. Due regard has therefore been had to both the existing NPPF and the Draft Revised NPPF in the preparation of this SA Report.



changes to the evidence base in the interim (e.g. small adjustments to Sunderland's objectively assessed housing need for the CSDP plan period).

- 1.7.5 The Publication Draft Sunderland CSDP (2018) is the latest and final consultative document to be prepared by SCC in this process, after which it will undergo a formal Examination in Public (EiP) by an Inspector appointed by the Secretary of State. At this point, the Publication Draft Sunderland CSDP SA Report must also be submitted to the Secretary of State as part of the evidence base which supports the Publication Draft Sunderland CSDP. Following the completion of the EiP, SCC will need to modify the Publication Draft Sunderland CSDP as directed by the Inspector and can then proceed to adopt the final Sunderland CSDP.
- 1.7.6 The emerging Sunderland CSDP is being prepared in the context of an evidence base that draws together detailed information about the City area and its characteristics, with a particular reference to the housing and regeneration needs of the city and the delivery of development. The SA also draws on this evidence base to identify likely significant effects from the implementation of the emerging Sunderland CSDP, particularly any likely significant environmental effects as required by the SEA Regulations. The SA process also provides a mechanism to identify possible mitigation and enhancement measures for inclusion in the emerging CSDP, in order to avoid significant adverse effects, reduce or eliminate other adverse effects, and to enhance its sustainability performance.

## 2 Environmental and Policy Context

### 2.1 Introduction

2.1.1 In accordance with the SEA Regulations, this section summarises relevant baseline characteristics of the SCC area, considers the evolution of the baseline in the absence of the emerging Sunderland CSDP and notes the relationship between the emerging Sunderland CSDP and other qualifying plans, programmes and strategies (PPS). The section therefore identifies the sustainability context within which the emerging Sunderland CSDP is being prepared and which needs to be reflected in this SA.

### 2.2 Key Sustainability Issues

2.2.1 A summary of the key sustainability issues which need to be considered within the emerging Sunderland CSDP and the associated SA is provided in **Table 2.1** below. This table draws upon a detailed review of sustainability issues (environmental and socio-economic) of relevance to the SCC area provided in **Appendix A**. Both the emerging Sunderland CSDP and this SA of the Publication Draft Sunderland CSDP are focused towards addressing these issues.

2.2.2 In accordance with the SEA Regulations, the detailed baseline analysis presented in **Appendix A** includes a review of relevant aspects of the environment and the environmental characteristics of the SCC area that are likely to be significantly affected by the emerging Sunderland CSDP. **Appendix A** also identifies the sites designated at European level for reasons of biodiversity conservation which are of potential relevance to the emerging Sunderland CSDP. A separate Habitats Regulations Assessment (HRA) Report has been prepared to assess the likely significant effects of the Publication Draft Sunderland CSDP on these European Sites.

Table 2.1: Key Issues for the emerging Sunderland CSDP and this SA

Key Issues	Implications for emerging Sunderland CSDP
<b>Social</b>	
Ageing population	There is a need to plan to provide age friendly development in recognition of the ageing population in the City.
Outward migration of the working age population	There is a need to plan to provide more housing that will support the working age population; this includes larger family housing, to reduce the outmigration of the working age population. It is also important to ensure that the plan delivers sufficient new housing to meet identified needs.
Improve housing choice, in particular addressing the shortfall in affordable and larger family housing.	Seek to meet deficiencies in housing stock identified through the Strategic Housing Market Assessment (SHMA), in particular increasing the delivery of affordable and larger family housing to meet identified needs.
Poor educational performance post GCSE	Support improvements to the University and College.
Reduce crime and the fear of crime.	Promote good design and mixed use developments, to increase usage at all times of the day and improve passive surveillance.
Based on the 2015 Indices of Deprivation, Sunderland is ranked as the 37 <sup>th</sup> most deprived local authority in England.	Include policies to address deprivation within the City in order to significantly improve the cities IMD ranking.
Improve health and well-being of residents of the City.	Inclusion of policies to promote healthy lifestyles in order to promote health outcomes. This includes protection of green spaces used for leisure and recreation.
<b>Environmental</b>	
Need to reduce greenhouse gas emissions to help meet EU, national and local targets.	Plan positively for renewable forms of energy. Ensure good design to reduce energy demands of buildings. Promote sustainable patterns of development to reduce the distance travelled and promote modal shift towards more sustainable transport methods.
Reduce the risk of flooding	Direct development away from those areas at highest risk of flooding. Use available funding sources to mitigate flood risk in key areas.
Coastal Erosion and sea level rise	Seek to implement measures to reduce the rate of coastal erosion. Ensure development takes account of likely sea level rises and direct development away from low lying areas particularly at risk.

Key Issues	Implications for emerging Sunderland CSDP
Improve waste management	Seek to push waste management techniques up the waste management hierarchy, with greater emphasis on reducing the amount of waste generated and increasing levels of reuse and recycling.
Improve ground water quality	Seek to introduce measures to improve groundwater quality, particularly in those areas where water quality is considered poor such as the magnesian limestone in the east of the City. Ensure that high standards of sustainable drainage systems (SuDS) are adhered to in any new development.
Conserve and enhance important ecological and geodiversity sites.	Ensure policies seek to protect and enhance designated sites. Where impacts are unavoidable, appropriate mitigation should be sought. The plan should also aim to ensure adequate protection for the City's biological resources and protected species.
Retain Green Belt where effective.	Retain protection for the openness of the Green Belt. Where any Green Belt losses are proposed, it should be demonstrated that these are exceptionally justified and that all other reasonable alternatives have been considered first.
Preserve the Heritage Coast	Protect the undeveloped qualities of the Heritage Coast that falls within the City boundaries and neighbouring areas.
Enhance landscape character	Ensure that policies protect and enhance the City's rural and urban landscape, with particular emphasis to improve existing poorer quality environments.
Protect the historic environment	Seek to protect both designated and non-designated heritage assets based on their significance.
<b>Economic</b>	
Promote a strong and stable economy, creating jobs.	Ensure a strong focus on economic development within the Core Strategy. Ensure an adequate supply of employment land is provided in the right locations to support economic growth.
Balance the aims of promoting economic development and maintaining a high quality environment	Seek good quality design on employment sites, particularly new employment sites over which the plan has greater control.
Improve GVA through increased participation, increased productivity, and creating businesses.	Support economic growth in order to help reduce unemployment, create new businesses and increase GVA to help achieve the aspirational targets set out in SCC's Economic Masterplan.
Promote City for low carbon economy.	Ensure that the CSDP supports the move to a low carbon economy, in accordance with the NPPF, Sunderland Strategy, Economic Masterplan and the City Deal.

Key Issues	Implications for emerging Sunderland CSDP
<p>Make greater use of Nissan, the Port, University and employment land as engines for economic growth.</p>	<p>Utilise the economic advantages from Nissan, the Port and the University as growth drivers. The IAMP will seek to build upon the success of Nissan and make better use of its supply chain, whilst the Sunderland Strategic Transport Corridor should help to support the Port and regeneration of the urban riverside corridor.</p>
<p>Improve infrastructure to facilitate economic growth</p>	<p>Promote investment in infrastructure to support economic growth. Develop an Infrastructure Delivery Plan to identify infrastructure required to support the level of development envisaged through the CSDP and detail how this will be delivered.</p>
<p>Promote the City Centre for office development, particularly through the Vaux site.</p>	<p>Ensure the CSDP supports the redevelopment of the Vaux site as a driver for growth in the City centre in order to support the Sunderland Strategy, Economic Masterplan and the City Deal.</p>

## 2.3 Review of Plans, Programmes and Strategies

2.3.1 As required by the SEA Regulations, a review of relevant plans, programmes and strategies (RPP) has been carried out to inform this SA Report and is provided in Appendix B. This RPP included a review of relevant national and European legislative requirements, as well as relevant international, national, sub-regional and local plans and strategies.

2.3.2 The RPP identified a large number of policy requirements, targets and relevant issues were identified as requiring consideration in the preparation of the emerging Sunderland CSDP and the associated SA process. Key issues identified pointed to the need for the emerging Sunderland CSDP to:

- Identify and plan to meet the development needs of the City over the period to 2033, including the allocation of key strategic sites;
- Deliver well-designed homes providing a range of sizes and tenures, including the appropriate level of affordable housing and large family homes;
- Stopping the out-migration of residents through delivering an improved housing offer within the City;
- Positively seek to allocate and safeguard sufficient employment land in appropriate locations, in addition to the International Advanced Manufacturing Park (IAMP), which will be delivered separately through an Area Action Plan;
- Reduce the need to travel, provide opportunities to travel by means that are capable of improving health and wellbeing such as cycling and walking;
- Seek to use development to deliver improved and expanded transport links, public transport and electronic infrastructure, such as superfast broadband;
- Seek to protect, enhance and, where necessary, increase outdoor sports facilities, parks and open spaces;
- Seek to protect heritage assets and sites of potential archaeological interest in ways appropriate to their significance. Specific protection is required for the potential World Heritage Site at St Peter's;
- Develop effective community engagement techniques to respond to the views of wider communities and facilities effective neighbourhood planning;
- Promote the efficient use of resources, including moving towards a low carbon economy, use of waste as a resource, energy efficient buildings, and appropriate renewable and low carbon energy;
- Seek to improve air quality and ensure that the Council continues to have no areas designated as Air Quality Management Areas (AQMAs);
- Ensure that there are no significant negative impacts on internationally and nationally designated nature sites;
- Give full consideration to the potential impacts on water, including water quality, ecosystems, sustainable use of water, capacity of sewerage, flood risk and the opportunities to improve flood risk management;

- Seek ways to maximise Green Infrastructure coverage (linked areas of open space and wildlife corridors) and connectivity across a wide range of scales and increase ecosystems services including biodiversity;
- Seek ways to maximise the wider social and economic benefits of Green Infrastructure;
- Use land efficiently by prioritising the use of previously developed land. Consider soil quality and agricultural land classification when assessing potential development sites;
- Recognise the different landscapes within the City and their differing capacity to accommodate change; and
- Promote development that minimises landscape impacts and protects landscapes appropriate to their significance.

## **2.4 Evolution of Baseline Conditions in the Absence of the Emerging Sunderland CSDP**

- 2.4.1 Taking account of the environmental information provided above and in **Appendix A, Table 2.2** below outlines the expected evolution of baseline environmental and socio-economic conditions in the absence of the implementation of the emerging Sunderland CSDP (as currently embodied within the Publication Draft Sunderland CSDP). The topic headings refer to the matters specified within the SEA Regulations for consideration within SEA Environmental Reports, which this wider SA Report acts as for the purpose of demonstrating compliance with the SEA Regulations.

Table 2.2 Evolution of the Baseline Scenario in the Absence of the Emerging Sunderland CSDP

SEA Regulation Topic(s)	Expected Evolution of Baseline Conditions in the Absence of the Emerging Sunderland CSDP
Air Quality & Climatic Factors	<p>If the Sunderland CSDP is not implemented it is likely that demand for, and use of, motorised forms of transport would increase unchecked as physical development occurs across the SCC area, whilst opportunities to encourage transport modal shift to walking, cycling and public transport would be lost. Notwithstanding recent increases in the uptake of electric vehicles, it is likely that this traffic growth would result in increased fossil fuel combustion, carbon emissions and local atmospheric pollution, in particular greater release of particulate matter in areas of traffic congestion. This would act against wider policy efforts to decarbonise key economic sectors including transport and could lead to worsening air quality.</p> <p>As a result, despite currently having relatively good air quality levels, in future SCC could fail to meet their duties in relation to climate change mitigation and adaptation under the Climate Change Act 2008 and could be required to designate Air Quality Management Areas (AQMAs) to address areas of poor air quality.</p>
Biodiversity, Flora & Fauna	<p>To meet identified needs and facilitate continued economic growth within the SCC area there will be a requirement for new development and infrastructure, which in the absence of the emerging Sunderland CSDP could occur in inappropriate locations and/or at unsustainable levels. Construction of such development could put pressure on biodiversity, including the loss and fragmentation of habitats, while increases in traffic and noise could disturb sensitive species.</p>
Water	<p>To meet identified needs and facilitate continued economic growth within the SCC area there will be a requirement for new development and infrastructure, which in the absence of the emerging Sunderland CSDP could occur in inappropriate locations and/or at unsustainable levels. Construction of such development could put pressure on water resources and adversely affect the quality of the water environment.</p>
Land & Soil	<p>To meet identified needs and facilitate continued economic growth within the SCC area there will be a requirement for new development and infrastructure, which in the absence of the emerging Sunderland CSDP could occur in inappropriate locations and/or at unsustainable levels. Construction of such development could lead to land contamination and soil erosion. Pressure for the development of new facilities, housing and employment generating uses could also lead to the loss of best or most versatile agricultural land.</p>



SEA Regulation Topic(s)	Expected Evolution of Baseline Conditions in the Absence of the Emerging Sunderland CSDP
Health	<p>If the emerging Sunderland CSDP is not implemented and significant increases in both physical activity and active travel are not achieved, various health issues including obesity, inactivity and poor air quality, will continue to affect the population, causing increases in ill-health and potentially a reduction in life expectancy.</p> <p>Furthermore, to meet identified needs and facilitate continued economic growth within the SCC area there will be a requirement for new development and infrastructure, which in the absence of the emerging Sunderland CSDP could occur in inappropriate locations and/or at unsustainable levels. Construction of such development could lead to the loss of areas of open space, reducing opportunities for physical activity.</p>
Population	<p>If the emerging Sunderland CSDP is not implemented, currently projected population growth levels within the SCC area may be insufficient to support the desired level of economic and employment growth, as higher population growth, targeted towards existing settlements, is required to support these ambitions. At the same time, currently projected population growth is likely to increase demand public service provision, economic opportunities and transport infrastructure, which in the absence of the CSDP may have insufficient capacity to accommodate rising demand. Therefore, the absence of the Sunderland CSDP could result in development in unsustainable locations, prevent SCC from meeting identified population needs and could also impede the achievement of desired economic and employment growth.</p>
Cultural Heritage	<p>To meet identified needs and facilitate continued economic growth within the SCC area there will be a requirement for new development and infrastructure, which in the absence of the emerging Sunderland CSDP could occur in inappropriate locations and/or at unsustainable levels. Construction of such development may add development pressure to sensitive areas of historic and/or archaeological interest, as well as undermining the character of conservation areas.</p>
Landscape	<p>To meet identified needs and facilitate continued economic growth within the SCC area there will be a requirement for new development and infrastructure, which in the absence of the emerging Sunderland CSDP could occur in inappropriate locations and/or at unsustainable levels. Construction of such development could have a significant negative impact on the landscape character of the SCC area, especially if additional new development were to be concentrated within the existing Green Belt, Settlement Breaks and areas of high landscape value.</p>

<b>SEA Regulation Topic(s)</b>	<b>Expected Evolution of Baseline Conditions in the Absence of the Emerging Sunderland CSDP</b>
Material Assets	Without the emerging Sunderland CSDP it is likely that a range of infrastructure proposals would not be delivered. This would adversely impact upon the implementation of SCC's Economic Masterplan (2010) and the Economic Leadership Boards 3,6,9 Vision and fail to meet identified needs to support a growing population.

## 3 The Sustainability Appraisal Process

### 3.1 Introduction

- 3.1.1 This section provides an overview of the SA process, incorporating SEA, which has been undertaken to date for the emerging Sunderland CSDP. In doing so the section explains the approach which has been adopted for undertaking the SA of the Publication Draft Sunderland CSDP (May 2018).

### 3.2 SA and SEA Purpose and Objectives

- 3.2.1 In accordance with the SEA Regulations the purpose of SEA is to identify, assess and evaluate the likely significant environmental effects of a qualifying plan, programme or strategy (PSS). Under the 2004 Act, the purpose of SA is to assess the contribution of a Local Plan (in this case a Core Strategy and Development Plan) to delivering sustainable development. SA and SEA therefore share a common focus on assessing environmental and wider sustainability performance and can be undertaken and reported together, as in this report.
- 3.2.2 A key objective of SA, incorporating SEA, is to enhance the environmental and wider sustainability performance of a PPS. This is achieved through identifying any likely significant effects from implementation of the PPS as drafted, proposing mitigation measures to address any identified significant adverse environmental effects, and identifying enhancement measures to improve the overall performance of the PPS. As such, SA incorporating SEA is an integral part of good development planning and should not be viewed as a separate or retrospective activity.

### 3.3 Compliance with the SEA Regulations

- 3.3.1 The approach to addressing the information and assessment requirements prescribed within the SEA Regulations is outlined in **Table 3.1**.

Table 3.1: Requirements of the SEA Regulations and how they are met through the SA Report

SEA Requirements	Section Reference
a) An outline of the contents, main objectives of the plan or programme and relationships with other relevant plans and programmes.	Appendix B
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Section 2.2 and Appendix A
c) The environmental characteristics of areas likely to be significantly affected.	
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	
e) The environmental protection objectives, established at international, community or national level which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 2.3 and Appendix B
f) The likely significant effects on the environment, including on issues such as: biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage, including architectural and archaeological heritage; landscape; and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long term, permanent and temporary, positive and negative.	Section 5 and Appendices D - F
g) The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	Section 5 and Appendices D - F
h) An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken, including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 3.6
i) A description of measures envisaged concerning monitoring in accordance with Article 10.	Section 7.4
j) A non-technical summary of the information provided under the above headings.	Refer to separate Non Technical Summary SA Report
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8).	Sections 1.7, 4 and 6

### 3.4 Approach to SA and SEA

#### SA Project Team

- 3.4.1 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 within SCC, which helps to ensure the objectivity of the SA and to identify 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 the Publication Draft Sunderland CSDP.
- 3.4.2 The consultant team from PBA undertook SA of all Publication Draft Sunderland CSDP components and their reasonable alternatives 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. This helps to demonstrate how the components contained in the Publication Draft Sunderland CSDP have been selected from reasonable alternatives.

#### Previous SA and SEA Reporting

- 3.4.3 SA and SEA has been undertaken in relation to three previous consultations regarding the emerging Sunderland CSDP:
- i. Sunderland Core Strategy SA & SEA Scoping Consultation (March 2016).**
- 3.4.4 This document set out the methodology which underpins the SA of the emerging Sunderland CSDP. The main output at this stage was the production of an SA Framework, which comprised a suite of 15 Sustainability Appraisal Objectives (SA Objectives) relevant to the SCC area which may affect (or be affected by) the emerging Sunderland CSDP. These SA Objectives were accompanied by a set of guide questions to inform the assessment of emerging plan components and any identified reasonable alternatives.
- ii. Sunderland Core Strategy Growth Options Consultation (May 2016).**
- 3.4.5 This consultative document outlined three conceptual growth options (Baseline, Medium Growth and High Growth) and associated spatial strategy variants which could underpin the emerging Sunderland CSDP. The associated SA report examined the relative sustainability implications of these growth options and spatial strategies. Following this consultation, the High Growth option was selected by SCC to underpin the emerging Sunderland CSDP, although significant changes in the evidence base now mean that a lower quantum of development would be required within the SCC area to implement the option.
- iii. Draft Sunderland CSDP Consultation (August – October 2017)**
- 3.4.6 A full draft version of the emerging Sunderland CSDP was prepared and consulted on in 2017 in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended. This Draft Sunderland CSDP was accompanied by a full SA Report, the Draft Sunderland CSDP SA Report and associated SA Report Non-Technical Summary (PBA, July 2017), as required by the 2004 Act and the SEA Regulations.
- 3.4.7 The Draft Sunderland CSDP SA Report identified, assessed and evaluated the likely significant effects of all substantive components of the Draft Sunderland CSDP, including the proposed Vision and Strategic Priorities for the plan, proposed strategic site allocations and

draft policies. No significant adverse effects were predicted to arise from the Draft Sunderland CSDP, but the SA Report still identified a number of weaknesses within the emerging plan and therefore proposed a suite of mitigation and enhancement recommendations to address identified uncertainties and improve its sustainability performance. As detailed in **Section 4**, those recommendations have been considered by SCC through the subsequent preparation of the Publication Draft Sunderland CSDP.

- 3.4.8 All representations received in respect of the Sunderland Core Strategy Growth Options and the Draft Sunderland CSDP, as well as in respect of the associated SA reports, have been reviewed by SCC and taken account of in the preparation of the Publication Draft Sunderland CSDP and the associated SA report. However, none of the representations submitted in respect of the Draft Sunderland CSDP SA Report raised any substantive matters of concern or queries that now require specific attention within this SA Report. The only minor change made between the SA Reports for the Draft and Publication Draft CSDPs in response to these representations is that to improve clarity, the final Guide Question in relation to SA Objective 1 – Biodiversity & Geodiversity within the SA Framework (see below) has been amended to refer to “*access to nature*” instead of “*access to wildlife*”.

### SA Scoping and the SA Framework

- 3.4.9 As noted above, the Sunderland Core Strategy SA & SEA Scoping Report (October 2015) (‘the Scoping Report’) defined the overall approach to undertaking the SA of the emerging Sunderland CSDP and set out an SA Framework to underpin this. The SA Framework was developed in response to the key sustainability issues identified from the baseline and policy analysis outlined in **Section 2** and detailed in **Appendices A** and **B** of this report. As detailed in **Table 3.2** below, the SA Framework was subsequently tweaked in response to comments from the SEA Consultation Bodies, although it has not been necessary to make any substantive changes that would affect the SA methodology or conclusions.

Table 3.2 Summary of SA Scoping Consultation Responses and Changes

Respondent Name	Comment	Response
Environment Agency	Reference should be made to the Northumbrian River Basin Management Plan (RBMP). This plan is currently in the process of being updated and a final version will be published on our website at the end of December 2015.	Published in February 2015. The RMPB is referenced within the review of other relevant plans, programmes and strategies provided in <b>Appendix B</b> .
	Environment Agency Medium Term Plan should also be referenced as this sets out our investment programme from 2015 to 2021.	The only relevant project in Sunderland was already under construction as of April 2015. No change proposed.
	We support the inclusion of the EU Waste Framework within Appendix 2. We would advise that when developing policies on waste we emphasise the importance of the 'Waste Hierarchy'	Noted
	We support the inclusion of water quality indicators in the water section of Appendix 3. However, it only appears that the River Wear and 2 costal bathing waters have been taken into consideration. We would advise that all water bodies within the Local Authority administrative boundary should be taken into consideration.	Updated to reflect information on EA Catchment Data Explorer.
	We support the indicator for percentage of household waste sent for reuse, recycling or composting. Also suggest that the number of site waste management plans submitted with new development could be included as an indicator.	Noted, however SWMP are no longer required for planning applications.
Highways England	We note in paragraph 1.29 reference is made to consultation having been carried out with the three specific consultation bodies in accordance with the Town and Country Planning Regulations 2012, and also with other key stakeholders, which includes Highways England.	Noted
	We note it is the intention to assess strategic allocations against the SA Framework using the same approach as for the spatial strategy and other policies, utilising the same matrix and scoring mechanism.	Noted

Respondent Name	Comment	Response
	<p>Consideration should be given to the Department for Transport Road Investment Strategy, for the 2015/2016 – 2019/20 Road Period (March 2015) which sets out a long-term programme and funding for motorways and major roads over the next five years and comprises a long-term vision for England’s motorways and major roads,</p>	<p>The importance of the Highways England Delivery Plan is recognised as part of delivering economic growth. However, it is not a plan that in itself seeks to deliver sustainable development and therefore is not included in the review of relevant national policy. No change proposed</p>
	<p>Consideration could be given to Highways England Delivery Plan 2015/2020 (March 2015) which outline what Highways England will do over the next five years to delivery against the five strategic outcomes</p>	<p>The importance of the Highways England Delivery plan is recognised as part of delivering economic growth. However, it is not a plan that in itself seeks to deliver sustainable development and therefore is not included in the review of relevant national policy.  Relevant schemes are included in Appendix 3.</p>
	<p>It would be useful to identify the extent of the road network in the SCC area, including Highways England’s responsibility for the strategic road network and reflect on accessibility and the condition of the road network, recognising where there are particular congestion issues on parts of the network.</p>	<p>Areas of congestion and pinch points identified from the LTP3 have been used to appraise candidate strategic site allocations.</p>
	<p>The Core Strategy will need to promote investment in infrastructure to support economic growth and therefore it will be supported by an Infrastructure Delivery Plan, to identify the infrastructure required to support the scale of development proposed in the Plan and detail how this will ultimately be delivered which is welcomed. As is the intention to promote sustainable patterns of development to reduce the travel distances and promote a modal shift away from the private car towards more sustainable means, in relation to the need to reduce greenhouse gas emission issues. It is also noted that storage support is provided for the development of the Vaux site to promote growth in the city centre particularly for office development and the intentions to increase economic growth utilities the opportunities presented by Nissan, the Port and the University.</p>	<p>Noted</p>



Respondent Name	Comment	Response
	Supportive of the objectives and in particular Objective 7 – Transport and Communication. Also supportive of the scope of the associated guidance questions and indicators proposed in respect of this objective	Noted
Natural England	Broadly welcomes the proposed approach to SA.	Noted
	Natural England is not aware of any other policies, plans or strategies that should be included for consideration.	Noted
	The baseline information does not include any detail about the current condition of the internationally designated sites found within Sunderland. Natural England is aware that survey work has been undertaken, and further work is ongoing, in regards to bird numbers found along the coast, and this data should be included in the baseline information when it becomes available. Wetland Bird Survey (WeBS) data may also be available which can further inform the current baseline situation.	Noted. A separate HRA has been undertaken to consider the potential for likely significant effects on European Sites as a result of the emerging Sunderland CSDP. This SA Report identifies relevant European Sites in <b>Appendix A</b> and includes appropriate cross-references to the Publication Draft Sunderland CSDP HRA Report.
	Natural England agrees with the SA Objectives identified, however suggests that the 'Guide Questions' in relation to SA Objective 1 be expanded to include a reference to 'no net loss of habitat' as well as conserving and enhancing international and national designated nature conservation sites. Also welcome the guide question referring to the avoidance of loss of best and most versatile agricultural land within the Land Use and Soils Objective.	Noted. Guide question updated to reflect comments.
	Natural England does not consider there to be any issues that are not being addressed by this scoping report.	Noted

3.4.10 Taking account of the changes outlined in **Table 3.2**, the finalised SA Framework used in this assessment is set out in **Appendix C**. This SA Framework focuses on assessing potential effects on the 15 sustainability appraisal objectives ('SA Objectives') listed in **Table 3.3**. No substantive changes have been made to the SA Framework between the SA of the Draft and Publication Draft versions of the CSDP.

Table 3.3 Sustainability Objectives within the Sunderland CSDP SA Framework

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

## 3.5 SA Methodology

3.5.1 The SA process undertaken to date has generally followed the approach to SA and the SA Framework set out in the Sunderland Core Strategy SA & SEA Scoping Report (March 2016). However, in early 2017 it became clear that to provide a robust development planning basis for the SCC area, the then Draft Sunderland CSDP would need to include a wider range of strategic site allocations and development management policies than had previously been envisaged at the time the Sunderland Core Strategy SA Scoping Report was prepared (March 2016). The same is now true of the Publication Draft Sunderland CSDP (May 2018).

3.5.2 PBA therefore undertook a review on behalf of SCC of the adequacy of the proposed approach to SA and the SA Framework for assessing the full suite of proposed components of the emerging Sunderland CSDP. This review concluded what whilst the generic SA

Framework could still be used to assess the emerging Sunderland CSDP vision, strategic priorities and policies, a revised suite of assessment criteria would need to be developed to underpin a robust yet proportionate SA (incorporating SEA) of all proposed site allocations and reasonable alternatives. Relevant criteria were developed by PBA and agreed with SCC to ensure sufficient coverage against the 15 SA Objectives from the SA Framework when assessing the following ‘topic specific’ proposed allocations:

- Proposed Housing Growth Areas (and reasonable alternatives);
- Proposed Key Employment Areas (KEA) and Primary Employment Areas (PEA) (and reasonable alternatives); and
- Proposed Gypsy, Travellers and Travelling Showpeople Sites (and reasonable alternatives).

3.5.3 The criteria and scoring thresholds adopted for use in applying the generic SA Framework to the assessment of proposed site allocations are detailed within **Appendix E - SA of Proposed Site Allocations**. No changes have been made to the assessment criteria or scoring system between the SA of the Draft (July 2017) and Publication Draft (June 2018) versions of the CSDP, meaning that any differences in predicted sustainability effects are as a result of changes to the proposed site allocations (e.g. the proposed PEA and KEA have been extended to cover whole industrial estates, rather than only vacant land within them). Using these assessment criteria, a GIS led approach was adopted to undertake a proportionate SA of candidate site allocations, as detailed within **Appendix F** and summarised within **Section 5** of this report.

3.5.4 The SA of the proposed vision, strategic priorities and policies (strategic and development management) was undertaken by qualitatively assessing each substantive component of the Publication Draft Sunderland CSDP. As detailed in **Appendices D and F**, a matrix format was used to proportionately record these appraisals and to identify any likely significant effects or the need for mitigation within the Publication Draft Sunderland CSDP. The key findings from this appraisal are presented in **Section 5** of this report.

## 3.6 Preparation of this SA Report

### Overview

3.6.1 PBA commenced work on the SA of the Publication Draft Sunderland CSDP in March 2018, at which point the first draft of the Publication Draft document was nearing completion. The completion of this SA Report was then undertaken in tandem with the finalisation of the Publication Draft Sunderland CSDP. This iterative process has allowed the SA to inform the final content of the Publication Draft CSDP to minimise its likely significant adverse effects and maximise the document’s sustainability performance.

3.6.2 This SA Report presents the findings of an assessment/appraisal carried out to identify, assess and evaluate the likely significant effects of the Publication Draft Sunderland CSDP. In doing so, each substantive component of the document, together with all reasonable alternatives (see below), have been subject to assessment against the 15 SA Objectives defined within the Sunderland CSDP SA Framework (provided in **Appendix C**). This SA Report focuses on reporting the likely significant effects of the Publication Draft Sunderland CSDP.

### Identification of Reasonable Alternatives

3.6.3 The SEA Regulations require the likely significant effects of implementing both a plan or programme (i.e. the emerging Sunderland CSDP) and reasonable alternatives to it to be examined, as well as the rationale for identifying reasonable alternatives to be described. The

SEA Regulations further state that to be considered as reasonable alternatives, options (e.g. alternative policy criteria or site allocations) must relate to the plan or programmes' corresponding objectives and geographical scope. To be eligible for consideration in this SA process, reasonable alternatives must therefore be:

- **Realistic**, in that they are plausible alternatives which could be implemented instead of proposals within the emerging Sunderland CSDP and are consistent with relevant national and other policy frameworks;
- **Related** to the objectives of the emerging Sunderland CSDP; and,
- Within the **geographical scope** of the emerging Sunderland CSDP, i.e. any reasonable alternatives would need to relate to the distribution or characteristics of future development within the SCC area.

3.6.4 For this SA of the Publication Draft Sunderland CSDP, the following reasonable alternatives were identified where possible and subject to SA in the same way as proposed plan components:

- Alternative policy criteria/tests considered by SCC officers during the preparation of the Publication Draft Sunderland CSDP, e.g. application of a higher or lower affordable housing provision requirement. Where reasonable alternatives to draft policies were identified, this is noted within relevant SA matrices provided in **Appendix F**;
- Alternative Urban Strategic Scale Sites – the justifications for allocating the South Sunderland Growth Area (SSGA) and Vaux Site were examined to determine whether any reasonable alternatives exist;
- Alternative Housing Growth Areas – all candidate Housing Growth Areas (formerly known as 'candidate Green Belt Housing Release Sites') which reached Stage 2 of SCC's Green Belt Review were assessed, as detailed in **Appendix E**;
- Alternative Key and Primary Employment Areas – all sites examined within the Sunderland Employment Land Review 2016 as forming part of the existing employment land supply were assessed, as detailed in **Appendix E**; and,
- Alternative Gypsy, Traveller and Travelling Showpeople Sites (TSGT) – all sites which were identified by SCC officers as being potentially suitable and not discounted due to viability constraints were assessed, as detailed in **Appendix E**.

3.6.5 Given that reasonable alternatives must relate to the objectives of the plan under consideration, no reasonable alternatives to the vision or strategic objectives contained within the Publication Draft Sunderland CSDP could be identified, as any alternatives would change the strategic direction of the emerging Sunderland CSDP. Having regard to the status, objectives and justification for the South Sunderland Strategic Growth Area (SSGA) and The Vaux proposed allocations, no reasonable alternatives to these strategic scale urban allocations could also be identified. The methodologies for the identification of reasonable alternatives in relation to proposed Housing Growth Areas, KEA, PEA and TSGT sites are detailed within **Appendix E**.

### Approach to Identifying Uncertainties, Assumptions and Mitigation

3.6.6 The identification of any assumptions and uncertainties is an important element of the SA process, as the emerging Sunderland CSDP, and in particular all proposed policies within it, needs to be unambiguous to ensure the plan can be implemented as intended.

3.6.7 The SA of the proposed strategic priorities and policies (strategic and development management) was undertaken with reference to the SA Objectives and Guide Questions set

out within the Sunderland CSDP SA Framework (Appendix C) and reported using a standard set of SA matrices (Appendices D and F). The matrices allowed uncertainties, inconsistencies and other issues which could undermine the implementation of the Publication Draft Sunderland CSDP to be identified, and corresponding recommendations were then developed to address these issues. The iterative process adopted to undertake the SA in tandem with the finalisation of the Publication Draft CSDP allowed these recommendations to be incorporated into the final version of the Publication Draft CSDP, as detailed in **Section 4**. This has resulted in the removal of all previously identified uncertainties and inconsistencies from the final version of the Publication Draft Sunderland CSDP.

- 3.6.8 The identification of mitigation measures to avoid likely significant adverse effects from the allocation of proposed sites is also of critical importance. Such mitigation measures usually take the form of policy requirements to undertake technical assessments regarding potential environmental effects from development proposals and, depending on the outcome of these assessments, to implement mitigation, compensatory and/or offsetting measures through the implementation of any planning permission granted for the proposal. Mitigation measures identified within the SA of proposed strategic site allocations (**Appendix E**) therefore need to be secured through the emerging Sunderland CSDP and be capable of implementation through the development management process.
- 3.6.9 All proposed subject policies within the Publication Draft Sunderland CSDP were reviewed by PBA to determine whether they include suitable assessment criteria to ensure the avoidance of likely significant adverse effects from development proposals, including those on allocated sites where the assessment presented in **Appendix E** has indicated the potential for likely significant adverse effects to arise from the allocation of these sites. This review confirmed that suitable criteria to identify, assess and where necessary mitigate likely significant adverse effects are incorporated within relevant subject policies and do not need to be duplicated within the spatial policies which allocate individual sites, as the Publication Draft Sunderland CSDP must be read and applied as a whole.
- 3.6.10 For clarity and to assist in the determination of planning applications, **Appendix E** of this SA Report identifies the subject policies within the Publication Draft Sunderland CSDP which should be engaged in the determination of proposals on allocated sites specifically to ensure the avoidance of the likely significant adverse effects. For the avoidance of doubt, this simply means that that these subject policies should be considered by applicants and decision makers, taking account of the characteristics of individual development proposals. A suite of 'Development Briefs' has also been inserted into the Publication Draft CSDP (through policies HGA1 – HGA11) to set out design and information that SCC will require development proposals on the proposed Housing Growth Areas to satisfy. These requirements relate closely to sustainability issues identified within the Sunderland CSDP SA Framework (**Appendix C**) and should help to ensure the avoidance of likely significant adverse effects from development proposals on allocated sites.

## SA Reporting

- 3.6.11 All components of the Publication Draft Sunderland CSDP and reasonable alternatives to these were appraised in detail using matrices to identify likely significant effects on the SA Objectives. This approach allowed for systematic recording of potential effects and their significance together with any assumptions, uncertainties and suggested mitigation or enhancement measures (e.g. changes to policy wording). The qualitative scoring system shown in **Table 3.4** below was adopted to complete all appraisal matrices and, in doing so, to identify likely significant environmental and wider sustainability effects.

Table 3.4: SA Scoring System to Establish Likely Significant Effects

Score	Description	Symbol
Significant (Major) Positive Effect	The proposed option/policy contributes significantly to the achievement of the SA Objective.	++
Minor Positive Effect	The proposed option/policy contributes to the achievement of the SA Objective but not significantly.	+
Neutral Effect	The proposed option/policy is related to but does not have any effect on the achievement of the SA Objective	0
Minor Negative Effect	The proposed option/policy detracts from the achievement of the SA Objective but not significantly.	-
Significant (Major) Negative Effect	The proposed option/policy detracts significantly from the achievement of the objective. Significant Adverse effect predicted; mitigation therefore required in accordance with the SEA Regulations.	--
Uncertain Effect	The proposed option/policy has an uncertain relationship to the SA 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 assessment to be made.	?
No Clear Relationship	There is no clear relationship between the proposed option/policy and the achievement of the SEA objective or the relationship is negligible.	~

3.6.12 The appraisal of each plan component was initially undertaken on a pre-mitigation basis, i.e. assuming full implementation of the component as stated in the Publication Draft Sunderland CSDP at the time of undertaking the assessment (April 2018) without the provision of additional policy safeguards or mitigation measures. However, recommendations to address identified weaknesses and uncertainties were provided by PBA to SCC and in most cases have now been incorporated within the final Publication Draft Sunderland CSDP prior to its publication. This SA Report has therefore been updated to reflect the final content of the Publication Draft Sunderland CSDP.

## 4 How has the SA Process informed the Publication Draft Sunderland CSDP?

### 4.1 Introduction

- 4.1.1 This section details the ways in which the SA of the Publication Draft Sunderland CSDP has shaped and strengthened the document's content.
- 4.1.2 For the purposes of this chapter, the SA of the Publication Draft Sunderland CSDP can be split into two broad phases, a pre-assessment phase and an assessment phase, during which different actions were undertaken as detailed below. It should also be noted that the earlier stages of the SA process (i.e. the SA Reports prepared for the Sunderland Core Strategy Growth Options and the Draft Sunderland CSDP) have also substantially influenced the preparation of the emerging Sunderland CSDP.

### 4.2 Pre-Assessment Phase

- 4.2.1 In preparing the Publication Draft CSDP, SCC officers reviewed and took account of all representations previously received regarding the Draft Sunderland CSDP (2017) and the associated SA Report. SCC officers also considered how best to address each of the SA recommendations made previously by PBA in respect of the Draft Sunderland CSDP. These recommendations, together with a summary of how they have been addressed in preparing the Publication Draft Sunderland CSDP, are detailed in **Table 4.1** below. For brevity, cross-cutting recommendations of relevance to multiple SA Objectives are only included in this table once under the first SA Objective that they relate to. In March 2018 PBA provided further verbal advice to assist SCC with the implementation of these recommendations.

Table 4.1: SCC Response to the Draft Sunderland CSDP SA Recommendations

SA Objective	Draft Sunderland CSDP Component (2017)	Mitigation or Enhancement Recommendation	SCC Response and Changes within Publication Draft Sunderland CSDP
Draft Strategic Priorities			
SA Objective 9: Flood Risk & Coastal Erosion	Draft Strategic Priorities	The Strategic Priorities should include greater emphasis on robust flood and coastal erosion risk management, as well as the protection of the water environment.	The Strategic Priorities have been revised and re-ordered. In doing so, each of the SA recommendations have been taken into account.
Multiple		A new Strategic Priority should be defined (or an existing one is recast) to clearly state the need to avoid pollution, adverse ecological effects and to improve health outcomes.	
SA Objective 2: Housing		Strategic Priority 3 should be more clearly defined and should be expanded to outline the measures envisaged to support a healthy population (based on wider determinants of health) and lifelong learning.	
		Strategic Priority 4 should be amended to give equal weight to affordable and family housing provision to meet identified needs.	
		Strategic Priority 7 should include greater emphasis on the potential future residential role of Sunderland City Centre.	
Draft Policies			
SA1: Biodiversity and Geodiversity	SS3 – Spatial Delivery for Growth.	To ensure the release of Green Belt land under this policy does not undermine this SA Objective or conflict with the policy requirement to direct development to sustainable locations, in the next iteration of the emerging Sunderland CSDP this policy should be amended to insert the word “inappropriate” before “development” within criteria 4 and to include a cross-reference to assessment criteria within Policy E11 – Green Belt.	The policy has been amended accordingly. The Plan should be read as whole and it is therefore not deemed necessary to cross reference to other policies within the Plan.
	H2 – Housing Delivery	To ensure that residential development proposals do not result in adverse biodiversity impacts, in the next iteration of the emerging Sunderland CSDP policy H2 should be expanded to define the term “appropriate sites” and include appropriate acceptability criteria, including in relation to the protection of biodiversity and geodiversity interests. In doing so the revised policy should clarify that residential development proposals should accord with all other relevant policies within the Sunderland CSDP	Reference to ‘appropriate’ sites has been removed from the equivalent policy, which has been amended to set out the types of sites that will deliver the Policy. The Plan should be read as whole and it is therefore not deemed necessary to cross reference to other policies within the Plan.
	Policy E7 – Biodiversity and Geodiversity	To provide appropriate protection for designated sites, in accordance with legislative requirements and the NPPF it is recommended that Policy E7 – Biodiversity and Geodiversity should be expanded to include criteria to assess the acceptability of adverse impacts on protected species.	No further addition proposed for text. Additional wording to be included in supporting text.
	Policy CM2 – Decentralised renewable and low carbon energy.	In the next iteration of the emerging Sunderland CSDP, policy tests within policies CM2 and CM3 regarding the avoidance of adverse or unmitigated significant adverse impacts should be harmonised. To ensure the policies adequately protect environmental and amenity interests whilst not unnecessarily restricting decentralised, renewable and low carbon energy development, consideration should be given to amending the policy tests to instead require the avoidance of unacceptable significant adverse impacts.	Both policies now refer to the avoidance of “unacceptable significant adverse impacts”.
	Policy CM3 – Energy from Waste		
	Policy CC2 - Connectivity and Transport Network	To address the identified deficiency regarding consideration of environmental impacts associated with the transport infrastructure projects supported by policy CC2 – Connectivity, it is recommended that this policy should be expanded to reference the need for these projects to accord with other relevant planning policies and to demonstrate that they would not give rise to any unacceptable environmental or amenity impacts.	The Plan should be read as a whole and adverse impacts relating to the environment and amenity would be considered as part of other policy considerations.
SA2: Housing	Policy H2 – Housing Delivery	To address identified uncertainties, in the next iteration of the emerging Sunderland CSDP Policy H2 should explain the Council’s housing land strategy and set out mechanisms to ensure that a five-year land supply is maintained at all times.	The Policy has been amended to set out types of sites that will deliver the policy. The requirement for maintaining a 5 year supply is set out within the NPPF and it is therefore not considered necessary to repeat this within the Policy, however reference is made to this within the supporting text. The Monitoring Framework indicates how the Council will monitor and implement this policy to ensure a five-year supply is maintained at all times.
SA6: Health and Wellbeing	SS3 – Spatial Delivery for Growth	In the next iteration of the emerging Sunderland CSDP, policy HWSS1 should be expanded to clarify the role of HIA’s in the determination of relevant planning applications to ensure that health impacts are appropriately treated as material considerations.	The Policy has been amended accordingly. The Plan should be read as whole and it is therefore not deemed necessary to cross reference to other policies within the Plan.



SA Objective	Draft Sunderland CSDP Component (2017)	Mitigation or Enhancement Recommendation	SCC Response and Changes within Publication Draft Sunderland CSDP
	HWSS1 – Health and Wellbeing	In the next iteration of the emerging Sunderland CSDP, to maximise the contribution of policy HWSS1 to this SA Objective it is recommended that further information requirements for HIA should be specified and the policy should not support development proposals where an HIA indicates that they would result in adverse health effects.  Policy HWSS1 should also be expanded to clarify the role of HIA's in the determination of relevant planning applications to ensure that health impacts are appropriately treated as material considerations.	Policy and supporting text have been amended to provide further clarity. The Council will prepare a guidance note on what a HIA should contain. The Policy has also been amended to indicate that development should generally be resisted where the HIA identifies that there would be significant adverse health impacts that could not be adequately mitigated.
	HWS3 – Culture, Leisure and Tourism	In the next iteration of the emerging Sunderland CSDP, to allow Policy HWS3 to contribute positively to this SA Objective it is recommended that in the next iteration of the emerging Sunderland CSDP, the policy should be expanded to specifically encourage leisure development proposals which contribute to healthy lifestyles, including facilities to undertake physical activities.	The policy has been amended to give specific support to leisure developments which contribute to healthy lifestyles.
SA8: Land Use and Soils	SS3 - Spatial Delivery for Growth	In the next iteration of the emerging Sunderland CSDP, to ensure the release of Green Belt land under this policy does not undermine this SA objective or conflict with the policy requirement to direct development to sustainable locations, the policy should be amended to insert the word “inappropriate” before “development” within criteria 4 and to include a cross-reference to assessment criteria within Policy E11 – Green Belt.	The Policy has been amended accordingly. The Plan should be read as whole and it is therefore not deemed necessary to cross reference to other policies within the Plan.
	Policy H2 – Housing Delivery	In the next iteration of the emerging Sunderland CSDP policy H2 should be expanded to define the term “ <i>appropriate sites</i> ” and include appropriate acceptability criteria. In doing so the revised policy should clarify that residential development proposals should accord with all other relevant policies within the Sunderland CSDP To further enhance the effectiveness of the policy it should be expanded to include acceptability criteria for all residential development proposals, including those intended to meet the specified housing targets.	Reference to ‘appropriate’ sites has been removed from the policy. The Policy has been amended to set out the types of sites that will deliver the Policy. The Plan should be read as whole and it is therefore not deemed necessary to cross reference to other policies within the Plan.
	Policy EP4 Other Employment	To improve clarity and policy effectiveness, in the next iteration of the emerging CSDP it is recommended that policies EP4 – Other Employment Areas and EP5 – New Employment Areas should be combined into a single policy. This should provide support for new employment uses or extensions out with PEA and KEA where a) the proposal would contribute to significant regeneration or where a need for the development at the proposed location can be demonstrated and b) no unacceptable adverse impacts would occur, including on access and amenity. In addition, the term “acceptable development” in Policy EP4 should be defined within the rationalised policy.	Policies are to deal with different forms of development (i.e. existing employment sites and proposed new employment sites), therefore it is not considered appropriate to merge. Policy has been amended to change reference to ‘development which is considered acceptable’, which will be assessed on a site by site basis.
	Policy EP5 New Employment		
	Policy E19 Contaminated Land	To allow Policy E19 – Contaminated Land to contribute to this objective it is recommended that in the next iteration of the emerging Sunderland CSDP the policy should be expanded to include support for the redevelopment of brownfield and contaminated land, providing that development proposals remediate known contamination and do not result in unacceptable health or environmental risks.	The Policy has been reworded to support the redevelopment of contaminated land. Policy SP2 seeks to maximise the use of previously developed land.
SA9: Water	Policy H2 – Housing Delivery	In the next iteration of the emerging Sunderland CSDP policy H2 should be expanded to define the term “ <i>appropriate sites</i> ” and include appropriate acceptability criteria, including in relation to the protection and enhancement of the water environment. In doing so the revised policy should clarify that residential development proposals should accord with all other relevant policies within the Sunderland CSDP. To further enhance the effectiveness of the policy it should be expanded to include acceptability criteria for all residential development proposals, including those intended to meet the specified housing targets.	Reference to ‘appropriate’ sites has been removed from the policy. The Policy has been amended to set out the types of sites that will deliver the Policy. The Plan should be read as whole and it is therefore not deemed necessary to cross reference to other policies within the Plan.
	Policy CM4 – Flood risk and Water management	To address identified uncertainties within policy CM4, in the next iteration of the emerging Sunderland CSDP the policy should be amended to clarify required surface run-off reductions and set out criteria to assess impacts on environmental and amenity receptors from proposed new or extensions/ improvements to existing waste water, sludge or sewage treatment works.	Run-off rates have been clarified in the equivalent policy which deals with water management. The Plan has been amended in relation to waste water treatment to ensure an appropriate buffer is maintained to amenity receptors.

SA Objective	Draft Sunderland CSDP Component (2017)	Mitigation or Enhancement Recommendation	SCC Response and Changes within Publication Draft Sunderland CSDP
	Policy CM4 – Flood risk and Water management	There is considerable overlap and inconsistency in policy tests between policies CM4 – CM6, which impedes the effectiveness of these policies. In the next iteration of the emerging Sunderland CSDP, consideration should therefore be given to rationalising policies CM4 – CM6 into a single policy with clear assessment criteria that are themselves consistent with the NPPF.	The previous overlap and inconsistencies have been addressed. The Plan has been amended in relation to waste water treatment to ensure an appropriate buffer is maintained to amenity receptors.  3 policies have been retained but the overlap and inconsistency has been eliminated and is consistent with the NPPF. One policy relates to flood risk and coastal management; one relates to water management; and ne relates to water quality.
	Policy CM5 – Surface Water Management		
	Policy CM6 – Water Quality		
SA10: Flood Risk and Coastal Erosion	S3 - Spatial Delivery for Growth	To ensure that this policy directly contributes to this SA objective, in the next iteration of the emerging Sunderland CSDP the policy should be expanded to direct inappropriate development, as defined within the NPPF and Planning Policy Guidance, away from flood risk areas in the next iteration of the emerging Sunderland CSDP	This is unnecessary as it would repeat the NPPF. Through the preparation of the Plan we have sought to direct development away from Flood Risk Areas. None of the site allocations within the Plan are located within Flood Zones 2 and 3, with the exception of the Port of Sunderland, where the Policy has been amended to make clear that any development proposal would be required to meet the sequential and exceptions tests, where necessary.
	H2 – Housing Delivery	In the next iteration of the emerging Sunderland CSDP, to ensure housing delivery minimises flood risks policy H2 should be expanded define the term “ <i>appropriate sites</i> ” in relation to sites for housing proposals to both meet or exceed housing supply targets. In doing so the policy should cross-reference the Sequential and Exception Test requirements of policies CM4, CM5 and the NPPF.	Reference to ‘appropriate’ sites has been removed from the policy. The Policy has been amended to set out the types of sites that will deliver the Policy. The Plan should be read as whole and it is therefore not deemed necessary to cross reference to other policies within the Plan.
	CM4 – Flood risk and Water management	To address identified uncertainties within policy CM4, in the next iteration of the emerging Sunderland CSDP the policy should be amended to clarify required surface run-off reductions.	Run-off rates have been clarified in the equivalent policy which deals with water management. The Plan has been amended in relation to waste water treatment to ensure an appropriate buffer is maintained to amenity receptors.
	CM4 – Flood risk and Water management	There is considerable overlap and inconsistency in policy tests between policies CM4 – CM6, which impedes the effectiveness of these policies. In the next iteration of the emerging Sunderland CSDP, consideration should therefore be given to rationalising policies CM4 – CM6 into a single policy with clear assessment criteria that are themselves consistent with the NPPF.	The previous overlap and inconsistencies have been addressed. The Plan has been amended in relation to waste water treatment to ensure an appropriate buffer is maintained to amenity receptors.  3 policies have been retained but the overlap and inconsistency has been eliminated and is consistent with the NPPF. One policy relates to flood risk and coastal management; one relates to water management; and ne relates to water quality.
	CM5 – Surface Water Management		
	CM6 – Water Quality		
SA11: Air	Policy E17 – Quality of Life and Amenity	Whilst there are no existing AQMA’s within the City Council’s area, in the next iteration of the emerging Sunderland CSDP Policy E17 could usefully be expanded to set out an approach to monitoring areas with known poor air quality and to taking appropriate mitigation measures, to ensure that no AQMA’s require to be declared. This would enhance the contribution of Policy E17 to this SA Objective.	Air quality has been added to the equivalent policy and monitoring will be picked up through the Monitoring Framework.
	SS3 – Spatial Delivery for Growth	To address the identified deficiency regarding consideration of environmental and potential flood risk impacts associated with the transport infrastructure projects supported by policy CC2– Connectivity and Transport Network it is recommended that this policy should be expanded to reference the need for these projects to accord with other relevant planning policies and to demonstrate that they would not give rise to any unacceptable environmental or amenity impacts.	All policies of the plan should be read together. This has been made clear in the introductory sections, so no need to specifically reference
	SS4 – Urban Core Policy		
	Policy CM3 – Energy form Waste	Whilst there are no existing AQMA’s within the City Council’s area, in the next iteration of the emerging Sunderland CSDP Policy E17 could usefully be expanded to set out an approach to monitoring areas with known poor air quality and to taking appropriate mitigation measures, to ensure that no AQMA’s require to be declared. This would enhance the contribution of Policy E17 to this SA Objective.	Air quality has been added to the equivalent policy and monitoring will be picked up through the Monitoring Framework.
	SS1 – Presumption in favour of sustainable development	The requirement for development proposals to “ <i>aim to achieve higher levels of sustainable construction through incorporating the principles low carbon development</i> ” is currently ambiguous and should be clarified in the next iteration of the emerging Sunderland CSDP.	These policies have been deleted from the Plan, as they would repeat the NPPF.

SA Objective	Draft Sunderland CSDP Component (2017)	Mitigation or Enhancement Recommendation	SCC Response and Changes within Publication Draft Sunderland CSDP
	SS2 – Principles of Sustainable Development		
SA12: Climate Change	SS1 – Presumption in favour of sustainable development	The requirement for development proposals to “ <i>aim to achieve higher levels of sustainable construction through incorporating the principles low carbon development</i> ” is currently ambiguous and should be clarified in the next iteration of the emerging Sunderland CSDP.	This Policy has been deleted from the Plan, as it would repeat the NPPF.
	SS2 – Principles of Sustainable Development		This Policy has been deleted from the Plan, as it would repeat the NPPF.
SA13 Waste and Natural Resources	Policy WM1 Waste Management	There is considerable overlap and inconsistency in policy tests between policies CM4 – CM6, which impedes the effectiveness of these policies. In the next iteration of the emerging Sunderland CSDP, consideration should therefore be given to rationalising policies CM4 – CM6 into a single policy with clear assessment criteria that are themselves consistent with the NPPF.  To minimise duplication between policies, in the next iteration of the emerging Sunderland CSDP it is recommended that policy WM1 – Waste Management should be recast to focus on strategic criteria, including setting out a clear waste hierarchy, identifying waste management capacity requirements, establishing the need for development and directing proposals to preferred locations. Policy WM2 – Waste Facilities should be dedicated to assessing all waste management development proposals against design, environmental and amenity criteria.	3 policies have been retained but the overlap and inconsistency has been eliminated and is consistent with the NPPF. One policy relates to flood risk and coastal management; one relates to water management; and one relates to water quality.  Some minor amendments to policies have been made. Plan now makes it clear which policies are considered to be strategic and which are local. No further changes considered necessary.
	Policy WM2 Waste Facilities		
	Policy WM7 Open Cast Coal	In the next iteration of the emerging Sunderland CSDP, Policy WM7 – Open Cast Coal should be amended to require relevant development proposals to satisfy criteria in policy WM5.	Policy requires applicants to satisfy criteria in the equivalent to Policy WM5.
SA14: Cultural Heritage	H2 – Housing Delivery	To ensure that residential development proposals do not result in unacceptable adverse impacts on the historic environment, in the next iteration of the emerging Sunderland CSDP policy H2 should be expanded to define the term “ <i>appropriate sites</i> ” and include appropriate acceptability criteria, including in relation to the protection of heritage assets. In doing so the revised policy should clarify that residential development proposals should accord with all other relevant policies within the Sunderland CSDP	Reference to ‘appropriate’ sites has been removed from the policy. The Policy has been amended to set out the types of sites that will deliver the Policy. The Plan should be read as whole and it is therefore not deemed necessary to cross reference to other policies within the Plan.
SA15: Landscape and Townscape	Policy WM9 Cumulative Impact	It is not clear why the scope of Policy WM9 – Cumulative Impact is limited to only minerals and waste developments, especially as the draft Core Strategy does not contain similar policies to assess cumulative impacts from any other development types. The policy also fails to consider the acceptability of impacts as it only refers to impact significance, which could unreasonable restrict development given that a minerals or waste development of any significant scale could be expected to have a limited number of significant adverse impacts, including significant adverse local landscape character or visual impacts, resulting in significant cumulative adverse impacts by default if several development proposals are located within the same study area. The policy wording is also ambiguous regarding whether residual significance or merely significance in the absence of potential mitigation is to be assessed. These issues should be resolved in the next iteration of the emerging Sunderland CSDP by rewording the policy to require the avoidance of unacceptable residual significant cumulative impacts.	Cumulative impact policy deleted. Minerals and Waste policies amended to provide clarity on what cumulative impacts should be considered.
Cumulative Effects on SA Objectives	SS1 - Presumption in favour of sustainable development	There is uncertainty regarding how policies SS1 and SS2 would be used to ensure the sustainability of development proposals where the proposal either accords with or is contrary to other subject specific policies. This means there is uncertainty regarding the ability of these policies, acting in combination with each other and with other relevant policies, to ensure that all development proposals contribute to sustainable development. To address this, in the next iteration of the emerging Sunderland CSDP it is recommended that policies SS1 and SS2 should be expanded to clarify their relationship with other subject specific policies and how they will be applied by Sunderland City Council to ensure that all development proposals contribute to sustainable development.	This Policy has been deleted from the Plan, as it would repeat the NPPF.
	SS2 - Principles of Sustainable Development		This Policy has been deleted from the Plan, as it would repeat the NPPF.

SA Objective	Draft Sunderland CSDP Component (2017)	Mitigation or Enhancement Recommendation	SCC Response and Changes within Publication Draft Sunderland CSDP
	SS3 – Spatial Delivery for Growth	To ensure consistency between policy SS3 and subject specific policies, as well as to ensure that this policy does not undermine SA objectives, the policy should be expanded to define “sustainable locations” with reference to sustainability and environmental issues In the next iteration of the emerging Sunderland CSDP.	The wording of the Policy is consistent with that of Paragraph 156 of the draft NPPF, which also provides no further clarity on what is considered to be a sustainable location. Whether a development is located in a sustainable location will be determined on site-by-site basis.
	SS3 – Spatial Delivery for Growth	In the next iteration of the emerging Sunderland CSDP, to ensure that the release of Green Belt land under Policy SS3 does not undermine multiple SA objectives or conflict with the policy requirement to direct development to sustainable locations, the policy should be amended to insert the word “inappropriate” before “development” within criteria 4. For the same reason policy SS3 should also be amended to include appropriate cross-references to assessment criteria within relevant subject specific policies including Policy E11 – Green Belt, E14 – Landscape Character, E15 – Creating and Protecting Views, CC1 – Sustainable Travel, HWSS1 - Health and Wellbeing and E17 – Quality of Life and Amenity	The Policy has been amended accordingly. The Plan should be read as whole and it is therefore not deemed necessary to cross reference to other policies within the Plan.

## 4.3 Assessment Phase

### Policy Level Mitigation and Enhancement Recommendations

- 4.3.1 The identification of any assumptions and uncertainties is an important element of SA, as all components of the emerging Sunderland CSDP need to be unambiguous to ensure they can be implemented as intended. In addition, the SEA Regulations require consideration to be given to “*the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme*”. A key role of the SA process, incorporating SEA, is therefore to devise appropriate mitigation and enhancement recommendations in order to address identified uncertainties, resolve deficiencies and strengthen the sustainability performance of the plan or programme being assessed.
- 4.3.2 There are several general methods which can be used to mitigate potential adverse impacts and more widely enhance the contribution of specific policies to delivering the proposed Sunderland CSDP Vision and achieving sustainable development:
- 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 concerns through their development, whether through specific policies or site specific allocations.
- 4.3.3 The assessment of each substantive component of the Publication Draft Sunderland CSDP was initially undertaken on a pre-mitigation basis, which allowed any ambiguities and other weaknesses to be identified and appropriate mitigation or enhancement recommendations to be devised by the SA project team. A schedule of proposed mitigation and enhancement recommendations was issued by PBA to SCC in early May 2018, following which the majority of recommended changes were incorporated into the final Publication Draft Sunderland CSDP. Details of all policy level SEA mitigation and enhancement recommendations made at this point, together with a summary of how each recommendation has been actioned, are provided in **Table 4.2** below.

Table 4.2: Schedule of Publication Draft SA Mitigation and Enhancement Recommendations and SCC Response

Publication Draft Sunderland CSDP Policy (Draft Version – April 2018)	SA Recommendation	SCC Response and Change within final Publication Draft Sunderland CSDP
SP1 - Spatial Strategy	Whilst the supporting text to this policy focuses on climate change mitigation and adaptation, the policy itself does not mention climate change. To address this inconsistency and enhance the environmental performance of Policy SP1, the policy should be expanded to include a reference to climate change in the context of the identified need to develop in sustainable locations (criterion 2c).	Recommendation agreed and implemented.
	The supporting text should be expanded to provide a brief explanation of the A&D plan referred to in Policy SP1 and to make clear that additional sites not currently proposed for allocation within the CSDP will be considered for allocation through its preparation.	Recommendation agreed and implemented.
	The supporting text (or the policy itself) should be expanded to define the "key growth sectors" which Policy SP1 seek to support. To further enhance the contribution of Policy SP1 to SA Objective 3, the policy could be expanded to direct employment generating development to particular locations (in the same high level way as the policy already does this for housing, with the details reserved to subsequent subject policies)	Text has been amended to say that it will support 7,200 jobs, particularly in the Key Growth Sectors, to make clear that it is total jobs growth rather than just in the Key Growth Sectors. The Economic Growth chapter provides further detail on what the key employment sectors are considered to be.
	To enhance the contribution of this policy to SA Objective 11 the policy could be expanded to include a reference to the need to safeguard and improve air quality through planning and development decisions. This would not duplicate criteria provided in other subject policies but would acknowledge the need to take account of air quality as a spatial strategy matter rather than only in development management contexts.	This seems to be too specific for a strategic policy. We have however already included reference to minimising the impacts of climate change, which does cross over with air quality.
SP4 - Washington Area Strategy	The inclusion of a minimum number of units to be allocated in the Washington Area through the future A&D Plan should be deleted from this policy, as this effectively sets a local housing target without it having been subject to capacity testing or SA. If a local housing target for the A&D Plan is established through the CSDP, this could affect future decisions regarding the acceptability of allocating specific sites within the A&D Plan.	Recommendations agreed and implemented.
SP5 - North Sunderland	The inclusion of a minimum number of units to be allocated in the North Sunderland Area through the future A&D Plan should be deleted from this policy, as this effectively sets a local target for future housing allocations without it having been subject to capacity testing or SA. If a local housing	

Publication Draft Sunderland CSDP Policy (Draft Version – April 2018)	SA Recommendation	SCC Response and Change within final Publication Draft Sunderland CSDP
	target for the A&D Plan is established through the CSDP, this could affect future decisions regarding the acceptability of allocating specific sites within the A&D Plan.	
SP7 - The Coalfields	The inclusion of a minimum number of units to be allocated in the Coalfields Area through the future A&D Plan should be deleted from this policy, as this effectively sets a local housing target without it having been subject to capacity testing or SA. If a local housing target for the A&D Plan is established through the CSDP, this could affect future decisions regarding the acceptability of allocating specific sites within the A&D Plan.	
SP10 Housing supply delivery	This policy should be expanded to confirm that sites contained within Sunderland's SHLAA will be considered for allocation separately within the A&D Plan and will be subject to SA through that allocation process. The policy or supporting text should also be expanded to require windfall and small site applications to accord with all relevant policies within the CSDP.	Recommendation agreed and implemented.
SP11 Comparison Retail Growth	The header of the second column in the table within this policy should be reworded "Indicative New Comparison Retail Floorspace (m2)". This would align with the policy wording, which refers to the floorspaces being distributed "broadly" in line with the table, and clarify that the supermarket earmarked for the Coalfields, as mentioned in the text below the policy, would be additional to the new comparison retail floorspace requirements listed within the table.	Recommendation agreed and implemented.
	Consideration should be given to explaining (within the supporting text) the proposed distribution of new comparison retail floorspace between each sub-area i.e. is this distribution derived from the Sunderland Retail Needs Assessment or other evidence?	Recommendation agreed and implemented.
	The supporting text should be expanded to confirm that potential site allocations within the A&D Plan to meet the stated additional floorspace requirements in each sub-area will be subject to site selection and SA processes, which will need to take account of the role/function, characteristics and capacity of centres within each sub-area and any likely sustainability effects from the allocation of individual sites (e.g. accessibility using public transport, potential displacement effects, etc).	No changes proposed. The text already makes it clear that this is indicative and the source for this. It is not considered necessary to make it explicit that all sites will be identified through a site selection process and will be required to undertake an SA.

Publication Draft Sunderland CSDP Policy (Draft Version – April 2018)	SA Recommendation	SCC Response and Change within final Publication Draft Sunderland CSDP
Policy BH5: Shop fronts	The statement in the third paragraph of this policy that proposals in specific areas "will be subject to the requirements of the relevant designation" should be amended for clarity.	Supporting text added to clarify that in certain sensitive areas, a more careful approach might need to be taken and regard given to other relevant policy documents such as CAMs.
Policy NE2: Biodiversity	The first and second criteria of this policy are repetitive and read together are not fully clear due to their overlap. To address this the criteria should be recast, with the first requiring proposals to demonstrate net biodiversity gain and the second requiring the avoidance of significant harm (as well as potentially the minimisation of adverse impacts) to biodiversity or geodiversity interests. In line with the NPPF this second criterion should as a minimum require avoidance of significant harm through alternative location of development or the appropriate implementation of the mitigation hierarchy. Building on the current policy wording, the criterion could also require the assessment and minimisation of any likely adverse effects on biodiversity and geodiversity (i.e. as well as simply avoiding significant harm as required by the NPPF).	Recommendation agreed and implemented.
	The difference between the level of protection afforded to (statutory) SSSIs and (non-statutory) LWS or LGS in criteria four and five is not clear. It is also not clear how the need to safeguard the intrinsic value of a LWS or LGS would be objectively assessed. To accord with the NPPF (paragraph 113) these criteria should be amended to set out more distinct and clearer policy tests for proposals affecting statutory and non-statutory designations.	We consider that the SSSI policy is clear in its approach. Further clarity regarding the approach to determining these impacts will be provided through the forthcoming Biodiversity and Geodiversity SPD- 'intrinsic' value, and will be included in the glossary.
	The reference to buffer zones (in relation to designated sites) within the supporting text to this policy is not clear and should be deleted or at least clarified. Most designated sites do not have defined buffer zones and whilst this wording reads like a policy test, as supporting text it cannot set a substantive requirement not contained in Policy NE2.	The policy refers to proposals directly and indirectly affecting a site. The supporting text makes clear that the buffer zones relate to this aspect of the policy. The supporting text has been amended to state 'appropriate' buffer zones and that these will vary on a case by case basis.
Policy NE3: Woodland/Hedgerows and Trees	The term "significant trees" should be defined, either within Policy NE3 or supporting text.	This has been defined in the supporting glossary.
Policy NE10: Heritage Coast	The two criteria within this policy are inconsistent as whilst the first criterion takes account of local socio-economic need the second prohibits development unless it is "essential", a term which is not defined. A prohibition on non-essential development would also be misaligned with the key objectives of the	Recommendation agreed and implemented.



Publication Draft Sunderland CSDP Policy (Draft Version – April 2018)	SA Recommendation	SCC Response and Change within final Publication Draft Sunderland CSDP
	adopted management plan for, and the status of, the Heritage Coast. To address this and provide an appropriate level of protection for the Heritage Coast, the policy should be revised to focus on compliance with the Management Plan key objectives. For example, the second criterion could be reworded to state: "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".	
Policy WWE1: Decentralised Energy and Policy WWE10: Energy from Waste	Within Policy WWE1, criterion 1(i) and 1(ii) should be amended to require the avoidance of "unacceptable" significant adverse impacts, taking account of any proposed mitigation or compensatory measures and the predicted benefits of the proposal. These criteria should also make clear that mitigation should be proposed to avoid all likely significant adverse impacts wherever possible. Similarly, criterion 1 within Policy WWE10 should be amended to require the avoidance of "unacceptable" significant adverse impacts.	Criterion i and ii amended to say 'unacceptable' significant adverse impacts.
Policy WWE1: Decentralised Energy	Criterion 1(iii) should be reworded to set out a clear policy test for cumulative impacts. This would align with the policy test(s) in criteria 1(i) and (ii).	No change proposed. Cumulative impacts are difficult to set a policy test for, as they will vary on a case by case basis.
Policy WWE2: Flood risk	Criterion 1(viii) should be reworded for clarity and the word "severe" should be replaced.	The word 'severe' has been removed. This section relates to environmental rather than to capacity, and has also been moved to Policy WWE5 relating to the Disposal of Foul Water.
Policy SP16: Connectivity and Transport Network	This policy (or at least the supporting text) should be expanded to confirm that all proposed transport infrastructure interventions requiring planning permission will be assessed against all relevant policies within the CSDP, including with respect to likely environmental and amenity impacts.	No change proposed. The Plan already contains policies that will address any environmental or amenity impacts.

## Mitigation Requirements for Proposed Site Allocations

- 4.3.4 As detailed in **Section 3.6**, the SA of proposed strategic site allocations (**Appendix E**) has identified relevant subject policies which should be engaged in the determination of planning applications for development proposals on allocated sites specifically to avoid likely significant adverse effects from occurring. The Publication Draft CSDP makes clear that the document must be read and applied as a whole and it highlights that all proposed strategic site allocations have been subject to SA.

## Summary

- 4.3.5 This section has demonstrated that through identifying weaknesses and recommending associated changes, the SA process has closely influenced the content of the Publication Draft Sunderland CSDP. As a result, the document is now considered to be more robust and effective in terms of addressing relevant environmental issues. The assessment presented in **Section 5** of this SA has been updated to take account of the mitigation which has now been incorporated into the Publication Draft Sunderland CSDP. A limited number of recommendations for potential further enhancements, none of which are required specifically to avoid likely significant adverse effects but rather have been suggested to improve the clarity of the emerging Sunderland CSDP, are identified in **Section 6**.

## 5 Sustainability Appraisal of the Publication Draft Sunderland CSDP

### 5.1 Introduction

- 5.1.1 This section provides the results of the SA prepared for the Publication Draft Sunderland CSDP. The following plan components have been subject to SA and are considered below in turn:
- Vision and Strategic Priorities;
  - Proposed Strategic Site Allocations; and,
  - Proposed Policies (including proposed strategic and subject policies).
- 5.1.2 This section of the SA Report summarises the findings from the SA, whereas the detailed SA matrices for each plan component are provided separately in the following appendices:
- Appendix D - SA of Proposed Strategic Priorities;
  - Appendix E - SA of Proposed Strategic Site Allocations; and,
  - Appendix F - SA of Proposed Policies.
- 5.1.3 **Sections 4.2 – 4.4** identify (pre-mitigation) effects from the components of the Publication Draft Sunderland CSDP. Mitigation and enhancement recommendations to address any predicted significant adverse effects and to enhance the sustainability performance of the Publication Draft Sunderland CSDP are then detailed in **Section 5** of this report.

### 5.2 SA of the Publication Draft Sunderland CSDP Vision and Strategic Priorities

- 5.2.1 This section considers the sustainability implications of the Publication Draft Sunderland CSDP Vision and Strategic Priorities. These seek to provide an overarching strategic framework upon which the plan's strategic policies (including Policy SP1 – Spatial Strategy), strategic site allocations and development management policies are based.

#### Vision

- 5.2.2 Informed by SCC's Corporate Plan 2016-2020 and its associated key priorities and themes, as well as the Sunderland Economic Masterplan (2010), the Draft Sunderland CSDP sets out a proposed spatial vision for the development of the SCC area up to 2033. This vision statement is shown in **Figure 5.1** below and is thereafter subject to a sustainability appraisal.

Figure 5.1: Proposed Vision within the Publication Draft Sunderland CSDP

**Sunderland 2033**

“By 2033 Sunderland will be a place that:

- has a population in the order of 290,000 people;
- is healthy, safe and prosperous, where people have the opportunity to fulfill 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 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 of the types, sizes and tenures that meet the needs of existing and future communities;
- offers residents the opportunity to live in sustainable communities accommodating all ages and abilities;
- has a City Centre 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”.

- 5.2.3 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 SA Objectives. These relate to:

- Housing: by delivering new homes of range of types and tenures to meet the projected 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 potentially 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 out 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 vision articulates the need to support district and local centres and sustainable travel as well as the need to provide access for all;
  - Flood Risk & Coastal Erosion: the vision notes the need to reduce flood risk impacts to homes and businesses;
  - Air Quality: aspirations for reducing car dependence could have significant benefits for air quality effects; and,
  - Climate Change: the vision supports the transition to a low carbon economy and recognises the need to adapt to climate change.
- 5.2.4 Other potential effects include positive impacts on land and soils through prioritising regeneration, although there is no specific reference to contamination. There are also aspirations for biodiversity protection and enhancement, although meeting housing needs has the potential for some adverse effects, which could also be the case for impacts on cultural heritage and landscape objectives.
- 5.2.5 The high level of growth which the vision seeks to deliver could generate potential adverse impacts on waste and natural resources, although new homes and development may be more resource efficient than existing stock.

### Strategic Priorities

- 5.2.6 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. These Strategic Priorities are listed in **Table 5.1** below.

Table 5.1: Publication Draft Sunderland CSDP Strategic Priorities

Proposed Strategic Priorities	
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.
Strategic Priority 2.	Identifying land we need for development in the right locations so we can protect our most vulnerable assets and areas of value while ensuring we meet our sustainable growth ambitions.
Strategic Priority 3.	Promoting 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.
Strategic Priority 4.	Provide a range and choice of accommodation, house types and tenures to meet the diverse needs of current and future residents.
Strategic Priority 5.	Provide a wide portfolio of employment sites to support the development of key employment sectors and expand the opportunities for new office development.
Strategic Priority 6.	Improve the vitality and economic performance of the Urban Core and designated centres.
Strategic Priority 7.	Protect, sustain and enhance the quality of our built and historic environment and the delivery of distinctive and attractive places.
Strategic Priority 8.	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.
Strategic Priority 9.	Adapting to and minimising 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.
Strategic Priority 10.	Manage waste as a resource and minimise the amount produced and sent to landfill.
Strategic Priority 11.	Promote sustainable and active travel and seek to improve transport infrastructure to ensure efficient, sustainable access.
Strategic Priority 12.	To manage the city's mineral resources ensuring the maintenance of appropriate reserves to meet needs.
Strategic Priority 13.	To ensure that the city has the infrastructure in place to support its future growth and prosperity.

5.2.7 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 Core Strategy, including site specific allocations and development management policies.

5.2.8 A detailed assessment of the Strategic Priorities against the SA Framework is provided in **Appendix D**. 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 predicted. The Strategic Priorities therefore provide a strong framework to underpin site allocations and development management policies. Notwithstanding this, the assessment undertaken has identified several areas where the Strategic Priorities could be enhanced or clarified, including:

- Water Resources: No Strategic Priority directly addresses issues of water quality, although there may be associated benefits for instance in relation to climate change.

There is the potential for this to be addressed in more detail to further promote the potential for beneficial effect; and,

- The need to avoid pollution effects is not picked up very clearly by the Strategic Priorities and this could be improved, both in terms of protecting human health and the ecological receptors;

### 5.3 SA of Strategic Site Allocations

5.3.1 This section presents key findings from the SA of all proposed site allocations and reasonable alternatives which is detailed fully in **Appendix E**. The following types of proposed site allocations have been appraised:

- Urban Strategic Scale Sites;
- Housing Growth Areas;
- Key and Primary Employment Areas; and,
- Travelling Showpeople, Gypsies and Travellers (TSGT) Sites.

5.3.2 Key findings from the appraisal of each type of proposed site allocation are detailed in turn below.

#### Proposed Urban Strategic Scale Sites

##### The Vaux (Policy SS1)

5.3.3 The policy provides the policy framework to deliver the Council's long term aspiration to create a new office led regeneration development on the former Vaux site. The allocation is a continuation of the support already given by Policy SA55A.2 of the existing adopted development plan for central Sunderland (UDP Alteration No.2 – adopted September 2007) and would be consistent with the Council's Economic Masterplan and the Economic Leadership Board's 3,6,9 Vision.

5.3.4 This site was allocated through Policy SA55A.2 of the adopted Sunderland UDP Alteration No. 2 (2007), has planning permission and is under construction. The proposed allocation of the site therefore merely reflects its current planning status and provides continued policy support for the implementation of a consented development. No new or different environmental or sustainability effects are therefore likely to occur as a result of the site's proposed allocation within the emerging Sunderland CSDP. On this basis the Vaux has been scoped out of the detailed SA undertaken for other proposed strategic site allocations presented in **Appendix E**.

##### South Sunderland Growth Area (Policy SS6)

5.3.5 The SA of the proposed South Sunderland Growth Area (SSGA) is contained within the separate SA report which accompanied the Consultative Draft SSGA Supplementary Planning Document (SPD), which SCC consulted on in tandem with the Draft Sunderland CSDP. Relevant caselaw has confirmed that this nested approach to SA is appropriate as a means of undertaking proportionate assessment and avoiding unnecessary duplication.

5.3.6 The Draft SSGA SPD SA Report has been prepared by other consultants appointed by SCC and is therefore not appended directly to this SA Report. However, PBA have examined the document to ensure that the SA methodology and conclusions broadly align with this SA Report and that appropriate mitigation has been proposed to address all identified Significant Adverse effects. On this basis, the SSGA has been scoped out of the detailed SA undertaken for other proposed strategic site allocations presented in **Appendix E**.

## Proposed Housing Growth Areas

- 5.3.7 Policies SP3 – SP6, SS2 – SS7 and HGA1 – HGA11 within the Publication Draft Sunderland CSDP set out area based strategies and spatial policies, within which 11 Housing Growth Areas (formerly known as ‘Green Belt Housing Release Sites’ within the Draft Sunderland CSDP (2017)) are proposed for release from the Green Belt and allocation to deliver a total of approximately 1,355 dwellings. As detailed in **Appendix E** of the SA Report and within Green Belt Review reports which support the Publication Draft Sunderland CSDP, SCC has established the need to release these sites from the Green Belt in order to:
- Eliminate a predicted housing land supply shortfall against Sunderland’s objectively assessed need (OAN);
  - Contribute to meeting SCC’s minimum housing target of 765 new dwelling per year over the period to 2033;
  - Provide sufficient flexibility within Sunderland’s identified deliverable housing land supply to guard against potential non-delivery on individual sites; and,
  - Support the delivery of the wider spatial strategy set out within the Publication Draft Sunderland CSDP.
- 5.3.8 The findings from the SA of all candidate Housing Growth Area allocations, including the 11 proposed allocations, are detailed in **Table 5.2** below and considered further in **Appendix E**. This includes confirmation of each site’s status and mitigation requirements. The site reference numbers allocated to each candidate site in **Table 5.2** for presentational purposes are explained in **Table 5.3**. All sites stated in bold within this table are those which SCC propose to allocate within the Publication Draft Sunderland CSDP.
- 5.3.9 The location of each candidate Housing Growth Area that have been considered in this SA is shown within the Stage 3 Green Belt Review Report which accompanies the Publication Draft Sunderland CSDP. Of note, the candidate sites have not been assessed against SA Objectives 3 - Economy and Employment, 12 - Climate Change and 13 - Waste and Natural Resources as these are either not relevant or not possible to undertake a proportionate assessment in respect of at this stage.



Table 5.2: Sustainability Appraisal of Candidate Housing Growth Area Allocations

SA Objective	Assessment Criteria	Candidate Sites																													
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD
1. Biodiversity and Geodiversity	Biodiversity and wildlife	+	+	0	+	0	0	0	0	0	-	0	+	+	+	-	-	0	+	0	-	+	-	0	-	-	-	0	0	0	+
2. Housing	Quantum of development	+	+	+	+	++	++	+	+	++	+	++	++	+	+	++	++	+	+	++	++	+	+	++	++	++	++	+	+	++	+
3. Economy and Employment																															
4. Learning and Skills	Proximity to Primary School	+	++	++	+	-	+	+	-	+	+	++	++	-	-	-	+	++	+	++	+	-	++	+	+	+	+	+	+	++	++
	Proximity to Secondary School	-	-	-	-	-	+	+	+	++	++	-	-	-	-	-	-	-	-	-	-	-	++	+	+	+	+	-	+	+	-
	Infrastructure – schools	-	-	-	0	0	-	-	0	0	0	0	-	0	0	0	-	-	-	-	-	0	0	0	0	0	0	0	-	-	-
5. Sustainable Communities	Proximity to Primary School	+	++	++	+	-	+	+	-	+	+	++	++	-	-	-	+	++	+	++	+	-	++	+	+	+	+	+	+	++	++
	Proximity to Secondary School	-	-	-	-	-	+	+	+	++	++	-	-	-	-	-	-	-	-	-	-	-	++	+	+	+	+	-	+	+	-
	Proximity to convenience store	-	-	-	--	--	-	-	+	--	+	++	+	++	--	+	-	++	+	+	--	--	++	-	-	+	-	-	+	-	++
	Proximity to open space	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	Allotment site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Infrastructure – schools	-	-	-	0	0	-	-	0	0	0	0	-	0	0	0	-	-	-	-	-	-	0	0	0	0	0	0	-	-	-
6. Health and Wellbeing	Proximity to GP surgery	-	-	-	-	-	++	++	-	++	+	-	+	+	-	++	-	-	-	-	-	-	+	-	-	-	+	+	++	+	-
	Proximity to Pharmacy	-	-	-	-	-	++	-	-	+	-	+	+	-	++	-	-	-	-	-	-	-	+	-	-	-	+	+	++	+	-
	Proximity to open space	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	Allotment site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Designated open space/playing field	0	0	0	--	0	--	0	0	0	--	--	0	0	0	0	0	0	0	0	--	--	--	0	0	0	0	0	0	0	0
	Adjacent land use – potential for amenity affect	-	-	0	-	-	0	0	-	0	0	0	0	-	-	-	0	0	0	-	0	0	-	0	0	0	0	-	-	0	0
7. Transport and Communication	Access to public transport	++	++	++	++	+	++	++	+	+	++	++	++	++	+	+	+	++	+	+	+	++	++	++	++	++	++	++	++	++	++
	Proximity to Primary School	+	++	++	+	-	+	+	-	+	+	++	++	-	-	-	+	++	+	++	+	-	++	+	+	+	+	+	+	++	++
	Proximity to Secondary School	-	-	-	-	-	+	+	+	++	++	-	-	-	-	-	-	-	-	-	-	-	++	+	+	+	+	-	+	+	-
	Proximity to convenience store	-	-	-	--	--	-	-	+	--	+	++	+	++	--	+	-	++	+	+	--	--	++	-	-	+	-	-	+	-	++
	Proximity to GP surgery	-	-	-	-	-	++	++	-	++	+	-	+	+	-	++	-	-	-	-	-	-	+	-	-	-	+	+	++	+	-
	Proximity to Pharmacy	-	-	-	-	-	++	-	-	-	+	-	+	+	-	++	-	-	-	-	-	-	+	-	-	-	+	+	++	+	++
	Proximity to open space	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	Safe access	+	+	-	-	-	+	+	-	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	Infrastructure – schools	-	-	-	0	0	-	-	0	0	0	0	-	0	0	0	-	-	-	-	-	-	0	0	0	0	0	0	-	-	-
8. Land Use and Soils	Greenfield/Brownfield	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Allotment site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Agricultural land	++	0	0	0	-	0	0	0	0	0	0	0	0	0	++	--	0	0	0	0	0	0	0	--	--	--	0	0	0	0
	Ground conditions and contamination	0	0	0	0	0	-	0	0	0	-	0	0	0	0	0	0	0	0	0	-	0	0	-	0	0	0	0	0	0	0
9. Water	Source Protection Zone	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Ground conditions and contamination	0	0	0	0	0	-	0	0	0	-	0	0	0	0	0	0	0	0	0	-	0	0	-	0	0	0	0	0	0	0
	Infrastructure – sewage	-	-	-	-	-	-	-	0	-	0	0	-	0	-	-	-	-	0	-	0	-	0	-	0	-	-	-	0	0	
10. Flood Risk and Coastal Erosion	Flood Zone 2 and 3a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Surface water flooding	0	-	-	0	-	-	0	0	-	0	-	0	-	0	-	0	-	0	-	0	-	0	-	--	0	-	-	0	0	
	Critical Drainage Area	0	0	0	0	0	0	0	-	0	0	-	0	-	0	-	0	0	0	0	0	0	0	-	-	-	0	-	-	0	
	Groundwater Flooding	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	0	-	0	-	-	-	-	
11. Air	Access to public transport	++	++	++	++	+	++	++	+	+	++	++	++	++	+	+	+	++	+	+	+	++	++	++	++	++	++	++	++	++	
12. Climate Change																															
13. Waste and Natural Resources																															
14. Cultural Heritage	Historic Environment	--	0	0	0	0	-	-	-	-	-	-	0	0	-	0	-	0	-	-	0	-	-	-	-	-	-	-	0	-	-
15. Landscape and Townscape	Greenfield/Brownfield	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Landscape: heritage coast or sett break	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Landscape character	-	-	-	0	0	0	--	--	--	-	-	0	-	--	-	0	-	-	-	-	-	0	0	--	--	--	0	0	--	--
	Landscape: heritage coast or sett break	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Designated open space/playing field	0	0	0	--	0	--	--	0	0	--	--	0	0	0	0	0	0	0	0	0	0	--	--	--	0	0	0	0	0	
		Additional Acceptability and Deliverability Criteria																													
	Green Belt purpose																														
	Site availability																														
	Site achievability																														

Table 5.3: Candidate Housing Growth Area Allocations Shorthand References

Site	Shorthand Reference	Site	Shorthand Reference
Pearreth Hall / Trust SP11 (299-300)	A	Warren Lea SP10 (354)	Q
<b>East Springwell and land south of East Springwell (424)</b>	B	Uplands Way SP10 (415)	R
<b>South West Springwell (407C)</b>	C	Mount La / Windsor SP13 (407 and 408)	S
<b>North of High Usworth (567)</b>	D	George Wash Golf / US1 (405A and 405B)	T
<b>North of Usworth Hall (463A)</b>	E	W of Waterloo Rd (west) US3 (463B)	U
<b>Rickleton (671)</b>	F	East of Witherwack RE7 (672)	V
<b>Fatfield (673)</b>	G	North of Hillcrest MD4 (419)	W
Glebe House Farm PA3 (646)	H	Middle Herrington (SW) MD4-5-6 (648B)	X
<b>North Hylton (416A)</b>	I	Middle Herrington (NE) MD2-4 (648D)	Y
<b>Fulwell (675)</b>	J	West of Cherry Knowle BU4 (674)	Z
Land at West Park MD8 (676)	K	W of Biddick Woods FA12 FA13 (444)	AA
<b>Penshaw (465)</b>	L	N of Market Place IE WA23 (423)	AB
<b>New Herrington (113)</b>	M	E of Seaham Road WA33 (645)	AC
Granaries, Offerton CO31 (464B)	N	Penshaw Stables	AD
<b>Philadelphia (330B)</b>	O		
<b>Land East of Washington (401 / 697)</b>	P		

5.3.10 The effects illustrated in **Table 5.2** above are discussed below with reference to each applicable Sustainability Objective from the Sunderland CSDP SA Framework (**Appendix C**).

#### **SA Objective 1 - Biodiversity and Geodiversity**

5.3.11 No likely significant effects on this SA Objective are predicted. However, 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**

- 5.3.12 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**

- 5.3.13 10 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 (i.e. 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**

- 5.3.14 30 candidate sites (i.e. all except Granaries, Offerton CO31 (464B)) 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 (i.e. significant adverse) effects through their lack of proximity to other specific amenities. Two additional sites that are not predicted to have any Major Positive effects are predicted instead 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**

- 5.3.15 30 candidate sites (i.e. all except Granaries, Offerton CO31 (464B)) are predicted to have a Major Positive (i.e. significant beneficial) 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, 8 candidate sites are predicted to have a Major Negative (i.e. significant adverse) effect 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**

- 5.3.16 This SA Objective considers proximity to transport networks and accessibility to key services. 30 candidate sites (i.e. all except Granaries, Offerton CO31 (464B)) are predicted to have a Major Positive (i.e. significant beneficial) effect on this SA Objective owing to their proximity to open space. 13 candidate sites are also predicted to have Major Positive (i.e. significant beneficial) effects due to their close proximity to other amenities, whilst a total of 18 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. 6 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**

5.3.17 All candidate sites are located within the designated Green Belt. Notwithstanding this, 2 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. 5 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 are 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**

5.3.18 1 candidate site (West of Cherry Knowle BU4 (674)) 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**

5.3.19 1 candidate site (Middle Herrington (SW) MD4-5-6 (648B)) 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**

5.3.20 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. 18 sites are predicted to have a Major Positive (i.e. significant beneficial) 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**

5.3.21 1 site (Peareth Hall / Trust SP11 (299-300)) 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**

5.3.22 9 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.

### Mitigation Requirements

- 5.3.23 Where the SA presented in **Table 5.2** identifies a likely significant adverse effect from the allocation of a candidate Housing Growth Area allocation, which is denoted by -- scoring, suitable mitigation needs to be in place to ensure the avoidance of likely significant adverse effects from any development proposals subsequently brought forward on the site. This mitigation takes the form of the application of relevant subject policies within the Sunderland CSDP specifically to avoid likely significant adverse effects from occurring. Relevant subject policies to address this are listed in **Appendix E**.

### Proposed Primary and Key Employment Areas (PEAs and KEAs)

- 5.3.24 The findings from the SA of all candidate Primary and Key Employment Areas (PEAs and KEAs) including proposed allocations and reasonable alternatives are summarised in **Table 5.4** and detailed in **Appendix E** (including confirmation of each site's status and mitigation requirements). All candidate KEAs and PEAs as well as reasonable alternatives have been identified from the Sunderland ELR 2016, which includes a map of all candidate sites.
- 5.3.25 The level of assessment undertaken was less than for candidate Housing Growth Areas and candidate TSGT sites in order to remain proportionate, as all candidate PEA/KEA sites are existing employment locations. As shown in **Table 5.4** the candidate PEA and KEA have not been assessed against SA Objectives 2 - Housing, 6 – Health and Wellbeing, 12 - Climate Change and 13 - Waste and Natural Resources as these are either not relevant or not possible to undertake a proportionate assessment of at this stage.

Table 5.4: Sustainability Appraisal of Candidate KEA and PEA

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
Houghton - Quarry (Biffa Landfill site)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Houghton Hill, Cut and Scarp LGS LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	-	Site is within 1km of identified waterbody	+	Site is within Flood Zone 9	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	--	Site is within Green Belt or Settlement Break
Groves	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hylton Dene LNR LWS, Hylton Colliery Pond LWS LNR, Claxheugh Rock and Ford Limestone Quarry SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 5	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Port - Disused Hendon railway sidings, Moor Terrace	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 21	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
West of petrol filling station, Pallion New Road	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 12	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Lisburn Terrace adjoining former Corning site	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 13	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Lisburn Triangle	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 22	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Farrington, East of North Moor Lane (1)	-	Within 500m - 2km of designated site	Regional Wildlife Corridor, Gilley Law Quarry SSSI		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	-	Site is within or adjoins Flood Zone 2	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
														developed land												
Farrington, East of North moor lane (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 39	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Defended settlement on Humbledon Hill	0	Site is within existing settlement/urban envelopes
Vaux and Farrington Row	-	Within 500m - 2km of designated site	Regional Wildlife Corridor		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 6	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Defended settlement on Humbledon Hill	0	Site is within existing settlement/urban envelopes
west of Silksworth Way, Farrington	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 10	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
East End, Russell Street/ West Wear Street	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 14	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Monkwearmouth Anglo-Saxon monastery and medieval priory	0	Site is within existing settlement/urban envelopes
Stadium Park	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 23	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Sheepfolds	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 24	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Monkwearmouth Anglo-Saxon monastery and medieval priory	0	Site is within existing settlement/urban envelopes
Bonnarsfield	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 7	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Monkwearmouth Anglo-Saxon monastery and medieval priory	0	Site is within existing settlement/urban envelopes

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
East End, Scotia Quay	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 3	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade I) Monkwearmouth Anglo-Saxon monastery and medieval priory	0	Site is within existing settlement/urban envelopes
East End, High Street East/ Low Street	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 15	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Monkwearmouth Anglo-Saxon monastery and medieval priory	0	Site is within existing settlement/urban envelopes
Sea View/Stockton Road, South Ryhope	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Durham Coast SSSI SPA SAC, Ryhope Beach LGS LWS, Ryhope Dene LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 48	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Ryhope pumping engines	0	Site is within existing settlement/urban envelopes
Salterfen	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Durham Coast SSSI SPA SAC, Ryhope Beach LGS LWS, Hendon Cliffs LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 49	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Ryhope pumping engines	0	Site is within existing settlement/urban envelopes
Holystone Waste, adjoining Railway, Pattinson South	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Pattinson South Pond LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 16	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
North of Campanile Hotel, Emerson	-	Within 500m - 2km of designated site	Regional Wildlife Corridor, Vigo Wood & Railway Embankment LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	-	Site is within 1km of identified waterbody	+	Site is within Flood Zone 5	--			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Silverstone Road, Sulgrave	-	Within 500m - 2km of designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	-	Site is within 1km of identified waterbody	+	Site is within Flood Zone 6	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Colliery engine house at Washington F Pit, Albany	0	Site is within existing settlement/urban envelopes
North of Blackthorn Way (1), Sedgelych	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 50	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes



Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
														developed land												
North of Gatehouse, Philadelphia	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 40	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
South of Gatehouse, Philadelphia	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 41	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
East of Main waste transfer station (6), New Lambton	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 12	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Small scrap yard (4), New Lambton	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 42	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
East of TKT Cosyfoam (3), New Lambton	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 43	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Former Main waste transfer station (5), New Lambton	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 44	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Allotments (3), Market Place	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Houghton Hill, Cut and Scarp LGS LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	0	Site is outside 1km of identified waterbody	+	Site is within Flood Zone 1	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
Northern extension (1), Market Place	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Houghton Hill, Cut and Scarp LGS LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	0	Site is outside 1km of identified waterbody	+	Site is within Flood Zone 2	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Northern Extension (1), Houghton Colliery	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Houghton Hill, Cut and Scarp LGS LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	-	Site is within 1km of identified waterbody	+	Site is within Flood Zone 7	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Doxford International	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 25	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Hasting Hill curus and causewayed enclosure, 600m south of Hasting Hill Farm	0	Site is within existing settlement/urban envelopes
The Port of Sunderland	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Sunderland South Docks LWS, North Dock Tufa, Roker LGS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 8	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Monkwearmouth Anglo-Saxon monastery and medieval priory	0	Site is within existing settlement/urban envelopes
Sunrise Business Park	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hylton Dene LNR LWS, Tlesheds LWS LNR, Wear River Bank SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 26	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Hylton Castle: a medieval fortified house, chapel, 17th and 18th century country houses and associated gardens	0	Site is within existing settlement/urban envelopes
Rainton Bridge North (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Redburn Marsh LWS, Joe's Pond SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 14	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Seven Sisters round barrow, Copt Hill, Houghton-le-Spring	0	Site is within existing settlement/urban envelopes
Rainton Bridge South	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Redburn Marsh LWS, Joe's Pond SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 51	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Seven Sisters round barrow, Copt Hill, Houghton-le-Spring	0	Site is within existing settlement/urban envelopes
Glover	--	Within 500m of designated site OR proposed site includes	Regional Wildlife Corridor, Barmston Pond LNR LWS, Severn Houses LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 52	++			--	Within 500m of designated site OR proposed	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
		designated site												previously developed land									site includes designated site			
Pattinson North (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Barmston Pond LNR LWS, Washington Wildfowl and Wetlands Centre		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 27	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Pattinson North (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Barmston Pond LNR LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 28	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Pattinson South	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Pattinson South Pond LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 29	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Stephenson (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Usworth Pond LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 53	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Stephenson (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Usworth Pond LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 15	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Wear (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Vigo Wood & Railway Embankment LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 30	-			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Wear (2)	--	Within 500m of designated site OR proposed site includes	Regional Wildlife Corridor, Vigo Wood & Railway Embankment LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 54	--			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
		designated site												developed land												
Nissan	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Barmston Pond LNR LWS, Hylton Plantation LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 31	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Hylton Riverside (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hylton Dene LNR LWS Hylton Colliery Pond LWS LNR, Claxheugh Rock and Ford Limestone Quarry SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 32	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Hylton Riverside (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hylton Colliery Pond LWS LNR		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 18	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Hillthorn Business Park	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Barmston Pond LNR LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 55	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Turbine Business Park	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Barmston Pond LNR LWS, Hylton Plantation LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 33	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Rainton Bridge North (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 13	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Hendon	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hendon Railway LWS, Durham Coast SAC SSSI SPA, Mowbray Park LGS,		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 34	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
Leechmere	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hendon Railway LWS, Tunstall Hills & Ryhope Cutting LNR SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 56	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Pennywell	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, The Heughs		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	-	Site is within 1km of identified waterbody	+	Site is within Flood Zone 4	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Round barrow on Hasting Hill, 230m west of Hasting Hill Farm	0	Site is within existing settlement/urban envelopes
Pallion (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Claxheugh Riverside LWS, Claxheugh Rock and Ford Limestone Quarry SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 35	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Pallion (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Claxheugh Riverside LWS, Claxheugh Rock and Ford Limestone Quarry SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 36	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Hylton Castle: a medieval fortified house, chapel, 17th and 18th century country houses and associated gardens	0	Site is within existing settlement/urban envelopes
Deptford	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 9	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Low Southwick (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 10	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Low Southwick (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 4	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
North Hylton Road (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hylton Dene LNR LWS, Hylton Colliery Pond LWS (LNR), Hylton Castle Cutting SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 37	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Hylton Castle: a medieval fortified house, chapel, 17th and 18th century country houses and associated gardens	0	Site is within existing settlement/urban envelopes
North Hylton Road (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hylton Dene LNR LWS, Hylton Colliery Pond LWS (LNR)		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 38	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Armstrong	-	Within 500m - 2km of designated site	Regional Wildlife Corridor, Springwell Ponds LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 45	+			-	Within 500m - 2km of designated site	Listed Building (Grade II) Colliery engine house at Washington F Pit, Albany	0	Site is within existing settlement/urban envelopes
Crowther	-	Within 500m - 2km of designated site	Regional Wildlife Corridor, Vigo Wood & Railway Embankment LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 46	--			-	Within 500m - 2km of designated site	Listed Building (Grade II) Bowes Railway	0	Site is within existing settlement/urban envelopes
Hertburn	-	Within 500m - 2km of designated site	Regional Wildlife Corridor		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 47	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Parsons	-	Within 500m - 2km of designated site	Regional Wildlife Corridor, Springwell Ponds LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	-	Site is within 1km of identified waterbody	+	Site is within Flood Zone 8	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Swan (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Pattinson South Pond LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 19	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Swan (2)	-	Within 500m - 2km of	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of		--	Site is within 2km of identified	++	Existing industrial land, a	--	Site is within 500m of	+	Site is within Flood Zone 11	++			-	Within 500m - 2km of	Listed Building (Grade II)	0	Site is within existing

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
		designated site							residential area			traffic congestion		brownfield site or previously developed land		identified waterbody							designated site		settlement/urban envelopes	
New Herrington	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 20	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Dubmire	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 16	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Houghton Market Place	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Houghton Hill, Cut and Scarp LGS LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	0	Site is outside 1km of identified waterbody	+	Site is within Flood Zone 3	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Colliery engine house at Washington F Pit, Albany	0	Site is within existing settlement/urban envelopes
Hetton Lyons East	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hetton Bogs LNR SSSI, Hetton Lyons Country Park LWS PLNR		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 57	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Pallion Shipyard	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 11	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes

5.3.26 **Table 5.4** outlines why the allocation of each of the 73 assessed candidate sites could have effects on the SA Objectives if they were taken forward for inclusion in the Publication Draft CSDP. In relation to the predicted significant effects:

- 69 candidate sites are predicted to have Major Negative (i.e. significant adverse) effects on SA Objective 1 owing to their proximity to designated sites. For the avoidance of doubt, this does not mean that employment generating proposals on these sites would necessarily result in significant adverse effects on biodiversity or geodiversity interests, or even that habitats or species surveys would always be required in support of such proposals. Rather, this SA simply identifies that due to the proximity of existing designated sites, the potential for likely significant adverse effects to arise from development proposals on these sites should be taken into account by applicants and decision makers;
- 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;
- All 73 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;
- 25 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, 52 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 areas of traffic congestion or capacity constraints, as identified within the adopted 3<sup>rd</sup> Local Transport Plan (LTP) for Tyne and Wear (2011 – 2021). This SA finding simply means that the potential for significant adverse effects on the transport network to arise from development proposals on these sites should be taken into account by applicants and decision makers;
- 65 candidate sites are predicted to have a Major Positive (i.e. significant beneficial) effect on SA Objective 8 owing to being located on existing industrial land, a brownfield site or previously developed land;
- 65 candidate sites are predicted to have a Major Negative (i.e. significant adverse) effect on SA Objective 9 owing to being located within 500m of an identified waterbody. As above, this simply means that the potential for such effects to occur from development proposals on these sites should be considered by applicants and decision makers;
- 14 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. As above, this simply means that the potential for such effects to occur from development proposals on these sites should be considered by applicants and decision makers;
- 68 candidate sites are predicted to have a Major Positive (i.e. significant beneficial) effect on SA Objective 11 owing to be located at least 2km from a Air Quality Management Area (AQMA), with 5 candidate sites having a Major Negative (i.e. significant adverse) effect due to being located within 500m of an AQMA. As above, this simply means that the potential for such effects to occur from development proposals on these sites should be considered by applicants and decision makers;
- 48 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). As above, this simply means that the potential for such effects to occur from development proposals on these sites should be considered by applicants and decision makers; and,



- One candidate site (not proposed for allocation) is predicted to have a Major Negative (i.e. significant adverse) effect on SA Objective 15 owing to being located within the existing Green Belt or a Settlement Break as per the existing statutory Development Plan for the SCC area. Any future development proposal on this site would need to be assessed against relevant policies within the Sunderland CSDP to address such effects.

5.3.27 There are no predicted significant effects (positive or adverse) from any candidate sites on SA Objective 4.

#### **Mitigation Requirements**

5.3.28 Where the SA presented in **Table 5.4** identifies a likely significant adverse effect from the allocation of a candidate PEA or KEA, which is denoted by ■ scoring, suitable mitigation needs to be in place to ensure the avoidance of likely significant adverse effects from any development proposals subsequently brought forward on the site. This mitigation takes the form of the application of relevant subject policies within the Sunderland CSDP specifically to avoid likely significant adverse effects from occurring. Relevant subject policies to address this are listed in **Appendix E**.

#### **Travelling Showpeople, Gypsies and Travellers (TSGT) Sites**

5.3.29 The findings from the SA of all candidate TSGT Sites, including proposed allocations and reasonable alternatives are summarised in **Table 5.5** below and detailed in **Appendix E** (including confirmation of each site's status and mitigation requirements for the proposed TSGT allocations). This SA includes sites which could be developed within the two "*broad locations of growth*" identified in Policy H4 within the Publication Draft Sunderland CSDP.

5.3.30 Of note, all candidate sites have not been assessed against SA Objectives 3 - Economy and Employment, 12 - Climate Change and 13 - Waste and Natural Resources as these are either not relevant or not possible to undertake a proportionate assessment of at this stage. The key to explain the summary provided in **Table 5.5** is detailed within **Table 5.6** below.

Table 5.5: Sustainability Appraisal Matrix for Candidate TSGT Sites



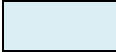







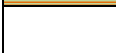




Site	SA1: Biodiversity and Geodiversity	SA2: Housing	SA3: Economy and Employment	SA4: Learning and Skills	SA5: Sustainable Communities	SA6: Health and Wellbeing	SA7: Transport and Communication	SA8: Land Use and Soils	SA9: Water Environment	SA10: Flood Risk and Coastal Erosion	SA11: Air	SA:12 Climate Change	SA13: Waste and Natural Resources	SA14: Cultural Heritage	SA15: Landscape and Townscape
11.Land at Ferryboat Lane (opp no. 163), Castletown	+	++		0	0	-/+/-	++/++	++/0	0	+/-/0/-	++			0	0/0
12.Land at Ferryboat Lane (opp no.11), Castletown	+	++		0	0	++/+/-	++/++	++/0	0	+/0/0/0	++			0	0/0
90.Land to the rear of The Buffs, Southwick	0	++		++/++/-	0	0	+/++	++/0/0	0	+/0/0/-	++			0	0/0
16.Land at Stephenson Road	+	++		++/+/-	0	+/++/-	- /++	++/-/-	0	+/0/0/-	++			0	-/0
18.Land to the west of Donvale Rd, Donwell.	+	++		+/+/-	0	+/+/-	++/++	++/0	0	+/0/0/-	++			-	0/0
19.Land east of Craggyknowe, Blackfell	+	++		+/+/-	0	-/-/-	++/++	++/0	0	+/0/-/-	++			0	0/0
22.Land at Bonemill Lane	+	++		++/+/-	0	0	+/++		0	+/0/0/-	++			0	0/0
23a.Land at Crowther Industrial Estate	+	++		+/++/-	0	-/-/-	++/++	++/0	0	+/0/-/-	++			-	-/0
60. Land to the west of Waterloo Walk, Sulgrave	+	++		++/+/-	0	0	- /++	++/0	0	+/0/0/-	++			0	0/0
98.Land at Hertburn Industrial Estate	+	++		+/++/-	0	++/++/-	++/++	++/0	0	+/0/0/-	++			0	0/0
24.Land to the rear of Penistone Rd, Pennywell	0	++		+/++/0	0	++/++/-	++/++	++/-/-	0	+/0/0/-	++			0	0/0
25.Rear of South Hylton House, Hylton Bank	0	++		0	0	0	+/++	++/0	0	+/-/0/-	++			0	0/0
34. Land west of Silksworth Way, Silksworth	0	++		0	0	0	+/++	++/-/-	0	0	++			0	0/0
35. Land east of Clinton Place	0	++		0	0	0	+/++	++/-/-	0	0	++			0	0/0

Site	SA1: Biodiversity and Geodiversity	SA2: Housing	SA3: Economy and Employment	SA4: Learning and Skills	SA5: Sustainable Communities	SA6: Health and Wellbeing	SA7: Transport and Communication	SA8: Land Use and Soils	SA9: Water Environment	SA10: Flood Risk and Coastal Erosion	SA11: Air	SA12: Climate Change	SA13: Waste and Natural Resources	SA14: Cultural Heritage	SA15: Landscape and Townscape
36. Land east of Silksworth Lane, High Newport	0	++		0	0	0	+ /++	++/0/	-	+/-/-/	++			-	-/-
65. Land adjacent to Littlewoods Home shopping group, Commercial Rd, Hendon	-	++		0	0	++/++/-	++/++	++/+/-	-	0	++			-	0/0
67. Land at North Moor Lane	0	++		0	0	0	++/++	++/0	0	+/0/-/	++			0	0/0
68. Ivor Street, Grangetown	-	++		0	0	0	++/++		0	+/0/0/-	++			0	0/0
69. Land to the rear of former Sportsmans Arms P.H, Silksworth	0	++		0	0	0	-/++	++/0	0	+/0/0/-	++			0	0/0
101. Land at Hendon Road East	-	++		0	0	++/++/-	++/++	++/0	0	+/0/0/0	++			-	0/0
111. Land at Sandmere Rd, Leechmere Ind Estate	-	++		++/++/0	0	+/++/-	-/++	++/0	0	+/0/0/0	++			0	-/0
112. Land to the rear of allotments at Hollycarrside Road	-	++		0	0	0	-/++	++/0	0	+/0/0/-	++			-	-/0
38. Land north of Shiney Row Centre, Shiney Row	+	++		++/-/	++-	0	--/++	++/0	0	+/-/-/	++			0	0/-
41. Land east of Harle Close, Sunnyside	+	++		++/+/-	0	0	+ /++	++/0	0	+/-/-/	++			-	0/0
45. Land at Lyons Ave, Easington Lane	+	++		0	0	0	--/++	++/0	-	+/0/-/-	++			0	0/0
47. Land north of Moorsley Rd, High Moorsley - Site 1	0	++		0	0	0	-/+	++/0	0	+/0/-/	++			0	--/0
48. Land north of Moorsley Rd,	0	++		0	0	0	-/++	++/-/	0	+/0/-/	++			0	--/0

Site	SA1: Biodiversity and Geodiversity	SA2: Housing	SA3: Economy and Employment	SA4: Learning and Skills	SA5: Sustainable Communities	SA6: Health and Wellbeing	SA7: Transport and Communication	SA8: Land Use and Soils	SA9: Water Environment	SA10: Flood Risk and Coastal Erosion	SA11: Air	SA:12 Climate Change	SA13: Waste and Natural Resources	SA14: Cultural Heritage	SA15: Landscape and Townscape
High Moorsley - Site 2															
49.Land South Valley View, Moorsley Rd, High Moorsley	-	++		0	0	0	-/+	++/0	-	0	++			0	--/0
50.Site of former Easington lane Primary School.	+	++		0	0	0	--/++	++/0/0	0	0	+			-	0/0
51.Land east of North View,(former Forest Estate) Easington Lane	+	++		0	0	0	--/++	++/0	0	+0/-/-	++			-	0/0
74. Land north of Collingwood Drive, Shiney Row	+	++		++/-/-	0	0	--/++	++/0	-	+0/-/-	+			-	0/0
76. Britannia Terrace Allotments, Fence Houses	+	++		++/+/-	++ ++ --	0	-/++	++/0	-	+/-/-/-	++			0	0/0
79. Site of former Fence houses Primary School	+	++		++/+/-	0	0	-/++	++/0	-	+0/-/-	++			0	0/0
93.Land at South Hetton Road, Easington Lane	+	++		0	0	-/+/-	--/++	++/0	0	+0/-/-	++			-	0/0
94. Car Park at Hetton Lyons Ponds	0	++		0	0	0	--/+	++/+/-	0	+0/0/-	+			-	--/0
95.Land at Forest Estate, Easington Lane	+	++		0	0	0	--/++	++/0	0	+0/-/-	++			0	0/0
102. Low Moorsley Road, Low Moorsley	+	++		0	0	0	-/++	++/0	-	+0/-/-	++			0	--/0
105. Council Depot, Gravel Walks, Market Place Industrial Estate	+	++		++/++/-	0	++/++/-	++/++	++/0	-	+/-/-/-	+			0	0/0
106. Gilpin House, Blind	+	++		++/+/-	0	0	+/++	++/0	-	+0/-/-	++			0	0/0

Site	SA1: Biodiversity and Geodiversity	SA2: Housing	SA3: Economy and Employment	SA4: Learning and Skills	SA5: Sustainable Communities	SA6: Health and Wellbeing	SA7: Transport and Communication	SA8: Land Use and Soils	SA9: Water Environment	SA10: Flood Risk and Coastal Erosion	SA11: Air	SA:12 Climate Change	SA13: Waste and Natural Resources	SA14: Cultural Heritage	SA15: Landscape and Townscape
Land, Houghton-le-Spring															
107.Land to the north of Pearson's Industrial estate	+	++		0	0	0	--/++	++/0	-	+/0/-/	++			-	0/0
113. Land at Lorne St/Elemore Lane	+	-		0	0	0	--/+	++/0	0	+/0/-/	++			-	--/0
114. Land at Gadwall Road, Rainton Bridge Ind Estate	0	++		+/+/-	0	-/+/-	-/++	++/0	0	+/0/-/	++			0	0/0
115. Land at Mercantile Road, Rainton Bridge Ind Estate	0	++		+/+/-	0	+///-	+///	++/0	0	+/-/-/	++			0	0/0

Table 5.6: Sustainability Appraisal of Candidate TSGT Sites – Scoring System

Colour	Description
	Majority double plus (++) <b>(significant effects)</b>
	Majority single plus (+)
	Neutral (0)
	Majority single negative (-)
	Majority double negative (--) <b>(significant effects)</b>
	Majority double plus, some double negative (single symbols not colour coded) <b>(significant effects)</b>
	Majority double plus, some single plus <b>(significant effects)</b>
	Majority double plus, some single negative <b>(significant effects)</b>
	Majority double negative, some double positive (single symbols not colour coded) <b>(significant effects)</b>
	Majority double negative, some single positive <b>(significant effects)</b>
	Majority double negative, some single negative <b>(significant effects)</b>
	Majority single positive, some single negative
	Majority single negative, some single positive
	Equal double positive and double negative <b>(significant effects)</b>
	Equal single positive and single negative

5.3.31 The effects illustrated in **Table 5.5** are discussed below with reference to each applicable Sustainability Objective from the Sunderland CSDP SA Framework (**Appendix C**).

### **SA Objective 1 - Biodiversity and Geodiversity**

- 5.3.32 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**

- 5.3.33 As proposed TSGT allocations or reasonable alternatives, all candidate sites are considered to have the potential to 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 Positive effect on this SA Objective as their site areas are considered sufficient to accommodate 15+ plots for showpeople 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**

- 5.3.34 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 have been identified owing to the distance to school infrastructure and/or identified capacity constraints,

### **SA Objective 5- Sustainable Communities**

- 5.3.35 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 its 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**

- 5.3.36 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**

- 5.3.37 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 within 800m of a train station. However, 8 of these sites are predicted to have a Significant Adverse effect on this objective 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 of note are located within 400m of the public transport network and 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**

- 5.3.38 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**

- 5.3.39 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**

- 5.3.40 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**

- 5.3.41 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**

- 5.3.42 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 15 - Landscape and Townscape**

- 5.3.43 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.

### **Mitigation Requirements**

- 5.3.44 Where the SA presented in **Table 5.5** identifies a likely significant adverse effect from the allocation of a candidate TSGT site, which is denoted by -- scoring, suitable mitigation needs to be in place to ensure the avoidance of likely significant adverse effects from any development proposals subsequently brought forward on the site. This mitigation takes the form of the application of relevant subject policies within the Sunderland CSDP specifically to avoid likely significant adverse effects from occurring from the development of the site. Relevant subject policies to address this are listed in **Appendix E**.



## 5.4 SA of Proposed Policies

- 5.4.1 This section provides a summary assessment of Publication Draft Sunderland CSDP policies against the SA Objectives. The detailed assessment of predicted effects from the policies is provided in **Appendix F**.
- 5.4.2 The assessment has been undertaken by policy grouping, corresponding with each chapter of policies contained within the Publication Draft Sunderland CSDP. This enabled a proportionate assessment to be undertaken of each policy and of the cumulative effects of each policy grouping, focusing on the sustainability issues most relevant to the policy or policies being assessed.

### Overview

- 5.4.3 A visual summary of the detailed assessment provided in Appendix G is shown in **Figure 5.2** 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 5.2** aligns with the scoring system detailed earlier within **Table 3.4**. Of note, this appraisal takes account of SA mitigation and enhancement recommendations which have already been incorporated into the Publication Draft Sunderland CSDP.
- 5.4.4 **Figure 5.2** allows for easy identification of predicted effects from the proposed 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 the proposed 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 effects are also predicted to arise from a relatively small number of proposed policies.

Figure 5.2: Sustainability Appraisal of Proposed Policies – Visual Summary

Policy Group	Policy / SA Objectives	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	
Spatial and Area Strategies <sup>4</sup>	SP1	+	++	+	~	++	+	++	++	+	+	+	++	~	+	+	
	SP2	~	++	++	++	++	+	++	++	~	~	+	++	~	++	++	
	SS5	~	++	++	-	-	-	++	~	~	~	~	~	~	~	~	
Healthy and Safe Communities	SP7	+	++	++	+	++	++	+	~	+	~	++	+	~	+	+	
	HS1	+	~	~	~	~	++	~	~	++	~	++	+	~	+	+	
	HS2	+	~	~	~	~	++	~	~	+	~	~	~	~	~	~	
	HS3	+	~	~	~	~	++	~	++	+	~	~	~	~	~	~	
Housing	HS4	+	~	~	~	~	++	~	~	+	~	~	~	~	~	~	
	SP8	-	+	++	~	~	~	~	-	-	-	~	~	~	-	-	
	H1	~	++	++	~	~	++	++	++	~	~	~	+	~	+	++	
	H2	~	++	++	~	+	~	~	~	~	~	~	~	~	~	~	
	H3	~	++	++	+	++	++	++	~	~	~	~	+	~	~	~	
	H4	~	++	++	+	++	++	++	~	+	~	~	+	~	~	~	
	H5	~	++	++	~	~	+	~	~	~	~	~	~	~	~	~	
Economic Growth	H6	~	++	++	~	~	~	~	~	~	~	~	~	~	~	~	
	H7	+	++	++	~	~	~	~	~	~	~	~	~	~	+	++	
	EG1	~	-	++	+	~	~	++	~	~	~	+	+	~	~	~	
	EG2	~	-	++	+	~	~	++	~	~	~	+	+	~	~	~	
	EG3	~	-	++	+	~	~	++	+	~	~	+	+	~	~	~	
	EG4	~	-	++	+	~	~	++	+	~	~	+	+	~	~	~	
Vitality of Centres	EG5	~	-	++	+	~	~	++	+	~	~	+	+	~	~	~	
	EG6	~	~	++	+	~	~	++	~	~	~	+	+	~	~	~	
	VC1	~	-	++	+	+	+	++	+	~	~	+	+	~	++	~	
	SP9	~	~	++	~	~	~	~	~	~	~	~	+	~	~	~	
	VC2	~	~	++	~	~	~	++	~	~	~	~	+	~	~	~	
	VC3	~	~	++	~	~	~	++	~	~	~	~	+	~	~	~	
Built and Historic Environment	VC4	~	~	+	~	~	-	+	+	~	~	+	~	~	~	+	
	VC5	~	~	++	++	++	++	~	+	~	~	~	+	~	++	~	
	VC6	~	~	++	++	++	++	++	+	~	~	~	+	~	++	~	
	BH1	++	+	++	~	++	++	+	+	~	++	++	+	~	+	++	
	BH2	++	~	~	~	~	~	~	~	~	++	~	~	+	++	~	
	BH3	~	~	~	~	++	++	+	~	~	++	~	+	+	~	++	
Natural Environment	BH4	~	~	~	~	~	~	+	~	~	~	~	~	~	~	++	
	BH5	~	~	~	~	~	~	~	~	~	~	~	~	~	++	++	
	BH6	~	~	~	~	~	~	++	~	~	~	~	~	~	++	+	
	BH7	~	~	+	~	~	~	~	++	~	~	~	~	~	++	+	
	BH8	~	~	-	~	~	~	~	++	~	~	~	~	~	++	+	
	BH9	~	~	-	~	~	~	~	++	~	~	~	~	~	++	+	
	NE1	++	~	+	~	++	+	++	+	++	+	+	++	~	+	+	
	NE2	++	~	+	~	~	+	~	++	++	~	~	+	~	~	+	
	NE3	++	~	+	~	~	+	~	+	+	~	~	+	~	~	+	
	NE4	++	~	+	~	++	++	+	+	+	+	+	++	~	+	+	
	NE5	~	~	~	~	~	+	++	+	+	+	~	+	~	~	+	
	NE6	+	-	-	~	~	+	+	++	~	~	~	~	~	~	~	++
Water, Waste and Energy	NE7	+	-	-	~	~	+	+	++	~	~	~	~	~	~	~	++
	NE8	+	+	++	~	++	+	~	+	~	~	+	~	~	~	~	++
	NE9	+	~	+	~	~	+	~	+	~	~	+	~	~	~	++	++
	NE10	++	+	++	+	+	++	+	++	++	+	+	+	+	++	++	
	NE11	+	~	+	~	~	+	~	+	~	~	+	~	~	++	++	
	NE12	+	-	+	~	~	+	~	+	~	~	~	~	~	+	+	
	WWE1	++	~	++	~	~	+	+	+	++	++	++	++	~	++	++	
	WWE2	++	~	-	~	~	+	~	+	++	++	~	+	~	~	~	
	WWE3	++	~	-	~	~	+	~	+	++	++	~	+	~	~	~	
	WWE4	++	~	~	~	~	+	~	+	++	++	~	~	~	~	~	
Sustainable Transport	WWE5	+	~	~	~	~	+	~	+	~	~	~	~	~	~	~	
	WWE6	++	~	~	~	+	0	~	+	++	++	++	+	++	++	++	
	WWE7	~	~	~	~	+	~	+	+	++	++	++	+	~	++	~	
Minerals	WWE8	~	~	~	~	+	~	~	~	~	~	~	~	++	~	~	
	WWE9	++	~	~	~	+	0	~	+	++	++	++	+	~	++	++	
Implementation and Delivery	WWE10	++	~	++	~	~	+	+	++	++	++	++	++	~	++	++	
	SP10	-	+	++	+	++	++	++	~	~	-	++	++	~	-	~	
	ST1	~	~	++	~	++	++	++	~	~	~	++	++	~	~	+	
	ST2	~	~	++	~	++	+	++	~	~	~	++	++	~	~	~	
Minerals	ST3	~	~	~	~	~	~	++	~	~	~	++	++	~	~	~	
	SP11	~	+	~	~	+	~	~	~	++	++	++	~	+	++	++	
	M1	~	+	~	~	+	0	~	~	++	++	++	+	~	~	~	
	M2	~	+	+	~	+	0	~	~	++	++	++	+	~	++	++	
Implementation and Delivery	M3	~	+	~	~	~	~	~	++	~	~	~	~	~	~	~	
	M4	~	+	~	~	~	~	~	++	+	+	~	~	~	~	~	
Implementation and Delivery	ID1	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
	ID2	~	+	~	+	+	+	+	~	~	+	+	~	~	+	+	

<sup>4</sup> Only three of the spatial and area based policies within the Publication Draft Sunderland CSDP have been subject to detailed assessed, as the other policies within the document have either been scoped out from further consideration (for the reasons detailed in **Appendix F**) or relate to the proposed allocation of Housing Growth Areas, which are subject to a separate assessment in **Section 5.3** and **Appendix E**.

- 5.4.5 Following from **Figure 5.2**, the subsections below outline key sustainability issues and predicted effects arising from the draft policies in relation to each SA Objective.

### SA Objective 1: Biodiversity and Geodiversity

- 5.4.6 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- BH1: Design Quality;
- BH2: Sustainable design and construction;
- VC2: Retail Impact Assessments;
- VC3: Primary shopping areas and frontages;
- NE1: Green infrastructure;
- NE2: Biodiversity and geodiversity;
- NE3: Woodlands/hedgerows and trees;
- NE4: Greenspace;
- WWE1: Decentralised, renewable and low carbon energy;
- WWE2: Flood risk and coastal management;
- WWE3: Water management;
- WWE4: Water quality;
- WWE6: Waste management;
- WWE9: Open waste facilities; and,
- WWE10: Energy from waste.

- 5.4.7 The policies above are predicted to have significant beneficial effects on SA Objective 1 – Biodiversity & Geodiversity. These policies set out criteria to either:

- Safeguard specific ecological receptors and the wider environment from adverse development impacts (e.g. Policies BH2 Sustainable design and construction, NE3 - Woodlands/ Hedgerows and Trees, WWE6 – Waste Management). This would protect the quality of existing green infrastructure, trees & woodlands, priority habitats, species and geodiversity from degradation; or,
- Enhance ecological connectivity, habitats and access to nature through requiring development proposals to provide appropriate green infrastructure, landscaping and greenspace (e.g. Policies BH1 – Design Quality, NE1 - Green Infrastructure, NE4– Greenspace).

- 5.4.8 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective.

- 5.4.9 As detailed in **Appendix F**, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. A number of other policies have no clear

relationship with this SEA objective due to the absence of coverage of relevant environmental issues.

## SA Objective 2: Housing

5.4.10 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- SP1 Spatial Strategy;
- SP2 Urban Core;
- H1: Housing mix;
- H2: Affordable housing;
- H3: Student accommodation;
- H4: Travelling Showpeople, Gypsies and Travellers;
- H5: Loss of residential stock;
- H6: Housing in Multiple Occupation; and,
- H7: Backland and tandem development.

5.4.11 The policies above are predicted to have significant beneficial effects on this SA Objective as they would directly support the provision of suitable housing of all types to meet identified needs, including affordable and specialised housing provision. These policies would also directly contribute to this SA Objective by directing new housing developments to sustainable locations and setting out criteria to improve Sunderland's housing stock. The draft policies within Chapter 6 – Homes are of most relevance to this SA Objective.

5.4.12 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective. However, a number of the policies would restrict where housing can be delivered, for example in the Green Belt and within KEA/PEA allocations, resulting in Minor Negative effects on this SA Objective (e.g. policies NE6 – Green Belt and NE7 – Settlement Breaks).

5.4.13 As detailed in **Appendix F**, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. A number of other policies have no clear relationship with this SEA objective due to the absence of coverage of relevant housing issues.

## SA Objective 3: Economy & Employment

5.4.14 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- SS5 The Port of Sunderland;
- SP2 Urban Core;
- SP7 Healthy and Safe Communities;
- SP8 Housing Supply and Delivery;

- SP9 Comparison Retail;
- H1: Housing mix;
- H2: Affordable homes;
- H3: Student accommodation;
- H4: Travelling Showpeople, Gypsies and Travellers;
- H5: Existing Homes and Loss of Homes;
- H: Homes in Multiple Occupation (HMOs);
- H7: Backland and tandem development;
- EG1: Primary employment areas;
- EG2: Key Employment Areas;
- EG3: Other employment sites;
- EG4: New employment areas;
- EG5: Offices;
- EG6: Trade counters;
- VC1: Main Town Centre Uses and Retail Hierarchy;
- VC2: Retail impact assessments;
- VC3: Primary shopping areas and frontages;
- VC5: Protection and delivery of community facilities and local services;
- VC6: Culture, leisure and tourism;
- BH1: Design Quality;
- NE8: Development in the open countryside;
- WWE1: Decentralised, renewable and low carbon energy;
- WWE10 Energy from Waste;
- SP10: Connectivity and Transport Network;
- ST1: Urban Core Accessibility and Movement; and,
- ST2: Local Road Network.

5.4.15 The policies listed above are predicted to have Major Positive (i.e. significant beneficial) effects on this SA Objective as they directly provide support for new employment uses and economic activities to:

- Meet identified employment needs;

- Identify designated employment areas where employment uses should be concentrated;
- Seek to prevent the loss of existing employment space;
- Require development proposals to support the vitality of the local area;
- Set out criteria to safeguard and enhance the efficiency, functioning, capacity and connectivity of the transport network; and,
- Support the transition to a low carbon economy.

5.4.16 As such these policies would directly contribute to economic growth, business investment and increased employment.

5.4.17 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective.

5.4.18 As detailed in Appendix G, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. There is no clear relationship between a number of other draft policies and this SA Objective, as the focus of these policies is unrelated to economic growth, jobs, business success and the provision of employment land.

#### SA Objective 4: Learning & Skills

5.4.19 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- SP2 Urban Core;
- VC5: Protection and delivery of community facilities and local services; and,
- VC6: Culture, leisure and tourism.

5.4.20 These policies provide support for culture, leisure and tourism development proposals and direct them to highly accessible locations including Sunderland City Centre. This would directly contribute to this SA Objective through enhancing lifelong learning and cultural education opportunities and facilities.

5.4.21 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective.

5.4.22 As detailed in Appendix G, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. There is no clear relationship between a number of other draft policies and this SA Objective, as the focus of these policies is unrelated to education and lifelong learning.

#### SA Objective 5: Sustainable Communities

5.4.23 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- SP1 Spatial Strategy;
- SP2 Urban Core;
- SP7 Healthy and Safe Communities;

- H3: Student accommodation;
- H4: Travelling Showpeople, Gypsies and Travellers;
- VC5: Protection and delivery of community facilities and local services;
- VC6: Culture, leisure and tourism;
- BH1: Design Quality;
- BH3: Public realm;
- NE1: Green infrastructure;
- NE4: Greenspace;
- NE8: Development in the open countryside;
- SP10: Connectivity and Transport Network;
- ST1: Urban core accessibility and movement; and,
- ST2: Local road network.

5.4.24 The policies listed above are predicted to have significant beneficial effects on this SA Objective as they would:

- Protect and enhance the provision of community, social and cultural facilities in accessible locations (e.g. policies VC5 - Protection and delivery of community facilities and local services, SP7- Healthy and Safe Communities and VC6 - Culture, Leisure and Tourism);
- Direct developments, including for specialist housing, to areas with high accessibility and suitable infrastructure provision (e.g. policies H3 – Student Accommodation and H4 - Travelling Showpeople, Gypsies and Travellers; and,
- Sets out criteria to ensure that development proposals protect and enhance access to greenspace and opportunities for sport and recreation (e.g. policies NE1– Green infrastructure and NE4 – Greenspace).

5.4.25 All of these policies would improve access to local services, leisure facilities, greenspace and amenities, promote social inclusion and ensure appropriate infrastructure provision, resulting in Major Positive effects on this SA Objective. The draft Health, Wellbeing and Social Infrastructure policies are of most relevance to this SA Objective.

5.4.26 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective.

5.4.27 As detailed in **Appendix F**, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. There is no clear relationship between a number of other draft policies and this SA Objective, as the focus of these policies is unrelated to the development of sustainable communities.

### SA Objective 6: Health & Wellbeing

5.4.28 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- HS1: Quality of Life and Amenity;
- HS2: Noise-sensitive Development;
- HS3: Contaminated Land;
- HS4: Health and safety executive areas and hazardous substances;
- H2: Housing mix;
- H4: Student accommodation;
- H5: Travelling Showpeople, Gypsies and Travellers;
- VC5: Protection and Delivery of Community Facilities and Local Services;
- VC6 - Culture, Leisure and Tourism;
- BH1: Design Quality;
- BH3: Public realm;
- NE4: Greenspace;
- SP7: Healthy and Safe Communities; and,
- ST1: Urban core accessibility and movement.

5.4.29 The policies listed above are predicted to have significant beneficial effects on this SA Objective as they set out criteria to:

- Protect existing and develop new health facilities, greenspace, walking/cycling routes and leisure/recreational facilities in accessible locations (e.g. policies VC5 – Protection and delivery of community facilities and local services, SP7- Healthy and Safe Communities, H1 – Housing Mix and BH1- Design Quality);
- Control potentially hazardous forms of development to avoid unacceptable health and environmental risks (all draft Amenity policies); and,
- This objective is linked to ‘Housing’ (Objective 2), ‘Sustainable Communities’ (Objective 5), Transport and Communication (Objective 7) and Air (Objective 11). Therefore, positive or negative effects scored against those objectives will automatically have an impact on this objective.

5.4.30 All of these policies would directly contribute to improving health and wellbeing outcomes.

5.4.31 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective.

5.4.32 As detailed in **Appendix F**, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. There is no clear relationship between a number of other draft policies and this SA Objective, as the focus of these policies is unrelated to the improvement of health and wellbeing.



## SA Objective 7: Transport & Communications

5.4.33 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- SP1: Spatial Strategy;
- SS5 The Port of Sunderland;
- SP2 Urban Core;
- H1: Housing mix;
- H3: Student accommodation;
- H4: Travelling Showpeople, Gypsies and Travellers;
- EG1: Primary employment areas;
- EG2: Key Employment Areas;
- EG3: Other employment sites;
- EG4: New employment areas;
- EG5: Offices;
- EG6: Trade counters;
- VC1: Main Town Centre Uses and Retail Hierarchy;
- VC2: Retail impact assessments;
- VC3: Primary shopping areas and frontages;
- VC6: Culture, leisure and tourism;
- BH6: High quality communications;
- NE1: Green infrastructure;
- NE5: Burial space;
- SP10 Connectivity and transport network;
- ST1: Urban core accessibility and movement;
- ST2: Local road network; and,
- ST3: Development and transport.

5.4.34 The policies listed above are predicted to have significant beneficial effects on this SA Objective as they set out criteria to ensure development proposals reduce travel needs, improve accessibility, connectivity, road safety and transport network efficiency, and support sustainable and active modal shifts, strategic transport projects and appropriately located communications infrastructure. The draft Connectivity and Transport policies are of most relevance to this SA Objective.

- 5.4.35 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective.
- 5.4.36 As detailed in **Appendix F**, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. There is no clear relationship between a number of other draft policies and this SA Objective, as the focus of these policies is unrelated to transport and communications.

### SA Objective 8: Land Use & Soils

- 5.4.37 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:
- SP1: Spatial Strategy;
  - SP2: Urban Core;
  - HS3: Contaminated Land;
  - BH7: Historic environment;
  - BH8: Heritage assets;
  - BH9: Archaeology and Recording of Heritage Assets;
  - NE2: Biodiversity and geodiversity;
  - NE6: Green Belt;
  - NE7: Settlement Breaks;
  - M1: Mineral safeguarding areas and infrastructure;
  - M3: Land instability and minerals legacy; and,
  - M4: Restoration and Aftercare.
- 5.4.38 The policies listed above are predicted to have significant beneficial effects on this SA Objective. These policies:
- Require development proposals to optimise the use of land and consider future land uses (e.g. M4 – Restoration and Aftercare);
  - Support urban regeneration and the functioning of the Green Belt, which would prioritise brownfield redevelopment (e.g. policies NE6 - Green Belt and NE7 - Settlement Breaks);
  - Require development proposals not to have adverse impacts on locally distinctive priority habitats, which would directly conserve soils and protect soil ecology (policy NE2 – Biodiversity and Geodiversity); and,
  - Avoid the sterilisation of economically recoverable natural resources (e.g. policy M1 – Mineral Safeguarding).
- 5.4.39 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective.

5.4.40 As detailed in **Appendix F**, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. There is no clear relationship between a number of other draft policies and this SA Objective, as the focus of these policies is unrelated to the efficient use of land or the conservation of soils.

### SA Objective 9: Water

5.4.41 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- HS1: Quality of Life and Amenity;
- HS4: Health and safety executive areas and hazardous substances;
- BH2: Sustainable design and construction;
- NE1: Green infrastructure;
- NE2: Biodiversity and geodiversity;
- WWE1: Decentralised, renewable and low carbon energy;
- WWE2: Flood risk and coastal management;
- WWE3: Water management;
- WWE4: Water quality;
- WWE6: Waste management;
- WWE7: Waste facilities;
- WWE9: Open waste facilities;
- WWE10: Energy from waste;
- SP11 Mineral Extraction; and,
- M2: Surface Coal Extraction.

5.4.42 The policies listed above are predicted to have significant beneficial effects on this SA Objective as they set out criteria to either:

- Require development proposals not to have unacceptable adverse amenity or environmental impacts, including from surface run-off, the migration of contamination or from dust emissions (e.g. policies BH2-Sustainable design and construction, HS1 - Quality of Life and Amenity, WWE6 – Waste Management, SP11 – Mineral Extraction). This would protect and enhance the ecological status and overall quality of the water environment;
- Sets out criteria to ensure that development proposals maintain, protect and enhance the integrity and connectivity of locally distinctive priority habitats and species, local geodiversity assets network, and the green infrastructure network. This would protect riparian and aquatic ecology from adverse development impacts and would help to improve water quality (including ecological status); or

- Enhance drainage and water quality through requiring development proposals to provide appropriate drainage including SUDS (policies WWE3 and WWE4).

5.4.43 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective.

5.4.44 As detailed in **Appendix F**, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. There is no clear relationship between a number of other draft policies and this SA Objective, as the focus of these policies is unrelated to the protection or enhancement of water quality and resources.

### SA Objective 10: Flood Risk & Coastal Erosion

5.4.45 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- BH1: Design Quality;
- BH3: Public realm;
- WWE1: Decentralised, renewable and low carbon energy;
- WWE2: Flood risk and coastal management;
- WWE3: Water management;
- WWE4: Water quality;
- WWE6: Waste management;
- WWE7: Waste facilities;
- WWE9: Open waste facilities;
- WWE10: Energy from waste;
- SP11 Mineral Extraction; and,
- M2: Surface Coal Extraction.

5.4.46 The policies listed above are predicted to have significant beneficial effects on this SA Objective as they would either:

- Require development proposals to incorporate SUDS wherever possible, and to provide appropriate and well-designed landscaping, public realm and green infrastructure (e.g. policy BH1– Design Quality);
- Require development proposals not to have residual unacceptable adverse or significant adverse environmental or amenity impacts (the exact policy test varies between policies), including on flood risk (e.g. policies WWE2 - Flood risk and coastal management and WWE7 - Waste Facilities); or,
- Direct development proposals away from known flood risk areas and require suitable drainage arrangements to be in place (e.g. policies WWE3 and WWE4).

5.4.47 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective.

5.4.48 As detailed in **Appendix F**, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. There is no clear relationship between a number of other draft policies and this SA Objective, as the focus of these policies is unrelated to flood risk management or protection against coastal erosion.

### SA Objective 11: Air

5.4.49 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- HS1: Quality of Life and Amenity;
- HS4: Health and safety executive areas and hazardous substances;
- BH1: Design Quality;
- WWE1: Decentralised, renewable and low carbon energy;
- WWE6: Waste management;
- WWE7: Waste facilities;
- WWE9: Open waste facilities;
- WWE10: Energy from waste;
- SP7: Healthy and Safe Communities;
- SP10 Connectivity and transport network;
- ST1: Urban core accessibility and movement;
- ST2: Local road network;
- ST3: Development and transport;
- SP11 Mineral Extraction; and,
- M2: Surface Coal Extraction.

5.4.50 The policies listed above are predicted to have significant beneficial effects on this SA Objective as they set out criteria to protect environmental quality and amenity, including requiring development proposals not to have adverse air pollution impacts or unacceptable adverse amenity impacts (the exact policy tests vary between policies). This would protect and enhance air quality.

5.4.51 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective.

5.4.52 As detailed in **Appendix F**, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. There is no clear relationship between a number of other draft policies and this SA Objective, as the focus of these policies is unrelated to air quality.

## SA Objective 12: Climate Change

- 5.4.53 Climate change is identified as a standalone SA Objective, but in practice it is a cross cutting issue with close links to many of the other SA Objectives, some of which even refer to climate change effects. In particular, there are close relationships of this objective and Biodiversity (SA Objective 1); transport and communications (SA Objective 2); water (objective 9); Flood Risk and Coastal Erosion (SA Objective 10); Air (SA Objective 11) and Waste and Natural Resources (SA Objective 13). Therefore, the identified effects of the Publication Draft Sunderland CSDP against these objectives will also be relevant when considering climate change effects.
- 5.4.54 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:
- SP2 Urban Core;
  - NE1: Green infrastructure;
  - NE4: Greenspace;
  - WWE1: Decentralised, renewable and low carbon energy;
  - WWE10: Energy from waste;
  - SP10 Connectivity and transport network;
  - ST1: Urban core accessibility and movement;
  - ST2: Local road network; and,
  - ST3: Development and transport.
- 5.4.55 The policies listed above are predicted to have significant beneficial effects on this SA Objective as they:
- Require development proposals to contribute to climate change mitigation, to minimise climate change risks (principally flooding) and to provide green infrastructure, which would help to adapt to climate change including by providing natural attenuation (e.g. policies NE1 - Green Infrastructure and NE4 - Greenspace); and
  - Promote sustainable and active travel, direct development to accessible urban locations and establish a strategic network of active travel routes, which would reduce transport emissions (e.g. policies SP10 – Connectivity and Transport Network, ST1 – Urban Core Accessibility and movement).
- 5.4.56 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective.
- 5.4.57 As detailed in **Appendix F**, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. There is no clear relationship between a number of other draft policies and this SA Objective, as the focus of these policies is unrelated to climate change mitigation or adaptation.

## SA Objective 13: Waste & Natural Resources

- 5.4.58 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:
- BH2: Sustainable design and construction;
  - WWE6: Waste management; and,
  - WWE8: Safeguarding Waste Facilities.
- 5.4.59 These policies set out criteria to encourage sustainable natural resource usage and to maintain sufficient waste management processing capacity to treat waste arisings.
- 5.4.60 Policy WWE6 - Waste Management requires all waste management development proposals to satisfy a sequential test to demonstrate compliance with the waste hierarchy. This would help to maximise resource (including energy) recovery from waste materials, so if implemented properly the policy could have a Major Positive effect on this SA Objective.
- 5.4.61 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective.
- 5.4.62 As detailed in **Appendix F**, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. There is no clear relationship between a number of other draft policies and this SA Objective, as the focus of these policies is unrelated to waste and natural resources.

## SA Objective 14: Cultural Heritage

- 5.4.63 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:
- SP2 Urban Core;
  - VC1: Main Town Centre Uses and Retail Hierarchy;
  - VC5: Protection and delivery of community facilities and local services;
  - VC6: Culture, leisure and tourism;
  - BH5: Shop Fronts;
  - BH6: High quality communications;
  - BH7: Historic environment;
  - BH8: Heritage assets;
  - BH9: Archaeology and Recording of Heritage Assets;
  - NE9: Landscape character;
  - NE11: Creating and protecting views;
  - WWE1: Decentralised, renewable and low carbon energy;

- WWE6: Waste management;
- WWE7: Waste facilities;
- WWE9: Open waste facilities;
- WWE10: Energy from waste;
- SP11 Mineral Extraction; and,
- M2: Surface Coal Extraction.

5.4.64 The policies listed above are predicted to have significant beneficial effects on this SA Objective as they set out criteria to ensure that development proposals preserve, protect and enhance the historic environment, including the setting of heritage assets and their contribution to the landscape.

5.4.65 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective.

5.4.66 As detailed in **Appendix F**, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. There is no clear relationship between a number of other draft policies and this SA Objective, as the focus of these policies is unrelated to cultural heritage interests.

### SA Objective 15: Landscape & Townscape

5.4.67 As detailed in **Appendix F – SA of Proposed Policies**, the following draft policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- SP2 Urban Core;
- H1: Housing mix;
- H7: Backland and tandem development;
- BH1: Design Quality;
- BH3: Public realm;
- BH4: Advertisements;
- BH5: Shop Fronts;
- NE6: Green Belt;
- NE7: Settlement Breaks;
- NE8: Development in the open countryside;
- NE9: Landscape character;
- NE11: Creating and protecting views;
- WWE1: Decentralised, renewable and low carbon energy;
- WWE6: Waste management;



- WWE9: Open waste facilities;
- WWE10: Energy from waste;
- SP11 Mineral Extraction; and,
- M2: Surface Coal Extraction.

5.4.68 The policies listed above are all predicted to have significant beneficial effects on this SA Objective as they set out criteria to ensure that development proposals respect, conserve, protect and enhance landscape character, specific landscape features (e.g. greenspace, heritage assets, etc.) and the wider physical environment.

5.4.69 Policy NE9 – Landscape Character is of most relevance to this SA Objective, as it sets out criteria to ensure that all development proposals respect, conserve and enhance landscape character. In addition, policies NE6 - Green Belt and NE7 - Settlement Breaks require development proposals not to conflict with the identified purposes of the Green Belt and Settlement Breaks, which include being to prevent coalescence, maintain openness and preserve the setting and special character of Springwell Village, and to support the functioning of the Green Belt and Settlement Breaks. As such these policies would directly contribute to protecting and enhancing local distinctiveness and wider landscape character.

5.4.70 None of the proposed policies within the Publication Draft Sunderland CSDP are predicted to have Major Negative (i.e. significant adverse) effects on this SA Objective.

5.4.71 As detailed in **Appendix F**, a range of other proposed policies are predicted to have Minor Positive/Minor Negative effects on this SA Objective. There is no clear relationship between a number of other draft policies and this SA Objective, as the focus of these policies is unrelated to the protection or enhancement of landscape/townscape character.

### Cumulative and Synergistic Effects from Proposed Policies

5.4.72 As detailed in **Appendix F – SA of Proposed Policies**, the proposed policies are predicted to have a range of significant cumulative and/or synergistic effects in relation to multiple SA Objectives. In summary:

- Policy SP1 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 (i.e. significant beneficial) cumulative effects on SA Objectives 2, 3, 5, 7 and 8;
- All of the proposed Healthy and Safe Communities policies reinforce each other and would interact with relevant environmental quality, greenspace and amenity protection policies, as well as policy SP1 in relation to implementing a spatial strategy to achieve sustainable development. These policies would therefore have Minor Positive cumulative effects on SA Objectives 1, 6 and 11;
- Acting together, all of the proposed 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 proposed Economic Growth 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 (i.e. significant beneficial) cumulative effects in combination with each other on SA Objective 3;

- The proposed Vitality of 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 the spatial strategies set out in policies SP1 and SP3. 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 (i.e. significant beneficial) 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, proposed policy VC6 – 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 SP1 and SP3 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 proposed Built 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 have Major Positive (i.e. significant beneficial) cumulative effects on SA Objectives 5, 8, 9, 14 and 15;
- The proposed Healthy and Safe Communities and Natural Environment policies set out criteria to protect and enhance environmental quality and to avoid unacceptable adverse health and amenity impacts. Acting together, these 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 and have Major Positive (i.e. significant beneficial) cumulative effects on SA Objectives 1, 8, 9, 11, 12 and 15;
- Policies SP15, SP16, ST1, ST2 and ST3 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 (i.e. significant beneficial) cumulative effects in combination with the housing, economic growth, vitality of centres and spatial strategy policies on SA Objectives 2, 3, 5, 6, 7, 11 and 12;
- The proposed Water, Waste and Energy (WWE) and Minerals 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 have Major Positive (i.e. significant beneficial) effects on SA Objectives 1, 3, 6, 8, 9, 11, 12, 13 and 15; and,
- The proposed Implementation and Delivery 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 and are not predicted to have any individual or cumulative significant effects.

## 6 Further Mitigation and Enhancement Recommendations

### 6.1 Introduction

- 6.1.1 As detailed in **Section 4**, the Publication Draft Sunderland CSDP was initially assessed on a pre-mitigation basis following which a suite of mitigation and enhancement recommendations were devised by the SA project team to address uncertainties and strengthen the alignment of the plan with the Sunderland CSDP SA Framework. These recommendations were addressed by SCC officers and relevant components of the Publication Draft Sunderland CSDP were then re-assessed, with the updated assessment findings summarised in **Section 5**. As a result, the final version of the Publication Draft Sunderland CSDP which is assessed in this SA Report is not predicted to result in any likely significant adverse effects not capable of being addressed through the plan itself, i.e. through the application of relevant subject policies in the determination of planning applications.
- 6.1.2 No further mitigation measures therefore still require to be incorporated into the Publication Draft Sunderland CSDP specifically to avoid the document from having unaddressed likely significant adverse effects, whilst measures have also now been incorporated to enhance the sustainability performance of the document. Consideration is given below to any further measures which could be adopted to improve the clarity, and therefore implementation, of the Publication Draft Sunderland CSDP.

### 6.2 Further Enhancement Recommendations – Proposed Policies

- 6.2.1 The only identified further enhancement recommendations which could be adopted relate to the coverage of economic activities and employment generating development within Policy SP1:
- To enhance this policy's contribution to SA Objective 3 and allow the policy to act as a more overarching spatial strategy, it could be expanded to direct employment generating development to particular locations, in the same high-level way as the policy does for housing growth. However, other policies within the Publication Draft Sunderland CSDP already set out where employment generating development should be directed to, so the absence of this from Policy SP1 would not affect the implementation of the plan when read and applied as a whole; and,
  - For clarity, a cross-reference could be added to the policy's supporting text to signpost readers to the Economic Growth chapter, which identifies the "*key growth sectors*" that Policy SP1 provides support for.

### 6.3 Further Mitigation and Enhancement Recommendations – Proposed Sites

- 6.3.1 The appraisal detailed in **Appendix E** and summarised in **Section 5.4** has identified the potential for the inclusion of some proposed strategic site allocations within the Publication Draft Sunderland CSDP to have likely significant adverse effects. To address this, **Appendix E** identifies relevant subject policies which should be engaged in the determination of planning applications on allocated sites specifically to avoid likely significant adverse effects from occurring.
- 6.3.2 The Publication Draft CSDP already makes clear that the document must be read and applied as a whole, meaning that all relevant subject policies should be taken account of in all development proposals and planning decisions, including to ensure the avoidance of unacceptable likely significant adverse effects. On this basis, the Publication Draft Sunderland CSDP includes suitable 'policy level' mitigation to address likely significant adverse effects

from the allocation of individual sites. However, the approach to embedded policy level mitigation could be strengthened further by specifically identifying within each allocating spatial policy (or in an associated appendix to the Sunderland CSDP) the relevant subject policies or technical assessment requirements which should be applicable specifically to ensure the avoidance of the likely significant adverse effects which have been predicted through this SA when determining planning applications on that allocated site.

## 7 Conclusions, SA Next Steps and Monitoring

### 7.1 Summary of SA Report

- 7.1.1 This SA Report and an associated NTS have been prepared to accompany the Sunderland Publication Draft CSDP. This SA Report has:
- Provided an overview of the Publication Draft Sunderland CSDP;
  - Identified the purpose and legal requirements of undertaking a SA, incorporating SEA, of the emerging Sunderland CSDP;
  - Described the approach to undertaking the SA of the Publication Draft Sunderland CSDP;
  - Detailed the findings of the SA carried out in respect of the Publication Draft Sunderland CSDP; and,
  - Proposed mitigation and enhancement measures to improve the effectiveness and environmental performance of the emerging Sunderland CSDP.

### 7.2 How to Comment on this SA Report

- 7.2.1 This SA Report is being issued for consultation alongside the Publication Draft Sunderland CSDP. The consultation will run from **15 June 2018** to **27 July 2018**.
- 7.2.2 Comments on the Publication Draft Sunderland CSDP and this SA Report 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](mailto:planningpolicy@sunderland.gov.uk), or in writing to Strategic Plans and Housing Team, Sunderland City Council, Civic Centre, Burdon Road, Sunderland, SR2 7DN.

### 7.3 Next Stages of Sunderland CSDP Preparation

- 7.3.1 This SA Report will be consulted on in tandem with the Publication Draft Sunderland CSDP. All representation received regarding both documents will then be analysed by SCC to determine whether:
- Substantive modifications need to be made to the Publication Draft Sunderland CSDP, resulting in the need to re-consult on a Revised Publication Draft Sunderland CSDP and an associated SA Report; or,
  - Only non-substantive modifications need to be made to the Publication Draft Sunderland CSDP, following which it would be submitted to the Secretary of State to undergo a formal Examination in Public (EiP) by an appointed Inspector.
- 7.3.2 The formal EiP will then consider the soundness of the Sunderland CSDP and all unresolved issues raised in representations regarding the Publication Draft Sunderland CSDP. This SA Report will be a key document to inform the EiP and will be submitted to the Secretary of State in support of the Publication Draft Sunderland CSDP. Following the examination, the appointed Inspector will identify any modifications necessary before the Sunderland CSDP can be adopted by SCC. Any such modifications will undergo SEA screening and a further round of consultation, although they are largely binding upon SCC.
- 7.3.3 Once the modifications identified through the EiP have been incorporated into the Sunderland CSDP, the final document will be presented to a full meeting of SCC for formal adoption as part of the new statutory Development Plan for the SCC area. At this time, a SA Post Adoption

Statement will be prepared to explain how the SA process, incorporating SEA, has informed the development of the Sunderland CSDP.

## 7.4 Monitoring

- 7.4.1 In accordance with Section 13 of the 2004 Act, once the Sunderland CSDP is adopted, SCC must keep the plan under review. Related to this, the SEA Regulations require this SA Report to provide a “*description of the measures envisaged concerning monitoring*” after the adoption of a plan or programme which is subject to SEA.
- 7.4.2 To comply with the above statutory requirements, SCC is developing a full Implementation and Monitoring Framework for the Sunderland CSDP. This will be used as the main tool to monitor and review the implementation of the plan and the associated environmental effects. It will also identify and monitor the actions required by multiple stakeholders to deliver key elements of the plan, including but not limited to the delivery of development on strategic site allocations.
- 7.4.3 For a successful monitoring framework, SCC must ensure that the indicators they choose for monitoring are specific, manageable and targeted towards measuring the implementation of the Sunderland CSDP. It is therefore recommended that the Sunderland CSDP Monitoring Framework should be based around the 15 SA Objectives and the associated indicators and targets detailed within the Sunderland CSDP SA Framework.
- 7.4.4 The Sunderland CSDP Implementation and Monitoring Framework will need to include mechanisms to monitor the likely significant effects on the environment of the Publication Draft Sunderland CSDP as predicted within the associated SA Report and summarised within this NTS. This would include mechanisms to monitor whether the likely significant adverse effects identified from the proposed allocation of strategic sites are subsequently properly addressed through:
- The application of relevant subject policies in the Council’s decision making;
  - The provision of relevant technical assessments in support of development proposals on allocated sites; and,
  - Where necessary, the implementation of appropriate physical mitigation by applicants seeking to develop these sites.
- 7.4.5 In addition, the Implementation and Monitoring Framework should include mechanisms to assess whether all development management policies are being implemented as intended and with no unforeseen adverse consequences. To inform future reviews of the statutory Development Plan for the SCC area it would also be prudent to monitor whether the policies remain in conformity with any updates to national planning policy.

## Appendix A Review of Baseline Sustainability Conditions including Environmental Designations

### A.1 Introduction

- A.1.1 In accordance with the SEA Regulations, this appendix presents a review of relevant aspects of the environment and the environmental characteristics of the SCC area that are likely to be significantly affected by the emerging Sunderland CSDP. The appendix also identifies the sites designated at European level for reasons of biodiversity conservation which are of potential relevance to the emerging Sunderland CSDP. It should however be noted that a separate Habitats Regulations Assessment (HRA) Report has been prepared to assess the likely significant effects of the Publication Draft Sunderland CSDP on these European Sites, as this is not the purpose of the SA process.

### A.2 The Sustainability Baseline of Sunderland

- A.2.1 Drawing upon sources including the Publication Draft Sunderland CSDP itself, this subsection presents a review of both the socio-economic and environmental aspects, context and baseline scenario within which the emerging Sunderland CSDP is being developed. In doing so the subsection establishes the sustainability baseline which must be taken account of in this SA Report. Matters including population, economic opportunities, health, air, climatic factors, water, biodiversity (including flora, fauna and soil), cultural heritage, landscape and material assets have been included in establishing this baseline. In line with the SEA Regulations, this section also identifies relevant environmental issues and problems which have informed the development of the emerging Sunderland CSDP and associated SA Framework.

#### Geographical Context

- A.2.2 Sunderland City is located on the north-east coast of England at the mouth of the River Wear, covering an area of approximately 137 km<sup>2</sup>. The administrative area of the City is bounded to the south and west by Durham County and to the north by South Tyneside, with the North Sea to the east. There is also a stretch of the north-western boundary of the City which adjoins Gateshead.
- A.2.3 The Sunderland City Council (SCC) area can be broken down into three distinct areas; the urban area of Sunderland City itself; Washington, which is a new town built from the 1960s onwards; and a number of small former coal mining settlements located to the south west of the administrative area, known collectively as the Coalfield.
- A.2.4 The A19 runs north-south through the City of Sunderland, linking to Teesside and Tyneside. There are good links to the A1 on the western boundary of the City. The Durham coast railway line runs along the North Sea coast.

#### Socio-economic Trends

##### *Population*

- A.2.5 The Sunderland Strategic Housing Market Assessment Update 2017 states that the population of Sunderland was estimated to be 277,700 in 2015, and that this is projected to increase to 285,900 by 2033 under the 2014-based ONS sub-national population projections.
- A.2.6 Current population estimates when broken down by age group are:



- Aged 0-15 - 48,249 persons;
- Aged 16-25 - 32,095 persons;
- Aged 25-49 - 88,098 persons;
- Aged 50-64 - 57,047 persons; and,
- Aged 65+ - 52,473 persons.

A.2.7 Demographic trends also indicate historic migration patterns affecting Sunderland:

- Significant outflows of population to neighbouring areas, particularly County Durham; and,
- Net inflow of population in the 18-24 age group as a result of the University, however significant net outflows of the 25-29 age group, as graduates leave.

### *Economy*

- A.2.8 The ONS Business Register and Employment Survey 2015 indicates that there are approximately 119,000<sup>5</sup> employee jobs in the SCC area, resulting in a jobs density of 0.73<sup>6</sup> that is lower than the national figure of 0.83 but equal to the North East regional figure of 0.73. The main employment sector within Sunderland is manufacturing (17.6%), which comprises a greater proportion of total jobs in the SCC area compared to the North East region (11.0%) and Great Britain (8.3%). The second largest employment industry in the SCC area is Human Health and Social Work Activities (13.4%), which is lower than the regional figure (15.7%) but consistent with the national figure (13.4%). The third largest employer industry in the SCC area is Wholesale and Retail Trade; repair of Motor Vehicles and Motorcycles (12.6%), which is lower than both the regional figure (14.0%) and national figure (15.8%).
- A.2.9 Sunderland's traditional industries (Coalmining, shipbuilding and heavy manufacturing) have been in long term decline from 1975 onwards. Reflective of the employment statistics detailed above, the area's economic base has partly shifted towards the growth of advanced manufacturing aligned to the Nissan car plant, as well as a significant increase in office based employment along the northern bank of the Wear and at Doxford Park. In 2016, the number of individual business units within the SCC area totalled approximately 7,410, representing a 12.8% increase from 2010 which is reasonably consistent with the North east regional increase of 13.7%. Specifically, for manufacturing, Sunderland's largest employment sector, this makes up 6.82% of the total number of individual business units which is higher when compared to the regional figure of 5.64%.<sup>7</sup>
- A.2.10 Sunderland's occupational profile suggests a greater proportion of people are employed in skilled<sup>8</sup> and semi-skilled jobs<sup>9</sup>, making up 57.7% of the total occupational profile which lower than across the region (60.7%) and in the United Kingdom (66.1%)<sup>10</sup>.
- A.2.11 Despite the relatively positive employment figures for the SCC area, there remains a high proportion of the resident population that are unemployed (7.4% in December 2016) which is significantly higher than in the North East (6.6%) and Great Britain (4.8%). Out-of-work benefit claimant levels are only slightly above the regional average (3.3% to 3.2%). The average

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<sup>5</sup> ONS Business Register and Employment Survey 2015

<sup>6</sup> the ratio of jobs to working age population (16-64 years old)

<sup>7</sup> NOMIS 2016 Local Unit Figures

<sup>8</sup> Managers, Directors & Senior Officials; Professional Occupations; Associate Professional & Technical

<sup>9</sup> Skilled trades occupations; Administrative & Secretarial roles

<sup>10</sup> ONS Annual Population Survey, 2016.

gross weekly wages of the City's residents at £483.00 lags behind those of the North East (£492.20) and national averages (£541.00).<sup>11</sup>

#### *Qualifications*

- A.2.12 The proportion of residents with no qualifications in Sunderland has been in decline over a number of years, falling from 18% in 2004 to just 8.4% in 2016. This is below the North East average (9.3%) but higher than the national average of 8.0%.
- A.2.13 Furthermore, educational attainment beyond GCSE in Sunderland is relatively poor when compared to both the regional and national averages. The proportion of residents with NVQ4 level qualifications and above is just 25.9%, in comparison to 31.3% at the regional level and 38.2% nationally. However, this has been improving significantly over recent years, increasing from just 15.5% in 2004 and narrowing the gap to the regional average<sup>12</sup>. The percentage of pupils receiving 5 A\*-C grades at GCSE is however rising steadily and reached 53.9% in 2016, up from 51.0% in 2013/2014. This is below the North East average at 56.5% and national average at 57.8%.

#### *Deprivation*

- A.2.14 The 2015 English Indices of Deprivation ranked the SCC area as the 37<sup>th</sup> most deprived local authority, out of 326 local authority areas in England. This is a worsening from the 2010 Indices when Sunderland was ranked as the 44<sup>th</sup>, however the 2015 rank is still an improvement on the 2007 and 2004 rankings. At a more local level, 19% of the Lower-layer Super Output Areas (LSOAs) in the SCC area in the top 10% most deprived areas of England, whilst 38% of these LSOAs rank within in the 20% most deprived across England.

#### *Transport*

- A.2.15 A large proportion of the population residing within the SCC area live within the urban areas of Sunderland and Washington, which benefit from good public transport links.
- There are nine Metro stations in the City on the Tyne and Wear Metro providing a regular service to Gateshead, Newcastle and Newcastle Airport. There is also the Durham coast railway line providing an hourly rail service to Teesside and Newcastle and the Grand Central service which currently provides up to five services per day between Sunderland, York and London. Virgin East Coast has also recently started operating a twice daily direct service between Sunderland and London.
  - There are no rail or Metro services in the Coalfield area and Washington. However, regular bus services provide links to the centres of Sunderland, Gateshead, Durham and Newcastle. However, access by public transport across the City (away from centres) can involve multiple journeys, particularly when seeking to access outlying employment areas.
- A.2.16 The majority of travel journeys within the SCC area are made by private car, although bus and metro patronage continues to grow. Bus travel continues to be the most commonly used mode of public transport, comprising of approximately 75% of all journeys made. Car use has increased rapidly following on from a low point after the recession and cycling has decreased. However, car use in the City is lower than the national average, but increasing.
- A.2.17 The 2011 census showed a net inflow of more than 40,000 commuters to the SCC area each day, mainly from neighbouring South Tyneside and County Durham, with the main outflows

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<sup>11</sup> NOMIS 2016 Earnings by place of residence – ONS annual survey of hours and earnings

<sup>12</sup> NOMIS 2016

recorded to County Durham and Gateshead. However, multiple economic and demographic factors may alter this position within the lifetime of the emerging Sunderland CSDP.

### *Housing*

- A.2.18 The Sunderland SHMA Update 2017 – Final Report notes that the SCC area is one of the most affordable authority areas in the North East and the most affordable of the Tyne and Wear authorities. The SHMA Addendum (2018) concludes that the objectively assessed need for housing in Sunderland over the plan period 2015-2033 is established from a baseline of 570 net additional dwellings per annum (dpa), with an upward adjustment to take account of expected employment growth to 745 dpa. The SHMA Addendum therefore recommended that the housing requirement for Sunderland should match the OAN, indicating a need to deliver an average of 745 dpa, or 13,410 net additional dwellings per annum over the CSDP plan period to 2033.
- A.2.19 The Sunderland SHMA Update 2017 also identifies a shortage of detached properties and bungalows across all sub-areas when compared to aspirations, as well as unmet demand for affordable housing<sup>13</sup>. Housing tenure figures from the 2011 Census indicate that at that point in time there were 32,419 owned outright houses, 39,499 houses owned with a mortgage/loan/shared ownership and 15,441 private rented or living rent free within the SCC area<sup>14</sup>.

### *Human Health*

- A.2.20 The health of people in Sunderland is varied compared with the England average. Deprivation is recorded to be higher than average and approximately 24.0% (11,500) children live in poverty<sup>15</sup>. Life expectancy for both men and women is also lower than English average levels.
- A.2.21 There is significant inequality in life expectancy within the SCC area, with life expectancy being 9.9 years lower for men and 7.6 years lower for women in the most deprived areas when compared to the least deprived area. One of the factors affecting this may be the significantly higher number alcohol-related hospital stays and smoking related deaths in Sunderland compared to the England average.

### *Crime and Disorder*

- A.2.22 Performance data from the Safer Sunderland Partnership Annual Report 2016-2017<sup>16</sup> indicates that total recorded crime in Sunderland increased by 29% during 2016-17, rising from 19373 to 25024 crimes; representing a rise of 5651 crimes. This compares with a 33% rise in total recorded crimes across the wider Northumbria Constabulary area. However, within the SCC area, reported anti-social behaviour fell by 12% between 2015-16 and 2016-17.

### *Education*

- A.2.23 The development of the higher education industry (University of Sunderland and Sunderland College) has increased at a significant pace over the last decade or so. The University and College have key links with the City-wide economy and support a wide range of local, City region and regional businesses. Both the University and College have invested heavily in the area in the last few years with the development of new buildings and facilities.

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<sup>13</sup> Sunderland Strategic Housing Market Assessment Update 2017

<sup>14</sup> NOMIS 2016 Census 2011 Data – Tenure by household composition

<sup>15</sup> Sunderland Health Profile 2016 (<http://fingertipsreports.phe.org.uk>).

<sup>16</sup> [https://www.sunderland.gov.uk/media/19466/SSP-Annual-Report-2016-17/pdf/SSP\\_Annual\\_Report\\_2016-17.pdf](https://www.sunderland.gov.uk/media/19466/SSP-Annual-Report-2016-17/pdf/SSP_Annual_Report_2016-17.pdf)

## Environmental Baseline

### *Biodiversity and Geodiversity*

#### European Sites

A.2.24 In accordance with the SEA Regulations a review of relevant areas designated at European level for reasons of environmental importance has been undertaken, whilst a separate Habitats Regulations Assessment (HRA) report has also been prepared in support of the Publication Draft Sunderland CSDP. This work has identified three European Sites which could potentially be affected by the emerging Sunderland CSDP and which therefore require to be considered when undertaking this SA, of which the first two are partially located within the SCC area. The key characteristics and potential vulnerabilities of these sites are:

- The Northumbria Coast Special Protection Area (SPA and Ramsar) characterised by rocky foreshore. During the winter season Purple Sandpipers and Turnstones are present. Key threats to these are the potential loss of feeding habitat (as a result of removal or smothering of the habitat), and non-physical disturbance through noise or visual disturbance (e.g. from dog walking)<sup>17</sup>. During the breeding season the SPA also supports pairs of Little Terns<sup>18</sup>. Threat to these potentially include habitat loss and disturbance at the breeding areas, and declines in food supply<sup>19</sup>;
- The Durham Coast Special Area of Conservation (SAC) is the only example of vegetated sea cliffs on the magnesian limestone exposures in the UK. Key threats include loss of habitat e.g. as a result of natural erosion processes being constrained and loss of habitat particularly related to changes in vegetation composition and structure e.g. as a result of changes in grazing fertiliser application and/or trampling pressure from people and wildlife; and,
- The Castle Eden Dene SAC represents the most extensive northerly native occurrence of yew *Taxus baccata* woods in the UK. Extensive yew groves are found in association with ash-elm *Fraxinus-Ulmus* woodland and it is the only site [within the Natura 2000 site network] selected for yew woodland on Magnesian limestone in north-east England.

A.2.25 The identification of these European Sites does not indicate whether or not they are likely to experience likely significant effects under the terms of the EU Habitats and Birds Directives, only that they are of potential relevance in the context of the SEA Regulations. The identification of likely significant effects on European Sites is addressed separately within the Publication Draft Sunderland CSDP HRA Report ('the HRA Report'). This concludes that development within 6 km of the European sites that results in an increase in the local population has the potential to result in increased visitor pressure, which may in turn result in increased recreational disturbance of birds. To address this, the HRA Report recommends that such impacts could be mitigated by adopting measures including the provision of additional Suitable Areas of Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM). The Publication Draft Sunderland CSDP therefore identifies where a HRA will need to be undertaken in support of all development proposals on specific site allocations to ensure the avoidance of likely significant effects on European Sites.

#### National Designations

A.2.26 Individual units which make up the European designated sites identified above are designated at the national level as Sites of Special Scientific Interest (SSSI). Within the City there are also a further separate 17 SSSIs, two of which are identified for both biological and earth

<sup>17</sup> City of Sunderland Unitary Development Plan, Alteration No.2 Central Sunderland Appropriate Assessment.

<sup>18</sup> <http://www.jncc.gov.uk/page-161>

<sup>19</sup> City of Sunderland Unitary Development Plan, Alteration No.2 Central Sunderland Appropriate Assessment.

heritage (geological or geomorphic) value and five for earth heritage value alone<sup>20</sup>. There are two areas identified as of biological importance that are in an unfavourable and two of these are declining (Fulwell & Carley Quarry and Moorsley Bank), three recovering (Eppleton Grasslands, Hatton Bogs and High Haining Hill) and one unchanged (part Eppleton Grasslands). All other SSSI are in favourable condition. The designated sites in unfavourable and declining condition are Claxhaugh Road & Ford Limestone Quarry and Fulwell & Carley Quarry.<sup>21</sup>

A.2.27 In relation to non-statutory local designations, the SCC area includes 63 Local Wildlife Sites (LWS) and 14 proposed Local Wildlife Sites (PLWS), which together cover more than 500 hectares. These designations are expected to be reviewed through the preparation of a future A&D Plan after the adoption of the Sunderland CSDP.

A.2.28 The sites identified above are all designated for reasons of biodiversity conservation and/or species or geological importance. This includes a number of sites designated for the protection of habitats associated with protected species. Owing to the high level nature of this SA, the ecological features of individual designated sites are not considered further within this specific report.

#### *Landscape*

A.2.29 Sunderland is included in the Tyne and Wear Lowlands and the Durham Magnesium Limestone Plateau under Natural England's landscape character areas. The Hendon Leas to Ryhope coastline forms part of the Durham Heritage Coast, which has been defined by Natural England as a nationally important landscape.

#### *Cultural Heritage*

A.2.30 St Peters Church, which together with St Pauls Church in Jarrow forms the Wearmouth – Jarrow monastery, was put forward as a candidate World Heritage site jointly by SCC and South Tyneside Council. Although the bid was unsuccessful, it is still the Council's intention to support any future proposals for World Heritage status. The Wearmouth Masterplan and Design Code Supplementary Planning Document (SPD) was adopted in February 2012 and provides specific planning and design guidance for development in this area. The SCC area includes 14 conservation areas, 11 with character appraisals and management strategies adopted as formal planning guidance.

A.2.31 The SCC area contains nine Scheduled Ancient Monuments and approximately 692 Listed Buildings. This includes 9 Grade I Listed Buildings and 16 Grade II\* Listed Buildings, with the remainder listed as Grade II. There are two historic parks on the Historic England national Register of Parks and Gardens of Historic Interest; Mowbray Park in Sunderland City centre and Roker Park. In addition, as of 2015 the SCC area had 9 Scheduled Ancient Monuments or Grade I and II\* listed buildings and 2 Conservation Areas on Historic England's At-Risk Register.

#### *Material Assets*

A.2.32 In the area from Hendon Promenade southward to the City boundary and beyond, coastal erosion and landslip is known to occur where existing defences such as walls/promenades/piers are not present. There are large areas of previously developed land in need of regeneration on the eastern river corridor. The Agricultural Land Classification categorises land into Grades 1-5, with Grades 1, 2 and 3a being considered to be the best and most versatile agricultural land. Whilst the amount of land which has been assessed within the SCC area is limited, there are significant pockets of Grade 2 and Grade 3a agricultural land identified to the South of Sunderland, associated with the Magnesian

<sup>20</sup> <http://www.sssi.naturalengland.org.uk/Special/sssi/report.cfm?category=C,CF>

<sup>21</sup> <https://designatedsites.naturalengland.org.uk>

Limestone grassland. Much of the land within the western half of the SCC area falls within Grade 3b and is therefore not considered to be the best and most versatile agricultural land.

#### *Climatic Factors*

- A.2.33 The latest available statistics<sup>22</sup> indicate that total carbon emissions attributable to the SCC area were 1,329,100 tonnes of CO<sub>2</sub> in 2015, which represents a decrease of 9.97% compared with total emissions for 2014. However, overall there has been a general reduction in the SCC area's carbon emissions in recent years, dropping from over 2,000,000 tonnes of CO<sub>2</sub> in 2005. Of Sunderland's carbon emissions in 2015, 32.7% were from industry; 31.4% from domestic properties and 35.7% from transport.

#### *Air*

- A.2.34 The 2017 Air Quality Annual Status Report for Sunderland<sup>23</sup> concludes that Air Quality Objectives (AQO) are being met across the SCC area, with some observed decline in pollutant levels. In consequence, no AQMAs have had to be declared in the SCC area. However, the neighbouring local authorities of County Durham, Gateshead and South Tyneside have all had to declare AQMAs in specific parts of their administrative areas due to pollutant levels breaching AQOs. These AQMAs have been taken account of in the assessment of proposed strategic site allocations and policies within the Publication Draft Sunderland CSDP.

#### *Waste*

- A.2.35 The amount of municipal waste arising within the City has been reducing in recent years from 144,894 tonnes in 2009/10 to 134,708 tonnes by 2015. The amount of waste collected per household has also generally been declining in recent years reducing from 474kg per household in 2009/10 to 444.44kg in 2014/15. A total of 269,159 tonnes of commercial and industrial waste was recorded as arising in Sunderland in 2015 and there was also in the order of 762,987 tonnes of Construction, Demolition and Excavated (CDE) waste deposited in Sunderland. However only 615,432 tonnes of this CDE waste arose within the SCC area.

#### *Water*

- A.2.36 The SCC area lies within the Northumbria River Basin district, the Wear management catchment and mainly within the Wear Lower and Estuary operational catchment. Water quality data from the Environment Agency 'Catchment Data Explorer' online tool enables those water bodies in the operational catchment that are of moderate or lower quality to be identified. Within the SCC area, the water bodies identified as moderate or poor quality are: Herrington Burn from Source to Lumley Park Hendon Coastal; Lumley Park Burn to Herrington Burn and River Wear; and Joe's Pond. The only water body of these to show an improvement from 2009 to 2015 is the Herrington Burn from Source to Lumley Park Burn (poor to moderate) all others have seen a decline (good to moderate for Hendon Coastal and Joe's Pond) and moderate to poor for Lumley Park Burn to Herrington Burn. All are classified as heavily modified water bodies (with the exception of Joe's Pond that is artificial).
- A.2.37 There are two designated Bathing Waters within the SCC area, located on the seafront area between Seaburn and South Bents, and at Roker. These are considered to be 'sensitive' areas for water quality with any waste water requiring secondary treatment before deposition. In 2015, their water quality was rated as 'excellent, meeting European Bathing Water guideline standards' and improving from the previous two years where they were rated as 'good'.

<sup>22</sup> <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2015>

<sup>23</sup> [https://www.sunderland.gov.uk/media/19701/Air-quality-report-2017/pdf/Sunderland\\_City\\_Council\\_ASR\\_2017.pdf](https://www.sunderland.gov.uk/media/19701/Air-quality-report-2017/pdf/Sunderland_City_Council_ASR_2017.pdf)

- A.2.38 Groundwater quality in the magnesian limestone found in the east of the City is currently rated as poor for both qualitative and chemical quality. Groundwater in the carboniferous limestone and coal measures further west is currently good in terms of quantitative quality but poor in chemical quality, with the situation expected to remain unchanged. However, part of the SCC area is identified as a Nitrate Vulnerability Zone owing to identified risks of pollutants including nitrate infiltrating soils.
- A.2.39 In relation to surface water quality, the River Wear is classed by the Environment Agency as being very good in terms of both chemical and biological water quality.

## Appendix B Review of Plans, Programmes and Strategies

- B.1.1 This Appendix supports **Section 2.3** by providing a review of all qualifying plans, programmes and strategies (PPS) of relevance to the Publication Draft Sunderland CSDP. This review identifies relevant environmental protection objectives and policy requirements within the related PPS to establish the relationship between the other qualifying PPS and the Draft Sunderland CSDP.
- B.1.2 The review of relevant PPS is detailed in **Table B.1** below.



Table B.1 Review of Relevant PPS

	Relevant Context and PPS Objectives or requirements	Relevant PPS targets, indicators or delivery mechanisms	Implications for the Sunderland CSDP and associated SA
<b>International</b>			
Johannesburg Declaration on Sustainable Development	Commits the UK (and other signatories) to promoting sustainable development.	Commitments include: · Taking sustainable development considerations into account in national and local development planning, infrastructure investment decisions, business development, and public procurement.	The CSDP needs to set out an overarching strategy for achieving sustainable development across the city.
The Landfill Directive	Requires member states to make significant reductions to landfill waste, and to mitigate environmental impacts, principally the emission of methane from landfill biodegradation.	Reduction of biodegradable material sent to landfills by 35% of 1995 levels.	Consider the inclusion of objectives that relate to the minimisation of waste and promoting the prudent use of resources.
The IPPC Directive	Aims to prevent, reduce and eliminate pollution at source, through efficient use of natural resources.	Sets standards and target dates for the reduction of concentrations of various pollutants dangerous to human health. The directive is applicable to certain waste management facilities.	Consider the inclusion of objectives on pollution, air quality and human health.
Communication COM (2005) 666: Taking Sustainable use of resources forward	Proposes a strategy and future legislative challenges based on principles of recycling, recovery of waste materials and recovery of energy from waste.		The emerging Sunderland CSDP must consider the need to improve the sustainability of the waste produced and how it is managed within the area using the waste hierarchy.  Consider the inclusion of objectives that relate to the minimisation of waste and promoting the prudent use of resources.
The Packaging Waste Directive	Sets out measures aimed at preventing production of excess packaging waste and promoting reuse, recycling and other forms of recovering packaging waste.	Updates the recovery and recycling targets to be met in the UK, which must be revised every five years.	The Local Plan should aim to reduce the production of waste and encourage sustainable waste management. Consider the inclusion of objectives that relate to the minimisation of waste and the prudent use of resources.

	Relevant Context and PPS Objectives or requirements	Relevant PPS targets, indicators or delivery mechanisms	Implications for the Sunderland CSDP and associated SA
Kyoto Protocol to the UN Convention on Climate Change	The protocol aims to curb the growth in emissions of 6 gases connected to climate change. The intention is to achieve stabilisation of atmospheric concentrations of these gases at levels that will prevent dangerous interference with the climate system.	Industrialised countries committed to cut their combined emissions by 5% below 1990 levels by 2008-2012. Each country has agreed its own specific targets. EU countries, including the UK, are committed to cut by 8%. The UK stated its own goal to cut by 12.5%. [The UK Climate Change Act 2008 sets a framework to deliver an 80% cut by 2050].	The CSDP must set out a strategy that will help contribute to a reduction of greenhouse gas emissions.
Towards a Circular Economy: A Zero Waste Programme for Europe (2014)	Sets out measures to promote resource efficiency.		The CSDP should assess measures set out in the document regarding increasing resource efficiency, such as recycling targets. Consider the inclusion of objectives that relate to the minimisation of waste and promoting the prudent use of resources.
EU Directive on the Incineration of Wastes	The aim of the directive is to keep up environmental improvements to waste incinerator operators in order to limit risks to the environmental and human health posed by waste incineration.	The directive sets a dioxin emission limit of no more than 1 part in 10 billion.	Waste development, particularly incineration, could impact air quality. Regulation and monitoring of emissions is carried out by the Environment Agency. Consideration should still however be given to whether the location and scale of development will impact on air quality. Also consider the inclusion of objectives on pollution, air quality and human health.
EU Waste Oil Directive	Requires national governments to ensure the safe collection and disposal of waste oils, preventing escape to land or water.	National governments must ensure as far as possible that the disposal of waste oil is carried out by recycling, in accordance with the waste hierarchy.	The CSDP must consider the need to manage waste within the waste hierarchy.  The CSDP should seek to ensure that waste does not have a negative impact on sensitive receptors.  Consider the inclusion of objectives that relate to the minimisation of waste and the prudent use of resources.

	Relevant Context and PPS Objectives or requirements	Relevant PPS targets, indicators or delivery mechanisms	Implications for the Sunderland CSDP and associated SA
EU Directive on Large Combustion Plants	Sets emissions ceilings for plants over a certain size regardless of fuel type.		<p>Although regulation and monitoring of emissions is carried out by the Environment Agency, policies should look to ensure that the location and scale of development will not harm air quality or health.</p> <p>Consider the inclusion of objectives on pollution, air quality and human health.</p>
EU Directive on Waste Electrical and Electronic Equipment (WEEE)	Directive which encourages the reuse, recycling and recovery of waste electrical and electronic equipment and sets criteria for their collection, treatment, recycling and recovery,		<p>Policies should encourage the development of appropriate treatment facilities for these wastes. The CSDP should promote the management of waste in line with the waste hierarchy.</p> <p>Consider the inclusion of objectives that relate to the minimisation of waste and the efficient use of natural resources.</p>
EU Directive on the Management of Waste from Extractive Industries	Sets out measures, procedures and guidance to prevent and reduce as far as possible adverse effects on the environment from extractive industries.		<p>Although regulation and monitoring of emissions is carried out by the Environment Agency, policies should look to ensure that the location and scale of development will not harm air quality or health.</p> <p>Consider the inclusion of objectives on pollution, air quality and human health.</p>
UNESCO Convention on the Protection of the World's Cultural and Natural Heritage	<p>Countries are required to:</p> <ul style="list-style-type: none"> <li>· Ensure that measures are taken for the protection, conservation and presentation of cultural and natural heritage.</li> <li>· Adopt a general policy that gives cultural and natural heritage a function in the life of the community</li> <li>· Integrate the protection of heritage into comprehensive planning programmes.</li> </ul>	<ul style="list-style-type: none"> <li>· Designation of UNESCO World Heritage Sites.</li> </ul>	<p>The CSDP should include:</p> <ul style="list-style-type: none"> <li>· Strategies/policies that address heritage and archaeological issues generally.</li> <li>· Specific protection for the potential candidate World Heritage Site at St Peter's, should the Council wish to pursue another bid for World Heritage status in the future.</li> </ul>

	Relevant Context and PPS Objectives or requirements	Relevant PPS targets, indicators or delivery mechanisms	Implications for the Sunderland CSDP and associated SA
The Ramsar Convention	<ul style="list-style-type: none"> <li>Stem the progressive encroachment on, and loss of, wetlands now and in the future.</li> <li>Consider the fundamental ecological functions of wetlands – regulators of water regimes, habitats supporting characteristic flora and fauna.</li> <li>Recognise that wetlands are a resource of great economic, cultural, scientific and recreational value.</li> <li>Include wetland conservation considerations in planning.</li> </ul>	The designation of suitable wetlands as Wetlands of International Importance (known as Ramsar sites).	The city contains a section of the Northumbria Coast Ramsar site. The CSDP should contain strategies/policies which protect the Ramsar site. Impacts of the CSDP upon the Ramsar site will be identified, assessed and appropriately mitigated through the Habitats Regulation Assessment.
The Bern Convention	<ul style="list-style-type: none"> <li>Promote conservation of wild flora and fauna, and their natural habitats.</li> <li>Integrate conservation into national policies.</li> <li>Monitor and control endangered and vulnerable species.</li> </ul>		<ul style="list-style-type: none"> <li>Ensure strategies and policies do not negatively impact designated wildlife sites and habitats, and instead seek to enhance their condition.</li> <li>Consider the impact of policies and proposals on wildlife and habitats more generally and seek ways to enhance ecosystems and biodiversity.</li> </ul>
EU Air Quality Directive (Directive 2008/50/EC on ambient air quality and cleaner air for Europe)	<ul style="list-style-type: none"> <li>Defines a policy framework for a number of air pollutants known to have harmful effects on human health and the environment.</li> <li>Set maximum levels for certain toxic heavy metals and polycyclic aromatic hydrocarbon concentrations.</li> <li>Sets target dates for reducing very fine particulates (PM<sub>2.5</sub>); continues with previous standards and targets for fine particulates (PM<sub>10</sub>).</li> </ul>	<ul style="list-style-type: none"> <li>Limit values and alert thresholds for a number of air pollutants, including nitrogen dioxide.</li> <li>Requires monitoring/reporting of air quality and the production of action plans where limits are exceeded.</li> <li>Reduce exposure to PM<sub>2.5</sub> to below 20µg/m<sup>3</sup> in urban areas by 2015. In all areas to respect the PM<sub>2.5</sub> limit value of 25µg/m<sup>3</sup>.</li> </ul>	<ul style="list-style-type: none"> <li>Consider the potential impacts of growth strategies and policies on air quality.</li> <li>Whilst the city does not currently have any Air Quality Management Areas (AQMAs), ensure that appropriate strategies are put in place to improve air quality in AQMAs if any are identified.</li> </ul>
EU Birds Directive (Directive 2009/147/EC/ on the conservation of wild birds)	Member States have a duty to sustain naturally occurring wild bird populations at ecologically and scientifically sound levels. Protection applies to birds and eggs, nests and habitats/biotopes.	<ul style="list-style-type: none"> <li>Take special measures to protect species listed in Annex 1 of the directive, including classifying areas in most suitable for these species as Special protection Areas (SPAs).</li> <li>SPA designation requires measures to promote conservation of the species and their habitat.</li> </ul>	The city contains a section of the Northumbria Coast SPA. The effect of the plan policies on this SPA must be appropriately assessed and mitigated to acceptable levels through the preparation of the Habitats Regulation Assessment.
EU Habitats Directive (EU Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EU Habitats Directive) (As amended by 97/62/EC))	<ul style="list-style-type: none"> <li>Maintain biodiversity by conserving natural habitats and wild fauna and flora.</li> <li>Encourage the management of landscape features that are essential for the migration, dispersal and genetic exchange of wild species.</li> <li>Establish systems of strict protection for animal and plant species particularly those threatened and study the desirability of reintroducing these species;</li> <li>Prohibit the use of non-selective methods of taking and capturing or killing certain animal and plant species.</li> </ul>	Requires the designation of Special Areas of Conservation (SACs), selected for their importance as natural habitat types and as habitats for species listed in Annexes to the Directive. Requires measures to be taken to avoid deterioration of natural habitats as well as disturbance of the species for which the areas have been designated.	The city contains a section of the Durham Coast SAC. The effect of the plan policies on this SAC must be appropriately assessed and mitigated to acceptable levels through the preparation of the Habitats Regulation Assessment.

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EU Waste Framework Directive (Directive 2008/98/EC)	<ul style="list-style-type: none"> <li>· Limit waste production.</li> <li>· Promote prevention, recycling and conversion of waste with a view to re-use.</li> <li>· Requires waste to be managed without endangering human health, harming the environment, and without nuisance that would adversely affect the countryside or places of special interest.</li> </ul>	<ul style="list-style-type: none"> <li>· By 2020, 50% of certain waste materials from households and other origins similar to households for re-use and recycling, and 70% preparing for re-use, recycling and other recovery of construction and demolition waste.</li> </ul>	<p>Within the scope available to this plan, consideration should be given to:</p> <ul style="list-style-type: none"> <li>· Encourage waste efficient development, including the use of secondary and recycled aggregates.</li> <li>· Encourage recycling facilities in new developments.</li> </ul>
EU Water Framework Directive (Directive 2000/60/EC)	<ul style="list-style-type: none"> <li>· To prevent further deterioration and protect and enhance the status of aquatic ecosystems and associated wetlands.</li> <li>· To promote the sustainable consumption of water; to reduce pollution of waters from priority substances.</li> <li>· To prevent the deterioration in the status and to progressively reduce pollution of groundwater.</li> <li>· To contribute to mitigating the effects of floods and droughts.</li> </ul>	<ul style="list-style-type: none"> <li>· Achieve good ecological and good chemical status for inland waters by 2015.</li> <li>· Reduction and ultimate elimination of priority hazardous substances.</li> <li>· Requires that strategic management plans are produced for each River Basin District (RBD) across the Union's territory.</li> </ul>	<p>In developing the plan consideration should be given to the impact of proposals on water. This should include:</p> <ul style="list-style-type: none"> <li>· Surface and groundwater quality</li> <li>· Bathing water quality</li> <li>· Aquatic ecosystems</li> <li>· The sustainable use of water</li> <li>· Avoiding the hazards of flooding</li> <li>· The availability of water resources</li> <li>· The capacity of sewerage.</li> </ul>
EU Strategic Environmental Assessment (SEA) Directive (Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment)	<p>The environmental consequences of plans, programmes and/or policies must be identified and assessed as part of their preparation.</p>	<p>Strategic Environmental Assessments (SEAs)</p>	<p>The emerging CSDP will be the subject of an SEA, which will form part of the sustainability appraisal.</p>

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EU Environmental Action Programme: Living Well, Within the Limits of Our Planet	<p>Provides a strategy to guide future action by EU institutions and member states. There are 9 priority objectives:</p> <ol style="list-style-type: none"> <li>1. Protect, conserve and enhance natural capital.</li> <li>2. Create a resource efficient, green, and competitive low-carbon economy.</li> <li>3. Safeguard the people from environment related pressures and risks to health and wellbeing.</li> <li>4. Improve implementation of environmental legislation.</li> <li>5. Increase environmental knowledge and widen the evidence base for policy.</li> <li>6. Investment in environment and climate policy and account for the environmental costs of activities.</li> <li>7. Better integrate environmental concerns into other policy areas and ensure coherence.</li> <li>8. Make cities more sustainable.</li> <li>9. Address international environmental/climate change challenges more effectively.</li> </ol>	<p>The programme also identifies mechanisms/actions to help achieve each objective. Those most relevant to planning are:</p> <ol style="list-style-type: none"> <li>1. Natural Capital: <ul style="list-style-type: none"> <li>· The Water Framework, Air Quality, Habitats, and Bird Directives.</li> <li>· The 2020 Biodiversity Strategy, The Blueprint to Safeguard Europe's Water Resources</li> <li>· Soil protection, Sustainable use of land and forests</li> </ul> </li> <li>2. Resource efficient, low carbon economy: <ul style="list-style-type: none"> <li>· Deliver the climate and energy package.</li> <li>· Turning waste into a resource.</li> <li>· More efficient use of water.</li> </ul> </li> <li>3. Human health and wellbeing: <ul style="list-style-type: none"> <li>· Air and water pollution, excessive noise, and toxic chemicals.</li> </ul> </li> <li>4. Implementation: <ul style="list-style-type: none"> <li>· Help people secure improvements in their own environment.</li> </ul> </li> <li>7. Integration: <ul style="list-style-type: none"> <li>· Policy areas to include: regional policy, energy and transport.</li> </ul> </li> <li>8. Sustainable cities: <ul style="list-style-type: none"> <li>· Implement policies for sustainable urban planning and design.</li> </ul> </li> </ol>	<ul style="list-style-type: none"> <li>· Where relevant, the priority objectives should be used to inform the CSDP strategic objectives.</li> <li>· Planning strategies and policies need to help deliver on the relevant objectives and mechanisms, for example: <ul style="list-style-type: none"> <li>o Ensuring protection required by legislation.</li> <li>o Maximising biodiversity and other ecosystems.</li> <li>o Promoting a move to a low carbon economy</li> <li>o Minimising resource use (including water) and supporting 'waste as a resource' initiatives.</li> <li>o Creating sustainable urban environments including reducing the impact of transport on the built environment and human health.</li> <li>o Ensure environmental concerns are fully integrated within the CSDP.</li> <li>o Facilitating effective community engagement and Neighbourhood planning.</li> </ul> </li> </ul>
European Spatial Development Perspective	<p>To work towards a balanced and sustainable development of the EU and to achieve:</p> <ul style="list-style-type: none"> <li>· Economic and social cohesion.</li> <li>· Conservation and management of natural resources and cultural heritage.</li> <li>· More balanced competitiveness of the European territory.</li> </ul>		<p>The CSDP should identify and work towards achieving a more sustainable spatial vision.</p>
European Sustainable Development Strategy 2001 (Renewed 2006, Reviewed 2009)	<p>Achieving sustainable development requires economic growth that supports social progress and respects the environment. Strategic objectives/priorities:</p> <ul style="list-style-type: none"> <li>· Limiting climate change and increasing the use of clean energy.</li> <li>· Addressing threats to public health.</li> <li>· Combating poverty and social exclusion.</li> <li>· Dealing with the economic and social implications of an ageing population.</li> <li>· Managing natural resources more responsibly.</li> <li>· Improving the transport system and land use management.</li> </ul>		<p>The CSDP needs to consider all aspects of sustainable development i.e. the economic, environmental, and social aspects of sustainability.</p>

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EU Biodiversity Strategy - Our Life Insurance, Our Nature Capital: An EU Biodiversity Strategy (2011)	<p>The UN CBD led to 5 internationally agreed strategic goals:</p> <ol style="list-style-type: none"> <li>1. Address underlying causes of biodiversity loss.</li> <li>2. Reduce direct pressures and promote sustainable use.</li> <li>3. Safeguard ecosystems, species and genetic diversity.</li> <li>4. Enhance the benefits of ecosystems services to all.</li> <li>5. Enhance implementation through participatory planning.</li> </ol> <p>Building on this, the EU strategy outlines the vision that:</p> <ul style="list-style-type: none"> <li>· By 2050 European Union biodiversity and ecosystems services are protected, valued and appropriately restored: <ul style="list-style-type: none"> <li>o For their intrinsic value.</li> <li>o For their essential contribution to human wellbeing and economic prosperity.</li> <li>o So that catastrophic changes caused by the loss of biodiversity are avoided.</li> </ul> </li> </ul>	<p>The strategy identifies 5 target areas that will help to deliver, in part, on some of the goals:</p> <ul style="list-style-type: none"> <li>· Full implementation of EU legislation to protect biodiversity.</li> <li>· Better protection for ecosystems and more use of Green Infrastructure (GI).</li> <li>· Sustainable agriculture and forestry, and better management of fish stocks.</li> <li>· Tighter controls on invasive alien species.</li> <li>· A larger EU contribution to preventing global biodiversity loss.</li> </ul> <p>The strategy also outlines 20 specific actions to help achieve the targets.</p>	<p>Seek opportunities for local planning strategies and policies to help achieve the strategic goals and target areas. For example:</p> <ul style="list-style-type: none"> <li>· Policies to maximise GI coverage and the range and quality of the ecosystems services that the GI provides.</li> <li>· Policies to support agricultural and forestry practices, which are most sustainable.</li> </ul>
EU Energy Performance of Buildings Directive (Directive 2002/91/EC on the Energy Performance of Buildings)	<p>Promotes improvements in the energy performance of buildings, taking account of:</p> <ul style="list-style-type: none"> <li>· Local conditions.</li> <li>· The requirements of the building.</li> <li>· Cost effectiveness.</li> </ul>	<p>In the UK:</p> <ul style="list-style-type: none"> <li>· The timetable and methods for implementing the directive is established through BREEAM and the Code for Sustainable Homes.</li> <li>· The Baseline is set by Part L of the Building Regulations.</li> </ul>	<p>Seek to introduce CSDP policies to improve the energy performance of buildings through good design.</p>
European Convention on the Protection of Archaeological Heritage (1992)	<ul style="list-style-type: none"> <li>· To protect archaeological heritage, including for historical and scientific study.</li> <li>· Ensure that archaeologists participate in the development of planning policies to achieve well-balanced strategies for the protection, conservation and enhancement of archaeological interest.</li> </ul>		<ul style="list-style-type: none"> <li>· Ensure that County Archaeologist participates in the development of relevant planning strategies and policies, and the identification of strategic development sites.</li> </ul>
European Landscape Convention (The Florence Convention, 2000)	<p>Promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues.</p>		<p>Ensure that policies within the CSDP seek to protect and improve the management of landscapes within the city.</p>
EU (2009) Renewable Energy Directive (2009/28/EC)	<p>This Directive establishes a common framework for the use of energy from renewable sources in order to limit greenhouse gas emissions and to promote cleaner transport. It encourages energy efficiency, energy consumption from renewable sources and the improvement of energy supply.</p>		<p>The CSDP should contribute towards increasing the proportion of energy from renewable energy sources where appropriate.</p>

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A Resource Efficient Europe	<p>This flagship initiative aims to create a framework for policies to support the shift towards a resource-efficient and low-carbon economy which will help to:</p> <ul style="list-style-type: none"> <li>· Boost economic performance while reducing resource use;</li> <li>· Identify and create new opportunities for economic growth and greater innovation and boost the EU's competitiveness;</li> <li>· Ensure security of supply of essential resources; and</li> <li>· Fight against climate change and limit the environmental impacts of resource use.</li> </ul>	<p>Each Member State has a target calculated according to the share of energy from renewable sources in its gross final consumption for 2020. The UK is required to source 15% of energy needs from renewable sources, including biomass, hydro, wind and solar power by 2020.</p> <p>From 1 January 2017, biofuels and bioliquids share in emissions savings should be increased to 50%</p>	<p>The CSDP policies should take into account the objectives of the Flagship Initiative.</p>
Noise Directive (Directive 2002/49/EC)	<p>The underlying principles of the Directive are similar to those underpinning other overarching environment policies (such as air or waste) i.e.:</p> <ul style="list-style-type: none"> <li>· Monitoring the environmental problem; by requiring competent authorities in Member States to draw up 'strategic noise maps' for major roads, railways, airports and agglomerations, using harmonised noise indicators Lden (day-evening-night equivalent level) and Lnight (night equivalent level). These maps will be used to assess the number of people annoyed and sleep disturbed respectively throughout Europe; and</li> <li>· Informing and consulting the public about noise exposure, its effects, and the measures considered to address noise, in line with the principles of the Aarhus Convention;</li> <li>· Addressing local noise issues by requiring competent authorities to draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good.</li> </ul> <p>The directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities. Developing a long-term EU strategy, which includes objectives to reduce the number of people affected by noise in the longer term, and provides a framework for developing existing Community policy on noise reduction from source. With this respect, the Commission has made a declaration concerning the provisions laid down in Article 1.2 with regard to the preparation of legislation relating to sources of noise.</p>		<p>The CSDP will need to have regard to the requirements of the Environmental Noise Directive.</p>
EU Floods Directive (Directive 2007/60/EC)	<p>Aims to provide a consistent approach to managing flood risk across Europe.</p>	<p>This approach is based on a 6 year cycle of planning which include the publication of Preliminary Flood Risk Assessments, hazard and risk maps and flood risk management plans. The Directive is transposed into English law by the Flood Risk Regulations 2009.</p>	<p>The CSDP should recognise that development can impact vulnerability to flooding and increase risk due to climate change.</p>



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<b>National</b>			
25 Year Environment Plan (UK Government, 2018)	This plan sets out current and planned government action to help the natural world regain and retain good health. It aims to deliver cleaner air and water in our cities and rural landscapes, protect threatened species and provide richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that puts the environment first.	The plan seeks to embed the principle of 'net environmental gain' in planning and development decisions.	The CSDP should include a requirement for development proposals to demonstrate net environmental gain where viable.
The UK Sustainable Development Strategy (HM Government, 2005)	The strategy builds on the previous strategy from 1999, recognises changed governance arrangements in the UK as a result of devolution, and highlights a renewed global push for sustainable development following the World Summit in Johannesburg in 2002. It sets out five principles that form an overarching approach to achieving sustainable development, with a more explicit focus on environmental limits: 1. Living within environmental limits. 2. Ensuring a strong, healthy and just society. 3. Achieving a sustainable economy. 4. Promoting good governance. 5. Using sound science responsibly.	Identifies four priority areas for action: 1. Sustainable consumption and production. 2. Climate change and energy. 3. Natural resources protection and environmental enhancement. 4. Sustainable communities.  Also identifies 68 indicators. Most relate to the priority areas above.	·The CSDP and its policies need to help deliver sustainable development as defined by the overarching principles. ·The CSDP needs to facilitate improvements in each of the four main priority areas.
The Enterprise and Regulatory Reform Act 2013	Objectives or requirements of the plan or programme ·The Act aims to cut the costs of doing business, boosting consumer and business confidence, and helping the private sector create jobs. ·The changes most relevant to planning are connected with heritage protection. Some of the reforms were promoted in the 2008 draft Heritage Protection Bill; others have been brought forward following the Penfold Review of Non-Planning Consents.	Relevant targets, indicators or delivery mechanisms ·Conservation Area consent (previously required for demolition works) is replaced with planning permission. ·Heritage Partnership Agreements can be set up to outline works to listed buildings for which consent is granted. ·The extent of protection of a listed building can be better defined e.g. whether buildings within the curtilage are protected. ·National and local class consent orders are introduced where the works described will not require listed building consent. ·Lawful proposed works certificates are introduced. These confirm that the works described in the certificate do not need listed building consent. ·Certificates of immunity from listing can be applied for at any time.	Consider, in consultation with Conservation Officers, whether the changes require a different approach to developing policy related to heritage assets.

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<p>The Plan for Growth (BIS, 2011)</p>	<p>The overall objective is to achieve strong, sustainable and balanced growth that is more evenly shared across the country and between industries. Identifies four ambitions: ·To create the most competitive tax system in the G20; ·To make the UK one of the best places in Europe to start, finance and grow a business; ·To encourage investment and exports as a route to a more balanced economy; and ·To create a more educated workforce that is the most flexible in Europe. Each ambition is supported by a number of measurable benchmarks.</p>	<p>The 'best place to start, finance and grow business' ambition includes the benchmark to: ·Increase the proportion of planning applications approved and dealt with on time. To achieve this, radical changes included: ·Presumption in favour of sustainable development. ·Identifying more land for development. ·Public sector land auctions. ·Liberalisation of the Use Classes Order. ·All applications to be dealt with within 12 months. The 'encourage investments' ambition includes: ·Creation of Enterprise Zones (less planning controls). ·Construction: Not introducing zero carbon homes from 2016. ·Planning rules to support superfast broadband rollout. The 'educated/flexible' workforce ambition includes: ·Promote labour mobility by boosting the supply of housing.</p>	<p>The plan should provide support for the growth of the city's economy: ·The presumption requires positive policies that clearly define and promote sustainable development. ·Inclusion of the NPPF model policy (or similar) relating to the presumption. ·Identification of sufficient land and positive policies to help ensure that planned development is delivered. ·Consider implications of changes to the Use Classes Order. ·Ensure that the need for superfast broadband in all communities is recognised and the plan positively seeks to find solutions where negative impacts are identified, e.g. in relation to heritage and conservation concerns.</p>

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<p>Laying the Foundations: A Housing Strategy for England (HM Government, 2011)</p>	<p>Sets out a package of reforms aimed at:</p> <ol style="list-style-type: none"> <li>1. Increasing the supply of homes and stable growth.</li> <li>2. Reforming Social and Affordable housing.</li> <li>3. Creating a thriving private rented sector.</li> <li>4. Bringing empty homes back into use more quickly.</li> <li>5. Improving environmental standards and design quality.</li> </ol>	<p>Each objective is accompanied by a range of actions, including the following:</p> <ol style="list-style-type: none"> <li>1. 'Get Britain Building' scheme; Growing places fund; Free up public sector land; Community Right to Build; New Homes Bonus; Review housing, planning and construction regulations.</li> <li>2. Social housing regulation, transfer of local authority housing stock to Registered Providers; Reinvigorated Right to Buy; Tackling anti-social behaviour.</li> <li>3. Real Estate Investment Trust changes; Build to Rent pilots; Review of barriers to investment in private rented sector.</li> <li>4. Extra Government funding; Council Tax changes for empty and second homes; Empty Dwelling Management Orders; Criminalising squatting.</li> <li>5. Changes to Building Regulations Part L (conservation of fuel/power); Community-led design; Zero Carbon Homes; Green Deal</li> </ol>	<ol style="list-style-type: none"> <li>1. Increasing supply: <ul style="list-style-type: none"> <li>·Positively seek to deliver full objectively assessed need for housing including affordable housing –maximising new homes bonus.</li> <li>·Suitable strategic policies to enable successful Neighbourhood Planning, including Community Right to Build Orders.</li> </ul> </li> <li>2. Social housing: <ul style="list-style-type: none"> <li>·Consider implications for affordable housing supply of a reinvigorated 'Right to Buy' scheme.</li> </ul> </li> <li>4. Empty Homes: <ul style="list-style-type: none"> <li>·Develop policy within the plan to promote bringing empty homes back into use.</li> </ul> </li> <li>5. Environmental standards and design: <ul style="list-style-type: none"> <li>·Consider including policies requiring higher design standards whilst recognising the need to reduce carbon emissions, subject to viability.</li> </ul> </li> </ol>

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Lifetime Homes, Lifetime Neighbourhoods (DCLG, 2008)	<p>The UK Government consulted on a review of local housing standards in Autumn 2014. This may lead to new national policy/guidance.</p> <p>Plan housing and places so that people are not excluded by design as they grow older and more infirm.</p> <ul style="list-style-type: none"> <li>·Create housing and places that can immediately accommodate the changing needs that many people have over their lifetime or housing and places that are able to be modified easily and cheaply.</li> </ul>	<ul style="list-style-type: none"> <li>·Required all public housing to be built to lifetime homes standards by 2011.</li> <li>·Aspired for all new housing to be built to this standard by 2013.</li> </ul>	<ul style="list-style-type: none"> <li>· To consider the appropriateness of including policy requiring this standard, or individual elements promoted by the standard.</li> <li>· Within this, consideration is to be given to the combined impact on delivery (in terms of viability) of requiring this standard and other standard which may overlap or conflict.</li> </ul> <p>Further information available in: A Review of Local Standards for the Delivery of New Homes (Local Housing Delivery Group, 2012).</p>
Heritage Protection for the 21st Century: White Paper (DCMS, 2007)	<ul style="list-style-type: none"> <li>·Developing a unified approach to the historic environment through creating a single system for national designations to replace listing, scheduling and registering.</li> <li>·Maximising opportunities for inclusion and involvement.</li> <li>·Supporting sustainable communities by putting the historic environment at the heart of an effective planning system.</li> </ul>		<p>No current implications (The Enterprise and Regulatory Reform Act 2013 made certain changes to the protection of heritage assets, no indication that legislation is going to be changed further).</p> <p>Develop policies which protect designated heritage assets based upon their significance.</p>

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<p>The UK Post 2010 Biodiversity Framework (JNCC, 2012)</p>	<p>Covers 2011-2020 and forms the joint response of the UK Governments to the strategic plan of the United Nations Convention on Biological Diversity (CBD) held in Nagoya, Japan in 2010. Produced by the JNCC on behalf of DEFRA and equivalent bodies in Scotland, Wales and Northern Ireland.</p> <p>The framework re-states the 5 strategic goals agreed internationally at the CBD in 2010:</p> <ul style="list-style-type: none"> <li>·Goal A: Address the underlying causes of biodiversity loss by mainstreaming biodiversity across the government and society.</li> <li>·Goal B: Reduce the direct pressures on biodiversity and promote sustainable use.</li> <li>·Goal C: To improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity.</li> <li>·Goal D: Enhance the benefits to all from biodiversity and ecosystems.</li> <li>·Goal E: Enhance implementation through participatory planning, knowledge management and capacity building.</li> </ul> <p>The Framework identifies the extent of support in the EU Biodiversity Strategy (2011) for each of the goals:</p> <ul style="list-style-type: none"> <li>·Goal A: strongly supported by EU Biodiversity Strategy.</li> <li>·Goal B: habitat loss, invasive species, and fisheries strongly supported by EU Biodiversity Strategy.</li> <li>·Goal C: large role for EU Biodiversity Strategy and Natura 2000.</li> <li>·Goal D: strongly supported by EU Biodiversity Strategy.</li> <li>·Goal E: less relevant to the EU Biodiversity Strategy.</li> </ul>	<p>Also identifies a number of key activities (with a UK wide dimension) for each goal. These include:</p> <p>Goal A e.g.:</p> <ul style="list-style-type: none"> <li>·Identify, measure and integrate biodiversity values in accounting systems.</li> </ul> <p>Goal B e.g.:</p> <ul style="list-style-type: none"> <li>·Improve targeting of EU direct payments for agriculture and forestry.</li> <li>·Better understanding of the impacts of pollution.</li> <li>·Addressing invasive alien species.</li> <li>·Evidence base to assess vulnerability to climate change.</li> </ul> <p>Goal C e.g.:</p> <ul style="list-style-type: none"> <li>·Consider review of UK policies to maintain diversity.</li> <li>·Better identification of threatened species.</li> <li>·Maintain SSSI and ASSI guidance and practice for reviewing species and habitat condition.</li> </ul> <p>Goal D e.g.:</p> <ul style="list-style-type: none"> <li>·Further development of the 'ecosystem approach'.</li> <li>·Share best practice of innovative approaches to planning and resources to help shape EU policy on climate change adaptation and Green Infrastructure.</li> </ul> <p>Goal E e.g.:</p> <ul style="list-style-type: none"> <li>·Activities relate to actions on the international stage.</li> </ul>	<p>Seek opportunities for local planning strategies and policies to help achieve the strategic goals and target areas. For example:</p> <ul style="list-style-type: none"> <li>·Policies to maximise GI coverage and the range and quality of the ecosystems services that the GI provides.</li> <li>·Policies to support agricultural and forestry practices, which are more sustainable.</li> <li>·Policies to protect international, national and locally designated nature site and assets.</li> </ul>

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<p>Biodiversity 2020: A strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011)</p>	<p>Sets out how EU and other international commitments will be implemented in England. Continues to be the focus for delivering biodiversity commitments in England post publication of the UK Post 2010 Biodiversity Framework.</p> <p>To halt overall biodiversity loss.</p> <ul style="list-style-type: none"> <li>·Support healthy well-functioning ecosystems.</li> <li>·Establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.</li> </ul>		<p>Ensure that development does not have a detrimental impact on biodiversity, and instead looks to protect and expand well-functioning ecosystems and deliver improved biodiversity.</p>
<p>The National Infrastructure Plan (2011)</p>	<p>The National Infrastructure Plan sets out the Government's ambitions to:</p> <ul style="list-style-type: none"> <li>- Improve the performance, capacity, connectivity and environmental impacts of the UK's transport networks;</li> <li>- Achieve a secure, diverse and reliable energy supply for the UK while reducing the carbon intensity of electricity generation at least cost to consumers;</li> <li>- Maintain the security and performance of the water and sewerage system while reducing its environmental impacts;</li> <li>- Mitigate the impacts of flooding as part of a well-managed, co-ordinated and affordable risk management system; and</li> <li>- Reduce waste sent to landfill, increase recycling rates and move towards a zero waste economy.</li> </ul>		<p>The CSDP must consider the need to reduce the amount of waste that is produced and seek to ensure that the waste that is produced is dealt with sustainability in accordance with the waste hierarchy.</p> <p>Consider the inclusion of objectives that relate to issues such as sustainable transport, energy security, climate change, flooding, water quality and the sustainable use of resources.</p>

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<p>The National Heritage Protection Plan – English Heritage</p>	<p>The National Heritage Protection Plan (NHPP) sets out how English Heritage, together with partners in the heritage sector, will prioritise and deliver heritage protection from 2011 to 2015. Its objective is to make the best use of our resources so that England's vulnerable historic environment is safeguarded in the most cost-effective way.</p>		<p>The CSDP should seek to minimise the impact of development on the historic environment.</p> <p>Consider the inclusion of an objective that relates to the protection of the historic environment and cultural assets.</p>
<p>Reducing and Managing Waste Policy (DEFRA, 2013)</p>	<p>The document is an overarching summary of the main directions and priorities for waste management. These are:</p> <ul style="list-style-type: none"> <li>- Waste prevention, generically (see next entry below);</li> <li>- Preventing food waste;</li> <li>- Increasing the quantity and quality of material that is recycled;</li> <li>- Increasing focus on voluntary agreements particularly those relating to producer responsibility;</li> <li>- Working with businesses and waste companies to reduce commercial and industrial waste;</li> <li>- Supporting energy from waste where appropriate;</li> <li>- Continuing to review policy on landfill and which wastes should be banned from it;</li> <li>- Reducing waste crime</li> </ul>		<p>The CSDP should include policy references to deal with these issues as relevant to the waste management challenges facing Sunderland.</p> <p>Assess the extent to which the Local Plan reflects the policy priorities.</p>

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<p>The End-of-Life Vehicles (Amendment) Regulations (2010) amending End of Life Vehicles Regulations (2003)</p>	<p>These Regulations make a number of technical amendments to the original End-of-Life Vehicles Regulations (2003). They establish the mandatory requirement for the dismantling of vehicles on licensed sites which has corresponding implications for the need to ensure local capacity is available, and to integrating the licensing of such sites into the IPC regime.</p>		<p>The CSDP must consider the need to improve the sustainability of the waste produced and how it is managed within the area using the waste hierarchy.</p> <p>Consider the inclusion of objectives that relate to the minimisation of waste and promoting the prudent use of resources.</p>
<p>Household Waste Recycling Act 2003</p>	<p>The provisions of this Act came into force on 30 December 2003. It applies to England and Wales and amends the Environmental Protection Act 1990, by making arrangements for the separate collection of recyclable waste and recycling and composting duties.</p>		<p>The CSDP must consider the need to reduce the amount of waste that is produced and seek to ensure that the waste that is produced is dealt with sustainability in accordance with the waste hierarchy.</p> <p>Consider the inclusion of objectives on the prudent use of natural resources and the need to minimise volumes of waste produced.</p>



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Waste Incineration (England and Wales) Regulations 2002	This regulation implements the EU Waste Incineration Directive of 2000.		<p>Waste development, particularly incineration, could impact air quality. Regulation and monitoring of emissions is carried out by the Environment Agency. Consideration should still however be given to whether the location and scale of development will impact on air quality</p> <p>Consider the inclusion of objectives on pollution, air quality and human health.</p>
The Environmental Permitting (England and Wales) (Amendment) Regulations 2007	<p>The Regulations provide a consolidated system for environmental permits and exemptions for industrial activities, mobile plant, waste operations, mining waste operations, water discharge activities, groundwater activities and radioactive substances activities.</p> <p>The Environmental Permitting regime aims to protect the environment while simplifying the regulatory system. The Regulations transpose the provisions of 18 European Directives regulating emissions to air, water and soil, waste management and management of specific substances.</p>		<p>The CSDP must consider the impact of waste development on the natural environment.</p> <p>Consider the inclusion of objectives to protect air quality, soils, natural resources and the urban environment.</p> <p>Consider the inclusion of objectives that relate to the protection of the natural environment and human health.</p>

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<p>The Waste Electronic Equipment (Amendment) Regulations SI 2010/1155 amending The Waste Electrical and Electronic Equipment (Waste Management Licensing) (England and Wales) Regulations 2006</p>	<p>These Regulations transpose amendments to the WEEE Directive made by Council Directive 2008/112/EC. This provides that WEEE has to be treated in accordance with the requirements of Article 6 of the WEEE Directive. The regulations also provide an exemption from waste management licensing for the repair and refurbishment of WEEE for re-use and a further exemption from waste management licensing for storage of WEEE; exemptions must be registered with the Environment Agency.</p>		<p>The CSDP must consider the need to reduce the amount of waste that is produced and seek to ensure that the waste that is produced is dealt with sustainability in accordance with the waste hierarchy.</p> <p>Consider the inclusion of objectives on the prudent use of natural resources and the need to minimise volumes of waste produced.</p>
<p>The Producer Responsibility Obligations (Packaging Waste) Regulations 2007 (as amended in 2010)</p>	<p>Regulations which place a legal obligation on businesses which make or use packaging to ensure that a proportion of the packaging they place on the market is recovered and recycled. The regulations provide the recovery and recycling targets between the years 2010 and 2012.</p>	<p>New packaging recovery and recycling targets for 2013 to 2017, which apply under the Producer Responsibility Regulations, were announced in the March 2012 budget. These targets include:</p> <ul style="list-style-type: none"> <li>• Paper/Card – 69.5% by 2017</li> <li>• Glass - 81% by 2017</li> <li>• Aluminum - 55% by 2017</li> <li>• Steel - 76% by 2017</li> <li>• Plastic - 57% by 2017</li> <li>• Wood - 22% by 2017</li> <li>• Total Recovery - 79% by 2017</li> <li>• Of which recycling – 72.7% by 2017</li> </ul>	<p>The Local Plan must consider the need to reduce the amount of waste that is produced and seek to ensure that the waste that is produced is dealt with sustainability in accordance with the waste hierarchy.</p> <p>Consider the inclusion of objectives on the prudent use of natural resources and the need to minimise volumes of waste produced.</p>

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<p>The Hazardous Waste Regulations 2005 (England and Wales)</p>	<p>Widens the types of waste that are now classed as hazardous and strengthens controls on the management and disposal of hazardous waste. The regulations also increase the maximum limit of hazardous waste that can be produced in any year without registering with the Environment Agency.</p>		<p>The CSDP should consider whether there is a need for hazardous waste facilities.</p> <p>Consider the inclusion of objectives that relate to the protection of the natural environment and human health.</p>
<p>Hedgerow Regulations 1997</p>	<p>Act introduced to make provision for the protection of important hedgerows in England and Wales.</p>		<p>Local plans should consider the impact of development on the natural environment.</p> <p>Consider the inclusion of objectives to protect and enhance biodiversity and landscape character.</p>

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The Protection of Badgers Act 1992	Provides protection for badgers and their setts.		<p>The CSDP must take into account the need to avoid harming protected species including badgers.</p> <p>Consider the inclusion of objectives to protect and enhance biodiversity.</p>
Natural Environment and Rural Communities Act (2006)	<p>Confers power to a number of bodies concerned with the natural environment and rural communities in order to;</p> <ul style="list-style-type: none"> <li>- Make provision in connection with wildlife sites of special scientific interest, National Parks and the broads</li> <li>- To amend the law relating to rights of way</li> <li>- To make provision as to the Inland Waterways Amenity Advisory Council</li> <li>- To provide for flexible administrative arrangements in connection with functions relating to the environment and rural affairs and certain other functions</li> <li>- And for connected purposes.</li> </ul>		<p>The impacts of the CSDP on biodiversity must be considered in the plan-preparation process. The plan must also consider the impact of development on the natural environment.</p> <p>Consider the inclusion of objectives to protect and enhance biodiversity.</p>

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The Countryside and Rights of Way Act (2000)	Sets out legal provisions regarding rights of way and promotes conservation of habitats and species, as well as applying further protection to SSSIs.		<p>The CSDP should take into account the need to protect habitats, biodiversity and rights of way/access to the countryside.</p> <p>The CSDP should seek to avoid harm to designated sites, including SSSIs.</p> <p>Consider the inclusion of objectives to protect and enhance biodiversity, and rights of way/access to the countryside</p>
The Waste Regulations 2011 (England and Wales)	Implementation of the revised EU Waste Framework Directive, which requires and national waste management plan and waste prevention measures. Also required are strict controls over waste collection and promotion of waste use as a resource.	Requires waste prevention programmes to be established as well as the application of a waste hierarchy to deliver the best possible environmental outcome.	<p>The CSDP should seek to ensure that waste is dealt with as a resource. It must consider the need to reduce the amount of waste that is produced and seek to ensure that the waste that is produced is dealt with sustainability in accordance with the waste hierarchy.</p> <p>Consider the inclusion of objectives on the prudent use of natural resources and the need to minimise volumes of waste produced.</p>
Waste Prevention Programme for England (2013)	Sets out the roles and actions for government and others to reduce the amount of waste produced in England		<p>The CSDP should have reference to the roles local authorities have in order to reduce the amount of waste produced</p> <p>Consider the inclusion of objectives on the prudent use of natural resources and the need to minimise volumes of waste produced.</p>

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Landfill Regulations 2002 (England and Wales, amended 2005)	Implements EU Landfill Directive into UK law. Bans certain wastes from being disposed of using landfills and sets limits on biodegradable materials that may be deposited at landfill.		<p>The CSDP must consider the need to reduce landfill waste and ensure that produced waste is dealt with sustainably.</p> <p>Consider the inclusion of objectives on the prudent use of natural resources and the need to minimise volumes of waste produced.</p>
Waste and Emissions Trading Act 2003 (Amended)	Primary objective to meet European landfill objectives and develop a system for the disposal of biodegradable waste.		<p>The CSDP must consider the need to reduce the amount of waste that is produced and seek to ensure that the waste that is produced is dealt with sustainability in accordance with the waste hierarchy.</p> <p>Consider the inclusion of objectives on the prudent use of natural resources and the need to minimise volumes of waste produced.</p>
The Conservation of Habitats and Species Regulations (The Conservation of Habitats and Species Regulations (2010) and amendments (2012))	<p>The 2010 regulations replace The Conservation Regulations 1994 and consolidate their various amendments, in respect of England and Wales. They more clearly transpose the EU Habitats Directive into national law and incorporate the requirements of the EU Wild Birds Directive.</p> <p>The regulations aim to help protect biodiversity through the conservation of natural habitats and of wild flora and fauna.</p>		<ul style="list-style-type: none"> <li>·Any strategy, policy, or site that will impact a designated or protected sites needs to undergo a Habitats Regulations Assessment.</li> <li>·Strategies, policies or sites that are likely to have a significant impact on a SPA or SAC should undergo an 'Appropriate Assessment' of its implications.</li> </ul>
The Air Quality Standards Regulations (2010) as amended	<p>Replaces the 2007 regulations and implements the 2008 EU Ambient Air Quality Directive (2008/50/EC), as well as previous extant Directives, such as 2004/107/EC.</p> <ul style="list-style-type: none"> <li>·The 2008 Directive sets legally binding limits and alert thresholds for the concentration of major air pollutants that impact public health and the environment, such as fine particulate matter (PM10 and PM2.5) and nitrogen dioxide (NO2) in outdoor air.</li> <li>·The 2004 directive sets maximum levels for certain toxic heavy metals and polycyclic aromatic hydrocarbon concentrations in outdoor air.</li> </ul>	<ul style="list-style-type: none"> <li>·Limit values and alert thresholds for a number of air pollutants, including nitrogen dioxide.</li> <li>·Consider the potential impacts of growth strategies and policies on air quality.</li> <li>·Reduce exposure to PM2.5 to below 20µg/m3 in urban areas by 2015. In all areas respect the PM2.5 limit value of 25µg/m3.</li> </ul>	<ul style="list-style-type: none"> <li>·Ensure strategies and policies do not reduce air quality generally.</li> <li>·Requires monitoring/reporting of air quality and the production of Area Plans where limits are exceeded.</li> </ul>

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Safeguarding our soils: A strategy for England (DEFRA, 2009)	<ul style="list-style-type: none"> <li>·The strategy highlights the importance of soils as a resource, and provides a framework for policy making to ensure the sustainable management of soils.</li> <li>·By 2030 the quality of soils will be improved and the ability of soils to provide essential services for future generations will be safeguarded.</li> </ul>	<ul style="list-style-type: none"> <li>·Agricultural soils will be better managed and threats to them will be addressed.</li> <li>·Soils will play a greater role in the fight against climate change in helping us to manage its impacts.</li> <li>·Soils in urban areas will be valued during development, and construction practices will ensure vital soil functions can be maintained.</li> <li>·Pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with.</li> </ul>	<ul style="list-style-type: none"> <li>·The plan needs to take account of soil quality when considering suitable development locations, including where development could remediate damaged and/or contaminated soils.</li> <li>·Consider whether planning policies could be an appropriate tool to deliver better management of soils through all stages of construction.</li> </ul>
Agricultural Land Classification – Protecting the best and most versatile agricultural land (Technical Information Note 049: Agricultural Land Classification – protecting the best and most versatile agricultural land: second edition, Natural England, 2012)	<p>The classification gives a high grading to land that allows more flexibility in the range of crops that can be grown and which require lower inputs.</p> <p>The note sets out guidance on the protection of 'best and most versatile' agricultural land.</p>	<ul style="list-style-type: none"> <li>·Where significant development of agricultural land is unavoidable, poorer quality land should be used in preference to that of higher quality, except where this would be inconsistent with other sustainability considerations.</li> </ul>	<ul style="list-style-type: none"> <li>·Ensure that strategy selection and site selection methodologies prioritise the use of previously developed land over green field land, where consistent with other sustainability considerations.</li> <li>·Where development of agricultural land is being considered, ensure methodologies prioritise poorer quality land over the 'best and most versatile', where consistent with other sustainability considerations.</li> </ul>
The Government's Water Strategy for England (DEFRA, 2008)	<p>Sets out the Government's plans for water and water supply looking ahead to 2030 by identifying long term objectives.</p> <ul style="list-style-type: none"> <li>·Seeks the sustainable delivery of secure water supplies and an improved and protected water environment.</li> <li>·Set out to improve rivers, canals, lakes and seas for people and wildlife, with benefits for angling, boating and other recreational activities, and where we continue to provide excellent quality drinking water.</li> <li>·Valuing and protecting water as a resource.</li> <li>·Develop the resilience to climate change, and coping with the predicated increase in population.</li> <li>·Reducing Greenhouse emissions from the water industry.</li> </ul>		<p>CSDP should:</p> <ul style="list-style-type: none"> <li>·Contribute to achieving water efficiency and address the management of surface water in connection with new development, including through Sustainable Drainage Systems (SUDs).</li> <li>·Consider how development can be harnessed to contribute to responding to climate change, including sustainable flood risk management.</li> <li>·Consider the impact of development on water bodies, and opportunities for increasing amenity and biodiversity value.</li> </ul>

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National Planning Policy Framework (DCLG, 2012)	<p>The NPPF identifies the Government's requirements for the planning system and sets out the national planning policies for England. It replaces a wide range of Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs)</p> <p>At the heart of the NPPF is a presumption in favour of sustainable development. This is underpinned by 12 core principles. Planning should:</p> <ol style="list-style-type: none"> <li>1. Be genuinely plan led, empowering local people to shape their surroundings.</li> <li>2. Be a creative exercise in finding ways to enhance places people live.</li> <li>3. Proactively drive and support sustainable economic development.</li> <li>4. Seek to secure high quality design and a good standard of amenity.</li> <li>5. Take account of different roles and character of areas.</li> <li>6. Support the transition to a low carbon future.</li> <li>7. Contribute to conserving and enhancing the natural environment and reducing pollution.</li> <li>8. Encourage the effective use of land by reusing previously developed land.</li> <li>9. Promote mixed use development.</li> <li>10. Conserve heritage assets.</li> <li>11. Actively manage growth to make the fullest use of non-car modes of transport.</li> <li>12. Take account of and support local strategy to improve health, social and cultural wellbeing.</li> </ol>		Strategies and policies in the CSDP need to contribute to the achievement of sustainable development by meeting the 12 Core Planning Principles and being in accordance with the NPPF as a whole.
Planning Practice Guidance	<p>The Planning Practice Guidance is a live online resource which is continually updated.</p> <p>Planning Practice Guidance is designed to support the NPPF. It reflects the objectives of the NPPF which are not repeated here.</p>	The CSDP should reflect the Planning Practice Guidance.	
National Planning Policy for Waste (DCLG, 2014)	<p>Sets out the Government's planning policy for waste management and replaces PPSS10. The National Planning Policy for Waste should be considered alongside the Waste Management Plan for England.</p> <p>Sets out the Government's ambition towards a more sustainable and efficient approach to resource use and management.</p>		The CSDP should include strategies to reduce the amount of waste generated and to ensure that waste is managed in the most sustainable way by pushing waste management types up the waste hierarchy. This includes providing infrastructure to increase recycling



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Waste Management Plan for England (DEFRA, 2013)	<p>Fulfils the mandatory requirements of the revised Waste Framework Directive (2008/98/EC)</p> <p>Provides an analysis of the current waste management situation in England for a range of waste streams, and sets out work required to achieve a zero waste economy. The plan does not introduce new policies; rather it brings together current waste management policies in one national plan. These include:</p> <ul style="list-style-type: none"> <li>·Measures relating to packaging and packaging waste.</li> <li>·Measures to promote high quality recycling.</li> <li>·Measures to encourage the separate collection of bio-waste to enable greater levels of composting and digestion.</li> <li>·Measures to encourage the re-use of products and preparing for re-use activities.</li> </ul>	<p>To ensure that by 2020:</p> <ol style="list-style-type: none"> <li>1. At least 50% of waste from households is prepared for re-use or recycled.</li> <li>2. At least 70% of construction and demolition waste is subjected to material recovery.</li> </ol>	<p>capabilities and promoting material and energy recovery.</p>
Meeting the Energy Challenge: A White Paper on Energy (DECC, 2007)	<p>Sets out the Government's international and domestic energy strategy to address the long term energy challenges faced by the UK.</p>	<p>The paper seeks to deliver four key policy goals:</p> <ol style="list-style-type: none"> <li>1. To put the UK on a path to cut carbon dioxide emissions by some 60% by about 2050, with real progress by 2020.</li> <li>2. To maintain reliable energy supplies.</li> <li>3. To promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth and to improve productivity.</li> <li>4. To ensure that every home is adequately and affordably heated.</li> </ol>	<p>Ensure that the CSDP puts strategies and policies in place to contribute towards the Government's target reduction in carbon dioxide emissions. Ensure that policies promote energy efficient buildings to help reduce energy costs.</p>
The Carbon Plan (DECC, 2011)	<p>The plan sets out how the UK will achieve decarbonisation within the framework of the Government's energy policy.</p>	<p>The plan sets out how the Government aims to achieve the following reductions in carbon emissions (based on 1990 levels):</p> <ul style="list-style-type: none"> <li>First carbon budget (2008-12) 23%</li> <li>Second carbon budget (2013-17) 29%</li> <li>Third carbon budget (2018-22) 35%</li> <li>Fourth carbon budget (2023-27) 50%</li> </ul>	<p>Ensure that the CSDP seeks to reduce carbon emissions in the city to help the Government achieve its carbon emissions targets. This will also assist the Council in meeting its own carbon emissions targets.</p>
The UK Renewable Energy Strategy (HM Government, 2009)	<p>The strategy sets out to:</p> <ul style="list-style-type: none"> <li>·Put in place the mechanisms to provide financial support for renewable electricity and heat worth around £30 billion between now and 2020;</li> <li>·Drive delivery and clear away barriers;</li> <li>·Increase investment in emerging technologies and pursue new sources of supply; and</li> <li>·Create new opportunities for individuals, communities and business to harness renewable energy.</li> </ul>	<p>A vision is set out in the document whereby by 2020:</p> <ul style="list-style-type: none"> <li>·More than 30% of our electricity is generated from renewables;</li> <li>·12% of our heat is generated by renewables and;</li> <li>·10% of transport energy is from renewables.</li> </ul>	<p>The CSDP should include policies which promote the use of renewable technologies to contribute towards the strategy.</p>

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The Pitt Review: Learning Lessons from the 2007 Floods (2008)	<p>To assess the flooding which took place in the summer of 2007 and make recommendations on flood risk management, the resilience and vulnerability of critical infrastructure, the emergency response, emergency planning and the recovery phase.</p> <p>The report made a total of 92 recommendations, 43 of which have been brought forward through subsequent legislation, including the Flood and Water Management Act (2010), the National Flood Emergency Framework (2010), the National Flood and Coastal Erosion Risk Management Strategy (2011), and the UK Climate Change Risk Assessment (2012).</p>	Amongst the changes resulting from the Pitt Review was creation of Lead Local Flood Authorities and the requirement for local authorities to produce Surface Water Management Plans.	Ensure that strategies and policies are put in place to ensure that development is directed towards areas at low risk of flooding.
Flood and Water Management Act (2010)	The Flood and Water Management Act 2010 makes provisions about water, including provision about the management of risks in connection with flooding and coastal erosion.	<p>Those related to water resources, include:</p> <ul style="list-style-type: none"> <li>·To widen the list of uses of water companies can control during periods of water shortage and enable Government to add to and remove uses from the list.</li> <li>·To encourage the uptake of sustainable drainage systems by removing the automatic right to connect to sewers and providing it for unitary and county councils to adopt SUDs for new developments.</li> <li>·To reduce 'bad debt' in the water industry by amending the Water Industry Act 1991 to provide a named customer and clarify who is responsible for paying the water bill.</li> <li>·To make it easier for water and sewerage companies to develop and implement social tariffs where companies consider there is a good cause to do so, and in light of guidance that will be issued by the Secretary of State following a full public consultation.</li> </ul>	The CSDP should promote the use of sustainable drainage systems.
The Environment Act (1995)	Requires local authorities (amongst other things) to monitor air quality in their area regularly. If it is deemed necessary, it can declare an Air Quality Management Area (AQMA) where air quality exceeds pollution limits.	Monitoring of air quality and establishment of AQMAs where air quality exceeds limits.	Strategies and policies should be developed through the CSDP which seek to reduce air pollution.

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The Natural Environment White Paper (DEFRA, 2012)	Sets out the importance of a healthy, functioning natural environment to achieve sustained economic growth, prospering communities and personal well-being. It was in part a response to the UK's failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in 'nature reserves' to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other and markets, business and Government better reflect the value of nature.	The report sets out 92 commitments which should be delivered under the plan. The Government regularly publishes implementation updates to demonstrate progress made against each of these commitments.	Establish strategies and policies through the CSDP which seek to preserve and enhance the natural environment and biodiversity resources of the city.
Local Growth: Realising every Place's potential (BIS, 2010)	This white paper sets out the Government's role in supporting locally driven growth, encouraging business investment and promoting economic development. For local communities this means ensuring that everyone has access to opportunities that growth brings and everyone is able to fulfil their potential. In particular, the policy seeks to rebalance the economy to achieve sustainable economic growth.		Support sustainable economic growth through strategies contained within the CSDP. Seek to broaden the employment base within the city to ensure sustainable growth. Ensure that sufficient land allocations are in place to support the levels of economic growth predicted over the plan period and ensure that the necessary infrastructure is also delivered.

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The Marmot Review	<p>The Health and Social Care Act (2012) transferred the responsibility for public health from the NHS to local authorities, giving them a duty to improve the health of the people living in their area.</p> <p>·The review investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health. It does so on the basis that there is: 'overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities.</p> <p>·It highlights the three main policy actions to ensure that the built environment promotes health and reduces inequalities. These should be applied on a universal basis, but with a scale and intensity that is proportionate to the level of disadvantage.</p> <p>·Specifically these actions are to:</p> <ol style="list-style-type: none"> <li>1. 'Fully integrate the planning, transport, housing, environmental and health systems to address the social determinants of health in each locality;</li> <li>2. 'Prioritise policies and interventions that both reduce health inequalities and mitigate climate change by: improving active travel; improving good quality open and green spaces; improving the quality of food in local areas; and improving the energy efficiency of housing'.</li> <li>3. 'Support locally developed and evidence-based community regeneration programmes that remove barriers to community participation and action; and reduce social isolation.'</li> </ol>	<p>Relevant targets include:</p> <ul style="list-style-type: none"> <li>·Improvements to public health.</li> <li>·Reduction in health inequalities.</li> <li>·Reduction of greenhouse gas emissions.</li> <li>·Promoting active lifestyles and improving green spaces.</li> <li>·Improving energy efficiency of housing.</li> </ul>	<p>The CSDP should contain a range of policies aimed at improving public health. This should include policies to protect and enhance green spaces and accessibility, reduce greenhouse gas emissions and improve the energy efficiency of buildings.</p>
Manual for Streets (DfT, 2007)	<p>This should be read alongside the Manual for Streets 2 which was published in 2010.</p> <p>Aims to assist in the creation of high quality residential streets that builds and strengthens communities and attractive places.</p>	<p>Incorporate good design policies within the CSDP to improve the quality of residential environments.</p>	
The Health and Social Care Act (2012)	<p>The Act transferred the responsibility for public health from the NHS to local authorities.</p>	<p>Improving health outcomes.</p>	<p>Incorporate policies within the CSDP to assist the local authority in its responsibilities to improve public health outcomes and address health inequality.</p>

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Fixing our broken housing market: A Housing Whitepaper (DCLG, 2017)	<p>This whitepaper identifies a series of policy measures to improve the functioning of the UK's housing market, including to:</p> <ul style="list-style-type: none"> <li>- Simplify and increase transparency in plan-making;</li> <li>- Clarify the approach to identifying housing needs which must be met within Local Plans;</li> <li>- Maximise the contribution of brownfield and surplus public land,</li> <li>- Regenerate estates,</li> <li>- Release small and medium sized housing sites, and</li> <li>- Maintain existing protection for Green Belts.</li> </ul>		The CSDP should include policies and site allocations to meet identified housing needs in full, whilst also supporting the creation of sustainable neighbourhoods and affording appropriate protection to the Green Belt.
The Government's Statement on the Historic Environment for England (2010)	Sets out the Government's vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.	Protection of designated and non-designated heritage assets.	Ensure that the CSDP sets out policies which value the historic environment and seek to protect heritage assets based on their significance.
The Ancient Monuments and Archaeological Areas Act 1979	Makes provision for the investigation, preservation and recording of matters of archaeological interest.	Ensure that all archaeological investigations are recorded on the Council's Historic Environment Record (HER).	Include a policy within the CSDP requiring the appropriate investigation, preservation and recording of any matters of archaeological interest in accordance with the Act.
The Planning (Listed Buildings and Conservation Areas) Act 1990	Relates to special controls in respect of buildings and areas of special architectural interest. The Act requires local authorities to designate areas of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' as Conservation Areas and from time to time to formulate and publish proposals for their preservation and enhancement. However, the NPPF has signalled a move away from automatically preserving everything within a conservation area and instead basing the level of protection of heritage assets upon their significance.	Designation of conservation areas. The HER provides the starting point for establishing the significance of heritage assets.	Identify conservation area boundaries on the proposals map and include policies within the CSDP which seek to protect heritage assets based on their significance.

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<p>Planning Policy for Traveller Sites (2012)</p>	<p>Planning Policy for Traveller sites was updated in August 2015 to incorporate changes to the definition of gypsies and travellers for planning purposes and to offer greater protection to the Green Belt.</p> <p>The Planning Policy for Traveller Sites (PPTS) sets out the Government's planning policy framework for gypsies, travellers and travelling showpeople and provides guidance on how local authorities should plan to meet the needs for traveller sites and travelling showpeople yards within their area. The guidance indicates that local authorities should undertake a robust assessment in order to identify the need for pitches and plots within their area and plan to meet this need through their local plan. In addition, the policy introduces the requirement for local authorities to maintain a five-year deliverable supply of sites.</p> <p>Regional and Sub-Regional Context</p>	<p>Local authorities should set a requirement for sites and yards based on robust evidence. Local authorities should also identify a five year supply of sites/plots.</p>	<p>The CSDP should set a requirement for pitches/plots for gypsies, travellers and travelling showpeople based on needs identified through the Gypsy and Traveller Accommodation Needs Study. The plan should also identify site allocations to address the needs identified.</p>
<b>Regional</b>			

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LTP3: The Third Local Transport Plan for Tyne and Wear 2011-2021 (2011)	<p>Provides a strategic response to the spatial and transport patterns of the area, reflecting the policy objectives of the five authorities in Tyne and Wear (Gateshead, Newcastle, North Tyneside, South Tyneside, Sunderland) and the Passenger Transport Authority.</p> <p>The overall vision of the plan is for the Tyne and Wear to have a fully integrated and sustainable transport network, allowing everyone the opportunity to achieve their full potential and have a high quality of life. To ensure that the strategic networks will support the efficient movement of people and goods within and beyond Tyne and Wear, and a comprehensive network of pedestrian, cycle and passenger transport links will ensure that everyone has access to employment, training, community services and facilities. In order to achieve this vision, LTP3 sets out the following five goals:</p> <ul style="list-style-type: none"> <li>·To support the economic development, regeneration and competitiveness of Tyne and Wear, improving the efficiency, reliability and integration of transport networks across all modes</li> <li>·To reduce carbon emissions produced by local transport movements, and to strengthen our networks against the effects of climate change and extreme weather events</li> <li>·To contribute to healthier and safer communities in Tyne and Wear, with higher levels of physical activity and personal security</li> <li>·To create a fairer Tyne and Wear, providing everyone with the opportunity to achieve their full potential and access a wide range of employment, training, facilities and services</li> <li>·To protect, preserve and enhance our natural and built environments, improving quality of life and creating high quality public places.</li> </ul>	<p>The plan highlights a number of key policies aimed at improving the transport network within the city, including the delivery of the Sunderland Strategic Transport Corridor. It should be noted that the time period covered by this delivery plan has now ended, however its priorities remain relevant.</p>	<p>It is important that the CSDP is closely aligned to the LTP3 and its delivery plan.</p>
Accessibility Delivery Plan (2011)	<p>The plan identifies a series of barriers to accessibility (including affordability, availability, acceptability of facilities and services and public awareness of the different forms of public transport) that currently exist and identifies a number of actions to undertake to remove these barriers.</p>	<p>The plan identifies a number of actions to be undertaken to remove the barriers to accessibility identified.</p>	<p>Ensure that the CSDP seeks to address any identified barriers to accessibility and provide the necessary infrastructure requirements identified through the Infrastructure Delivery Plan.</p>
The South of Tyne and Wear Joint Municipal Waste Management Strategy (2007)	<p>The strategy outlines objectives and targets for waste management, seeking to increase the amount of waste which is recycled and reduce the amount which is sent to landfill.</p>	<p>Targets include:</p> <ul style="list-style-type: none"> <li>·45% increase recycling/composting and 75% increase in waste recovery by 2020.</li> <li>·Reduction in the amount of waste sent to landfill to less than 25% by 2025.</li> </ul>	<p>Provide strategies and policies in the CSDP which seek to increase the amount of waste which is recycled and reused and reduce the amount which is sent to landfill.</p>

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The Durham Biodiversity Action Plan (2006)	Aims to help species and habitats that are considered to be under threat. The DBAP promotes the continued protection and enhancement of important sites and species.	The city has a number of European, national and locally designated sites.	The CSDP should include policies to: ·conserve, enhance and restore the diversity of wildlife and geology by sustaining and improving the quality and extent of natural habitats. The CSDP should also include policies to safeguard and where possible, enhance habitats and species considered to be under threat.
The Durham Heritage Coast Management Plan (2006)	The plan aims to promote, protect and enhance the natural beauty of the coast.	Part of the Durham Heritage Coast is located within the city. The Council should aim to protect the undeveloped qualities of the heritage coast.	The CSDP should include policies aimed at protecting and enhancing the undeveloped qualities of the section of the Durham Heritage Coast.
Northumbria River Basin District River Basin Management Plan 2015	<p>The Northumbria river basin district (Figure 1) covers an area of 9,000km<sup>2</sup>, extending from the Scottish border in the north through Northumbria to Stockton-upon-Tees in the south. It includes parts of Cumbria to the west and extends to North Sea to the east.</p> <p>The RBMP sets out the:</p> <ul style="list-style-type: none"> <li>·current state of the water environment</li> <li>·pressures affecting the water environment</li> <li>·environmental objectives for protecting and improving the waters</li> <li>·programme of measures, actions needed to achieve the objectives</li> <li>·progress since the 2009 plan</li> </ul> <p>It also informs decisions on land-use planning because water and land resources are closely linked. It consists of Part 1 the summary and Part 2 'Planning Overview and Additional Information'</p>	<p>The environmental objectives of the WFD are:</p> <ul style="list-style-type: none"> <li>• to prevent deterioration of the status of surface waters and groundwater</li> <li>• to achieve objectives and standards for protected areas</li> <li>•to aim to achieve good status for all water bodies or, for heavily modified water bodies and artificial water bodies, good ecological potential and good surface water chemical status</li> <li>• to reverse any significant and sustained upward trends in pollutant concentrations in groundwater</li> <li>• the cessation of discharges, emissions and losses of priority hazardous substances into surface waters</li> </ul> <p>•progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants</p>	<p>The CSDP should include policies aimed at protecting the water environment; this includes avoiding surface water runoff that could be polluted entering water bodies or groundwater, helping reverse physical modification of water bodies and ensure new development does not exceed treatment infrastructure (and helps in the delivery of new infrastructure where necessary).</p>



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<p>More and Better Jobs: A Strategic Economic Plan for the North East ((NELEP, 2014))</p>	<p>The Strategic Economic Plan (SEP) sets out the vision of the North East Local Enterprise Partnership (LEP) for the sustainable economic growth within the north-east of England.</p> <p>The plan is broken down into the following six themes:</p> <ul style="list-style-type: none"> <li>·Innovation: Creating competitive advantage through innovation – building a platform for local businesses to contribute to their own future with the support to excel in whatever area they choose.</li> <li>·Business Support &amp; Access to Finance: Providing the framework for business to access the information, advice and finance they need to thrive and grow.</li> <li>·Skills: Improving the North East skills base – making sure every subsequent workforce has the right skills to support business growth and to move forward in the most self-sufficient way.</li> <li>·Economic Assets and Infrastructure: Developing the areas in which businesses can invest and grow, and people can train and excel.</li> <li>·Employability &amp; Inclusion: Sourcing the skills from within the North East by supporting those who can't easily access training and employment.</li> <li>·Transport &amp; Connectivity: Creating the best networks – connecting the North East to national and international economy.</li> </ul>	<p>To create 100,000 new jobs by 2024, the equivalent to an 11% increase from the 2014 baseline figure.</p> <p>This overall vision includes a key objective to at least halve the gap between the North East and the national average (excluding London) on three quantifiable measures:</p> <ul style="list-style-type: none"> <li>·Gross Value Added (GVA) per full time equivalent (FTE), with wages and profits rewarding workers and investors and sustaining high levels of employment.</li> <li>·Private sector employment density, with more companies and jobs driving a high growth economy.</li> <li>·Activity rate, with no one left behind, and those distant from disadvantaged in the labour market helped to take advantage of the opportunities created by a successful growing economy.</li> </ul>	<p>The CSDP should contain strategies and policies in place to help achieve the vision identified in the SEP. In particular, it should ensure that sufficient land is allocated for employment use and that the necessary infrastructure is delivered to secure economic growth.</p>
<p>The North East Strategic Economic Plan Refresh 2017</p>	<p>The SEP from 2014 (see above) was updated to respond to the changing economic climate and in light of the UK's decision to leave the EU. The refreshed SEP retains the same six themes as identified previously and sets out new actions and commitments, including:</p> <ul style="list-style-type: none"> <li>- Strengthening the employment rate;</li> <li>- Improving transport and digital infrastructure; and,</li> <li>- Increasing the density of high growth businesses by 50%</li> </ul>		

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Sunderland City Deal, in partnership with South Tyneside (2014)	<p>The Sunderland City Deal will allow the city and the North East to build on its strength in advanced manufacturing, particularly around the automotive sector.</p> <p>The city deal outlines Government's support for the ambition to create a Combined Local Authority, bring forward the International Advanced Manufacturing Park, a new crossing over the Wear as part of the Sunderland Strategic Transport Corridor and the development of a new Central Business District on the former Vaux Brewery site.</p>	<p>The City Deal aims to achieve the following outcomes by 2027:</p> <ul style="list-style-type: none"> <li>· Approximately 260,000m<sup>2</sup> of developable floorspace over a 100-hectare advanced manufacturing park</li> <li>· 5,200 new jobs with the vast majority in the manufacturing sector.</li> <li>· An estimated £295m private sector investment in advanced manufacturing in the North East.</li> </ul>	<p>The CSDP should support the stated ambitions in the City Deal. In particular, the strategy should support the delivery of the Sunderland Strategic Transport Corridor and the redevelopment of the former Vaux Brewery site. Whilst a separate Area Action Plan is being prepared to deliver IAMP, policies within the CSDP should also help to support its delivery.</p>
National Character Area Profiles: North East England (2014)	<p>Identifies landscapes and aims to raise awareness of the diversity of countryside character, increase the understanding of what contributes to that character and what may influence it in the future. There are a total of 15 different character areas in the north east, with two of these being located within the city; The Tyne and Wear Lowlands and Durham Magnesium Limestone Plateau.</p>		<p>The CSDP should take account of the area profiles and seek to protect and enhance important landscapes.</p>
The European 'Covenant of Mayors' (2008)	<p>The Covenant of Mayors is the mainstream movement involving local and regional authorities, voluntarily committing to increasing energy efficiency and use of renewable energy sources on their territories. Sunderland City Council signed the covenant on 14 January 2009.</p>	<p>Commitment to aim to meet and exceed the European Union CO<sub>2</sub> reduction objective by 2020</p>	<p>The CSDP should include policies to help the Council reduce CO<sub>2</sub> emissions within the city and contribute towards meeting the EU target.</p>

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<p>Sunderland Gypsy and Traveller and Travelling Showpeople (GTTS) Accommodation Assessment (2017)</p>	<p>This draft study identifies the supply and need for gypsy, traveller and travelling showpeople pitches and plots within the SCC area.</p>	<p>The study identifies that:</p> <ul style="list-style-type: none"> <li>- There are currently no permanent Gypsy and Traveller pitches across Sunderland City 8.2Borough.</li> <li>- The 2017 GTAA has evidenced no need for pitches within Sunderland City over the Sunderland CSDP Period.</li> <li>- There is evidence of sustained levels of unauthorised encampment activity in 8.3Sunderland City.</li> <li>- A recommendation for a stop-over site of 5 pitches to be developed. This would be sufficient for 10 caravans (two per pitch). This size of stop-over site should accommodate the vast majority of unauthorised encampment activity.</li> <li>- There are currently 100 Travelling Showperson plots (including subdivisions) on five 8.4yards across Sunderland City. Of these, 95 plots are occupied and 5 are vacant.</li> <li>- There is a total need over the period 2016/17 to 2032/33 for 131 Travelling Showpeople plots, including need arising from emerging households. Taking into account the existing supply of 100 plots (including vacant), this results in a shortfall of 31 plots over the CSDP Period.</li> </ul> <p>The study therefore concludes there is a need for 33 plots over the CSDP Period. However, this excludes any allowance for household dissolution which may result in an increase in pitches becoming available.</p>	<p>The CSDP should seek to meet the GTTS needs identified through the assessment.</p>

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<p>South Tyneside Local Development Framework</p>	<p>The South Tyneside Local Development Framework (LDF) comprises of five documents; the CSDP, Site Allocations, South Shields Town Centre and Waterfront AAP, Central Jarrow AAP and the Hebburn Town Centre AAP. South Tyneside Council have started the preparation of a new Local Plan which will replace the Local Development Framework. Consultation key issues and options for the Local Plan took place in early 2013, whilst consultation on the scale of growth took place in June/July 2015.</p> <p>The LDF documents set out the adopted development plan for the metropolitan borough of South Tyneside. The overall spatial vision for the LDF is to concentrate development on the key regeneration/development areas, but ensure that this is not at the expense of maintaining communities and providing full access to the major facilities and developments. The CSDP contains a total of 20 spatial objectives which the policies contained within the LDF will seek to achieve.</p> <p>South Tyneside Council undertook a Strategic Land Review in 2016 to support the preparation of the Borough's emerging Local Plan. The review identifies candidate sites which are considered to be the most suitable and sustainable for allocation.</p>	<p>Housing 2004-2011 – No further housing land required to meet RSS allocation. 2011-2016 – Average of 240 dwellings per annum, 2016-2021 – Average of 330 dwellings per annum. Economy 40 hectares of land allocated to meet economic development requirements.</p>	<p>The Council should work closely with South Tyneside Council to ensure that both development plans are compatible. This will be particularly important with regard to the emerging South Tyneside Local Plan and the development of the IAMP AAP.</p>
<p>Planning for the Future – CSDP and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030</p>	<p>The plan sets out the spatial planning framework to deliver economic prosperity and create lifetime neighbourhoods from 2010-2030. It is the central document in the Gateshead Local Plan, containing an overall spatial vision, objectives, strategy and policies. The plan covers the whole area within Gateshead and Newcastle's administrative boundaries including strategic policies for the Urban Core, Sub-Areas and sites.</p> <p>The overall vision of the plan is that by 2030 Gateshead and Newcastle will be prosperous and sustainable cities that are unique and distinctive places – where people choose to live, work and visit because everyone can realise their full potential and enjoy a high quality lifestyle. The plan contains a total of 12 strategic objectives which will help to deliver the overall vision.</p>	<p>The plan seeks to deliver approximately 30,000 new homes, 22,000 jobs and a minimum of 150 hectares of employment land.</p>	<p>The Council should work closely with Gateshead Council to ensure that both development plans are compatible. This will be particularly important with employment land, taking into account the land allocation at Follingsby close to the boundary with Sunderland.</p>

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Durham Local Plan	The adopted Durham Local Plan currently consists of a number of saved Local Plans from the district authorities, however these will be replaced by a new Local Plan which is currently being prepared. The new County Durham Local Plan was proceeding through Examination in Public, however this process was stopped after the Planning Inspector published an interim report which cast doubts over the soundness of the plan. The Inspector's interim report has subsequently been quashed and Durham Council have withdrawn the plan, with the intention of resubmitting a revised plan in for Examination in 2016. A revised Publication Draft Local Plan was consulted on in Summer 2016 however a decision was then taken to delay future stages pending publication of the UK Government's Housing Whitepaper.	The new Local Plan will provide broad strategic direction, a spatial expression of Durham Sustainable Community Strategy and will provide guidance and policy on the scale and distribution of new development, infrastructure provision and use of land and buildings to 2033. Its aim is to create a good balance of housing, jobs and other services that all can access.	The Council should work closely with Durham County Council to ensure that both development plans are compatible. There is greater opportunity to do this now that the Durham Local Plan is to be revised prior to resubmission and that this has been delayed.
Delivery Plan for the North East Regional Biodiversity Habitat Targets (2006)	Sets out actions and activities needed to ensure that the region meets its contribution to UK BAP targets. It assesses progress towards meeting the targets, proposes delivery mechanisms for achieving the targets, sets milestones for the delivery of the targets, creates linkages between delivery of the target and landscape-scale biodiversity projects, and identifies specific actions and accountabilities for delivering the regional targets.		The CSDP should include policies to: · conserve, enhance and restore the diversity of wildlife and geology by sustaining and improving the quality and extent of natural habitats. The CSDP should also include policies to safeguard and where possible, enhance habitats and species considered to be under threat.
A Biodiversity Audit of the North East (2001)	Provides information on those species and habitats which occur within the North East Region that are regionally, nationally or internationally important to inform local action plans.		
Tyne and Wear Air Quality Delivery Plan	Governance and monitoring arrangements to drive improvement forward; <ul style="list-style-type: none"> <li>• Current air quality levels and measures in the region,</li> <li>• New air quality indicators and targets for Tyne and Wear;</li> <li>• Challenges to our proposed objectives and solutions, and how these can be overcome,</li> <li>• Examples of national and regional best practice which can be used to improve Tyne and Wear air quality levels, and</li> <li>• Proposed actions to improve area specific and overall Tyne and Wear air quality levels which affects us all.</li> </ul>		Strategies and policies should be developed through the CSDP which seek to reduce air pollution.
<b>Local</b>			
The Sunderland Climate Change Action Plan (2008)	The original action plan was refreshed in 2010 through the Climate Change Action Plan: Progress Report.  Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms Reduce carbon dioxide emissions in Sunderland by 34% by 2020 and by 80% by 2050.	CSDP response/implications The CSDP should include strategies and policies which seek to reduce carbon

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	<p>Demonstrates how Sunderland City Council is aiming to support the UK Climate Change Act. The updated action plan indicates that Sunderland is still aiming to cut its carbon emissions by 80% by 2050, but the revised action plan is now aiming to reduce emissions by 34% by 2020. This revision aligns Sunderland's carbon emissions target both with the UK Low Carbon Transition Plan and the EU Covenant of Mayors initiative.</p>		<p>emissions to help achieve the targets set out in the Climate Change Action Plan.</p>
<p>The Sunderland Strategy 2008 – 2025</p>	<p>The Sunderland Strategy sets out the vision for how those who live, work and study in the city would like to see Sunderland evolve by 2025 and how partners will work together to achieve these aims. The strategy has the following five key aims:</p> <ul style="list-style-type: none"> <li>· To create an enterprising and productive global city with a strong and diverse economy providing jobs and careers for generations to come. A city where everyone has the opportunity to contribute to and benefit from the regional economy, to fulfil their potential to be skilled, motivated and wealth creating without losing the special characteristic of Sunderland's balanced way of life.</li> <li>· To create a city where everyone can be supported to make healthy life and lifestyle choices – a city that provides excellent health and social care services for all who need them. Everyone in Sunderland will have the opportunity to live long, healthy, happy and independent lives.</li> <li>· To make Sunderland the place where everyone feels welcome and can be part of a safe and inclusive community where people will feel secure and can enjoy life without worrying about becoming a victim of crime.</li> <li>· To create a city with a thriving culture where everyone can be involved in learning in a cohesive and inclusive city that is committed to social justice, equality and prosperity: where creativity flourishes and where individuals can have all they need to thrive in the global economy.</li> <li>· To ensure that Sunderland becomes a clean, green city with a strong culture of sustainability, protecting and nurturing both its built heritage and future development ensuring that both the built and natural environments will be welcoming, accessible, attractive and of high quality.</li> </ul>	<p>The strategy includes detailed information on how each of these goals will be achieved and what will be seen on the ground and when.</p>	<p>It is essential that the CSDP aligns to the priorities identified in the Sunderland Plan to assist in delivering its priorities. This will include policies to:</p> <ul style="list-style-type: none"> <li>· Support economic growth</li> <li>· Help facilitate healthy lifestyles</li> <li>· Help make Sunderland a safe place through good design</li> <li>· Support the city's culture</li> <li>· Improve the city as a learning hub</li> <li>· Protect and enhance the city's natural and built environment.</li> </ul>

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Sunderland Green Infrastructure Strategy Framework (2011)	<p>The key issues identified within the Green Infrastructure Strategy Framework are set out below:</p> <p>Distribution and quality</p> <ul style="list-style-type: none"> <li>· The spatial distribution and quality of green space is quite varied across the city. The ongoing green space audit will identify mismatches between provision and needs.</li> <li>· New developments and the people who use them generally have a detrimental impact on wildlife, though through careful design and mitigation provisions a positive outcome should be possible.</li> </ul> <p>Landscape issues</p> <ul style="list-style-type: none"> <li>· The coast and River Wear are identified as key assets to the future prosperity of the city, supporting culture, leisure and tourism opportunities, where improvements to the environment are crucial to success.</li> <li>· 'Brownfield' land is a priority for new built development but its potential to contribute to green infrastructure should also be recognised, particularly where it has been naturalised.</li> </ul> <p>Accessibility</p> <ul style="list-style-type: none"> <li>· Barriers to linking some corridors into a complete network for both people and wildlife are major roads, particularly the A19 and A1, also the River Wear is a natural feature of the city's wildlife ecology.</li> </ul> <p>Provision, maintenance and resources</p> <ul style="list-style-type: none"> <li>· The major issue for the protection of species and habitats and the improvement and management of the countryside and urban spaces is, simply, a shortage of resources.</li> </ul>		<p>The CSDP should seek to improve the quantity and quality of green spaces within the city to address deficiencies identified through the Green Infrastructure Strategy Framework and Green Space audit. The CSDP should seek to protect existing green spaces and improve the accessibility to and connections between these.</p>
Sunderland Waste Needs Assessment (July 2017)	<p>This report presents a detailed assessment of need for future waste management capacity over the period up to 31st December 2035 for SCC. The report addresses the following waste streams:</p> <ul style="list-style-type: none"> <li>- Local Authority Collected Waste (LACW)</li> <li>- Commercial and Industrial (C&amp;I) Waste;</li> <li>- Construction, Demolition and Excavation (CD&amp;E) Waste;</li> <li>- Hazardous Waste;</li> <li>- Agricultural Waste;</li> <li>- Low Level (Non-Nuclear) Radioactive (LLR) Waste; and</li> <li>- Water Waste/Sewage Sludge.</li> </ul>		<p>The CSDP should include strategies to reduce the amount of waste generated and to ensure that waste is managed in the most sustainable way by pushing waste management types up the waste hierarchy. This includes providing infrastructure to increase recycling capabilities and promoting material and energy recovery.</p>

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The Sunderland Economic Masterplan (2010)	<p>The EMP sets out a vision for the Sunderland Economy to become 'An entrepreneurial University City at the heart of a low-carbon regional economy'. The EMP states that the vision will be achieved by meeting five aims:</p> <ul style="list-style-type: none"> <li>· A new kind of university city</li> <li>· A national hub of the low-carbon economy</li> <li>· A prosperous and well-connected waterfront city centre</li> <li>· An inclusive city economy – for all ages</li> <li>· A one city approach to economic leadership</li> </ul> <p>In order for Sunderland to become prosperous the EMP proposes a focus on a small number of important sectors, the city centre and making more use of four assets, namely;</p> <ul style="list-style-type: none"> <li>· Nissan – and the economic potential from the production of electric vehicles;</li> <li>· The University of Sunderland;</li> <li>· The port, to enable the servicing of offshore wind farms; and</li> <li>· Using specific development sites to create a new CBD in the city centre, more retail provision and an electric vehicle technopole (a centre of high-tech manufacturing and information-based industry).</li> </ul>	<p>Progress is being measured against a number of other cities, three of which are considered to be comparable; three of which have outperformed Sunderland in the past; and three of which have increased populations and are therefore set on a growth trajectory.</p>	<p>Ensure that the CSDP is aligned with this Economic Masterplan and helps to deliver its goals.</p>
Economic Leadership Boards 3,6,9 Vision (2015)	<p>The 3, 6, 9 Vision sets out an overarching plan to improve the SCC area up to 2024, based on 3 key themes; infrastructure, vibrancy and sector and skills.</p>	<p>The document states that by 2024, there will be:</p> <ul style="list-style-type: none"> <li>- Over £1bn of investment into the city's infrastructure and industrial assets;</li> <li>- About 20,000 new jobs created across a range of sectors, increasing our productivity and reducing our unemployment levels</li> <li>- A more vibrant and attractive city with more happening in terms of events, entertainment and culture;</li> <li>- A significant increase in our levels of education, training and skills.</li> </ul>	<p>Ensure that the CSDP is aligned with this vision and helps to deliver the targets set out within it..</p>



	Relevant Context and PPS Objectives or requirements	Relevant PPS targets, indicators or delivery mechanisms	Implications for the Sunderland CSDP and associated SA
The Sunderland Centre for Cities Report (2009)	<p>The report recognises that the city has not participated in the recent country-wide rebirth of city centres and that parts of the city centre are run down or underutilised, and the area is lacking in modern work, retail and living space.</p> <p>The report made the three following recommendations:</p> <ul style="list-style-type: none"> <li>· The phased regeneration of the city centre must be pursued for Sunderland's economy to return to its recent growth trajectory.</li> <li>· The Working Neighbourhoods Strategy should be pursued along with the introduction of an integrated bus network to bind Sunderland into the wider city region economy.</li> <li>· Policy and financial resources should be invested to create the infrastructure for a local enterprise and innovation network.</li> </ul>		<p>The CSDP should take into account the findings of the report and help to deliver the recommendations through the inclusion of strategies and policies to regenerate the city centre and improving connectivity with the surrounding areas.</p>
Sunderland Strategic Housing Market Assessment Update 2017	<p>The SHMA provides an overview of the housing market within the city. The SHMA provides an analysis of housing stock by sub-area and compares this to demand to identify where there are shortfalls in a particular type of housing stock within an area. The assessment also identifies the need for affordable housing over the next five years.</p>	<p>The SHMA identifies that the Objectively Assessed Housing Needs for the city over the plan period, 2015-2033, is a minimum of 13,824 net additional dwellings.</p> <p>The SHMA indicates that there is a net imbalance of 542 affordable houses per annum. It also identifies areas of the city where there is an imbalance between the supply and demand for certain house types. The SHMA identifies that in particular there is a shortfall of larger family and older persons housing within all subareas.</p>	<p>The CSDP should seek to address identified deficiencies in housing stock within the city, such as larger family housing and older persons housing. With regard to affordable housing, the CSDP will include a policy requiring a certain proportion of housing on new residential developments to be delivered as affordable housing, however it is recognised that it is unlikely that the affordable housing needs identified through the SHMA will be able to be met in full due to viability and deliverability constraints.</p>
Enabling Independence: Long term housing solutions Delivery Strategy (2013)	<p>This strategy provides information required by Registered Providers; Housing Organisations and Developers from a 'business perspective'. It highlights the needs of the City for supported housing solutions; it forecasts demand providing the analysis from a broad based review of demographics, research, surveys of relevant populations, carer and patient needs outlining the key aspects of conditional demand to be addressed i.e. unresolved needs of the population, and identifies the priorities and outcomes that the strategy is trying to achieve.</p>		<p>The CSDP should ensure that it is aligned to the strategy and that it delivers appropriate living accommodation for an ageing population. The plan should also seek to deliver housing which is built to lifetime homes standards.</p>

	Relevant Context and PPS Objectives or requirements	Relevant PPS targets, indicators or delivery mechanisms	Implications for the Sunderland CSDP and associated SA
Ecological Assessment, Management Plan and Design Strategy for the Sunderland South Growth Area (TNEI for CVV, 2013)	Recommended that a range of design, mitigation and compensation measures are likely to be required to ensure development works in South Sunderland do not have a negative impact upon the ecological interests of the area.		The CSDP will include a strategic site allocation for the South Sunderland Growth Area. A separate SA incorporating SEA has been undertaken for the SSGA SPD, meaning that this allocation does not also need to be appraised in this SA Report. The CSDP must secure all mitigation required through the SSGA SPD SA.
Sunderland Contaminated Land Strategy (2001, reviewed 2006)	Sets out a strategic approach to inspection and remediation of contaminated sites. It prioritises sites based on likelihood of contamination and the likelihood of significant harm to human health, controlled waters, animals/livestock, the environment, the historic environment and property. It set out how these sites have been identified and should be inspected, risk assessed and remediated.		The CSDP must set out an appropriate framework to encourage and control the remediation of contaminated sites.
Sunderland Local Air Quality Management Strategy (2011)	<p>The overall aim is to outline air quality conditions across Tyne and Wear, to show where potential problems lie and finally to outline what can be done to improve air quality and thus the quality of life for the people of Tyne and Wear. In doing so, the plan sets out:</p> <ul style="list-style-type: none"> <li>• The background to air quality issues and air quality objectives in Tyne and Wear;</li> <li>• Governance and monitoring arrangements to drive improvement forward;</li> <li>• Current air quality levels and measures in the region;</li> <li>• New air quality indicators and targets for Tyne and Wear;</li> <li>• Challenges to our proposed objectives and solutions, and how these can be overcome;</li> <li>• Examples of national and regional best practice which can be used to improve Tyne and Wear air quality levels; and</li> <li>• Proposed actions to improve area specific and overall Tyne and Wear air quality levels which affects us all.</li> </ul>	<p>The key issues raised by the plan are an emphasis on action and a clear commitment that we must, wherever possible, prevent further areas in Tyne and Wear from becoming AQMAs – areas where air quality had been recognised as being especially poor.</p>	<p>The CSDP must include policies to protect air quality from adverse effects from development proposals.</p>

	Relevant Context and PPS Objectives or requirements	Relevant PPS targets, indicators or delivery mechanisms	Implications for the Sunderland CSDP and associated SA
A Housing Strategy for Sunderland 2017-2022: Growth, Choice, Quality	<p>Sets out the direction over the next five years in offering more choice in housing by developing new homes, improving existing homes and neighbourhoods.</p> <p>It establishes the housing priorities, which include:</p> <ul style="list-style-type: none"> <li>- Maximising housing growth and increasing the choice of housing;</li> <li>- Making the best use of existing homes and improving neighbourhoods; and</li> <li>- Supporting vulnerable people to access and maintain housing.</li> </ul> <p>Actions grouped under these headings aim to address key challenges, in particular: land supply, outward migration, demand for affordable housing, aging populations, empty homes, housing decline, housing standards in the private sector, homelessness, health and accommodation for those with needs.</p>		The CSDP must set out a housing land strategy, sufficient housing sites to meet OAN and a suite of development management policies to bring forward residential development on appropriate sites.
IAMP Area Action Plan (, 2017)	Document provides a guide to the comprehensive delivery of the IAMP within administrative areas of Sunderland and South Tyneside. It establishes policies regarding the protection of Green Belt and Safeguarded Land; land uses; transport; masterplanning, public realm & landscape; transport infrastructure & utilities; flooding; ecology; green infrastructure & amenities; and delivery & mitigation.		The CSDP must dovetail with this AAP, including by supporting suitable development proposals within the AAP's defined area.
Sunderland Draft Housing Strategy 2017–2022	The draft Housing Strategy sets out how the Council will promote more choice in housing over the next five years by developing new homes and improving existing homes and neighbourhoods. The draft Housing Strategy confirms that there are currently insufficient new homes to meet the housing needs and aspirations of the city, and as such the Council is seeking to increase housing supply. However, the draft strategy notes that Sunderland does not have sufficient available land, in the right places, to build the homes the city needs.	The strategy makes clear the need to stem outward migration by providing new housing and desirable neighbourhoods which meet the diverse needs of existing and future residents.	The CSDP must set out a housing land strategy, sufficient housing sites to meet OAN and a suite of development management policies to bring forward residential development on appropriate sites.

## Appendix C Sunderland CSDP Sustainability Appraisal Framework

C.1.1 **Table C.1** below details the full Sustainability Appraisal (SA) Framework which underpins this SA of the emerging Sunderland CSDP. The Framework has been updated to take account of responses received to the Sunderland Core Strategy SA Scoping consultation (October 2016).

Table C.1 Sunderland CSDP SA Framework

SA Objective	Guide Questions	Indicators	SEA Directive Topic(s)
<p><b>1. Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<p>Will it conserve and enhance international and national designated nature conservation sites (Special Areas of Conservation, Special Protection Areas, Ramsars and Sites of Special Scientific Interest)?</p> <p>Will it ensure no net loss of designated habitats?</p> <p>Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland?</p> <p>Will it avoid damage to, and protect, geologically important sites?</p> <p>Will it protect and enhance existing priority habitats and species and provide for appropriate long term management of wildlife habitats?</p> <p>Will it enhance ecological connectivity and maintain and improve the green infrastructure network?</p> <p>Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?</p> <p>Will it promote, educate and raise awareness of the enjoyment and benefits of the natural environment and biodiversity and promote access to nature on appropriate sites?</p>	<p>Greenspaces lost to development.</p> <p>Reported levels of damage to designated sites.</p> <p>Reported condition of nationally and locally important wildlife sites.</p> <p>Number/Area of nature conservation sites.</p> <p>Number of designated Local Nature Reserves.</p> <p>Number of parks awarded Green Flag status.</p> <p>Area of city which meets the Woodland Trust's Access Standard.</p> <p>Area of city which meets the ANGST criteria.</p> <p>Population of wild birds.</p> <p>Achievement of Biodiversity Action Plan targets.</p>	<p>Biodiversity, Fauna and Flora</p> <p>Human Health</p>
<p><b>2. Housing:</b> To meet the housing needs of the Sunderland City area.</p>	<p>Will it make housing available to people in need?</p> <p>Will it stop out-migration?</p> <p>Will it improve the quality of housing stock?</p> <p>Will it improve energy efficiency/insulation in housing?</p> <p>Will it increase the use of sustainable building practices?</p> <p>Will it reduce homelessness?</p> <p>Will it deliver pitches and plots required for Gypsies, Travellers and Travelling Showpeople?</p>	<p>% of housing stock judged unfit to live in.</p> <p>Average energy efficiency of housing.</p> <p>House price/earnings affordability ratio.</p> <p>Housing completions (including size and type).</p> <p>Affordable housing completions.</p> <p>Starter home completions.</p> <p>Households accepted in priority need.</p> <p>Population figures.</p> <p>Homelessness figures.</p> <p>No. of pitches/plots available.</p>	<p>Population</p>

SA Objective	Guide Questions	Indicators	SEA Directive Topic(s)
<p><b>3. Economy and Employment:</b> To achieve a strong and stable economy which offers rewarding and well located employment opportunities for everyone.</p>	<p>Will it provide employment opportunities for local people? Will it contribute to improving the diversity of employment opportunities? Will it support existing businesses? Will it support economic growth and inward investment? Will it help create higher value permanent jobs? Will it help to create a low carbon economy? Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</p>	<p>% of individuals of working age in employment. GDP per head. % of businesses surviving three years. % increase or decrease in the number of VAT registered businesses. % of resident population in higher grade occupations Average unemployment rate in the city. Amount of employment floorspace permitted/developed. Shop vacancy rates within designated centres.</p>	<p>Population</p>
<p><b>4. Learning and Skills:</b> To improve the educational attainment and skills of Sunderland City's residents and its workforce.</p>	<p>Will it improve lifelong learning and widen participation in lifelong learning activities? Will it improve levels of basic skills and/or information/communication technology (ICT)? Will it ascertain skills/skills training gaps and/or promote specialised training for areas in transition? Will it contribute to meeting identified skills shortage? Will it support the development of high education institutions within the city?</p>	<p>% of 16 year olds attaining 5 GCSEs at Grade A*-C. % of adults with NVQ level 4 qualifications or above. % of employees undertaking work related training in last 13 weeks. % of employers with hard to fill vacancies. Amount of higher education development taking place.</p>	<p>Population</p>
<p><b>5. Sustainable Communities:</b> To promote sustainable communities within the Sunderland City area.</p>	<p>Will it improve and increase access to community facilities? Will it ensure that everyone has access to essential services (e.g. employment, education, health services and shops) and resources to serve communities are within reasonable non-car based travelling distance? Will it reduce the potential for social isolation with particular regard to potentially disadvantaged groups? Will it reduce crime and disorder through design measures? Will it address the causes of crime disorder and/or reduce crime through intervention? Will it reduce fear of crime?</p>	<p>% of people satisfied with their local area as a place to live. Geographical access to services. Areas of the city with low earnings and high dependency. Indices of Multiple Deprivation rankings. % of residents surveyed who feel safe outside. Crime rate. Domestic burglaries per 100 households.</p>	<p>Population Human Health</p>

SA Objective	Guide Questions	Indicators	SEA Directive Topic(s)
<p><b>6. Health and Wellbeing:</b> To improve the health and wellbeing of those living and working in the Sunderland City area.</p>	<p>Will it improve equitable access to health services? Will it improve positive health and prevent ill health? Will it address health inequalities? Will it encourage healthy lifestyles? Will it support and protect greenspaces for leisure activities? Will it meet the needs of an ageing population? Will it support those with disabilities? Will it maintain and enhance healthcare facilities and services? Will it align investment in healthcare facilities and services with growth? Will it avoid locating development where environmental circumstances could negatively impact on people's health?</p>	<p>Vehicle crimes per 1000 population. Violent crimes per 1000 population. Proportion of the city's LSOAs within the 20% most deprived in the country. Geographical access to services. Death rate from: heart disease and stroke; all cancers; hospital admission rate for accidents; suicide and undetermined injury. Number of years of expected healthy life. % or people who regularly participate in walking, swimming, cycling and keep fit/aerobics. Number of people accessing greenspace for leisure activity. Quantity and quality of greenspaces.</p>	<p>Population Human Health</p>
<p><b>7. Transport and Communication:</b> To reduce the need to travel, promote sustainable modes of travel, improve telecommunications infrastructure and align investment in infrastructure with growth.</p>	<p>Will it improve road safety? Will it reduce causes of accidents? Will it increase access to key resources and services by means other than the car (e.g. health, education, work and food shopping)? Will it ease congestion on the road/rail network? Will it improve access to opportunities and facilities for all groups, particularly those without access to a car? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? Will it encourage freight transfer from road to rail and water? Will it provide integrated transport services? Will it increase provision of public transport where needed? Will it improve rail services and facilities? Will it reduce environmental impacts of traffic? Will it ensure that necessary improvements are made to the telecommunications infrastructure to allow access for all, including access to superfast broadband?</p>	<p>Number of people killed or seriously injured on the city's roads. Levels of car ownership. Usage of non-car transport. Freight transport by mode. Availability of cycle networks (km) Increase in passenger numbers (bus, rail and metro). Improvements for pedestrians. Completion of transport improvement schemes (e.g. Sunderland Strategic Transport Corridor). Air quality monitoring.</p>	<p>Population Human Health Air Climatic Factors</p>

SA Objective	Guide Questions	Indicators	SEA Directive Topic(s)
<p><b>8. Land Use and Soils:</b> To encourage the efficient use of land and conserve and enhance soils.</p>	<p>Will it clean up contaminated land? Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to greenfield sites)? Will it avoid the loss of the best and most versatile agricultural land?</p>	<p>Area of contaminated land. Amount of development on 'best and most versatile agricultural land'. Amount of development completed on previously developed land.</p>	<p>Material Assets Soil</p>
<p><b>9. Water:</b> To conserve and enhance water quality and resources.</p>	<p>Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? Will it maintain and where possible improve surface water and groundwater quality? Will it increase efficiency in water use?</p>	<p>Water usage. Bathing water quality. Groundwater quality</p>	<p>Water</p>
<p><b>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.</b></p>	<p>Will it help to minimise the risk of flooding to existing and new developments? Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? Will it discourage inappropriate development in areas at risk from flooding? Will it ensure that new development does not give rise to flood risk elsewhere? Will it deliver sustainable drainage systems (SuDs) and promote investment in flood defences that reduce vulnerability to flooding? Will it help to discourage inappropriate development in areas at risk from coastal erosion? Will it help to manage and reduce the risks associated with coastal erosion?</p>	<p>Number of properties at risk from flooding. Number of permissions granted against Environment Agency's advice on flooding.</p>	<p>Climatic Factors Water</p>
<p><b>11. Air:</b> To improve air quality.</p>	<p>Will it maintain and where possible improve air quality? Will it avoid locating development in areas of existing poor air quality? Will it minimise emissions to air from new development? Will it raise awareness about pollution and its effects?</p>	<p>Air quality monitoring. Number of AQMAs.</p>	<p>Air Human Health</p>
<p><b>12. Climate Change:</b> To minimise greenhouse</p>	<p>Will it minimise energy use and reduce or mitigate greenhouse gas emissions?</p>	<p>Greenhouse gas emissions.</p>	<p>Climatic Factors</p>



SA Objective	Guide Questions	Indicators	SEA Directive Topic(s)
gas emissions and adapt to the effects of climate change.	Will it plan or implement adaptation measures for the likely effects of climate change? Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?	Installed capacity of renewable energy schemes. Capacity of renewable energy schemes permitted.	
<b>13. Waste and Natural Resources:</b> To promote the movement up the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	Will it minimise the demand for raw materials? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it reduce waste arisings? Will it increase prevention, re-use, recovery and recycling of waste? Will it increase awareness and provide information on resource efficiency and waste?	Amount of waste arisings and their management type. % of household waste recycled. Local Aggregates Assessment.	Material Assets
<b>14. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage, character and setting.	Will it increase availability and accessibility of culture, leisure and recreation (CLR) activities/venues? Will it provide support for CLR providers and/or creative industries? Will it protect and enhance features and areas of historical and cultural value? Will it promote sensitive re-use of historic or culturally important buildings where appropriate? Will it conserve the character of heritage assets and conservation areas? Will it preserve, and where appropriate enhance, features of archaeological importance?	Total tourist visitors to the city. % of people who regularly participate in walking, swimming, cycling and keep fit/aerobics. Number of people accessing greenspace for leisure activity. Location and condition of features of cultural heritage. Number of listed buildings, ancient monuments and conservation areas. Number of entries on the Heritage at Risk Register. Loss or damage to listed buildings and their settings. Loss or damage to scheduled ancient monuments and their settings. Loss or damage to historic parks and gardens and their settings.	Cultural Heritage Landscape

SA Objective	Guide Questions	Indicators	SEA Directive Topic(s)
<p><b>15. Landscape and Townscape:</b> To conserve and enhance landscape character and townscape.</p>	<p>Will it contribute to local distinctiveness and countryside character? Will it conserve and enhance landscape character and townscapes? Will it promote high quality design in context with its urban and rural landscape? Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? Will it avoid inappropriate erosion to the Settlement Breaks?</p>	<p>% of conservation area demolished or otherwise lost.  Development in Greenbelt. Development in Settlement Breaks. Development in most sensitive landscape areas. Buildings for Life 12 Assessments.</p>	<p>Landscape Cultural Heritage</p>



**Appendix D SA of Proposed Strategic Priorities**



# Appendix E SA of Proposed Strategic Site Allocations



**Appendix F SA of Proposed Policies (Strategic and Development Management)**

# Publication Draft Sunderland CSDP Sustainability Appraisal

## Appendix D – Sustainability Appraisal of Proposed Strategic Priorities

On behalf of **Sunderland City Council**



Project Ref: 36447/004 | Rev: C | Date: June 2018



## Document Control Sheet

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Revision	Date	Description	Prepared	Reviewed	Approved
B	18.08.2018	Minor amendments to respond to client comments	DS	NS	NS
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This report has been prepared by Peter Brett Associates LLP ('PBA') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which PBA was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). PBA accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

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# 1 Introduction

## 1.1 SA of Draft Policies Overview

1.1.1 This appendix provides a detailed appraisal of predicted effects from the draft strategic priorities identified within the Publication Draft Sunderland Core Strategy & Development Plan ('the Publication Draft Sunderland CSDP'). This appraisal is consistent with the Sustainability Appraisal Framework and methodology defined within the Sunderland Core Strategy Sustainability Appraisal Scoping Report (2016), as amended to take account of SA Scoping consultation responses.

## 1.2 Key/Assessment Symbols

1.2.1 The symbology and scoring system shown in **Table D.1** is used throughout this SA, which is presented in **Table D.2**.

Table D.1: 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.	?

## 2 SA of Draft Strategic Priorities

Table D.2: SA of Strategic Priorities

Theme		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	Commentary
Spatial Strategy	Strategic Priority 1	-	+	++	+	+	-	-	-	-	-	-	-	-	-	-	The strategic priority directly promotes sustainable growth within the SCC area to meet all identified development needs, including employment needs. As such the priority supports inward investment, existing businesses and the creation of new employment opportunities. Positive effects are also possible in relation to housing, learning and skills and communities.
	Strategic Priority 12	?	+	+	-	++	+	++	++	-	-	+	+	-	-	-	This strategic priority supports the creation of sustainable new communities and support to existing communities, with the potential for significant beneficial effects on multiple SA objectives public service and transport infrastructure provision. on the commitment to maximise the use of previously developed land would contribute to the efficient and sustainable use of land, resulting in a Major Positive effect on SA A.. Positive effects are also possible in relation to issues such as employment and housing, although the objective is not clear on quantum of development.
Health and Wellbeing	Strategic Priority 3	-	?	?	++	++	++	?	-	?	?	?	-	-	-	?	This strategic priority specifically refers to the importance of learning and skills development and therefore has clear and potentially significant beneficial effects on SA objective 4, as well as on linked SA objectives 5 and 6 through supporting health, wellbeing and sustainable communities. However, this is quite a mixed strategic priority covering two different issues in one, which may be better presented separately – despite learning and education being part of the wider determinants of health. There also may be a lack of specific detail in the policy given the wide range of issues that can have health and wellbeing effects e.g. access to health services, active travel, good quality housing, access to jobs, access to health food, freedom from pollution, involvement in local decision making – and could therefore be improved by more specific detail. For this reason, there are many uncertainties identified for this strategic priority.
Homes	Strategic Priority 1	?	++	?	-	++	+	?	-	-	-	-	-	?	-	?	This strategic priority has clear and potentially significant beneficial effects on SA objective 2, which is closely related to health and wellbeing and sustainable communities. The focus on providing land to meet housing need may have the potential for some adverse effects on the natural environment and resource use, although this will depend on implementation. The effect on health and wellbeing is positive – although the priority could give equal weight to the provision of affordable homes.
Economic Growth	Strategic Priority 5	-	-	++	+	-	+	-	-	-	-	-	+	-	-	-	This strategy priority seeks to provide a sufficient employment land supply to enable economic growth and to support key economic sectors. As such the priority would have clear and potentially significant beneficial effects on SA Objective 3. Related to this may be positive effects on learning and skills (though provision of a strong employment base) and health and wellbeing, which would be achieved by increasing the proportion of people in meaningful employment.
	Strategic Priority 6	-	-	++	+	-	+	-	-	-	-	-	+	-	-	-	This strategic priority prioritises the vitality and economic performance of the Urban Core and designated centres, resulting in clear and potentially significant beneficial effects on SA objective 3. Related to this may be positive effects on learning and skills (though provision of a strong employment base in acceptable locations) and health and wellbeing, which would be achieved by increasing the proportion of people in meaningful employment.
Environment	Strategic Priority 7	-	-	+	-	+	+	-	-	-	-	-	-	-	++	++	Through directly supporting urban design quality and the protection of the historic environment, this strategic priority has clear and potentially significant beneficial effects on SA objectives 14 and 15. There may also be associated positive effects related to people's sense of pride in the place where they live with sustainability communities and wellbeing benefits. In addition, a more attractive built environment will be a greater draw for businesses investment and other economic benefits such as attracting visitors.
	Strategic Priority 8	++	-	-	-	+	++	-	-	-	-	-	+	-	-	++	This strategic priority seeks to protect and enhance the city's biodiversity, geological resource, countryside and landscapes, resulting in significant beneficial effects on related SA objectives. Indirect positive effects on SA objectives 5 and 6 are also predicted.

Theme		SA Objectives															Commentary
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	
Climate Change	Strategic Priority 9	+	-	?	-	-	?	++	-	+	++	++	++	+	-	<p>This strategic priority has clear potential positive effects on SA objectives related to climate change, including flooding, air quality and transport. There is also the potential for associated benefits for ecology, water resources and waste in relation to climate change mitigation and adaptation.</p> <p>There is potential for conflict of the objective with achieving economic growth, as this may have adverse impacts on climate change, depending on the type of employment. However, the cause effect relationship for this impact is not clear and may depend on dominant employment sectors and the location of development.</p>	
		-	-	+	-	+	+	++	-	-	-	++	++	-	+		
Transport and Accessibility	Strategic Priority 11	-	-	+	-	+	+	++	-	-	-	++	++	-	+	<p>This strategic priority has clear and potentially significant beneficial effects on the SA objectives relating to transport and communication, air quality and climate change – which are all closely related to achieving a greater proportion of trips by sustainable travel. There is also the potential for positive effects for the economy through reducing congestion, sustainable communities and health and wellbeing through improving connectivity for all residents and encouraging active travel. Reduced cars on the roads can also have benefits for cultural heritage and landscape/townscape.</p>	
Minerals and Waste	Strategic Priority 10	-	-	-	-	-	-	-	-	-	-	-	+	++	-	<p>This strategic priority has clear and potentially significant beneficial effects on the waste and natural resources objective, which may have associated benefits against objectives for climate change. However, it is not clear on how the Core Strategy will achieve this through policy.</p>	
	Strategic Priority 12	?	?	++	-	?	?	-	?	?	?	-	?	?	?	<p>This strategic priority has clear and potentially significant beneficial effects on the economy. However, all other effects identified are uncertain as the impacts will very much depend on implementation and location of any future mineral workings and their final restoration.</p>	
Infrastructure	Strategic Priority 13	-	-	++	-	-	-	++	-	-	-	-	-	-	-	<p>This strategic priority identifies the need for infrastructure provision to facilitate economic growth and meet identified needs, resulting in clear and potentially significant beneficial effects on SA objectives 3 and 7.</p>	

# Publication Draft Sunderland CSDP Sustainability Appraisal

## Appendix E – SA of Proposed Strategic Site Allocations

On behalf of **Sunderland City Council**



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# 1 Introduction

## 1.1 Overview

1.1.1 This appendix provides a detailed appraisal of predicted effects from the proposed allocation of a number of strategic sites within the emerging Sunderland Core Strategy & Development Plan ('the emerging Sunderland CSDP'), as detailed within the Publication Draft Sunderland CSDP. Separate sections of this appendix provide appraisals of specific types of proposed site allocations, namely:

- Section 2 – SA of Proposed Housing Growth Areas;
- Section 3 – SA of Proposed Primary and Key Employment Allocations (PEA and KEA); and,
- Section 4 – SA of Proposed Travelling Showpeople, Gypsies and Travellers (TSGT) Sites.

1.1.2 Each of these appraisals examines likely significant effects from the proposed site allocations and all identified reasonable alternatives on the 15 sustainability objectives defined within the Sunderland CSDP SA Framework (see **Appendix C**). For the reasons detailed within **Section 5.2** of the main SA report, the proposed urban strategic scale site allocations (comprising the Vaux and the South Sunderland Growth Area) which are included within the Publication Draft Sunderland CSDP have been scoped out of this SA.

## 1.2 Key/Assessment Symbols

1.2.1 The symbology and scoring system shown in **Table 1.1** is used throughout this SA.

Table 1.1: SA of 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.	?

## 2 SA of Proposed Housing Growth Areas

### 2.1 Introduction

- 2.1.1 This section of **Appendix E** presents a SA of the proposed Housing Growth Area allocations within the Publication Draft Sunderland CSDP and reasonable alternatives to these. The proposed Housing Growth Areas were formerly known as proposed Green Belt Housing Release Sites and are all presently within the Tyne & Wear Green Belt.

### 2.2 The Need for Green Belt Housing Release

#### Sunderland's Housing Requirements

- 2.2.1 As required by the National Planning Policy Framework (NPPF, 2012) and associated national guidance, the emerging Sunderland CSDP sets out a clear spatial strategy to meet the local authority's objectively assessed housing needs (OAN) and to respond positively to opportunities for economic growth.
- 2.2.2 The housing land requirement for the emerging Sunderland CSDP has been identified through a Strategic Housing Market Assessment (SHMA) Addendum (last updated 2018) and in tandem a site selection process has been undertaken to identify a sufficient deliverable housing land supply to at least satisfy this OAN. However, given the strategic nature of the emerging Sunderland CSDP, SCC proposes to allocate only strategic sites<sup>1</sup> within the document, with the remaining non-strategic sites that will be needed to meet the OAN to be allocated through a future Allocations & Designations Plan ('the A&D Plan'). In short, the proposed Housing Growth Area allocations need to be included within the emerging Sunderland CSDP as they constitute strategic sites and form part of Sunderland's deliverable housing land supply to meet Sunderland's OAN.
- 2.2.3 The SHMA Addendum report (2018) concluded that the OAN for housing in Sunderland over the plan period 2015-2033 is established from a baseline of 570 net additional dwellings per annum (dpa), with an upward adjustment to take account of expected employment growth to 745 dpa. The SHMA Addendum 2018 therefore recommended that the housing requirement for Sunderland should match the OAN, indicating a need to deliver an average of 745 dpa, or 13,410 dwellings over the Sunderland CSDP plan period to 2033. This numerical target should be treated as a minimum rather than a cap on site allocations, given the steer in the NPPF that plans should be responsive to market signals and that local authorities should identify sufficient housing land to "*provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land*".
- 2.2.4 In the case of the emerging Sunderland CSDP it is imperative that the OAN up to 2033 is treated as a minimum target, as the majority of Sunderland's currently identified housing supply comprises non-strategic sites which are not presently proposed for allocation, have not yet been subject to SA and for which there is still a degree of uncertainty regarding their deliverability or programming. Sufficient flexibility therefore needs to be included within the housing land strategy of the Sunderland CSDP to ensure that as a minimum the OAN can be met, even if individual non-strategic sites fail to deliver against current expectations.

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<sup>1</sup> Strategic sites are those which raise strategic implications due to their large size, land use or location within existing Greenbelt or Settlement Break designations. Conversely, non-strategic sites are those which only raise local scale implications (e.g. proposed housing allocations already identified as potentially suitable housing sites within the Sunderland Strategic Housing Land Availability Assessment (SHLAA, 2018).

## Sunderland's Housing Land Shortfall

- 2.2.5 Evidence to demonstrate the expected contribution of identified non-strategic sites (to be allocated, or as the case may be re-allocated, through the A&D Plan) to meeting Sunderland's OAN is provided within the Sunderland strategic housing land availability assessment (SHLAA, 2018). The SHLAA (2018) identifies the quantum and location of potential housing sites (including but not limited to sites benefiting from extant planning permissions) which could contribute to meeting Sunderland's identified housing needs over the CSDP plan period to 2033.
- 2.2.6 The SHLAA (2018) indicates that identified non-strategic sites have the potential to deliver a total of 10,225 new dwellings over the Sunderland CSDP period to 2033. After applying allowances for small site windfall completions and demolitions, the identified deliverable supply increases to 13,232 dwellings over the Sunderland CSDP plan period to 2033. In consequence, there is a shortfall of 177 dwellings against the minimum target needed to satisfy OAN (13,410 dwellings). Of note, this shortfall is less than that previously calculated within the Sunderland Draft CSDP (2017) owing to the influence of more recent population and employment growth projections in combination with the inclusion of recent housing completions data. However, the identified shortfall of 177 units is the absolute minimum number of additional dwellings required on additional housing sites, as if only a single non-strategic site already identified within the SHLAA (2018) does not deliver against current expectations this would increase the shortfall.
- 2.2.7 In addition to the clear need to identify additional sites to eliminate the predicted housing land shortfall, SCC's current reliance of non-strategic sites from the SHLAA (2018) points to the need to include an appropriate flexibility factor within the housing land strategy of the emerging Sunderland CSDP to guard against under delivery on non-strategic sites. Such flexibility will be essential to provide a sufficient quantum, range and mix of housing to meet Sunderland's OAN at all times up to 2033, as required by the NPPF. Flexibility is also needed to ensure that Sunderland's housing land strategy supports the delivery of SCC's wider spatial strategy as set out within the Publication Draft Sunderland CSDP, in particular by avoiding over-development where this would result in unacceptable pressure on infrastructure and by supporting proposals to increase economic growth in sustainable locations.

## Addressing the Housing Land Supply Shortfall through Green Belt Release

- 2.2.8 In line with Government guidance, all site options to address the identified housing land supply shortfall and provide sufficient flexibility within Sunderland's housing land supply have been considered by SCC. This has included ensuring that predicted densities are realistic; releasing surplus employment land for housing; releasing low-value greenspace; releasing marginal Settlement Break land, reviewing the city's white land, and; consulting with neighbouring authorities to ask if they could accommodate some of Sunderland's growth without the need to alter their own Green Belt boundaries. Sunderland's SHLAA has also been reviewed and additional non-strategic sites added to it where possible. However, having exhausted these options SCC has concluded that it is necessary to release a limited number of suitable sites from the Green Belt to both contribute to meeting Sunderland's OAN and to support efforts to increase economic growth in sustainable locations. These sites are now referred to within the Publication Draft Sunderland CSDP as Housing Growth Areas.
- 2.2.9 As the potential non-release of land from the Green Belt for housing would be likely to prohibit the delivery of sufficient housing to meet Sunderland's OAN, this course of action is not considered to constitute a reasonable alternative for the purposes of this SA.

## 2.3 Identification of Proposed Housing Growth Areas and Reasonable Alternatives

- 2.3.1 A comprehensive Green Belt Review has been undertaken by SCC to identify suitable land for release from the Green Belt to address the needs identified above. This Green Belt Review is documented within the following reports (which form part of the Sunderland CSDP evidence base):
- Stage 1 Green Belt Site Selection Report – Growth Options (SCC, 2016);
  - Stage 2 Green Belt Site Selection Report – Call for Sites Review and Constraints Assessment (SCC, 2016);
  - Stage 3 Green Belt Site Selection Report – Site Assessment and Deliverability (SCC, June 2017);
  - Review of the Sunderland Green Belt Part 1: Exceptional Circumstances for Releasing Land from the Green Belt (PBA, June 2018); and,
  - Review of the Sunderland Green Belt Part 2: Boundary Assessment and Recommendations (PBA, June 2018).
- 2.3.2 The Green Belt work undertaken by SCC has been subject to independent review by PBA through the ‘Review of the Sunderland Green Belt’ papers (PBA, June 2018) noted above. The first of these sets out in full the exceptional circumstances which have resulted in the need for SCC to release land from the Green Belt.
- 2.3.3 The initial Stage 1 report published alongside the Sunderland Core Strategy Growth Options consultation (March 2016) commenced the Green Belt review. The Stage 1 report proposed that the majority of Sunderland’s Green Belt should be retained as it was fundamental to the purposes of the Green Belt, with the remainder (37%) carried forward for review at Stage 2 in order to identify potential land for release to contribute to meeting objectively assessed housing needs. During Stage 2, the earlier Stage 1 work was reviewed and Category 1 constraints<sup>2</sup> were applied, which reduced the area of Green Belt with potential for release to 33%.
- 2.3.4 In Spring 2017, all Green Belt sites submitted in response to the Growth Options consultation were reviewed by SCC officers. Of the 60 sites submitted, 31 had a major Green Belt impact or would have an adverse impact on a Category 1 criteria and most were removed (with some minor exceptions where it was evident the impact could be mitigated). The remaining 29 sites therefore constituted proposed site allocations or reasonable alternatives and were assessed within the SA of the Draft Sunderland CSDP (2017).
- 2.3.5 A number of additional potential housing sites within the Green Belt were promoted for allocation through the consultation held on the Draft Sunderland CSDP (2017). SCC officers applied the same Stage 1 and Stage 2 criteria – including the analysis of Category 1 constraints – to these sites as to the 60 sites that were originally submitted. This resulted in only one additional housing site, Penshaw Stables, being taken forward for further consideration, giving a total of 30 candidate Green Belt Housing Release Sites, which have now been retitled Housing Growth Areas.
- 2.3.6 Whereas the Draft Sunderland CSDP (2017) proposed to allocate 15 Green Belt Housing Release Sites, this has now been reduced to 11 proposed allocations (‘Housing Growth

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<sup>2</sup> Covering: Nature conservation designations (SSSI, Ramsar Sites, Special Protection Areas, Special Conservation Areas, National Nature Reserves); Heritage Designation (Scheduled Ancient Monuments); Health and Safety Executive: Inner Zones and areas identified as Flood Zone 3B.

Areas'). This reflects the identified reduction in Sunderland's OAN combined with the identification of additional non-strategic sites within the SHLAA (2018). Notwithstanding this, **Section 2.2** above makes clear that there remains a clear need for the release of Green Belt land for housing. All 30 candidate sites have been considered as either proposed Housing Growth Area allocations (as identified within the Publication Draft Sunderland CSDP) or reasonable alternatives and have been subject to an equal level of SA, as detailed below.

## 2.4 Sustainability Appraisal Methodology

- 2.4.1 Based on the site selection process outlined above, a Sustainability Appraisal (SA) of the 30 candidate Housing Growth Areas, comprising proposed allocations and reasonable alternatives, has been completed and is reported below. This SA was carried out by SCC officers with advice and external review provided by the SA team within Peter Brett Associates LLP (PBA).
- 2.4.2 The SA uses criteria and data gathered in the site selection process which align with the sustainability objectives defined within the Sunderland CSDP SA Framework (see **Appendix C**). The fit between the selected criteria and the SA objectives is shown in **Table 2.1** and the scoring system which has been used to appraise each site against each selected criteria is detailed in **Table 2.2**. For some SA objectives there are no corresponding assessment criteria identified (shown as a greyed-out row) as for these issues it is not possible to identify site characteristics that would clearly demonstrate performance against the objective, as these issues would be dependent on policy implementation e.g. climate change mitigation and waste management.
- 2.4.3 Owing to the length of some site names and the amount of information which required to be presented in this assessment, for brevity each candidate Housing Growth Area has been allocated a letter reference number, as detailed in **Table 2.3**. The sites stated in bold within this table are those which SCC propose to allocate within the Publication Draft Sunderland CSDP.
- 2.4.4 The assessment is completed for each candidate site in **Table 2.4**, which includes a commentary for each site, potential for mitigation of effects and justification as why it is being accepted or rejected for inclusion in the emerging Sunderland CSDP as an allocation. In addition to the sustainability criteria, additional criteria have been included that provide a further layer of evidence on how sites are selected for allocation, as this cannot be made on the basis of sustainability alone. These additional criteria are:
- 'Green Belt Purpose' – an output from the Green Belt Assessment undertaken by SCC, this that shows the extent to which any sites contribute to the stated policy purpose of Green Belt;
  - 'Site Availability' - this indicates where there is evidence that the site is available for development, for instance, green shows where a site is being actively promoted for development, so is likely to help meeting housing supply. Sites shown as red have had no recent active promotion; and,
  - 'Site Achievability' - this directly relates to the viability assessment of sites undertaken as part of the evidence base for the emerging Sunderland CSDP. This viability assessment has identified that due to low land values and mitigation requirements some sites are not financially viable and therefore if allocated these sites could be relied on to come forward for development within the expected plan period.
- 2.4.5 When considering the relative sustainability of all candidate Housing Growth Areas, this is not a simple aggregation of the 'scores' for each site, as not all issues have equal weight in delivering sustainable development. In addition, some issues such as 'access' are covered by numerous criteria where as others only one, such as housing (see **Table 2.1**). The purpose of **Table 2.4** is therefore to provide quick visual comparison of all sites on individual

criteria to allow relative performance to be identified and help identify where mitigation may be necessary. More information on their overall performance, including consideration of deliverability issues, is included in the commentary and end of the table.

Table 2.1: Relationship between SA Objectives and Candidate Housing Growth Areas Assessment Criteria

SA Objective	Quantum of Development	Access to Public Transport	Proximity to Primary School	Proximity to Secondary School	Proximity to Convenience Store	Proximity to GP Surgery	Proximity to Pharmacy	Proximity to Open Space	Greenfield/Brownfield	Allotment Site	Agricultural Land	Biodiversity and Wildlife	Landscape: Heritage Coast or Set Back	Designated Open Space/Playing Field	Flood Zone 2 and 3a	Surface Water Flooding or Critical Drainage Area	Critical Drainage Area	Groundwater Flooding	Source Protection Zone	Historic Environment	Ground Conditions and Contamination	Safe Access	Infrastructure – Sewage	Infrastructure – Schools	Infrastructure – Health	Adjacent Land Use has the Potential for Adverse Effect
<b>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</b>																										
<b>2. Housing: To meet the housing needs of the Sunderland City area.</b>																										
<b>3. Economy and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities for everyone.</b>																										
<b>4. Learning and Skills: To improve the educational attainment and skills of Sunderland City's residents and its workforce.</b>																										
<b>5. Sustainable Communities: To promote sustainable communities within the Sunderland City area.</b>																										

	Quantum of Development	Access to Public Transport	Proximity to Primary School	Proximity to Secondary School	Proximity to Convenience Store	Proximity to GP Surgery	Proximity to Pharmacy	Proximity to Open Space	Greenfield/Brownfield	Allotment Site	Agricultural Land	Biodiversity and Wildlife	Landscape: Heritage Coast or Sett Break	Designated Open Space/Playing Field	Flood Zone 2 and 3a	Surface Water Flooding or Critical Drainage Area	Critical Drainage Area	Groundwater Flooding	Source Protection Zone	Historic Environment	Ground Conditions and Contamination	Safe Access	Infrastructure – Sewage	Infrastructure – Schools	Infrastructure – Health	Adjacent Land Use has the Potential for Adverse Effect
<b>SA Objective</b>																										
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.																										



	Adjacent Land Use has the Potential for Adverse Effect	Infrastructure – Health	Infrastructure – Schools	Infrastructure – Sewage	Safe Access	Ground Conditions and Contamination	Historic Environment	Source Protection Zone	Groundwater Flooding	Critical Drainage Area	Surface Water Flooding or Critical Drainage Area	Flood Zone 2 and 3a	Designated Open Space/Playing Field	Landscape: Heritage Coast or Sett Break	Biodiversity and Wildlife	Agricultural Land	Allotment Site	Greenfield/Brownfield	Proximity to Open Space	Proximity to Pharmacy	Proximity to GP Surgery	Proximity to Convenience Store	Proximity to Secondary School	Proximity to Primary School	Access to Public Transport	Quantum of Development
<b>SA Objective</b>																										
<b>12. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</b>																										
<b>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.</b>																										
<b>14. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</b>																										
<b>15. Landscape and Townscape: To conserve and enhance landscape character and townscape.</b>																										

Table 2.2: Candidate Housing Growth Areas Scoring System

Assessment Criteria	Scoring Criteria
Biodiversity and Wildlife	<ul style="list-style-type: none"> <li>+1 Site is clear of local and national wildlife designations</li> <li>0 site is within 6km of SAC/SPA OR adjacent to local wildlife designations</li> <li>- site contains a local wildlife designation or adjacent to a national designation or within 3km of an international designation</li> <li>- - site includes an area designated as nationally or internationally importance for nature conservation (should be discounted already)</li> </ul>
Quantum of Development	<ul style="list-style-type: none"> <li>++ Capacity for 100+ new homes</li> <li>+ Capacity for &lt;100 new homes</li> </ul>
Proximity to Open Space	<ul style="list-style-type: none"> <li>+ + The site is within 800m walking distance of an open space</li> <li>+ The site is within 800-1200m walking distance of an open space</li> <li>- The site is more than 1200m from an open space</li> </ul>
Greenfield/Brownfield	<ul style="list-style-type: none"> <li>+ Brownfield</li> <li>0 Mix of green and brownfield</li> <li>- Greenfield</li> </ul>
Allotment Site	<ul style="list-style-type: none"> <li>0 Not an allotment</li> <li>- The site is on underused allotment</li> <li>- - the site is a well-used allotment</li> </ul>
Agricultural Land	<ul style="list-style-type: none"> <li>+ + brownfield site</li> <li>0 Site agricultural land (not best and most versatile OR classification not known)</li> <li>- Site is agricultural land (including best and more versatile quality land of under 2ha in total)</li> <li>- - Site is agricultural land (including best and most versatile quality land of over 2ha in total)</li> </ul>

Assessment Criteria	Scoring Criteria
Infrastructure – Schools	0 no specific capacity constraint identified - specific capacity constraint identified
Proximity to Primary School	++ The site is within 500m walking distance of a primary school. + The site is within 500-1000m walking distance of a primary school. - The site is more than 1000m from a primary school
Proximity to Secondary School	++ The site is within 1000m walking distance of a secondary school + The site is within 1000-2000m walking distance of a secondary school - The site is more than 2000m from a secondary school
Proximity to Convenience Store	+ + The site is within 400m walking distance of a convenience store + The site is within 400m-800m walking distance of a convenience store - The site is within 800-1200m walking distance of a convenience store - - The site is more than 1200m from a convenience store
Proximity to GP Surgery	+ + The site is within 800m walking distance of a GP surgery + The site is within 800-1200m walking distance of a GP surgery - The site is more than 1200m from a GP surgery
Proximity to Pharmacy	+ + The site is within 800m walking distance of a Pharmacy + The site is within 800-1200m walking distance of a Pharmacy - The site is more than 1200m from a Pharmacy
Designated Open Space/Playing Field	0 site does not contain open space - - designated as an open space, identified playing field or covered by a Village Green designation

Assessment Criteria	Scoring Criteria
Access to Public Transport	<p>Requires re-assess the proximity measures against the SA framework, which would require access to scoring spreadsheets.</p> <ul style="list-style-type: none"> <li>+ + 400m bus stop on regular/frequent route or 800m of train station</li> <li>+ 400m of bus stop on less regular route, 800 regular bus route, 1,200m of a train station</li> <li>- 800m from all bus route over 1,500m from a rail station</li> <li>- - More than 1200m from a bus stop over 2km from a railway station</li> </ul>
Safe Access	<ul style="list-style-type: none"> <li>+ the site has been identified as having or having the potential for a safe road access</li> <li>- site would need specific mitigation to manage access issues</li> </ul>
Adjacent Land Use – Potential for Amenity Affect	<ul style="list-style-type: none"> <li>0 the site is away from an industrial site, motorway, large car park or other potential source of amenity impacts</li> <li>- the site is adjacent to an industrial site, motorway, large car park or other potential source of amenity impacts</li> </ul>
Flood Zone 2 and 3a	<ul style="list-style-type: none"> <li>+ 75% of the site or more in Flood Zone 1</li> <li>0 Less than 50% of the site in flood zone 2 or 3a</li> <li>- More than 50% of the site in flood zone 2 or 3a</li> <li>- - more than 75% in flood zone 2 or 3a</li> </ul>
Surface Water Flooding	<ul style="list-style-type: none"> <li>0 zero impacts or minor (&lt;10%) of land affected by 1:100 or 1:1000 incidence surface water flooding</li> <li>- affected by 1:30 incidence surface water flooding (&lt;5% of site area), or &gt;10% land affected by 1:100 incidence surface water flooding</li> <li>- - affected by 1:30 incidence surface water flooding (&gt;5% of site area)</li> </ul>
Critical Drainage Area	<ul style="list-style-type: none"> <li>0 not in Critical Drainage Area</li> <li>Within Critical Drainage Area</li> </ul>

Assessment Criteria	Scoring Criteria
Groundwater Flooding	<ul style="list-style-type: none"> <li>0 not affected by groundwater flooding</li> <li>- affected by lower or medium groundwater flooding</li> <li>-- affected by high level groundwater flooding</li> </ul>
Source Protection Zone	<ul style="list-style-type: none"> <li>0 site is not within Groundwater Source Protection Zones</li> <li>- site is within or partially within an outer Groundwater Source Protection Zone (Zone 2) or Catchment (Zone 3)</li> <li>-- site is within or partially within an inner Groundwater Source Protection Zone (Zone 1)</li> </ul>
Ground Conditions and Contamination	<ul style="list-style-type: none"> <li>0 site not within area of contamination</li> <li>- site is in a known area of contamination</li> </ul>
Infrastructure – Sewage	<ul style="list-style-type: none"> <li>0 no sewage capacity or diversions required</li> <li>- sewage capacity or diversions required</li> </ul>
Historic Environment	<ul style="list-style-type: none"> <li>0 site lies away from historic elements</li> <li>- site is in (or partly within) as conservation area or adjacent to a listed building or Scheduled Monument, or covered by a local archaeological area designation</li> <li>-- site contains a listed building or Scheduled Monument</li> </ul>
Landscape Character	<ul style="list-style-type: none"> <li>0 identified as an area for landscape enhancement</li> <li>- area identified for a mix of landscape protection and enhancement</li> <li>- site directly includes Tree Preservation Orders, and/or lies adjacent to ancient woodland or other key landscape feature</li> <li>-- identified as being of higher landscape value (identified for landscape protection)</li> </ul>
Landscape: Heritage Coast or Sett Break	<ul style="list-style-type: none"> <li>0 lies outside of a heritage coast or Settlement Break</li> <li>- within a heritage coast of settlement break</li> </ul>

Table 2.3: Candidate Housing Growth Areas Shorthand References

Site	Shorthand Reference	Site	Shorthand Reference
Peareth Hall / Trust SP11 (299-300)	A	Warren Lea SP10 (354)	Q
<b>East Springwell and land south of East Springwell (424)</b>	B	Uplands Way SP10 (415)	R
<b>South West Springwell (407C)</b>	C	Mount La / Windsor SP13 (407 and 408)	S
<b>North of High Usworth (567)</b>	D	George Wash Golf / US1 (405A and 405B)	T
<b>North of Usworth Hall (463A)</b>	E	W of Waterloo Rd (west) US3 (463B)	U
<b>Rickleton (671)</b>	F	East of Witherwack RE7 (672)	V
<b>Fatfield (673)</b>	G	North of Hillcrest MD4 (419)	W
Glebe House Farm PA3 (646)	H	Middle Herrington (SW) MD4-5-6 (648B)	X
<b>North Hylton (416A)</b>	I	Middle Herrington (NE) MD2-4 (648D)	Y
<b>Fulwell (675)</b>	J	West of Cherry Knowle BU4 (674)	Z
Land at West Park MD8 (676)	K	W of Biddick Woods FA12 FA13 (444)	AA
<b>Penshaw (465)</b>	L	N of Market Place IE WA23 (423)	AB
<b>New Herrington (113)</b>	M	E of Seaham Road WA33 (645)	AC
Granaries, Offerton CO31 (464B)	N	Penshaw Stables	AD
<b>Philadelphia (330B)</b>	O		
<b>Land East of Washington (401 / 697)</b>	P		

## 2.5 SA Results & Mitigation Requirements

- 2.5.1 **Table 2.4** below provides an assessment each site pre-mitigation, in order to identify likely significant environmental effects (whether beneficial or adverse, denoted by ++ and -- scoring respectively).

Table 2.4: Candidate Housing Growth Areas Sustainability Appraisal Matrix

SA Objective	Assessment Criteria	Candidate Sites																													
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD
1. Biodiversity and Geodiversity	Biodiversity and wildlife	+	+	0	+	0	0	0	0	0	-	0	+	+	+	-	-	0	+	0	-	+	-	0	-	-	-	0	0	0	+
2. Housing	Quantum of development	+	+	+	+	++	++	+	+	++	+	++	++	+	+	++	++	+	+	++	++	+	+	++	++	++	++	+	+	++	+
3. Economy and Employment 4. Learning and Skills	Proximity to Primary School	+	++	++	+	-	+	+	-	+	+	++	++	-	-	-	+	++	+	++	+	-	++	+	+	+	+	+	+	++	++
	Proximity to Secondary School	-	-	-	-	-	+	+	+	+	++	++	-	-	-	-	-	-	-	-	-	-	++	+	+	+	+	-	+	+	-
	Infrastructure – schools	-	-	-	0	0	-	-	0	0	0	0	-	0	0	0	-	-	-	-	-	-	0	0	0	0	0	-	-	-	-
5. Sustainable Communities	Proximity to Primary School	+	++	++	+	-	+	+	-	+	+	++	++	-	-	-	+	++	+	++	+	-	++	+	+	+	+	+	+	++	++
	Proximity to Secondary School	-	-	-	-	-	+	+	-	+	+	++	++	-	-	-	-	-	-	-	-	-	++	+	+	+	+	-	+	+	-
	Proximity to convenience store	-	-	-	--	--	-	-	+	--	+	++	+	++	--	+	-	++	+	+	--	--	++	-	-	+	-	-	+	-	++
	Proximity to open space	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	Allotment site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6. Health and Wellbeing	Infrastructure – schools	-	-	-	0	0	-	-	0	0	0	0	0	0	0	0	-	-	-	-	-	-	0	0	0	0	0	0	-	-	-
	Proximity to GP surgery	-	-	-	-	-	++	++	-	++	+	-	+	+	-	++	-	-	-	-	-	-	+	-	-	-	+	+	++	+	-
	Proximity to Pharmacy	-	-	-	-	-	++	-	-	-	+	-	+	+	-	++	-	-	-	-	-	-	+	-	-	-	+	+	++	+	++
	Proximity to open space	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	Allotment site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7. Transport and Communication	Designated open space/playing field	0	0	0	--	0	--	--	0	0	--	--	0	0	0	0	0	0	0	0	0	--	--	--	0	0	0	0	0	0	
	Adjacent land use – potential for amenity affect	-	-	0	-	-	0	0	-	-	0	0	0	0	-	-	-	0	0	-	0	-	0	0	-	0	0	-	-	0	0
	Access to public transport	++	++	++	++	+	++	++	+	+	++	++	++	++	+	+	++	+	+	+	++	++	++	++	++	++	++	++	++	++	++
	Proximity to Primary School	+	++	++	+	-	+	+	-	+	+	++	++	-	-	-	+	++	+	++	+	-	++	+	+	+	+	+	+	++	++
	Proximity to Secondary School	-	-	-	-	-	+	+	+	+	++	++	-	-	-	-	-	-	-	-	-	-	++	+	+	+	+	-	+	+	-
8. Land Use and Soils	Proximity to convenience store	-	-	-	--	--	-	-	+	--	+	++	+	++	--	+	-	++	+	+	--	--	++	-	-	+	-	+	+	++	
	Proximity to GP surgery	-	-	-	-	-	++	++	-	++	+	-	+	-	++	-	-	-	-	-	-	-	++	-	-	-	+	+	++	+	-
	Proximity to Pharmacy	-	-	-	-	-	++	-	-	-	+	-	+	+	-	++	-	-	-	-	-	-	+	-	-	-	+	+	++	+	++
	Proximity to open space	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	Safe access	+	+	-	-	-	+	+	-	+	-	+	+	+	+	+	-	+	-	-	-	-	+	+	-	-	-	+	+	+	+
9. Water	Infrastructure – schools	-	-	-	0	0	-	-	0	0	0	0	0	0	0	0	-	-	-	-	-	-	0	0	0	0	0	-	-	-	
	Greenfield/Brownfield	0	-	-	-	-	-	-	-	-	-	-	-	-	-	+	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
	Allotment site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Agricultural land	++	0	0	0	-	0	0	0	0	0	0	0	0	0	++	--	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Ground conditions and contamination	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10. Flood Risk and Coastal Erosion	Source Protection Zone	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Ground conditions and contamination	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Infrastructure – sewage	-	-	-	-	-	-	0	-	0	0	-	0	-	0	-	-	-	-	-	-	0	0	-	-	-	-	-	-	0	0
	Flood Zone 2 and 3a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11. Air	Surface water flooding	0	-	-	0	-	-	0	0	-	0	-	-	0	-	0	-	0	0	-	-	-	0	-	--	0	-	-	0	0	
	Critical Drainage Area	0	0	0	0	0	0	0	-	0	0	-	0	-	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Groundwater Flooding	-	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	0	-	0	-	0	-	-	-	
12. Climate Change	Access to public transport	++	++	++	++	+	++	++	+	+	++	++	++	++	+	+	+	++	+	+	+	++	++	++	++	++	++	++	++	++	
13. Waste and Natural Resources																															
14. Cultural Heritage	Historic Environment	--	0	0	0	0	-	-	-	-	-	-	0	0	-	0	-	0	-	-	0	-	-	-	-	-	-	0	-	-	
	Greenfield/Brownfield	0	-	-	-	-	-	-	-	-	-	-	-	-	-	+	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
15. Landscape and Townscape	Landscape: heritage coast or sett break	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Landscape character	-	-	-	0	0	0	--	--	--	-	-	0	--	--	0	-	0	-	-	-	0	0	--	--	--	0	0	--	--	
	Landscape: heritage coast or sett break	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Designated open space/playing field	0	0	0	--	0	--	--	0	0	--	--	0	0	0	0	0	0	0	0	0	--	--	--	0	0	0	0	0	0	
Additional Acceptability and Deliverability Criteria																															
	Green Belt purpose																														
	Site availability																														
	Site achievability																														



- 2.5.2 Where the SA presented in **Table 2.4** above identifies a likely significant adverse effect from the allocation of a candidate Housing Growth Area, which is denoted by -- scoring, suitable mitigation needs to be in place to ensure the avoidance of likely significant adverse effects from any development proposals subsequently brought forward on the site. This mitigation takes the form of the application of relevant subject policies within the Sunderland CSDP specifically to avoid likely significant adverse effects from occurring from the development of the site.
- 2.5.3 For clarity and to assist in the determination of planning applications, **Table 2.5 below** identifies the subject policies within the Publication Draft Sunderland CSDP which should be engaged in the determination of proposals on allocated sites specifically to ensure the avoidance of the likely significant adverse effects.

Table 2.5: Subject Policies to Mitigate Significant Adverse Effects from Candidate Housing Growth Area Allocations

SA Objective	Applicable Subject Policies in Mitigation of Likely Significant Adverse Effects
1. Biodiversity and Geodiversity	Policy NE2 – Biodiversity and Geodiversity
2. Housing	No likely significant adverse effects predicted
3. Economy and Employment	Not assessed
4. Learning and Skills	No likely significant adverse effects predicted
5. Sustainable Communities	Policy SP1 – Spatial Strategy
6. Health and Wellbeing	Policy SP7 – Healthy and Safe Communities Policy HS1 – Quality of Life and Amenity
7. Transport and Communication	Policy SP1 – Spatial Strategy Policy ST2 – Local Road Network Policy ST3 – Development and Transport
8. Land Use and Soils	Policy NE12 – Agricultural Land
9. Water	Policy WWE3 – Water Management Policy WWE4 – Water Quality
10. Flood Risk and Coastal Erosion	Policy WWE2 – Flood Risk and Coastal Management
11. Air	Policy SP1 – Spatial Strategy
12. Climate Change	Not assessed
13. Waste and Natural Resources	Not assessed
14. Cultural Heritage	Policy BH7 – Historic Environment Policy BH8 – Heritage Assets
15. Landscape and Townscape	Policy NE9 – Landscape Character

- 2.5.4 For the avoidance of doubt, this simply highlights that that the subject policies listed in **Table 2.5** should be considered by applicants and decision makers in relation to any development proposals on the proposed site allocations which, as identified in **Table 2.4** above, have the potential to result in likely significant adverse effects. The application of these subject policies

should take account of the characteristics of individual development proposals and their likely environmental effects.

- 2.5.5 A suite of 'Development Frameworks' have also been inserted into the Publication Draft CSDP (through policies HGA1 – HGA11) to set out design and information that SCC will require development proposals on the proposed Green Belt housing release sites to satisfy. These requirements relate closely to sustainability issues identified within the Sunderland CSDP SA Framework (**Appendix C**) and should help to ensure the avoidance of likely significant adverse effects from development proposals on allocated sites.
- 2.5.6 Taking account of the SA results provided in **Table 2.4, Table 2.6** below summarises SCC's reasoned justification as to why each candidate site is either proposed for allocation or rejection in the Publication Draft Sunderland CSDP. The proposed allocations are highlighted in bold text.

Table 2.6: Candidate Housing Growth Areas Proposed Status and SCC Reasoned Justification

Table 2.5 Reference	Site Name	SCC Reasoned Justification for Proposed Allocation / Non-Allocation as a Housing Growth Areas
A	Pearth Hall / Trust SP11 (299-300)	Excluded as an allocated site Site not selected because there is no certainty from the landowners that the site could be delivered within the plan period.
B	<b>East Springwell and land south of East Springwell (424)</b>	Allocated site – significant impacts can be mitigated for. The scale of development will be limited by the need to mitigate for public sewers and buffering to motorway. However, the site is considered to have limited/moderate impact to Green Belt purpose. The scale of development limits the impact to local school capacity, and the site is considered to be located in an accessible location, and is considered to be achievable and available for development.
C	<b>South West Springwell (407C)</b>	Allocated site – impacts can be mitigated for. The site is considered to have limited/moderate impact to Green Belt purpose, and with sensitive design can limit impact to wildlife corridor. The scale of development limits the impact to local school capacity, and the site is considered to be achievable and available for development.
D	<b>North of High Usworth (567)</b>	Allocated site – significant impacts can be mitigated for. The scale of development will be limited by the need to provide buffering to motorway. However, the site is considered to have limited impact to Green Belt purpose, offering opportunity for rounding-off of the Green Belt boundary. The loss of private golf land is considered to be acceptable in terms of greenspace loss, and impact to existing business. The scale of development limits the impact to local school capacity, and the site is considered to be located within the urban area, and is considered to be achievable and available for development.
E	<b>North of Usworth Hall (463A)</b>	Allocated site – significant impacts can be mitigated for. The developable area has already been reduced to avoid flood zones to the east, which also provides a buffer to the Leamside Line. Further constraints relating to surface water flooding can be mitigated for but may reduce overall developable area. While there are other impacts to mitigate for, including the impact to Green Belt purpose, this is an opportunity to provide a large site on the urban fringe, in relatively close proximity to the public transport network, and all issues can be resolved. The site will result in the inevitable loss of agricultural land.
F	<b>Rickleton (671)</b>	Allocated site – impacts can be mitigated for. The loss of sports fields is being addressed via the city's Playing Pitch Strategy and in conjunction with Sport England and is understood to be surplus to requirements. The site is considered to have moderate impact to Green Belt purpose, and with sensitive design and buffering it is considered that the constraints can be mitigated for, including upgrading adjacent area greenspace, and supporting additional school capacity as required. The site is considered to be in a sustainable location, and both available and achievable for development.
G	<b>Fatfield (673)</b>	Allocated site – significant impacts can be mitigated for. The site is considered to have limited/moderate impact to Green Belt purpose, and with sensitive design can limit impact to wildlife corridor and landscape, and compensate for greenspace loss (area has very high levels of existing greenspace, and the loss of this land can be considered to be acceptable in terms of the remaining provision to be provided for the area). The scale of development limits the impact to local school capacity, and the site is considered to be in a sustainable location, and both achievable and available for development.
H	Glebe House Farm PA3 (646)	Excluded as an allocated site. Site not selected due to the fundamental amenity impact to existing adjacent employers on Pattinson Industrial Estate.
I	<b>North Hylton (416A)</b>	Allocated site – significant impacts can be mitigated for. The scale of development will be limited by the buffering constraints, and need to limit impact to the wildlife corridor. The site is considered to be achievable and available for development.
J	<b>Fulwell (675)</b>	Allocated site – significant impacts can be mitigated for. The loss of sports fields is being addressed via the city's Playing Pitch Strategy and in conjunction with Sport England, and is believed to be surplus to requirements. HRA impacts are being addressed as part of a local area 'masterplan' that seeks improvements to the neighbouring Fulwell Quarries area. Site is in a sustainable location and is considered to be achievable and available for development.
K	Land at West Park MD8 (676)	Excluded as an allocated site. Site not selected due to significant adverse impact to area greenspace provision.
L	<b>Penshaw (465)</b>	Allocated site – impacts can be mitigated for. The site is considered to have limited/moderate impact to Green Belt purpose, and with sensitive design can limit impact to wildlife corridor and pylons. The size of development (together with other proposed developments in area) could necessitate creation of a new school for area. Site is in a sustainable location and is considered to be achievable and available for development.
M	<b>New Herrington (113)</b>	Allocated site – impacts can be mitigated for. The site is considered to have very limited impact to Green Belt purpose, and with sensitive design can limit impact to TPOs. Site is in a sustainable location and is considered to be achievable and available for development. Proposed development would not impact upon bowling green.
N	Granaries, Offerton CO31 (464B)	Excluded as an allocated site. Site not selected because on further review the site is judged to constitute greenfield land rather than brownfield land. As a result, the site would need to be omitted from the Green Belt but this would necessitate major alterations to the Green Belt boundary.
O	<b>Philadelphia (330B)</b>	Allocated site – impacts can be mitigated for. The site is considered to have limited/moderate impact to Green Belt purpose, and with sensitive design can limit impact to wildlife corridor and landscape, together with limiting any impact from nearby industrial operations. Site is considered to be in a sustainable location and is considered to be achievable and available for development. However, the site will result in the inevitable loss of agricultural land.

Table 2.5 Reference	Site Name	SCC Reasoned Justification for Proposed Allocation / Non-Allocation as a Housing Growth Areas
P	Land East of Washington (401 / 697)	Area proposed for safeguarding. At present this site is not considered suitable for development, being physically detached from the residential area and remote from facilities. However, the area is proposed for safeguarding in the longer term. The site would have to accommodate facilities on site, potentially including school provision. Impact to wildlife corridor, to protected species and areas prone to flooding would require considerable land offset as mitigation. Further buffering required from pylon alignments. Significant road infrastructure required, not only into site but to alleviate impacts to highway network in Sulgrave area.
Q	Warren Lea SP10 (354)	Excluded as an allocated site. Site not selected for Green Belt deletion because the availability of the site is not fully known – no further updates to site have been submitted in recent years.
R	Uplands Way SP10 (415)	Excluded as an allocated site. Site not selected for Green Belt deletion principally because it would fundamentally impact on Green Belt purpose (merging of settlements, urban sprawl, countryside openness). Furthermore, a new Green Belt boundary would need to be created to replace the existing strong and defensible boundary. A further factor is that access to the site has not been clarified.
S	Mount La / Windsor SP13 (407 and 408)	Excluded as an allocated site. Site not selected for Green Belt deletion. The site is not considered to be suitable or achievable because the operational and noise issues associated with substrate extraction from adjacent Thompson's quarry render the site unsuitable for housing development at this point in time. Whilst this is felt to be the key determining reason, here, the impact to Green Belt purpose, to the adjacent Scheduled Ancient Monument and to priority species/wildlife corridor are also significant cumulative factors to be considered.
T	George Wash Golf / US1 (405A and 405B)	Excluded as an allocated site. Sites not selected for Green Belt deletion. Sites are not considered to be suitable, available or achievable principally because there does not appear to be a viable highway access into either site, and it is not clear if this proposal is supported by the landowner in the first instance.
U	W of Waterloo Rd (west) US3 (463B)	Excluded as an allocated site. Site not selected for Green Belt deletion- not deliverable as landowner does not support the proposal.
V	East of Witherwack RE7 (672)	Excluded as an allocated site. Site not considered for Green Belt deletion. Not an available site, landowner not supporting proposal for development.
W	North of Hillcrest MD4 (419)	Excluded as an allocated site. Site not selected for Green Belt deletion because of cumulative issues that affect (or potentially affect) site suitability, availability and achievability. In particular: road access into the site has not been resolved and there is also concern from Highways England regarding impact to the nearby A690/A19 junction; impact to Green Belt purpose and the need to create a strong, new defensible Green Belt boundary when one already exists; the need to provide a suitable buffer to the adjacent Scheduled Ancient Monument; the potential loss of high quality agricultural land; impact to wildlife corridor and area biodiversity.
X	Middle Herrington (SW) MD4-5-6 (648B)	Excluded as an allocated site. Site is not considered for Green Belt deletion. This proposal is not considered to be suitable because there are a number of constraints that cumulatively affect site suitability and achievability, most notably the significant impact to Green Belt purpose (merging of settlements, urban sprawl, countryside openness), the high proportion of land affected by 1:30 incidence surface water flooding, impact to wildlife corridor, requirement to provide buffer to adjacent Scheduled Ancient Monument, ridge and furrow on site, access to site and impact to highway network (notably the A690/A19 roundabout).
Y	Middle Herrington (NE) MD2-4 (648D)	Excluded as an allocated site. Site not selected for Green Belt deletion because of cumulative issues that affect (or potentially affect) site suitability, availability and achievability. In particular: road access into the site has not been resolved; impact to Green Belt purpose and the need to create a strong, new defensible Green Belt boundary when one already exists; the need to provide a suitable buffer to the adjacent Scheduled Ancient Monument; the potential loss of high quality agricultural land; impact to wildlife corridor and area biodiversity.
Z	West of Cherry Knowle BU4 (674)	Excluded as an allocated site. Site is not considered for Green Belt deletion. This proposal is not considered to be suitable because of the fundamental impact that Habitats Regulations Assessment (HRA) would have on either the site in question, or the adjacent development proposed within the South Sunderland Growth Area (SSGA) Masterplan. The site in question has already been put forward to provide Sustainable Accessible Natural Greenspace (SANGS) to enable the Cherry Knowle Hospital redevelopment to satisfy HRA requirements. To additionally develop this site would have a major knock-on effect to the feasibility of this portion of the SSGA.
AA	W of Biddick Woods FA12 FA13 (444)	Excluded as an allocated site. Site is not considered for Green Belt deletion. This proposal is not considered to be achievable because of the requirements to provide a buffer to the Leamside Line as well as delivering appropriate access into the site, which considerably compromise the potential housing layout.
AB	N of Market Place IE WA23 (423)	Excluded as an allocated site. Site not selected for Green Belt deletion because the availability of the site is not fully known – no further updates to site have been submitted in recent years. Furthermore, site deliverability is subject to a ransom strip, and the site is also located beside Market Place Industrial Estate, which may affect marketability.
AC	E of Seaham Road WA33 (645)	Excluded as an allocated site. Site is not considered for Green Belt deletion. This proposal is not considered to be suitable due to the combined impact on Green Belt purpose as well as to landscape and wildlife impacts. The impact to Green Belt purpose is moderate/major and there would be loss of an existing strong and defensible Green Belt boundary. Furthermore, the impact to the wildlife / GI corridor, to the ecology and to an area of High Landscape Value is also highly significant.
AD	Penshaw Stables	Excluded as an allocated site. Site not selected due to the combined impact on Green Belt purpose, impact to landscape character, infrastructure constraints to land (pylons) and impact to existing Green Belt boundary.

## 3 SA of Proposed Key and Primary Employment Areas

### 3.1 Overview

- 3.1.1 This section provides an appraisal of potential effects from the allocation of proposed Key Employment Areas (KEA), Primary Employment Areas (PEA) and reasonable alternatives.

### 3.2 Approach to Assessment

- 3.2.1 This appraisal is consistent with the Sustainability Appraisal Framework and is generally aligned with the methodology defined within the Sunderland Core Strategy Sustainability Appraisal Scoping Report (2016) ('the Scoping Report'). The appraisal was carried out by PBA on behalf of SCC.

#### Need for SA of Proposed KEAs, PEAs and Reasonable Alternatives

- 3.2.2 At the time of writing the Scoping Report it was envisaged that the next Sunderland Core Strategy would only contain a limited number of strategic site allocations. A detailed approach to the assessment of proposed allocations, including the proposed KEAs and PEAs, was not included in the Scoping Report. The approach to assessment therefore requires to be defined below before the assessment results are presented.
- 3.2.3 The starting point for identifying potential KEAs, PEAs and reasonable alternatives was to consider re-allocating existing employment sites from the adopted Sunderland Unitary Development Plan (UDP) 1998 and the adopted UDP alteration No. 2 (Central Sunderland) 2007. These existing allocations, together with other potential employment sites, were examined within the Sunderland Employment Land Review (the 'ELR') undertaken by Nathaniel Litchfield and Partners (NLP) on behalf of Sunderland City Council (SCC) in 2016. Appendix 3 of the ELR identified a total of 102 sites within SCC's current employment land supply, although a number of these sites overlap or comprise potential mixed use allocations where only part of the site was identified for employment use. 94 individual site areas, comprising proposed KEAs, proposed PEAs and reasonable alternatives, were therefore examined in the ELR and subject to SA in relation to the Draft Sunderland CSDP (2017).
- 3.2.4 All KEAs and PEAs proposed for allocation within the Draft Sunderland CSDP comprise existing site allocations, meaning that their re-allocation would not itself generate new or different likely significant environmental effects. In addition, a number of the proposed KEAs and PEAs were subject to SA and SEA through the preparation of the UDP alteration No. 2 (Central Sunderland) 2007, although others are historic employment allocations which predate the introduction of SA and SEA legislative requirements and therefore have not previously been subject to SA or SEA in accordance with statutory requirements.
- 3.2.5 Appendix 3 of the ELR provides high level information regarding the viability and overall sustainability of all assessed employment sites, although this information is not disaggregated by environmental topic and does not meet the information requirements prescribed within the SEA Regulations. To ensure full compliance with SA and SEA statutory requirements throughout the preparation of the Sunderland CSDP, a proportionate appraisal of all proposed KEAs, PEAs and reasonable alternatives has therefore been carried out by PBA on behalf of SCC at the Draft CSDP and Publication Draft CSDP stages.

#### Changes in PEA and KEA Site Areas

- 3.2.6 In preparing the Publication Draft Sunderland CSDP, SCC officers have sought to rationalise the previously proposed PEAs and KEAs and to ensure these allocations provide the intended

policy support for new or replacement employment generating development in these locations, all of which are existing employment locations (predominantly industrial estates or business parks). It was therefore decided to replace the previous set of proposed PEAs and KEAs, which covered only currently vacant plots (as per 2016) within existing employment locations, with a smaller set of larger proposed PEAs and KEAs that now extend to cover the full area of the employment location, i.e. including land presently occupied by employment generating uses. In consequence, the SA of the proposed PEA, KEA and reasonable alternatives has been re-run for the new site areas now proposed for allocation within the Publication Draft Sunderland CSDP.

### Application of the SA Framework

- 3.2.7 The generic SA Framework contained within the Sunderland Core Strategy SA Scoping Report (2016) was not designed for use in assessing ‘topic specific’ site allocations such as KEAs and PEAs, where only a limited number of environmental and sustainability effects are likely to occur. For example, the proposed re-allocation of existing employment sites as KEAs and/or PEAs would have no effect on housing provision, climate change, waste generation or natural resource use, whilst the indicators listed within the SA Framework against other sustainability objectives are also of limited relevance. It was therefore necessary to develop a bespoke suite of assessment criteria to ensure sufficient coverage against relevant sustainability objectives defined within the SA Framework, whilst keeping the assessment of proposed KEAs, PEAs and reasonable alternatives proportionate.
- 3.2.8 The site assessment criteria and scoring thresholds applied to assess each of the proposed PEA, KEA and reasonable alternatives (see above) against the sustainability objectives defined within the SA Framework are detailed in **Table 3.1** below. Some SA objectives have not been considered and thus no corresponding assessment criteria are identified as at this early stage it is not possible to identify site or development characteristics relevant to these objectives. In addition, at this stage some SA objectives cannot be considered in the assessment as the performance of proposed PEA and KEA against these objectives would be dependent upon how proposed policies within the emerging Sunderland CSDP are implemented. The symbology and scoring system used are the same as shown in **Table 1.1** of this Appendix.

Table 3.1: SA of KEA/PEA Assessment Criteria

SA1 Score	SA1 Commentary	SA2	SA3 Score	SA3 Commentary	SA4 Score	SA5 Score	SA5 Commentary	SA6	SA7 Score	SA7 Commentary	SA8 Score	SA8 Commentary	SA9 Score	SA9 Commentary	SA10 Score	SA10 Commentary	SA11 Score	SA11 Commentary	SA12	SA13	SA14 Score	SA14 Commentary	SA15 Score	SA15 Commentary
0	Outwith 2km of designated site	N/A	++	5ha or greater site size	+	++	Within 500m of identified residential area	N/A	++	within 2km of strategic transport network (A roads, motorways, metros and train stations) AND not within 2km of identified traffic congestion	++	Site is or contains existing industrial land, is a brownfield site or contains previously developed land	0	Site is outwith 1km of identified waterbody	+	Site is within Flood Zone 1	++	Site is outwith 2km of AQMA	N/A	N/A	0	Outwith 2km of designated site	0	Development within existing settlement/urban envelopes
-	Within 500m - 2km of designated site		+	Up to 5ha site size		+	Within 2km of identified residential area		+	Within 5km of strategic transport network AND not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	-	Site is within 1km of identified waterbody	-	Site is within or adjoins Flood Zone 2	+	Site is within 1 – 2km of AQMA			-	Within 500m - 2km of designated site	--	Development within Greenbelt or Settlement Break
--	Within 500m of designated site OR proposed site includes designated site		?	Site area / employment component of wider allocation unknown		-	Within 2-5km of identified residential area		-	Not within 5km of strategic transport network AND not within 2km of identified traffic congestion			--	Site is within 0 – 500m of identified waterbody	--	Site is within or adjoins Flood Zone 3	-	Site is within 500m – 1km of AQMA			--	Within 500m of designated site OR proposed site includes designated site		
						--	Outwith 5km of identified residential area		--	Within 2km of identified traffic congestion							--	Site is within 0 – 500m of AQMA						

### **3.3 SA Results & Mitigation Requirements**

- 3.3.1 **Table 3.2** below provides an assessment each site pre-mitigation, in order to identify likely significant environmental effects (whether beneficial or adverse, denoted by ++ and -- scoring respectively).



Table 3.2 Candidate KEA and PEA Sustainability Appraisal Matrix

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
Houghton - Quarry (Biffa Landfill site)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Houghton Hill, Cut and Scarp LGS LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	-	Site is within 1km of identified waterbody	+	Site is within Flood Zone 9	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	--	Site is within Green Belt or Settlement Break
Groves	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hylton Dene LNR LWS, Hylton Colliery Pond LWS LNR, Claxheugh Rock and Ford Limestone Quarry SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 5	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Port - Disused Hendon railway sidings, Moor Terrace	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 21	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
West of petrol filling station, Pallion New Road	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 12	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Lisburn Terrace adjoining former Corning site	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 13	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Lisburn Triangle	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 22	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Farrington, East of North moor lane (1)	-	Within 500m - 2km of designated site	Regional Wildlife Corridor, Gilley Law Quarry SSSI		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	-	Site is within or adjoins Flood Zone 2	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
Farrington, East of North Moor Lane (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 39	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Defended settlement on Humbledon Hill	0	Site is within existing settlement/urban envelopes
Vaux and Farrington Row	-	Within 500m - 2km of designated site	Regional Wildlife Corridor		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 6	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Defended settlement on Humbledon Hill	0	Site is within existing settlement/urban envelopes
West of Silksworth Way, Farrington	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 10	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
East End, Russell Street/ West Wear Street	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 14	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Monkwearmouth Anglo-Saxon monastery and medieval priory	0	Site is within existing settlement/urban envelopes
Stadium Park	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 23	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Sheepfolds	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 24	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Monkwearmouth Anglo-Saxon monastery and medieval priory	0	Site is within existing settlement/urban envelopes
Bonnarsfield	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 7	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Monkwearmouth Anglo-Saxon monastery and medieval priory	0	Site is within existing settlement/urban envelopes
East End, Scotia Quay	--	Within 500m of designated site OR proposed site	Regional Wildlife Corridor,		+	Up to 5ha site size	+	++	Site is within 500m of		--	Site is within 2km of identified	++	Existing industrial land, a brownfield	--	Site is within 500m of	--	Site is within or adjoins Flood Zone 3	++			--	Within 500m of designated site OR	Listed Building (Grade I) Monkwearmouth Anglo-Saxon	0	Site is within existing

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
		includes designated site	Wearmouth Riverside LWS						residential area			traffic congestion		site or previously developed land		identified waterbody							proposed site includes designated site	monastery and medieval priory		settlement/urban envelopes
East End, High Street East/ Low Street	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 15	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Monkwearmouth Anglo-Saxon monastery and medieval priory	0	Site is within existing settlement/urban envelopes
Sea View/Stockton Road, South Ryhope	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Durham Coast SSSI SPA SAC, Ryhope Beach LGS LWS, Ryhope Dene LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 48	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Ryhope pumping engines	0	Site is within existing settlement/urban envelopes
Salterfen	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Durham Coast SSSI SPA SAC, Ryhope Beach LGS LWS, Hendon Cliffs LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 49	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Ryhope pumping engines	0	Site is within existing settlement/urban envelopes
Holystone Waste, adjoining Railway, Pattinson South	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Pattinson South Pond LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 16	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
North of Campanile Hotel, Emerson	-	Within 500m - 2km of designated site	Regional Wildlife Corridor, Vigo Wood & Railway Embankment LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	-	Site is within 1km of identified waterbody	+	Site is within Flood Zone 5	--			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Silverstone Road, Sulgrave	-	Within 500m - 2km of designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	-	Site is within 1km of identified waterbody	+	Site is within Flood Zone 6	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Colliery engine house at Washington F Pit, Albany	0	Site is within existing settlement/urban envelopes
North of Blackthorn Way (1), Sedgelych	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 50	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
North of Gatehouse, Philadelphia	--	Within 500m of designated site OR proposed site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of		+	Site not within 2km of identified	++	Existing industrial land, a brownfield	--	Site is within 500m of	+	Site is within Flood Zone 40	++			--	Within 500m of designated site OR	Listed Building (Grade II)	0	Site is within existing

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
		includes designated site							residential area			traffic congestion		site or previously developed land		identified waterbody							proposed site includes designated site		settlement/urban envelopes	
South of Gatehouse, Philadelphia	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 41	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
East of Main waste transfer station (6), New Lambton	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 12	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Small scrap yard (4), New Lambton	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 42	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
East of TKT Cosyfoam (3), New Lambton	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 43	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Former Main waste transfer station (5), New Lambton	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 44	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Allotments (3), Market Place	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Houghton Hill, Cut and Scarp LGS LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	0	Site is outside 1km of identified waterbody	+	Site is within Flood Zone 1	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Northern extension (1), Market Place	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Houghton Hill, Cut and Scarp LGS LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	0	Site is outside 1km of identified waterbody	+	Site is within Flood Zone 2	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
Northern Extension (1), Houghton Colliery	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Houghton Hill, Cut and Scarp LGS LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	-	Site is within 1km of identified waterbody	+	Site is within Flood Zone 7	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Doxford International	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 25	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Hasting Hill cursum and causewayed enclosure, 600m south of Hasting Hill Farm	0	Site is within existing settlement/urban envelopes
The Port of Sunderland	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Sunderland South Docks LWS, North Dock Tufa, Roker LGS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 8	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Monkwearmouth Anglo-Saxon monastery and medieval priory	0	Site is within existing settlement/urban envelopes
Sunrise Business Park	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hylton Dene LNR LWS, Tiledsheds LWS LNR, Wear River Bank SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 26	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Hylton Castle: a medieval fortified house, chapel, 17th and 18th century country houses and associated gardens	0	Site is within existing settlement/urban envelopes
Rainton Bridge North (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Redburn Marsh LWS, Joe's Pond SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 14	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Seven Sisters round barrow, Copt Hill, Houghton-le-Spring	0	Site is within existing settlement/urban envelopes
Rainton Bridge South	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Redburn Marsh LWS, Joe's Pond SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 51	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Seven Sisters round barrow, Copt Hill, Houghton-le-Spring	0	Site is within existing settlement/urban envelopes
Glover	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Barmston Pond LNR LWS, Severn Houses LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 52	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Pattinson North (1)	--	Within 500m of designated site OR proposed site includes	Regional Wildlife Corridor, Barmston Pond LNR LWS, Washington Wildfowl and Wetlands Centre		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 27	++			--	Within 500m of designated site OR proposed site includes	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
		designated site												developed land									designated site			
Pattinson North (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Barmston Pond LNR LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 28	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Pattinson South	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Pattinson South Pond LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 29	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Stephenson (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Usworth Pond LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 53	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Stephenson (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Usworth Pond LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 15	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Wear (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Vigo Wood & Railway Embankment LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 30	-			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Wear (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Vigo Wood & Railway Embankment LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 54	--			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Nissan	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Barmston Pond LNR LWS, Hylton Plantation LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 31	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
Hylton Riverside (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hylton Dene LNR LWS Hylton Colliery Pond LWS LNR, Claxheugh Rock and Ford Limestone Quarry SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 32	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Hylton Riverside (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hylton Colliery Pond LWS LNR		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 18	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Hillthorn Business Park	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Barmston Pond LNR LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 55	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Turbine Business Park	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Barmston Pond LNR LWS, Hylton Plantation LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	-	Site is or contains greenfield /undeveloped land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 33	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Rainton Bridge North (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 13	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Hendon	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hendon Railway LWS, Durham Coast SAC SSSI SPA, Mowbray Park LGS,		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 34	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Leechmere	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hendon Railway LWS, Tunstall Hills & Ryhope Cutting LNR SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 56	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Pennywell	--	Within 500m of designated site OR proposed site	Regional Wildlife Corridor, The Heughs		++	5ha or greater site size	+	++	Site is within 500m of		--	Site is within 2km of identified	++	Existing industrial land, a brownfield	-	Site is within 1km of	+	Site is within Flood Zone 4	++			-	Within 500m - 2km of	Listed Building (Grade II) Round barrow on Hasting	0	Site is within existing

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
		includes designated site							residential area			traffic congestion		site or previously developed land		identified waterbody							designated site	Hill, 230m west of Hasting Hill Farm		settlement/urban envelopes
Pallion (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Claxheugh Riverside LWS, Claxheugh Rock and Ford Limestone Quarry SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 35	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Pallion (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Claxheugh Riverside LWS, Claxheugh Rock and Ford Limestone Quarry SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 36	++			-	Within 500m - 2km of designated site	Listed Building (Grade II) Hylton Castle: a medieval fortified house, chapel, 17th and 18th century country houses and associated gardens	0	Site is within existing settlement/urban envelopes
Deptford	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 9	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Low Southwick (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 10	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Low Southwick (2)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 4	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
North Hylton Road (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hylton Dene LNR LWS, Hylton Colliery Pond LWS (LNR), Hylton Castle Cutting SSSI		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 37	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Hylton Castle: a medieval fortified house, chapel, 17th and 18th century country houses and associated gardens	0	Site is within existing settlement/urban envelopes
North Hylton Road (2)	--	Within 500m of designated site OR proposed site includes	Regional Wildlife Corridor, Hylton Dene LNR LWS, Hylton Colliery Pond LWS (LNR)		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 38	++			--	Within 500m of designated site OR proposed site includes	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes



Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
		designated site												developed land									designated site			
Armstrong	-	Within 500m - 2km of designated site	Regional Wildlife Corridor, Springwell Ponds LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 45	+			-	Within 500m - 2km of designated site	Listed Building (Grade II) Colliery engine house at Washington F Pit, Albany	0	Site is within existing settlement/urban envelopes
Crowther	-	Within 500m - 2km of designated site	Regional Wildlife Corridor, Vigo Wood & Railway Embankment LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 46	--			-	Within 500m - 2km of designated site	Listed Building (Grade II) Bowes Railway	0	Site is within existing settlement/urban envelopes
Hertburn	-	Within 500m - 2km of designated site	Regional Wildlife Corridor		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 47	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Parsons	-	Within 500m - 2km of designated site	Regional Wildlife Corridor, Springwell Ponds LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	-	Site is within 1km of identified waterbody	+	Site is within Flood Zone 8	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Swan (1)	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Pattinson South Pond LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 19	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Swan (2)	-	Within 500m - 2km of designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 11	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
New Herrington	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		+	Up to 5ha site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 20	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes

Site Name	SA1	Commentary	Relevant Designations	SA2	SA3	Commentary	SA4	SA5	Commentary	SA6	SA7	Commentary	SA8	Commentary	SA9	Commentary	SA10	Commentary	SA11	SA12	SA13	SA14	Commentary	Relevant Designations	SA15	Commentary
Dubmire	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 16	++			-	Within 500m - 2km of designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Houghton Market Place	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Houghton Hill, Cut and Scarp LGS LWS		+	Up to 5ha site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	0	Site is outside 1km of identified waterbody	+	Site is within Flood Zone 3	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II) Colliery engine house at Washington F Pit, Albany	0	Site is within existing settlement/urban envelopes
Hetton Lyons East	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Hetton Bogs LNR SSSI, Hetton Lyons Country Park LWS PLNR		++	5ha or greater site size	+	++	Site is within 500m of residential area		+	Site not within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	+	Site is within Flood Zone 57	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes
Pallion Shipyard	--	Within 500m of designated site OR proposed site includes designated site	Regional Wildlife Corridor, Wearmouth Riverside LWS		++	5ha or greater site size	+	++	Site is within 500m of residential area		--	Site is within 2km of identified traffic congestion	++	Existing industrial land, a brownfield site or previously developed land	--	Site is within 500m of identified waterbody	--	Site is within or adjoins Flood Zone 11	++			--	Within 500m of designated site OR proposed site includes designated site	Listed Building (Grade II)	0	Site is within existing settlement/urban envelopes

- 3.3.2 Where the SA presented in **Table 3.2** identifies a likely significant adverse effect from a candidate site, which is denoted by **■** scoring, suitable mitigation requires to be in place to ensure the avoidance of likely significant adverse effects from any development proposals subsequently brought forward on the site. This mitigation takes the form of the application of relevant subject policies within the Sunderland CSDP specifically to avoid likely significant adverse effects from occurring from the development of the site.
- 3.3.3 Relevant subject policies will set out the circumstances in which technical assessments or other evidence may be needed to support a planning application for the development proposal. The incorporation of this ‘policy level mitigation’ does not mean that all technical assessment requirements identified within subject policies that are related to the SA objective(s) where a significant adverse effect has been predicted will always need to accompany a planning application for development on that site. Instead, it simply confirms that the identified subject policies will be applicable and that the potential need to provide further evidence in support of an individual development proposal must be considered. This is considered to be a proportionate and robust method of satisfying the statutory SEA requirement of defining “*the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment*” of implementing the emerging Sunderland CSDP.
- 3.3.4 Taking account of the SA scoring provided in **Table 3.2**, **Table 3.3** below provides confirmation of the proposed status of each assessed site. The rationale for why each site is either proposed for allocation or non-inclusion within the emerging Sunderland CSDP is provided separately within the Sunderland Employment Land Review (2016) and, for proposed PEAs and KEAs, any required policy level mitigation is identified

Table 3.3: Candidate KEA and PEA Proposed Status and Potential Mitigation Requirements

Site Name	Status	Mitigation Requirements for Proposed Allocations – Compliance with CSDP Subject Policies:
Houghton - Quarry (Biffa Landfill site)	Reasonable Alternative	Not proposed for allocation as PEA or KEA within the Publication Draft Sunderland CSDP. Development proposals on these sites would need to accord with relevant subject policies including those related to any SA Objectives where a significant adverse effect has been identified.
Groves	Reasonable Alternative	
West of petrol filling station, Pallion New Road	Reasonable Alternative	
Lisburn Terrace adjoining former Corning site, Lisburn Triangle	Reasonable Alternative	
Lisburn Triangle	Reasonable Alternative	
Farringdon, East of North moor lane (1)	Reasonable Alternative	
Farringdon, East of North moor lane (2)	Reasonable Alternative	
West of Silksworth Way, Farringdon	Reasonable Alternative	
East End, Russell Street/ West Wear Street	Reasonable Alternative	
Stadium Park	Reasonable Alternative	
Sheepfolds	Reasonable Alternative	
Bonnersfield	Reasonable Alternative	
East End, Scotia Quay	Reasonable Alternative	
East End, High Street East/ Low Street	Reasonable Alternative	
Sea View/Stockton Road, South Ryhope	Reasonable Alternative	
Salterfen	Reasonable Alternative	
Holystone Waste, adjoining Railway, Pattinson South	Reasonable Alternative	
North of Campanile Hotel, Emerson	Reasonable Alternative	
Silverstone Road, Sulgrave	Reasonable Alternative	
North of Blackthorn Way (1), Sedgelych	Reasonable Alternative	
North of Gatehouse, Philadelphia	Reasonable Alternative	
South of Gatehouse, Philadelphia	Reasonable Alternative	
East of Main waste transfer station (6), New Lambton	Reasonable Alternative	
Small scrap yard (4), New Lambton	Reasonable Alternative	
East of TKT Cosyfoam (3), New Lambton	Reasonable Alternative	
Former Main waste transfer station (5), New Lambton	Reasonable Alternative	
Allotments (3), Market Place	Reasonable Alternative	
Northern extension (1), Market Place	Reasonable Alternative	
Northern Extension (1), Houghton Colliery	Reasonable Alternative	
Port - Disused Hendon railway sidings, Moor Terrace	Included in proposed Port of Sunderland Allocation (Policy SS5) for port related uses (classes B1 – 3)	Policies NE2, ST2, ST3, BH7 and BH8
Vaux and Farringdon Row	Proposed Mixed Use Strategic Site (including offices)	Policies NE2, ST2, ST3, WWE2, BH7 and BH8
Doxford International	Proposed Primary Employment Area	Policies NE2, ST2 and ST3

Site Name	Status	Mitigation Requirements for Proposed Allocations – Compliance with CSDP Subject Policies:
The Port of Sunderland	Proposed Primary Employment Area	Policies NE2, ST2, ST3, WWE2, BH7 and BH8
Sunrise Business Park	Proposed Primary Employment Area	Policies NE2, ST2 and ST3
Rainton Bridge North (1)	Proposed Primary Employment Area	Policies NE2 and WWE2
Rainton Bridge South	Proposed Primary Employment Area	Policy NE2
Glover	Proposed Primary Employment Area	Policies NE2, BH7 and BH8
Pattinson North (1)	Proposed Primary Employment Area	Policies NE2, ST2, ST3, BH7 and BH8
Pattinson North (2)	Proposed Primary Employment Area	Policies NE2, ST2 and ST3
Pattinson South	Proposed Primary Employment Area	Policies NE2, ST2, ST3, BH7 and BH8
Stephenson (1)	Proposed Primary Employment Area	Policies NE2, BH7 and BH8
Stephenson (2)	Proposed Primary Employment Area	Policies NE2, WWE2, BH7 and BH8
Wear (1)	Proposed Primary Employment Area	Policies NE2, ST2, ST3, BH7 and BH8
Wear (2)	Proposed Primary Employment Area	Policy NE2
Nissan	Proposed Primary Employment Area	Policies NE2, ST2, ST3, BH7 and BH8
Hylton Riverside (1)	Proposed Primary Employment Area	Policies NE2, ST2, ST3, BH7 and BH8
Hylton Riverside (2)	Proposed Primary Employment Area	Policies NE2, ST2, ST3, BH7 and BH8
Hillthorn Business Park	Proposed Primary Employment Area	Policy NE2
Turbine Business Park	Proposed Primary Employment Area	Policies NE2, ST2, ST3, BH7 and BH8
Rainton Bridge North (2)	Proposed Primary Employment Area	Policies NE2, WWE2, BH7 and BH8
Hendon	Proposed Key Employment Area	Policies NE2, ST2, ST3, BH7 and BH8
Leechmere	Proposed Key Employment Area	Policies NE2, BH7 and BH8
Pennywell	Proposed Key Employment Area	Policies NE2, ST2 and ST3
Pallion (1)	Proposed Key Employment Area	Policies NE2, ST2, ST3, BH7 and BH8
Pallion (2)	Proposed Key Employment Area	Policies NE2, ST2 and ST3
Deptford	Proposed Key Employment Area	Policies NE2, ST2, ST3, WWE2, BH7 and BH8
Low Southwick (1)	Proposed Key Employment Area	Policies NE2, ST2, ST3, WWE2, BH7 and BH8
Low Southwick (2)	Proposed Key Employment Area	Policies NE2, ST2, ST3, WWE2, BH7 and BH8
North Hylton Road (1)	Proposed Key Employment Area	Policies NE2, ST2, ST3, BH7 and BH8
North Hylton Road (2)	Proposed Key Employment Area	Policies NE2, ST2, ST3, BH7 and BH8
Armstrong	Proposed Key Employment Area	No Mitigation Required
Crowther	Proposed Key Employment Area	No Mitigation Required
Hertburn	Proposed Key Employment Area	Policies BH7 and BH8
Parsons	Proposed Key Employment Area	Policies BH& and BH8
Swan (1)	Proposed Key Employment Area	Policies NE2, ST2 and ST3
Swan (2)	Proposed Key Employment Area	Policies ST2 and ST3
New Herrington	Proposed Key Employment Area	Policies NE2, ST2, ST3, BH7 and BH8

Site Name	Status	Mitigation Requirements for Proposed Allocations – Compliance with CSDP Subject Policies:
Dubmire	Proposed Key Employment Area	Policies NE2 and WWE2
Houghton Market Place	Proposed Key Employment Area	Policies NE2, BH7 and BH8
Hetton Lyons East	Proposed Key Employment Area	Policies NE2, BH7 and BH8
Pallion Shipyard	Proposed Key Employment Area	Policies NE2, ST2, ST3, WWE2, BH7 and BH8

## 4 SA of Proposed Gypsy Travellers and Travelling Showpeople Site Allocations

### 4.1 Introduction

4.1.1 This section provides a SA of potential effects from the allocation of proposed Gypsy Traveller and Travelling Showpeople (TSGTTSGT) sites and reasonable alternatives. This SA was carried out by SCC officers with advice and external review provided by the SA team within Peter Brett Associates LLP (PBA).

### 4.2 Sustainability Appraisal Methodology

4.2.1 As part of the development of the emerging Sunderland CSDP, a site selection process was undertaken to identify potentially suitable sites for new TSGT allocations in order to meet identified needs from the TSGT community. This site selection process identified a total of 117 potential sites, of which 74 were discounted due to major viability constraints including site size and landownership. The 43 remaining candidate sites were considered to be potentially suitable and have been taken forward in the SA, either as proposed TSGT site allocations or reasonable alternatives. The Publication Draft Sunderland CSDP proposes to:

- Allocate two new Travelling Showpeople sites at Station Road North, and Land at Market Place Industrial Estate, to accommodate 15 plots in the short term;
- Identify 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,
- Safeguard existing Travelling Showpeople sites at Pearson Industrial Estate, Sunnyside/Grasswell, Stephenson Industrial Estate and Herrington Burn.

4.2.2 There have been no changes to the 43 candidate sites between the preparation of the Draft Sunderland CSDP (2017) and the Publication Draft Sunderland CSDP (2018), although the number of individual TSGT sites which presently require to be allocated to meet assessed needs has reduced to two, as noted above. All 43 candidate sites have been subject to an equal level of SA on the basis that they are now either proposed Travelling Showpeople site allocations or reasonable alternatives to these.

4.2.3 The criteria used to undertake the SA of the candidate TSGT sites are identified in **Table 4.1** below with reference to the sustainability objectives defined within the Sunderland CSDP SA Framework (see **Appendix C**).

Table 4.1 Appraisal Criteria for SA of candidate TGTS Sites

Topic (only stated where multiple criteria are identified)	Appraisal Criteria	Scoring Thresholds
	Biodiversity and wildlife	+1 Site is clear of local and national wildlife designations 0 Site is within 6km of SAC/SPA OR adjacent to local wildlife designations - Site contains a local wildlife designation or adjacent to a national designation or within 3km of an international designation - - Site includes an area designated as nationally or internationally importance for nature conservation
	Quantum of development	++ 15+ plots for showpeople OR 5+ pitches for gypsy and travellers + 0-14 plots for showpeople OR 0-4 pitches for gypsy and travellers
	Economy and Employment	N/A
Education	Proximity to Primary School	++ The site is within 500m walking distance of a primary school. + The site is within 500-1000m walking distance of a primary school. - The site is more than 1000m from a primary school
	Proximity to Secondary School	++ The site is within 1000m walking distance of a secondary school + The site is within 1000-2000m walking distance of a secondary school - The site is more than 2000m from a secondary school
	Infrastructure – schools	0 No specific capacity constraint identified - Specific capacity constraint identified
Sustainable Communities	Proximity to Key Employment Centres, City Centres and Town Centres	++ <500m of a Primary or Key Employment Centre, or City Centre or town centre + 500<1000m of a Primary or Key Employment Centre, or City Centre or town centre - 1000<2000 of a Primary or Key Employment Centre, or City Centre or town centre



Topic (only stated where multiple criteria are identified)	Appraisal Criteria	Scoring Thresholds
		<ul style="list-style-type: none"> <li>-- 2000m of a Primary or Key Employment Centre, or City Centre or town centre</li> </ul>
	Proximity to convenience store	<ul style="list-style-type: none"> <li>+ + The site is within 400m walking distance of a convenience store</li> <li>+ The site is within 400m-800m walking distance of a convenience store</li> <li>- The site is within 800-1200m walking distance of a convenience store</li> <li>- - The site is more than 1200m from a convenience store</li> </ul>
	Allotment site	<ul style="list-style-type: none"> <li>0 Not an allotment</li> <li>- The site is on underused allotment</li> <li>- - The site is a well-used allotment</li> </ul>
Health & Well Being	Proximity to GP surgery	<ul style="list-style-type: none"> <li>+ + The site is within 800m walking distance of a GP surgery</li> <li>+ The site is within 800-1200m walking distance of a GP surgery</li> <li>- The site is more than 1200m from a GP surgery</li> </ul>
	Proximity to Pharmacy	<ul style="list-style-type: none"> <li>+ + The site is within 800m walking distance of a Pharmacy</li> <li>+ The site is within 800-1200m walking distance of a Pharmacy</li> <li>- The site is more than 1200m from a Pharmacy</li> </ul>
	Adjacent land use – potential for amenity affect	<ul style="list-style-type: none"> <li>0 The site is away from an industrial site, motorway, large car park or other potential source of amenity impacts</li> <li>- The site is adjacent to an industrial site, motorway, large car park or other potential source of amenity impacts</li> </ul>
Transport	Proximity to Strategic Route Network	<ul style="list-style-type: none"> <li>++ &lt;500m of the primary routes of the strategic route network (A1M, A194M, A1231, A19, A690, A1018)</li> <li>+ 500&lt;1000m of the primary routes of the strategic route network (A1M, A194M, A1231, A19, A690, A1018)</li> </ul>

Topic (only stated where multiple criteria are identified)	Appraisal Criteria	Scoring Thresholds
		<ul style="list-style-type: none"> <li>- 1000&lt;1500m of the primary routes of the strategic route network (A1M, A194M, A1231, A19, A690, A1018)</li> <li>-- &gt;1500m of the primary routes of the strategic route network (A1M, A194M, A1231, A19, A690, A1018)</li> </ul>
	Proximity to Bus Routes	<ul style="list-style-type: none"> <li>+ + 400m bus stop on regular/frequent route or 800m of train station</li> <li>+ 400m of bus stop on less regular route, 800 regular bus route, 1,200m of a train station</li> <li>- 800m from all bus route over 1,500m from a rail station</li> <li>- - More than 1200m from a bus stop over 2km from a railway station</li> </ul>
Land use	Proximity to Public Open Space	<ul style="list-style-type: none"> <li>+ + The site is within 800m walking distance of an open space</li> <li>+ The site is within 800-1200m walking distance of an open space</li> <li>- The site is more than 1200m from an open space</li> </ul>
	Land Type	<ul style="list-style-type: none"> <li>+ Brownfield</li> <li>0 Mix of green and brownfield</li> <li>- Greenfield</li> </ul>
	Ground conditions and contamination	<ul style="list-style-type: none"> <li>0 Site not within area of contamination</li> <li>- Site is in a known area of contamination</li> </ul>
Water Environment	Groundwater Source Protection Zones	<ul style="list-style-type: none"> <li>0 Site is not within Groundwater Source Protection Zones</li> <li>- Site is within or partially within an outer Groundwater Source Protection Zone (Zone 2) or Catchment (Zone 3)</li> <li>- - Site is within or partially within an inner Groundwater Source Protection Zone (Zone 1)</li> </ul>
Flood Risk and Coastal Erosion	Flood Zones	<ul style="list-style-type: none"> <li>+ 75% of the site or more in Flood Zone 1</li> <li>0 Less than 50% of the site in flood zone 2 or 3a</li> </ul>

Topic (only stated where multiple criteria are identified)	Appraisal Criteria	Scoring Thresholds
		<ul style="list-style-type: none"> <li>- More than 50% of the site in flood zone 2 or 3a</li> <li>- - more than 75% in flood zone 2 or 3a</li> </ul>
	Surface Water Flooding	<ul style="list-style-type: none"> <li>0 Zero impacts or minor (&lt;10%) of land affected by 1:100 or 1:1000 incidence surface water flooding</li> <li>- Affected by 1:30 incidence surface water flooding (&lt;5% of site area), or &gt;10% land affected by 1:100 incidence surface water flooding</li> <li>- - Affected by 1:30 incidence surface water flooding (&gt;5% of site area)</li> </ul>
	Critical Drainage Areas	<ul style="list-style-type: none"> <li>0 Not in Critical Drainage Area</li> <li>- - Within Critical Drainage Area</li> </ul>
	Groundwater Flooding	<ul style="list-style-type: none"> <li>0 Not affected by groundwater flooding</li> <li>- Affected by lower or medium groundwater flooding</li> <li>- - Affected by high level groundwater flooding</li> </ul>
Air Quality	Proximity to Bus Routes	<ul style="list-style-type: none"> <li>+ + 400m bus stop on regular/frequent route or 800m of train station</li> <li>+ 400m of bus stop on less regular route, 800 regular bus route, 1,200m of a train station</li> <li>- 800m from all bus route over 1,500m from a rail station</li> <li>- - More than 1200m from a bus stop over 2km from a railway station</li> </ul>
Climate Change		N/A
Waste and Natural Resources		N/A
Cultural Heritage	Proximity to historic assets	<ul style="list-style-type: none"> <li>0 Site lies away from historic elements</li> <li>- Site is in (or partly within) as conservation area or adjacent to a listed building or Scheduled Monument, or covered by a local archaeological area designation</li> <li>- - Site contains a listed building or Scheduled Monument</li> </ul>

Topic (only stated where multiple criteria are identified)	Appraisal Criteria	Scoring Thresholds	
Landscape character	Landscape character and identified landscape features	0 - - - -	Identified as an area for landscape enhancement Area identified for a mix of landscape protection and enhancement Site directly includes Tree Preservation Orders, and/or lies adjacent to ancient woodland or other key landscape feature Identified as being of higher landscape value (identified for landscape protection)
	Settlement Breaks and Heritage Coasts	0 - -	Lies outside of a designated Heritage Coast or Settlement Break Within a Heritage Coast or Settlement Break

### 4.3 SA Results and Mitigation Requirements

- 4.3.1 **Table 4.2** below provides an assessment each candidate TSGT site pre-mitigation, in order to identify likely significant environmental effects (whether beneficial or adverse, denoted by ++ and -- scoring respectively).

Table 4.2 Candidate TSGT Sites Sustainability Appraisal Matrix

Site Name	SA1	SA2	SA3	SA 4			SA 5			SA6			SA7		SA8		SA9	SA10				SA 11	SA12	SA13	SA14	SA15		
	Distance to Wildlife Designations	Plots and Pitches Capacity	No Threshold	Access to primary Schools	Access to Secondary Schools	Schools Capacity (Infrastructure)	Access to Employment Centre	Access to Convenience Store	Access to Allotment Site	Proximity to GP Surgery	Proximity to Pharmacy	Adjacent Land Use (e.g. Motorway)	Access to Primary Routes	Access to Bus Stops or Metro Stations	Access to Open Space	Brownfield / Greenfield	Contamination	Source Protection Zones	Impact from Flood Zones	Surface Water Flooding	Critical Drainage Area	Groundwater Flooding	Access to Bus Stop or Metro Station	N/A	N/A	N/A	Proximity to Historic Designations	Landscape Character Impact
11. Land at Ferryboat Lane (opp no. 163), Castletown	+	++		++	+	0	++	+	0	-	+	-	++	++	++	-	0	0	+	-	0	-	++			0	0	0
12. Land at Ferryboat Lane (opp no.11), Castletown	+	++		+	++	0	++	-	0	++	+	-	++	++	++	-	0	0	+	0	0	0	++			0	0	0
90. Land to the rear of The Buffs, Southwick	0	++		++	++	-	++	+	0	++	++	0	+	++	++	0	0	0	+	0	0	-	++			0	0	0
16. Land at Stephenson Road	+	++		++	+	-	++	++	0	+	++	-	++	++	++	-	0	0	+	0	0	-	++			-	-	0
17. Land to the west of Donvale Rd, Donwell.	+	++		+	+	-	++	+	0	+	+	-	++	++	++	-	0	0	+	0	0	-	++			0	0	0
18. Land east of Craggyknowe, Blackfell	+	++		+	+	-	++	+	0	-	-	-	++	++	++	-	0	0	+	0	-	-	++			0	0	0
22. Land at Bonemill Lane	+	++		++	+	-	++	-	0	++	++	0	+	++	++	-	0	0	+	0	0	-	++			-	0	0
23a.Land at Crowther Industrial Estate	+	++		+	++	-	++	-	0	-	-	-	++	++	++	-	0	0	+	0	-	-	++			0	-	0
60. Land to the west of Waterloo Walk, Sulgrave	+	++		++	+	-	++	++	0	+	++	0	-	++	++	-	0	0	+	0	0	-	++			0	0	0
98. Land at Herburn Industrial Estate	+	++		+	++	-	++	+	0	++	++	-	++	++	++	-	0	0	+	0	0	-	++			0	0	0
24. Land to the rear of Penistone Rd, Pennywell	0	++		+	++	0	++	++	0	++	++	-	++	++	++	-	0	0	+	0	0	-	++			0	0	0
25. Rear of South Hylton House, Hylton Bank	0	++		++	++	0	+	++	0	++	++	0	+	++	++	-	0	0	+	-	0	-	++			0	0	0
34. Land west of Silksworth Way, Silksworth	0	++		++	++	0	++	+	0	+	++	0	+	++	++	-	-	-	+	0	-	0	++			-	0	0
35. Land east of Clinton Place	0	++		++	++	0	++	+	0	-	++	0	+	++	++	-	-	-	+	-	-	0	++			-	0	0
36. Land east of Silksworth Lane, High Newport	0	++		+	+	0	-	++	0	+	++	0	+	++	++	-	0	0	+	-	-	-	++			0	-	-
65. Land adjacent to Littlewoods Home shopping group, Commercial Rd, Hendon	-	++		++	++	0	++	+	0	++	++	-	++	++	++	+	0	0	+	0	-	0	++			0	0	0
67. Land at North Moor Lane	0	++		++	++	0	-	++	0	++	++	0	++	++	++	+	0	0	+	0	-	-	++			0	0	0
68. Ivor Street, Grangetown	-	++		++	+	0	++	+	0	-	+	0	++	++	++	-	0	0	+	0	0	-	++			-	0	0
69. Land to the rear of former Sportsmans Arms P.H, Silksworth	0	++		+	+	0	-	+	0	+	++	0	-	++	++	-	0	0	+	0	0	-	++			0	0	0
101.Land at Hendon Road East	-	++		+	+	0	++	+	0	++	++	-	++	++	++	-	0	0	+	0	0	0	++			-	0	0
111. Land at Sandmere Rd,	-	++		++	++	0	++	++	0	+	++	-	-	++	++	+	0	0	+	0	0	0	++			0	-	0

	SA1	SA2	SA3	SA 4			SA 5			SA6			SA7			SA8			SA9	SA10			SA 11	SA12	SA13	SA14	SA15	
Leechmere Ind Estate																												
112.Land to the rear of allotments at Hollycarrside Road	-	++		++	++	0	++	+	0	++	++	0	-	++	++	-	0	0	+	0	0	-	++			-	-	0
38. Land north of Shiney Row Centre, Shiney Row	+	++		++	-	-	+	+	-	++	++	0	--	++	++	-	0	0	+	-	-	-	++			0	0	-
41. Land east of Harle Close, Sunniside	+	++		++	+	-	++	++	0	++	++	0	+	++	++	-	0	0	+	-	-	-	++			0	0	0
45. Land at Lyons Ave, Easington Lane	+	++		++	+	0	++	+	0	-	++	0	--	++	++	-	0	-	+	0	-	--	++			0	0	0
47. Land north of Moorsley Rd, High Moorsley - Site 1	0	++		+	++	0	-	+	0	-	-	0	-	+	++	-	0	0	+	0	-	-	+			-	--	0
48. Land north of Moorsley Rd, High Moorsley - Site 2	0	++		+	++	0	-	+	0	-	-	0	-	++	++	-	-	0	+	0	-	-	++			-	--	0
49. Land South Valley View, Moorsley Rd, High Moorsley	-	++		-	+	0	-	--	0	-	-	0	-	+	++	-	0	-	+	0	-	0	+			-	--	0
50. Site of former Easington lane Primary School.	+	++		++	-	0	-	++	0	-	++	0	--	++	++	0	0	-	+	0	-	0	++			0	0	0
51. Land east of North View,(former Forest Estate) Easington Lane	+	++		++	-	0	+	++	0	-	++	0	--	++	++	-	0	-	+	0	-	-	++			0	0	0
74. Land north of Collingwood Drive, Shiney Row	+	++		++	-	-	-	++	0	++	++	0	--	++	++	-	0	0	+	0	-	-	++			-	0	0
76. Britannia Terrace Allotments, Fence Houses	+	++		++	+	-	++	++	--	-	++	0	-	++	++	-	0	0	+	-	-	-	++			-	0	0
79. Site of former Fence houses Primary School	+	++		++	+	-	++	++	0	-	++	0	-	++	++	+	0	0	+	0	-	-	++			0	0	0
93. Land at South Hetton Road, Easington Lane	+	++		+	-	0	-	+	0	-	+	-	--	++	++	-	0	-	+	0	-	-	++			0	0	0
94. Car Park at Hetton Lyons Ponds	0	++		+	+	0	++	-	0	+	+	0	--	+	++	+	-	-	+	0	0	-	+			0	--	0
95. Land at Forest Estate, Easington Lane	+	++		++	-	0	-	++	0	-	++	0	--	++	++	-	0	-	+	0	-	-	++			0	0	0
102.Low Moorsley Road, Low Moorsley	+	++		-	+	0	-	-	0	-	-	0	-	++	++	-	0	-	+	0	-	-	++			-	--	0
105.Council Depot, Gravel Walks, Market Place Industrial Estate	+	++		++	++	-	++	+	0	++	++	-	++	++	++	+	0	0	+	-	-	-	++			-	0	0
106.Gilpin House, Blind Land, Houghton-le-Spring	+	++		++	+	-	++	++	0	++	++	0	+	++	++	+	0	0	+	0	-	-	++			0	0	0
107.Land to the north of Pearson's Industrial estate	+	++		++	++	0	++	++	0	++	++	0	--	++	++	-	0	0	+	0	-	-	++			0	0	0

	SA1	SA2	SA3	SA 4		SA 5			SA6		SA7		SA8		SA9	SA10			SA 11	SA12	SA13	SA14	SA15					
113.Land at Lorne St/Elemore Lane	+	-		-	+	0	-	-	0	-	+	0	--	+	++	-	0	-	+	0	-	-	+			-	--	0
114.Land at Gadwall Road, Rainton Bridge Ind Estate	0	++		+	+	-	++	-	0	-	+	-	-	++	++	-	0	0	+	0	-	-	++			-	0	0
115.Land at Mercantile Road, Rainton Bridge Ind Estate	0	++		+	+	-	++	+	0	+	++	-	+	++	++	-	-	0	+	-	-	-	++			-	0	0



- 4.3.2 Where the SA presented in **Table 4.2** above identifies a likely significant adverse effect from the allocation of a candidate Green Belt housing release site, which is denoted by -- scoring, suitable mitigation needs to be in place to ensure the avoidance of likely significant adverse effects from any development proposals subsequently brought forward on the site. This mitigation takes the form of the application of relevant subject policies within the Sunderland CSDP specifically to avoid likely significant adverse effects from occurring from the development of the site.
- 4.3.3 For clarity and to assist in the determination of planning applications, **Table 4.3** below identifies the subject policies within the Publication Draft Sunderland CSDP which should be engaged in the determination of any development proposals on the assessed sites specifically to ensure the avoidance of the likely significant adverse effects which have been predicted through this SA.

Table 4.3: Subject Policies to Mitigate Significant Adverse Effects from Candidate TSGT Site Allocations

SA Objective	Applicable Subject Policies in Mitigation of Likely Significant Adverse Effects
1. Biodiversity and Geodiversity	No likely significant adverse effects predicted
2. Housing	No likely significant adverse effects predicted
3. Economy and Employment	Not assessed
4. Learning and Skills	No likely significant adverse effects predicted
5. Sustainable Communities	Policy SP1 – Spatial Strategy
6. Health and Wellbeing	No likely significant adverse effects predicted
7. Transport and Communication	Policy SP1 – Spatial Strategy Policy ST2 – Local Road Network Policy ST3 – Development and Transport
8. Land Use and Soils	No likely significant adverse effects predicted
9. Water	No likely significant adverse effects predicted
10. Flood Risk and Coastal Erosion	Policy WWE2 – Flood Risk and Coastal Management
11. Air	No likely significant adverse effects predicted
12. Climate Change	Not assessed
13. Waste and Natural Resources	Not assessed
14. Cultural Heritage	Policy BH7 – Historic Environment Policy BH8 – Heritage Assets
15. Landscape and Townscape	No likely significant adverse effects predicted

- 4.3.4 For the avoidance of doubt, this simply highlights that that the subject policies listed in **Table 4.3** should be considered by applicants and decision makers in relation to any development proposals on the proposed site allocations which, as identified in **Table 4.2** above, have the potential to result in likely significant adverse effects. The application of these subject policies should take account of the characteristics of individual development proposals and their likely environmental effects.
- 4.3.5 Drawing upon the SA findings presented in **Table 4.2**, **Table 4.4** provides a sustainability commentary and a summary of SCC's reasoned justification as to why each candidate TSGT site is either proposed for allocation or rejection in the Publication Draft Sunderland CSDP.

Table 4.4: Candidate TGTS Sites - Reasoned Conclusions

Site Ref	Name	Commentary	Reasoned Justification for Inclusion / Exclusion as Allocated Site
<b>Sunderland North</b>			
11	Land at Ferryboat Lane (opp no. 163), Castletown	The site forms part of a larger woodland buffer, providing noise attenuation to the nearby residential properties from Washington Road and the A19. The site is also very visible and would not lend itself to being fenced off without being visually intrusive. Possible highway safety issues with accessing the site for both vehicles and pedestrians as currently no access point.	Discounted site due to the visual impact removing part of the woodland would have in such close proximity to residential properties and creating a fenced off site. Potential highways safety issues and viability issues with costs of providing access point.
12	Land at Ferryboat Lane (opp no.11), Castletown	The site forms part of a larger woodland buffer, providing noise attenuation to the nearby residential properties from the A19. The site is also very visible and would not lend itself to being fenced off without being visually intrusive. Possible highway safety issues with accessing the site for both vehicles and pedestrians, as no vehicular access to the site and visibility and speed issues.	Not suitable due to highway safety issues. Visually intrusive and amenity impacts to nearby residential properties as in very close proximity and as tree belt acts as a noise attenuation buffer from nearby A19 to residential properties.
90	Land to the rear of The Buffs, Southwick	The site is a small area of land that previously housed garages for residential area as such site is bounded by residential properties on all sides. Access to the site is limited.	Not suitable due to the impact on amenity of existing residential properties, with being in such close proximity. Access to the site is also limited, with one way in and out and the site, making the site very concealed.
<b>Washington</b>			
16	Land at Stephenson Road	The site is on a former pit site and shale surface. The topography of the site is such that it has the appearance of a mound with a plateau within the middle of the site. The site has no vehicular access and is limited in where this could be taken from due to visibility.	Not suitable due to being a very prominent site. The costings associated with delivering the site access and significant ground works to re-grade the site make it unviable for this particular use.
18	Land to the west of Donvale Rd, Donwell.	The site forms part of a larger woodland buffer, providing noise attenuation to the nearby residential properties from the A194 (M). Site is within close proximity to existing residential properties. No vehicular access point and potential highway Safety in relation to visibility / junction issues.	Not suitable due to incursion into woodland area and impact on existing residential amenity. Woodland acts as a noise attenuation buffer between residential properties and A1(M).
19	Land west of Craggyknowe, Blackfell	The site forms part of a larger woodland buffer, providing noise attenuation to the nearby residential properties from the A194 (M). Site is within close proximity to existing residential properties. Site has no vehicular access and potential highway Safety in relation to visibility / junction issues.	Not suitable due to incursion into woodland area and impact on existing residential amenity. Woodland acts as a noise attenuation buffer between residential properties and A1(M).
22	Land at Bonemill Lane	Large area of open space, surrounded by residential properties. Public footpaths running across the site. Potential conflict with access onto Bonemill lane and roundabout.	Not suitable as the site forms Rickleton Park, which is protected from development.
23a	Land at Crowther Industrial Estate	The site forms part of a larger woodland buffer, providing noise attenuation to the nearby residential properties from the A194 (M). Site is within close proximity to existing residential properties. No vehicular access.	Not suitable as the site provides dense woodland which acts as a noise attenuation buffer from A1(M) to residential properties.
60	Land to the west of Waterloo Walk, Sulgrave	Large area of exposed open space surrounded by residential properties. Visible location would make it difficult to screen.	Not suitable due to location and inappropriate surroundings. Highly residential area, privacy issues for proposed users of site due to overlooking from existing residential properties. Site unsuitable to be fenced off as visually intrusive.
98	Land at Hertburn Industrial Estate	Visible site, due to raised topography. Site isolated from facilities and difficult to access surrounding areas due to proximity of surrounding roads.	Not suitable – site is very prominent at road junction (Northumberland Way) and access into site would prove difficult. There would be no privacy for residents.
<b>Sunderland South</b>			
24	Land to the rear of Penistone Rd, Pennywell	Wooded area and open space. Trees would need to be removed. Close proximity to residential properties.	Not suitable due to close proximity to existing residential properties and the site forms local amenity and natural greenspace (Pennywell Children's Forest).
25	Rear of South Hylton House, Hylton Bank	Large area of open space, visually intrusive to fence part of site off. Adjacent to densely populated residential area. No vehicular access to site.	Not suitable due to highway safety issues and steep topography.
34	Land west of Silksworth Way, Silksworth	Large area of natural greenspace. Adjacent to densely populated area. No vehicular access to land. Access onto Doxford Park Way / Silksworth Way would conflict with safe operation of link road / close proximity of junctions. Public footpaths located on the site.	Not suitable due to site having no vehicular access. This would be costly to put in place. Previous landfill site, therefore potential contaminations issues. Prominent site- residents using site would have little privacy.
35	Land east of Clinton Place	Large area of natural greenspace. Adjacent to densely populated area. No vehicular access to land. Access onto Silksworth Road would be via a residential area, Clinton Place. The junction of Silksworth Road / Allendale Road has an accident history / visibility issues. Public footpaths located on the site.	Not suitable due to site having no vehicular access. This would be costly to put in place. Previous landfill site, therefore potential contaminations issues. Prominent site- residents using site would have little privacy. Site also being considered as overflow car park for Doxford International Business Park.
36	Land east of Silksworth Lane, High Newport	Agricultural land within Settlement Break. Potential amenity issues with existing residential properties. No vehicular access to land. Access onto Silksworth Lane would conflict with safe operation of link road / close proximity of junctions. Accident history on adjacent roundabouts.	Not suitable - part of site is now unavailable as it is developed for extra care scheme (allocated housing site). Remainder of site unsuitable due to having no vehicular access and forms part of a Settlement Break to be protected from development. Very prominent site.

Site Ref	Name	Commentary	Reasoned Justification for Inclusion / Exclusion as Allocated Site
65	Land adjacent to Littlewoods Home shopping group, Commercial Rd, Hendon	Employment land alongside Commercial Road, opposite Raich Carter Centre.	Not suitable as site is to be utilised by employment uses being decanted from Deptford area of Sunderland as a consequence of the building of the Sunderland Strategic Transport Corridor. Site also to be used for port related uses. Within Port's middle HSE Blast Zone which would be additional site consideration.
67	Land at North Moor Lane	Site lies to rear of Fire and Police Station. There are existing highways issues relating to North Moor Lane and North Moor Road, associated with queuing vehicles for McDonald's- access should therefore be considered from Primate Road or Perth Court.	Not suitable as part of larger site which forms part of a master plan exercise for residential and commercial development.
68	Ivor Street, Grangetown	Greenspace to the rear of residential properties and beside Southern Radial Route. Poor overall access into site.	Not suitable, the site has poor access and is a very prominent site, and lies in close proximity to existing residential properties.
69	Land to the rear of former Sportsmans Arms P.H, Silksworth	Pasture to the rear of restaurant and adjacent to densely populated area. Prominent location beside Silksworth Road.	Not suitable due to close proximity to existing residential properties. Site forms part of land sale for residential property.
101	Land at Hendon Road East	Grazing pasture on former railway alignment. Adjacent land within corridor is safeguarded for completion of new Port access road. Within employment land setting.	Not suitable due to the need to retain site for employment purposes and unsuitable due to the adverse effects of the neighbouring uses on any site occupiers..
111	Land at Sandmere Rd, Leechmere Ind Estate	Narrow area with existing hardstanding on edge of employment site. Close proximity to care home, but very well screened. Access available from existing industrial estate road.	Not suitable due to the need to retain site for employment purposes and unsuitable due to highway safety in relation to on-street parking.
112	Land to the rear of allotments at Hollycarrside Road	Very small greenspace site forming edge of Tunstall Hills Local Nature Reserve. A vehicular access would need to be created into the site from adjacent residential area.	Not suitable. Site is very small, and with existing topography provides too little available land for a site without expensive mitigation. Site also lies within the edge of the Tunstall Hills Local Nature Reserve.
<b>Coalfield</b>			
38	Land north of Shiney Row Centre, Shiney Row	Natural greenspace within Settlement Break. Land accessible via emergency vehicle access road adjacent Trinity Park. Public footpaths / multi user route through site.	Not suitable – protected natural greenspace within a Settlement Break, without vehicular access, and remote from primary road network.
41	Land east of Harle Close, Sunnyside	Existing open space in close proximity to existing residential properties to the west. Access to site available from unnamed road off Blind Lane.	Not suitable, due to close proximity to existing Showman's Guild site immediately to the south. Village Green status being explored by local community.
45	Land at Lyons Ave, Easington Lane	Natural greenspace beside residential properties and cricket field. No vehicular access to land- access would be via Lyons Lane.	Site unsuitable- land is earmarked for housing in the longer term. Remote from primary road network.
47	Land north of Moorsley Rd, High Moorsley -Site 1	Prominent site within open countryside. Land accessed via unnamed single lane track off Hazard Lane. Footpaths cross the site but status need to be determined.	Not suitable- site is prominent and remote within open countryside and an area of high landscape value. Site also unsuitable due to planting.
48	Land north of Moorsley Rd, High Moorsley -Site 2	Prominent site within open countryside. Land accessed via unnamed single lane track off Hazard Lane.	Not suitable due to existing grazing agreements. Site is also prominent and remote within open countryside and an area of high landscape value.
49	Land South of Valley View, Moorsley Rd, High Moorsley	Prominent site providing woodland plantation. Land accessed off Moorsley Road via track.	Not suitable- site is prominent and remote within open countryside and an area of high landscape value, and also forms a woodland plantation which would be detrimental to area if removed.
50	Site of former Easington Lane Primary School.	Former school area, incorporating hardstanding and school playing fields. Surrounded by residential properties. Access to site via main school entrance on A182 High Street / South Hetton Road. Alternative access via School View in residential area.	Not suitable as it could sterilise wider residential development. Remote from primary road network.
51	Land east of North View, (former Forest Estate) Easington Lane	Former residential area- site may require new access taken from Murton Lane roundabout, which would prove costly.	Not suitable due to impact on regeneration of immediate area and cost of providing additional arm to roundabout. Remote from primary road network.
74	Land north of Collingwood Drive, Shiney Row	Protected greenspace in close proximity to densely populated area. Very narrow access roads leading to site.	Not suitable – site provides protected amenity greenspace, adjoining residential properties. Access to the site is also limited and is via unsuitable, very narrow residential streets. Remote from primary road network.
76	Britannia Terrace Allotments, Fence Houses	Existing allotment site to rear of properties.	Not suitable- site in use as allotments, so currently unsuitable and unavailable.
79	Site of former Fence houses Primary School	Former school site in prominent location in Fence Houses. Now providing informal greenspace- site is earmarked for community uses.	Not suitable- site in prominent central location on main road, currently providing informal greenspace.

Site Ref	Name	Commentary	Reasoned Justification for Inclusion / Exclusion as Allocated Site
93	Land at South Hetton Road, Easington Lane	Open space / highway verge in prominent position facing onto A182.	Not suitable because the shape of site is unable to accommodate many pitches due to being long and narrow. Site also too prominent and would create intrusion into area if fenced off and hardstanding created. Site has the appearance of highway verge.
94	Car Park at Hetton Lyons Ponds	Car park for Stephenson Pond and access into Hetton Lyons Country Park. Use of the site would remove a number of public parking spaces.	Not suitable due to highway safety issues and detrimental to the overall use of the Country Park (particularly for major events).
95	Land at Forest Estate, Easington Lane	Former allotments (now removed) lying on edge of Forest Estate (also now removed).	Not suitable- site is proposed as a regeneration site in recent bid to the HCA. Site is remote from primary road network.
102	Low Moorsley Road, Low Moorsley	Prominent site within open countryside. Open space located away from residential properties.	Not suitable- would constitute a visible site within area of higher landscape value, if fenced off. Site access for caravans unsuitable.
105	Council Depot, Gravel Walks, Market Place Industrial Estate	Existing Council depot hemmed in by allotments and employment land.	Potentially suitable site. Depot is currently still in operation, but due for closure within the next 2 years. As such site is considered suitable for Travelling Showpeople.
106	Gilpin House, Blind Land, Houghton-le-Spring	Vacant land and greenspace, in prominent location and overlooked by neighbouring residential properties.	Not suitable for Gypsies and Travellers due to close proximity of Travelling Showpeople site. Site is also very prominent and would be looked over by adjacent residential properties.
107	Land to the north of Pearson's Industrial estate	Amenity greenspace immediately to the north of Travelling Showpeople site on Pearson's Industrial Estate. Flood Zones exist to the north (Hetton Burn). Access to the site could be achieved via Showpeople site.	Potentially suitable site. Unsuitable for Gypsies and Travellers due to close proximity of Travelling Showpeople site. Possible Travelling Showpeople site with access taken from existing showpeople site at Pearson's yard. No current road access to site. Site restricted to north by flood zones, and is remote from primary road network.
113	Land at Lorne St/Elemore Lane	Prominent site at entrance to Elemore Golf Course. Further work will be required as to where a vehicular access point could be taken from.	Not suitable – site is remote and within area of higher landscape value. Remote from primary road network and potential issues with creating a vehicular access point.
114	Land at Gadwall Road, Rainton Bridge Ind Estate	Vacant employment land within a Primary Employment Area.	Not suitable- site forms part of Rainton Bridge Industrial Estate, which is identified as the Coalfield area's only Primary Employment Area, and vacant employment land is to be retained.
115	Land at Mercantile Road, Rainton Bridge Ind Estate	Vacant employment land within a Primary Employment Area.	Not suitable- site forms part of Rainton Bridge Industrial Estate, which is identified as the Coalfield area's only Primary Employment Area, and vacant employment land is to be retained.



# Publication Draft Sunderland CSDP Sustainability Appraisal

## Appendix F - Sustainability Appraisal of Proposed Policies

On behalf of **Sunderland City Council**



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## Document Control Sheet

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# 1 Introduction

## 1.1 SA of Draft Policies Overview

- 1.1.1 This appendix provides a detailed appraisal of predicted effects from the proposed policies contained within the Publication Draft Sunderland Core Strategy & Development Plan ('the Draft Sunderland CSDP'). This assessment is consistent with the Sustainability Appraisal Framework and methodology defined within the Sunderland Core Strategy Sustainability Appraisal Scoping Report (2016), as amended to take account of SA Scoping consultation responses.
- 1.1.2 In accordance with core Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) requirements, this assessment focuses on identifying significant environmental effects and relevant mitigation measures to address any identified Major Negative (i.e. significant adverse) effects.
- 1.1.3 The following timeframes are used in this assessment:
- Short term – Effects occurring over a discrete time period either within or less than the duration of the Core Strategy plan period, including construction effects;
  - Medium term – Effects occurring over the duration of the Sunderland CSDP plan period; and,
  - Long Term – Effects occurring for a period longer than the duration of the Core Strategy plan period, including permanent operational effects.
- 1.1.4 Notwithstanding the use of these timeframes in accordance with the SEA Regulations, the default position in this appraisal is that all policies would have effects over the Medium and Long Term as they would affect development management decisions within the Sunderland CSDP plan period and therefore also have longer, possibly permanent, effects. Where predicted effects would only have short term effects, e.g. during construction activities within the plan period, this is noted within the relevant policy assessment matrix.

## 1.2 Key/Assessment Symbols

- 1.2.1 The symbology and scoring system shown in Table 1.1 is used throughout this SA.

Table 1.1: 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.	--

Score	Description	Symbol
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.	?

### 1.3 Structure of this Appendix

- 1.3.1 Section 2 of this appendix provides detailed appraisals of predicted effects from all draft policies and reasonable alternatives. The appraisal has been undertaken by policy grouping, corresponding with each chapter of policies contained within the Publication Draft Sunderland CSDP.

## 2 SA of Draft Sunderland CSDP Policies

### SA of Reasonable Alternatives

2.1.1 No reasonable alternatives have been identified in relation to the assessed policies.

### 2.2 SA of Spatial Strategy Policies

2.2.1 This subsection provides an appraisal of the draft policies and reasonable alternatives listed in Table 2.1. The appraisal is provided in Table 2.2.

### Spatial Strategy Polices Justification and Consideration of Alternatives/Options

Table 2.1: Overview of Policy SP1 – Sustainable Strategy with Justifications and Reasonable Alternatives

Policy Title	Policy Justification	Consideration of Alternatives
SP1: Spatial Strategy	To support economic growth and meet the city's objectively assessed development needs in accordance with the NPPF.	<p>This policy identifies minimum targets for housing, employment and retail floorspace delivery over the CSDP period, all of which could theoretically be varied. However, reducing the minimum housing target below the proposed level of 13,410 homes would result in SCC being unable to meet the city's objectively assessed housing needs (OAN), whilst reducing the employment generation or retail floorspace targets would undermine a core aim of the CSDP in terms of increasing economic growth. The identification of a minimum housing target does not prevent a higher level of housing from being provided if required, but setting higher minimum housing, employment or retail floorspace targets may not translate into higher levels of population or economic growth due to displacement effects and the position of Sunderland within wider regional labour markets.</p> <p>A reasonable alternative to the proposed spatial strategy, which would have resulted in a lower housing target, would have been to not seek to meet SCC's OAN in full. This would have avoided the need to release strategic Housing Growth Areas from the existing Green Belt (see below). However, this approach was not considered to be desirable as it would lead to a clear shortage of housing supply within the area during the plan period. In addition, all neighbouring authorities have/or will need to amend their own Green Belt boundaries through their own respective plan's to meet their own development needs. It was not considered reasonable to ask these authorities to further develop in their own Green Belt to accommodate Sunderland's needs, especially when the Council's Green Belt Review has identified areas which can be released from the Green Belt without undermining its integrity. Not meeting the city's housing needs would also be likely to result in a continuation of net outward migration and population decline, which are trends which the Council wishes to address.</p> <p>As detailed in Section 2.2 of <b>Appendix E</b> and noted within Policy SP1, SCC has identified a range of sources to both deliver the identified minimum housing target and ensure this delivery supports the plan's wider spatial strategy. This includes the delivery of housing on sites identified within SCC's SHLAA (2018), including presently unconsented sites for which there is inherently a degree of uncertainty. In consequence, SCC have identified the need to apply a 10% buffer above the OAN (13,410), giving an effective housing land requirement which SCC should plan for of 14,751 dwellings. Coupled with the need for housing to support the delivery of SCC's wider spatial strategy, this necessitates allocating 11 Housing Growth Areas within the emerging Sunderland CSDP, to which there is no reasonable alternative. The minimum housing target stated within the Publication Draft Sunderland CSDP remains at 14,310, as the inclusion of a 10% buffer in the supply through the release of suitable Green Belt land will simply help to ensure that sufficient housing is delivered over the CSDP plan period to meet the OAN as a minimum target. As detailed in <b>Appendix E</b>, the non-inclusion of the proposed Housing Growth Area allocations would reduce the housing land supply and therefore be likely to impede the delivery of sufficient housing to meet at least the OAN. This would also not support the implementation of the proposed spatial strategy.</p> <p>A further alternative which was considered would have been to allocate the full set of housing sites required to meet the Council's objectively assessed housing needs within the CSDP, i.e. all urban sites currently listed within the Council's SHLAA as well as the strategic and green belt release sites which are proposed for allocation. Whilst technically being a reasonable alternative (and therefore subject to consideration below), this would have undermined the strategic focus of the CSDP and could have resulted in substantial delays in its preparation owing to the additional work required to assess many more potential housing sites. SCC therefore decided to exclude sites identified within the SHLAA that are not presently located within the Green Belt from potential allocation within the emerging Sunderland CSDP. All such 'non-strategic' sites will be considered for allocation within a future Allocations &amp; Designations Plan ('the A&amp;D Plan') which will be prepared after the adoption of the Sunderland CSDP. A separate SA, incorporating SEA, will be undertaken of the A&amp;D Plan in due course.</p>

### Spatial Strategy SA Matrix

Table 2.2 Appraisal of Proposed Policy SP1: Spatial Strategy

SA Objective	Publication Draft CSDP Policies: Spatial Strategy	Commentary
	<b>SP1 Spatial Strategy</b>	
1. Biodiversity and Geodiversity	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP1 commits to protecting Sunderland's environmental assets and ensuring the delivery of sufficient physical, social and environment infrastructure to meet identified needs. It also directs the majority of development to existing urban areas and prioritises growth in sustainable locations close to transport hubs. The policy would therefore indirectly help to protect biodiversity and geodiversity, including by safeguarding sensitive habitats or other environmental assets. Owing to the weak relationship between this policy and this SA Objective, only a Minor Positive effects is predicted.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that, in directing residential development proposals to sustainable locations, the application of policy SP1 would have due regard to biodiversity and geodiversity interests.</li> </ul> <p><u>Uncertainties</u></p>

SA Objective	Publication Draft CSDP Policies: Spatial Strategy	Commentary
	<b>SP1 Spatial Strategy</b>	
		<ul style="list-style-type: none"> <li>- None identified.</li> <li>- None identified.</li> </ul>
2. Housing	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP1 identifies a housing target for the CSDP period which is sufficient to meet objectively assessed housing need and support population growth. The policy directs residential development to existing communities and new Housing Growth Areas, and sets out criteria to promote development in sustainable locations. The policy would therefore pro-actively help to meet housing needs and have a Major Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
3. Economy and Employment	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP1 identifies an employment generation target for the CSDP period and prioritises key growth sectors, which are defined within the Economic Growth chapter of the Publication Draft CSDP. As the policy only sets out the high-level parameters for an economic strategy and does not direct employment generating development to particular locations, only a Minor Positive effect is predicted on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- To enhance the contribution of Policy SP1 to SA Objective 3, the policy could be expanded to direct employment generating development to particular locations (in the same high level way as the policy already does this for housing).</li> <li>- For clarity, a cross-reference could be added to the policy's supporting text to signpost readers to the Economic Growth chapter, which identifies the "key growth sectors" that Policy SP1 provides support for.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
4. Learning and Skills	-	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between Policy SP1 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
5. Sustainable Communities	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP1 commits to ensuring the delivery of sufficient infrastructure to meet identified needs and provides support for higher density development in close proximity to transport hubs. Enhanced infrastructure provision and the concentration of key land uses within sustainable and accessible locations would improve access to community facilities and essential services, resulting in Major Positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p>

SA Objective	Publication Draft CSDP Policies: Spatial Strategy	Commentary
	<b>SP1 Spatial Strategy</b>	
		<ul style="list-style-type: none"> <li>- It is assumed that in directing residential development proposals to particular locations, the application of policy SP1 will have due regard to the location and capacity of existing community facilities and essential services, such that these would be accessible to and able to accommodate new developments.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
6. Health and Wellbeing	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP1 emphasis the need to develop in sustainable locations and provides support for higher density development in close proximity to transport hubs. This would indirectly improve access to healthcare facilities and greenspaces for residents, whilst indirectly also protecting existing greenspaces and community facilities from development pressures. A Minor Positive effect on this SA Objective is therefore predicted.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that in directing residential development proposals to particular locations, the application of policy SP1 will have due regard to the location and capacity of existing healthcare facilities and open spaces, such that health facilities would be accessible to and able to accommodate new developments.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
7. Transport and Communication	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP1 commits to the delivery of sufficient infrastructure to meet identified needs and provides support for higher density development in close proximity to transport hubs. This would directly improve connectivity and accessibility to key amenities and economic opportunities, resulting in a Major Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that in directing residential development proposals to particular locations, the application of policy SP1 will have due regard to the capacity and functioning of the existing transport network, such that new development in the specified locations would be able to be accommodated without generating adverse transport impacts.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul>
8. Land Use and Soils	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP1 directs proposals for residential development to particular areas, commits to the delivery of the majority of development within the existing urban areas and supports the growth and regeneration of existing communities. It also provides support for higher density development in close proximity to transport hubs and seek to safeguard Sunderland's environmental assets, including the amended Green Belt and Open Countryside. This policy would therefore help to make the most efficient and sustainable use of available land, whilst also safeguarding undeveloped land and important soil resources where possible (the supporting text to this policy makes clear there is no alternative to the release of Green Belt land for housing to meet objectively assessed housing needs). As the policy sets out a sustainable land use strategy which responds to housing needs and seeks to protect environmental assets, a Major Positive effect is predicted.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- For clarity the supporting text to this policy could be expanded to provide a brief explanation of the A&amp;D plan referred to in Policy SP1 and to make clear that additional sites not currently proposed for allocation within the CSDP will be considered for allocation through its preparation.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that in directing residential development proposals to particular locations, the application of policy SP1 will prioritise the redevelopment of brownfield land and seek to minimise the development of greenfield sites whilst still allocating sufficient land to meet objectively assessed housing needs.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
9. Water	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP1 commits to the delivery of sufficient infrastructure to meet identified needs and seeks to safeguard Sunderland's environmental assets. This would indirectly protect water resources and ensure that water infrastructure can accommodate development proposals. A Minor Positive effect on this SA Objective is therefore predicted.</li> </ul> <p><u>Mitigation and Enhancement</u></p>

SA Objective	Publication Draft CSDP Policies: Spatial Strategy	Commentary
	<b>SP1 Spatial Strategy</b>	
		<ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that in directing residential development proposals to particular locations, the application of policy SP1 will have due regard to the capacity of water supply and sewerage networks and to the need to safeguard water quality.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
10. Flood Risk and Coastal Erosion	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- As drafted, Policy SP1 does not include any criteria which would direct development away from known flood risk or coastal erosion areas. The policy does however commit to the delivery of sufficient infrastructure to meet identified needs, which could include the installation of flood or coastal erosion defences. On balance, a Minor Positive effect on this SA Objective is predicted.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- To enhance the contribution of this policy to this SA Objective, the policy could be expanded to include a reference to the need to manage flood and coastal erosion risks through planning and development decisions. This would relate to the assessment of flood risk which has already been undertaken for proposed site allocations (none of the allocations are within Flood Risk Zones 2 or 3).</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that, in directing residential development proposals to particular locations, the identification of these locations and the application of policy SP1 would have due regard to flood and coastal erosion risk management.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
11. Air	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP1 directs residential development proposals to particular areas, including existing urban areas, emphasises the need to develop in sustainable locations and provides support for higher density development in close proximity to transport hubs. This would enhance the accessibility of the public transport network, which could help to reduce car travel needs and associated air pollution in urban areas. However, the policy does not include any criteria specifically regarding the need to safeguard or improve air quality. On balance, the policy is therefore predicted to have only a Minor Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- To enhance the contribution of this policy to this SA Objective the policy could be expanded to include a reference to the need to safeguard and improve air quality through planning and development decisions.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that, in directing residential development proposals to particular locations, the application of policy SP1 would have due regard to the protection and enhancement of air quality.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
12. Climate Change	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP1 now specifically identifies the need to minimise and mitigate the likely effects of climate change and it sets out a spatial strategy which seeks to deliver “sustainable patterns of development”. This includes directing the majority of development to urban areas and providing support for provides support for higher density development in close proximity to transport hubs. As such the policy would directly prioritise climate change mitigation and adaption efforts, including by helping to reduce car dependency, resulting in a Major Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that, in directing residential development proposals to particular locations, the application of policy SP1 would have due regard to climate change mitigation and adaptation implications from development proposals.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
13. Waste and Natural Resources	~	<p><u>Assessment of Predicted Effects</u></p>



SA Objective	Publication Draft CSDP Policies: Spatial Strategy	Commentary
	<b>SP1 Spatial Strategy</b>	
		<p>- There is no clear relationship between Policies SP1 and this SA Objective.</p> <p><u>Mitigation and Enhancement</u></p> <p>- None required.</p> <p><u>Assumptions</u></p> <p>- None identified.</p> <p><u>Uncertainties</u></p> <p>- None identified.</p>
14. Cultural Heritage	+	<p><u>Assessment of Predicted Effects</u></p> <p>- Policy SP1 commits to protecting Sunderland’s character and environmental assets as part of the CSDP’s spatial strategy. This would indirectly help to protect heritage, cultural and archaeological assets from unacceptable adverse impacts. Owing to the indirect and weak relationship between Policy SP1 and this SA Objective, only a Minor Positive effect on the SA Objective is predicted.</p> <p><u>Mitigation and Enhancement</u></p> <p>- None required.</p> <p><u>Assumptions</u></p> <p>- It is assumed that, in directing residential development proposals to particular locations, the application of policy SP1 would have due regard to the preservation, protection and enhancement of the historic environment.</p> <p><u>Uncertainties</u></p> <p>- None identified.</p>
15. Landscape and Townscape	+	<p><u>Assessment of Predicted Effects</u></p> <p>- Policy SP1 commits to protecting Sunderland’s character and environmental assets as part of the CSDP’s spatial strategy. This would indirectly help to protect landscape and townscape character, although the policy also allows the release of Green Belt land to meet housing needs, which could result in adverse landscape impacts. On balance, taking account of the weak relationship between the policy and this SA Objective, a Minor Positive effect is predicted.</p> <p><u>Mitigation and Enhancement</u></p> <p>- None required.</p> <p><u>Assumptions</u></p> <p>- It is assumed that, in directing development proposals to particular locations, the application of policy SP1 would have due regard to the protection of landscape and townscape character.</p> <p><u>Uncertainties</u></p> <p>- None identified.</p>
Likely Cumulative Effects		<p><u>Assessment of Predicted Effects</u></p> <p>- Policy SP1 interacts with all proposed strategic site allocations and all policies relating to the distribution of development, as it directs development proposals to sustainable locations (undefined) and identifies areas where growth should be focused. Similarly, Policy SS4 interacts with policies relating to the distribution of development as it directs a range of uses to Sunderland City Centre.</p> <p><u>Mitigation and Enhancement</u></p> <p>- None required.</p> <p><u>Assumptions</u></p> <p>- It is assumed that, in directing residential development proposals to particular locations, the application of policy SP1 would have some level of regard to the full range of sustainability issues detailed within this SA.</p> <p><u>Uncertainties</u></p> <p>- None identified.</p>

### SA of Reasonable Alternatives

2.2.2 The reasonable alternatives considered in relation to the spatial strategy draft policies (i.e. in respect of policy SP1) are predicted to result in the following effects:

- An alternative strategy which sought to protect the existing Green Belt would not guarantee that the Council would be able to meet OAN for housing and therefore would not provide the same level of support for economic growth as proposed policy SP1 does. The failure to meet identified needs would result in Major Negative (significant adverse) effects on multiple SA Objectives related to socio-economic issues, including SA Objectives 2 and 3, whilst the protection afforded to the Green Belt would result in a Major Positive effect on SA Objectives 8 and 15.
- An alternative strategy which included the allocation of all housing sites required to meet objectively assessed needs (i.e. including all urban SHLAA sites as well as proposed strategic sites and Green Belt release sites) could result in a range of additional environmental effects from the allocation of additional sites and designations, although this would only be known once each SHLAA site is assessed in the context of core SA and SEA requirements and therefore cannot currently be predicted. As the urban SHLAA sites are not proposed for allocation within the CSDP, this will need to be undertaken separately through the SA of the intended Allocations and Designations (A&D) Plan in due course.

## 2.3 SA of Area Strategy Policies

2.3.1 This subsection provides an appraisal of the draft policies and reasonable alternatives listed in Table 2.3. The appraisal is provided in Table 2.4.

Table 2.3: List of Area Strategy Policies with Justifications and Reasonable Alternatives

Policy Title	Policy Justification	Consideration of Alternatives
SP2: Urban Core	To support the vitality and viability of the urban core in accordance with the NPPF and to assist the delivery of key Council regeneration priorities.	No reasonable alternatives. This policy promotes the Urban Core for regeneration and development through office accommodation, retail development, higher and further education facilities, mixed use development and growing the leisure, tourism and cultural economy. The policy also provides support for key regeneration sites within the urban core and details criteria which development proposals should address.
SS1: The Vaux	To ensure the delivery of economic growth in accordance with the NPPF. The policy supports the delivery of a key regeneration project for the Council as set out within the Council's Economic Masterplan and the Economic Leadership Board's 3,6,9 Vision.	No reasonable alternatives. The policy provides the policy framework to deliver the Council's long term aspiration to create a new office led regeneration development on the former Vaux site. The allocation is a continuation of the support already given by Policy SA55A.2 of the existing adopted development plan for central Sunderland (UDP Alteration No.2 – adopted September 2007) and would be consistent with the Council's Economic Masterplan and the Economic Leadership Board's 3,6,9 Vision. The site has planning permission and is under construction.
SP3: Washington	To assist the Council in meeting its objectively assessed housing needs in full, in accordance with the NPPF, and to set out criteria to guide the right type of development to the right location within the Washington area.	The proposed allocation of Housing Growth Areas within the Washington area has followed a Green Belt Review and site selection process as detailed in Appendix F. This concludes that the proposed allocations can and should be released from the Green Belt to contribute to meeting Sunderland's objectively assessed housing need. Failure to release these sites would either result in Sunderland's objectively assessed housing needs not being met or would require alternative and potentially less suitable areas of Green Belt land to be released for housing. No reasonable alternative to this policy can therefore be identified.
SS2: Washington Housing Growth Areas	To allocate the Washington Housing Growth Area and release land from the Green Belt to contribute to meeting objectively assessed housing needs.	The proposed allocation of Housing Growth Areas within the Washington area has followed a Green Belt Review and site selection process as detailed in Appendix F. This concludes that the proposed allocations can and should be released from the Green Belt to contribute to meeting Sunderland's objectively assessed housing need. Failure to release these sites would either result in Sunderland's objectively assessed housing needs not being met or would require alternative and potentially less suitable areas of Green Belt land to be released for housing. No reasonable alternative to this policy can therefore be identified.
SS3: Safeguarding Areas	To safeguard future development land between the urban area Green Belt to meet longer term development needs, in accordance with the NPPF.	The NPPF requires that where defining Green Belt boundaries, where necessary, SCC should identify areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period. A reasonable alternative was considered under which SCC would not identify any safeguarded land. However, due to limited land supply within the urban area and the need to revise Green Belt boundaries as part of this plan, it was considered prudent to identify a future area for growth at this stage and remove this from the Green Belt boundary now, to reduce the likelihood of needing to undertake another Green Belt Review as part of the next plan. Changing the status of land from Green Belt to 'safeguarded land' would however have not substantive effects, as this would not itself provide support for permanent development of the land until a future review of the Sunderland CSDP determines that the safeguarded land should be released for development.
SP4: North Sunderland	To assist the Council in meeting its objectively assessed housing needs in full, in accordance with the NPPF, and to set out criteria to guide the right type of development to the right location within the North Sunderland area.	The proposed allocation of Housing Growth Areas within the North Sunderland area has followed a Green Belt Review and site selection process as detailed in Appendix F. This concludes that the proposed allocations can and should be released from the Green Belt to contribute to meeting Sunderland's objectively assessed housing need. Failure to release these sites would either result in Sunderland's objectively assessed housing needs not being met or would require alternative and potentially less suitable areas of Green Belt land to be released for housing. No reasonable alternative to this policy can therefore be identified.
SS4: North Sunderland Housing Growth Areas	To allocate the North Sunderland Housing Growth Area and release land from the Green Belt to contribute to meeting objectively assessed housing needs.	The proposed allocation of Housing Growth Areas within the North Sunderland area has followed a Green Belt Review and site selection process as detailed in Appendix F. This concludes that the proposed allocations can and should be released from the Green Belt to contribute to meeting Sunderland's objectively assessed housing need. Failure to release these sites would either result in Sunderland's objectively assessed housing needs not being met or would require alternative and potentially less suitable areas of Green Belt land to be released for housing. No reasonable alternative to this policy can therefore be identified.
SS5: Port of Sunderland	To support Port growth and future development to make the best use of existing infrastructure assets in accordance with the NPPF	No reasonable alternatives
SS6: South Sunderland Growth Area	To assist the Council in meeting its objectively assessed housing needs in full, in accordance with the NPPF.	A separate Sustainability Appraisal has been prepared for the SSGA, to support the SSGA SPD. Please refer to that SA.
SP6: The Coalfield	To assist the Council in meeting its objectively assessed housing needs in full, in accordance with the NPPF, and to set out criteria to guide the right type of development to the right location within the Coalfield area.	The proposed allocation of Housing Growth Areas within the Coalfield area has followed a Green Belt Review and site selection process as detailed in Appendix F. This concludes that the proposed allocations can and should be released from the Green Belt to contribute to meeting Sunderland's objectively assessed housing need. Failure to release these sites would either result in Sunderland's objectively assessed housing needs not being met or would require alternative and potentially less suitable areas of Green Belt land to be released for housing. No reasonable alternative to this policy can therefore be identified.

Policy Title	Policy Justification	Consideration of Alternatives
SS7: The Coalfield Growth Areas	To allocate the Coalfield Housing Growth Area and release land from the Green Belt to contribute to meeting objectively assessed housing needs.	The proposed allocation of Housing Growth Areas within the Coalfield area has followed a Green Belt Review and site selection process as detailed in Appendix F. This concludes that the proposed allocations can and should be released from the Green Belt to contribute to meeting Sunderland's objectively assessed housing need. Failure to release these sites would either result in Sunderland's objectively assessed housing needs not being met or would require alternative and potentially less suitable areas of Green Belt land to be released for housing. No reasonable alternative to this policy can therefore be identified.

### Area Strategy SA Matrix

2.3.2 With the exception of Policy SP2 – Urban Core, SS1 – Vaux Site, SS3 – Safeguarded Land, SS5 – Port of Sunderland and SS6 – South Sunderland Growth Area, the policies listed in **Table 2.3** either allocate specific housing release sites, reinforce the application at a local level of criteria detailed in other CSDP policies or safeguard land for future consideration outwith the Green Belt. The only substantive effect of these policies is therefore to allocate Housing Growth Areas, each of which has already been subject to a full SA in **Appendix E**. No further assessment of the likely effects of these policies is therefore required. Policy SS3 proposes to safeguard land (for potential Green Belt release in future plan periods) but it does not set out any substantive policy criteria that would be likely to have an effect on the SA Objectives. No new or different environmental or sustainability effects are therefore predicted in relation to policy SS3 from those considered within the SA of proposed strategic site allocations presented in **Appendix E**.

2.3.3 Policies SS1 and SS7 propose to allocate the consented development of the Vaux Site and the proposed South Sunderland Growth Area (SSGA), both of which have been scoped out of this SA Report for the reasons detailed within **Section 5.4** of the Publication Draft Sunderland CSDP SA Report – Main Report. In consequence, no assessment of likely effects from these policies is required. **Table 2.4** below therefore only provides an assessment of policies SP2 – Urban Core and SS5 – Port of Sunderland.

Table 2.4: Appraisal of Proposed Area Strategies Policies

SA Objective	Publication Draft CSDP Policies: Area Strategy		Commentary
	SP2 Urban Core	SS5: Port of Sunderland	
1. Biodiversity and Geodiversity	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
2. Housing	++	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP2 promotes the diversification of the residential offer in the Urban Core to create sustainable mixed communities. This would increase housing provision and improve the quality and choice of housing in accessible locations, resulting in a Major Positive effect on this SA Objective.</li> <li>- There is no clear relationship between policy SS5 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
3. Economy and Employment	++	++	

SA Objective	Publication Draft CSDP Policies: Area Strategy		Commentary
	SP2 Urban Core	SS5: Port of Sunderland	
			<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP2 policy provides direct support for economic development, increased office provision and the concentration of retail uses within the Urban Core. The policy also seeks to enhance the Urban Core and identifies economic regeneration proposals for four Areas of Change. As such the policy directly supports existing businesses, inward investment, regeneration and the creation of new employment opportunities, resulting in a Major Positive effect on this SA Objective.</li> <li>- Policy SS5 commits the Council to the reinvigoration of this area providing a flexible environment for rapidly changing markets. This would directly support economic growth and inward investment, resulting in Major Positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
4. Learning and Skills	++	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP2 provides support for the development of higher and further education facilities at the University Campus of the Urban Core, which would improve access to learning facilities in a highly accessible location. A Major Positive effect on this SA Objective is therefore predicted.</li> <li>- There is no clear relationship between policy SS5 Port of Sunderland this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
5. Sustainable Communities	++	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP2 directs a range of high footfall generating land uses including employment, leisure and retail developments to the Urban Core, which is highly accessible using existing transport infrastructure and public transport networks. The concentration of key land uses within sustainable and accessible locations would improve access to community facilities and essential services, resulting in Major Positive effects on this SA Objective.</li> <li>- There is no clear relationship between Policy SS5 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that in directing development proposals to particular locations, the application of policy SP2 will have due regard to the location and capacity of existing community facilities and essential services, such that these would be accessible to and able to accommodate new developments.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul>
6. Health and Wellbeing	+	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP2 directs development proposals to sustainable and accessible locations. This would indirectly improve access to healthcare facilities and greenspaces for residents, whilst indirectly also protecting existing greenspaces and community facilities from development pressures. A Minor Positive effect on this SA Objective is therefore predicted.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Area Strategy		Commentary
	SP2 Urban Core	SS5: Port of Sunderland	
			<ul style="list-style-type: none"> <li>- There is no clear relationship between policy SS5 and this SA Objective</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that in directing development proposals to particular locations, the application of policy SP2 will have due regard to the location and capacity of existing healthcare facilities and open spaces, such that health facilities would be accessible to and able to accommodate new developments.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul>
7. Transport and Communication	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP2 seeks to make improvements to connectivity and the pedestrian movement in the Urban Core. The policy also seeks to deliver a high quality of public realm to create attractive and usable spaces and sets out criteria to ensure a high standard of design that integrates well with the existing urban fabric. The policy would also help to concentrate development in areas with good accessibility and existing public transport infrastructure, which would improve access to employment opportunities, facilities and services. A Major Positive effect is predicted from policy SP2 owing to its focus on concentrating development in the accessible areas and supporting accessibility improvements.</li> <li>- Policy SS5 directly contributes to this SA Objective as it sets improves transport infrastructure provision and sustainable modal shifts. As such this policy would have a Major Positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that in directing development proposals to particular locations, the application of policy SP3 will have due regard to the capacity and functioning of the existing transport network, such that new development in the specified locations would be able to be accommodated without generating adverse transport impacts.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
8. Land Use and Soils	++	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP2 seeks to concentrate higher density main town centre uses within the Urban Core and supports the regeneration of brownfield land. The policy therefore directly supports the efficient use of land including brownfield land redevelopment, resulting in a Major Positive effect on this SA Objective.</li> <li>- There is no clear relationship between policy SS5 Port of Sunderland this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that in directing development proposals to particular locations, the application of policy SP3 will prioritise the redevelopment of brownfield land and seek to minimise the development of greenfield sites.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
9. Water	- ~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Area Strategy		Commentary
	SP2 Urban Core	SS5: Port of Sunderland	
			<p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that, in directing development proposals to particular locations, the application of policy SP3 would have due regard to the capacity of water and sewerage networks and to the protection and enhancement of water resources.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
10. Flood Risk and Coastal Erosion	- ~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- To ensure that this policy directly contributes to this SA Objective, in the next iteration of the emerging Sunderland CSDP the policy should be expanded to take account of flood risk management and to direct inappropriate development, as defined within the NPPF and Planning Practice Guidance, away from known flood risk areas.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that, in directing development proposals to particular locations, the identification of these locations and the application of policy SP3 would have due regard to flood risk management.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
11. Air	+	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP2 seeks to make improvements to the connectivity and the pedestrian movement in the Urban Core. The policy also seeks to concentrate development in urban areas with good accessibility and existing public transport infrastructure, which could indirectly safeguard or improve air quality through reducing the need for car travel. However, some locations promoted for development in policy SP3 may suffer from poor air quality related to existing developments and/or traffic congestion. Furthermore, the policy does not include any criteria to assess potential air quality impacts from developing in such locations. On balance Policy SP2 is predicted to have only Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between policy SS5 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that, in directing development proposals to particular locations, the application of policy SP3 would have due regard to the protection and enhancement of air quality.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
12. Climate Change	++	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP2 seeks to make improvements to the connectivity and the pedestrian movement in the Urban Core. The policy would therefore concentrate development in areas with good accessibility and existing public transport infrastructure. This would minimise energy use in the transport sector and indirectly support the uptake of sustainable and active travel modes. A Major Positive effect is predicted from Policy SP2.</li> <li>- There is no clear relationship between policy SS5 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Area Strategy		Commentary
	SP2 Urban Core	SS5: Port of Sunderland	
			<p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
13. Waste and Natural Resources	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
14. Cultural Heritage	++	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP2 states that SCC will protect and enhance the City Centre's heritage assets. The policy also provides support for new leisure and cultural facilities in the City Centre and supports the development of a cultural hub in Minster Quarter. A Major Positive effect on this SA Objective is predicted owing to the direct focus of Policy SP2 on cultural heritage protection and cultural development.</li> <li>- There is no clear relationship between Policy SS5 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
15. Landscape and Townscape	++	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP2 requires development proposals in Sunderland City Centre to be of a high standard of design that integrates well with the existing urban fabric. The policy also provides support for improvements to the pedestrian environment and public realm. As such the policy would directly contribute to the enhancement of the City Centre's townscape and visual amenity, resulting in a Major Positive effect on this SA Objective.</li> <li>- There is no clear relationship between Policy SS5 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that, in directing development proposals to particular locations, the application of policy SP2 would have due regard to the protection of landscape and townscape character.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Area Strategy		Commentary
	SP2 Urban Core	SS5: Port of Sunderland	
Likely Cumulative Effects	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP2 interacts with all proposed strategic site allocations and all policies relating to the distribution of development, as it directs development proposals to sustainable locations (undefined) and identifies areas where growth should be focused. In combination with each other and with subject specific policies regarding accessibility, infrastructure provision and environmental or amenity protection, this policy would therefore result in Major Positive cumulative effects on SA Objectives 2, 3, 5, 7 and 8.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that, in directing development proposals to sustainable locations within the urban core, the application of policy SP2 would have some level of regard to the full range of sustainability issues detailed within this SA.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>		

### SA of Reasonable Alternatives

2.3.4 As detailed in **Table 2.3**, no reasonable alternatives to the assessed policies have been identified.

## 2.4 SA of Healthy and Safe Communities Policies

2.4.1 This subsection provides an appraisal of the draft policies and reasonable alternatives listed in Table 2.5. The appraisal is provided in Table 2.6.

### Healthy and Safe Communities Policies Justification and Consideration of Alternatives/Options

Table 2.5: List of Healthy and Safe Communities Policies with Justifications and Reasonable Alternatives

Policy Title	Policy Justification	Consideration of Alternatives
SP7: Health and Safe Communities	To ensure that the plan helps to deliver healthy communities in accordance with the NPPF.	No reasonable alternatives
HS1: Quality of life and amenity	To ensure that new development does not have adverse environmental impacts on the natural and historic environment and on human health, in accordance with the NPPF	No reasonable alternatives
HS2: Noise-sensitive development	To ensure that noise-sensitive development is not affected by unacceptable levels of noise, in accordance with the NPPF	No reasonable alternatives
HS3: Contaminated Land	To ensure that new development proposals address issues of contaminated land, in accordance with the NPPF and with established procedures, such as the Code of Practice for the Investigation of Potentially Contaminated Sites	No reasonable alternatives
HS4: Health and safety executive areas and hazardous substances	To ensure that development proposals relating to HSE areas and/or involving hazardous substances are appropriately addressed, in line with Health & Safety Executive advice and controls.	No reasonable alternatives



## Healthy and Safe Communities SA Matrix

Table 2.6: Appraisal of Proposed Spatial Strategies Policies

SA Objective	Publication Draft CSDP Policies: Healthy and Safe Communities					Commentary
	SP8: Health and Safe Communities	HS1: Quality of Life and Amenity	HS2: Noise-Sensitive Development	HS3: Contaminated Land	HS4: Health and Safety Executive Areas and Hazardous Substances	
1. Biodiversity and Geodiversity	+	+	+	+	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy HS3 requires development proposals on contaminated land not to result in unacceptable risks, including to the environment, and to remediate contamination. This could help to improve the quality of habitats, however depending on the scale of redevelopment proposals it could also facilitate development on currently vacant land in urban areas, which may reduce ecological connectivity and habitat availability. On balance and given this uncertainty the policy is predicted to have a Minor Positive effect on this SA Objective.</li> <li>Policy HS4 requires all development proposals not to have unacceptable adverse amenity impacts, whilst Policy HS4 requires proposals for the introduction, storage or use of hazardous substances not to create unacceptable risks. These criteria would indirectly protect biodiversity interests including priority habitats from adverse development impacts and unacceptable pollution risks, resulting in a Minor Positive effect on this SA Objective.</li> <li>Policies SP7 and HS1 sets out criteria to protect and improve environmental quality amenity and open space. This would indirectly conserve and enhance biodiversity and geodiversity, resulting in Minor positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
2. Housing	++	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy SP7 sets out criteria to improve the quality of Sunderland's housing stock, which would have a Major Positive effect on this SA Objective through improving housing quality.</li> <li>There is no clear relationship between the other policies assessed and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
3. Economy and Employment	++	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy SP7 sets out criteria to support the vitality, accessibility and attractiveness of Neighbourhood centres. This would support existing businesses and encourage economic growth and new</li> </ul>

SA Objective	Publication Draft CSDP Policies: Healthy and Safe Communities					Commentary
	SP8: Health and Safe Communities	HS1: Quality of Life and Amenity	HS2: Noise-Sensitive Development	HS3: Contaminated Land	HS4: Health and Safety Executive Areas and Hazardous Substances	
						<p>employment opportunities within Neighbourhood centres, resulting in a Major Positive effect on this SA Objective.</p> <ul style="list-style-type: none"> <li>There is no clear relationship between the other policies assessed and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>Not identified.</li> </ul>
4. Learning and Skills	+	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy SP7 sets out criteria to protect existing community, social and health facilities from adverse development impacts, to prevent the loss of existing facilities and to support the provision of new facilities in accessible locations. This would indirectly support the provision of learning facilities and have Minor Positive effect on this SA Objective.</li> <li>There is no clear relationship between the other policies assessed and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
5. Sustainable Communities	++	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy SP7 sets out criteria to protect existing community, social and health facilities from adverse development impacts, to prevent the loss of existing facilities and to support the provision of new facilities in accessible locations. Through protecting and increasing access to community facilities and services these policies would have a Major Positive effect on this SA Objective.</li> <li>There is no clear relationship between the other policies assessed and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
6. Health and Wellbeing	++	++	++	++	++	<p><u>Assessment of Predicted Effects</u></p>

SA Objective	Publication Draft CSDP Policies: Healthy and Safe Communities					Commentary
	SP8: Health and Safe Communities	HS1: Quality of Life and Amenity	HS2: Noise-Sensitive Development	HS3: Contaminated Land	HS4: Health and Safety Executive Areas and Hazardous Substances	
						<ul style="list-style-type: none"> <li>Policy HS4 sets out criteria to control development on contaminated land, the storage and management of hazardous substances and to avoid unacceptable adverse amenity impacts, including from statutory nuisances and pollution. This would protect the environment and human health from unacceptable impacts and risks. Owing to the focus on protecting health these policies would have Major Positive effects on this SA Objective.</li> <li>Policy SP7 sets out criteria to protect existing health facilities from adverse development impacts, to prevent the loss of existing facilities and to support the provision of new facilities in accessible locations. The policy also sets out measures to encourage healthy lifestyles including restricting new unhealthy eating outlets, promoting access to greenspace and working with the NHS to reduce health inequalities. Policy SP7 also requires proposals for major developments to be supported by a Health Impact Assessment (HIA) to explain how health considerations have informed the design of development proposals. This would indirectly support the creation of healthy environments, although an HIA would not itself ensure the creation of healthy environments. Overall this results in only a Major Positive effect on this SA Objective.</li> <li>All of the assessed policies set out criteria to control development on contaminated land, the storage and management of hazardous substances and to avoid unacceptable adverse amenity impacts, including from statutory nuisances and pollution. This would protect the environment and human health from unacceptable impacts and risks. Owing to the focus on protecting health these policies would have Major Positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
7. Transport and Communication	+	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy SP7 sets out criteria to ensure that development proposals are accessible, promote active travel modes and improve the quality of open space provision. This would reduce car dependency, improve the quality of the environment for non-car users and promote sustainable modal shifts., Overall a Minor Positive effect is predicted.</li> <li>There is no clear relationship between the other policies assessed and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
8. Land Use and Soils	~	~	~	++	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy HS3 provides support for the redevelopment of contained land and requires such proposals not to result in unacceptable risks to health or the environment and to make the site suitable for future use. This provides a supportive framework to enable the redevelopment of brownfield land, which would directly contribute to this SA Objective. A Major Positive effect on is therefore predicted.</li> <li>There is no clear relationship between the other policies assessed and this SA Objective.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Healthy and Safe Communities					Commentary
	SP8: Health and Safe Communities	HS1: Quality of Life and Amenity	HS2: Noise-Sensitive Development	HS3: Contaminated Land	HS4: Health and Safety Executive Areas and Hazardous Substances	
						<p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>In the next iteration of the emerging Sunderland CSDP allow Policy HS3 to contribute to this objective it is recommended that the policy should be expanded to include support for the redevelopment of brownfield and contaminated land, providing that development proposals remediate known contamination and do not result in unacceptable health or environmental risks.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
9. Water	+	++	+	+	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy HS4 requires all development proposals not to have unacceptable adverse amenity impacts, including from surface run-off, the migration of contamination and from dust and litter pollution. By managing pollution discharge into the water environment the policy would protect and enhance the ecological status and overall quality of waterbodies, resulting in a Major Positive effect on this SA Objective.</li> <li>Policy SP7 requires development proposals not to have an adverse impact on the environment or residential amenity, including through water pollution. This would directly protect water resources, Policy HWS1 sets out criteria to protect environmental quality and amenity, which would indirectly support water resources and overall therefore have a Minor Positive effect on this SA Objective.</li> <li>Policy HS1 requires all development proposals not to have unacceptable adverse amenity impacts, including from surface run-off, the migration of contamination and from dust and litter pollution. By managing pollution discharge into the water environment the policy would protect and enhance the ecological status and overall quality of waterbodies, resulting in a Major Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
10. Flood Risk and Coastal Erosion	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>There is no clear relationship between the policies assessed and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
11. Air	++	++	~	~	++	<p><u>Assessment of Predicted Effects</u></p>

SA Objective	Publication Draft CSDP Policies: Healthy and Safe Communities					Commentary
	SP8: Health and Safe Communities	HS1: Quality of Life and Amenity	HS2: Noise-Sensitive Development	HS3: Contaminated Land	HS4: Health and Safety Executive Areas and Hazardous Substances	
						<ul style="list-style-type: none"> <li>Policy HS4 requires all development proposals not to have unacceptable adverse amenity impacts, including from dust, odour, emissions and traffic. As such the policy would directly help to maintain and improve air quality and minimise emissions, resulting in a Major Positive effect on this SA Objective.</li> <li>Policy SP8 sets out criteria to protect environmental quality and amenity, including requiring development proposals not to have adverse air pollution impacts. This would protect and enhance air quality, resulting in a Major Positive effect on this SA Objective.</li> <li>Policy HS1 requires all development proposals not to have unacceptable adverse amenity impacts, including from dust, odour, emissions and traffic and provides criteria for developments to meet and monitoring. As such the policy would directly help to maintain and improve air quality and minimise emissions, resulting in a Major Positive effect on this SA Objective.</li> <li>There is no clear relationship between the other policies assessed and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified</li> </ul>
12. Climate Change	+	+	~	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy HS4 requires all development proposals not to have unacceptable adverse amenity impacts, which would help to maintain the adaptive capacity of the environment and would therefore have a Minor Positive effect on this SA Objective.</li> <li>Policy SP7 sets out criteria to protect environmental quality and amenity, which would indirectly enhance resilience, support climate change adaptation and therefore have a Minor Positive effect on this SA Objective.</li> <li>Policy HS1 requires all development proposals not to have unacceptable adverse amenity impacts, which would help to maintain the adaptive capacity of the environment and would therefore have a Minor Positive effect on this SA Objective.</li> <li>There is no clear relationship between the other policies assessed and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
13. Waste and Natural Resources	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>There is no clear relationship the policies assessed and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p>

SA Objective	Publication Draft CSDP Policies: Healthy and Safe Communities					Commentary
	SP8: Health and Safe Communities	HS1: Quality of Life and Amenity	HS2: Noise-Sensitive Development	HS3: Contaminated Land	HS4: Health and Safety Executive Areas and Hazardous Substances	
						<ul style="list-style-type: none"> <li>None identified.</li> </ul>
14. Cultural Heritage	+	+	~	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy HS1 requires all development proposals not to have unacceptable adverse amenity impacts, which would indirectly help to preserve, protect and enhance the historic environment including designated heritage assets. The policy is therefore predicted to have a Minor Positive effect on this SA Objective.</li> <li>Policy HS4 requires all development proposals not to have unacceptable adverse amenity impacts, which would indirectly help to preserve, protect and enhance the historic environment including designated heritage assets. The policy is therefore predicted to have a Minor Positive effect on this SA Objective.</li> <li>Policy SP7 sets out criteria to protect environmental quality and amenity. This would indirectly conserve heritage assets and their environmental setting, resulting in a Minor Positive effect on this SA Objective.</li> <li>There is no clear relationship between the other policies assessed and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
15. Landscape and Townscape	+	+	~	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy HS1 requires all development proposals not to have unacceptable adverse amenity impacts, which would indirectly help to protect and enhance the physical environment including landscape character and visual amenity. A Minor Positive effect on this SA Objective is therefore predicted.</li> <li>Policy HS4 requires all development proposals not to have unacceptable adverse amenity impacts, which would indirectly help to protect and enhance the physical environment including landscape character and visual amenity. A Minor Positive effect on this SA Objective is therefore predicted.</li> <li>Policy SP7 sets out criteria to protect environmental quality and amenity, as well as to support the local distinctiveness of Neighbourhood Centres. It also requires development proposals to improve the quality of open space provision, which would indirectly contribute to local distinctiveness and landscape/townscape character. Overall this would indirectly conserve and enhance landscape and townscape character, resulting in a Minor Positive effect on this SA Objective.</li> <li>There is no clear relationship between the other policies assessed and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
Likely Cumulative Effects	<u>Assessment of Predicted Effects</u>					

SA Objective	Publication Draft CSDP Policies: Healthy and Safe Communities				Commentary
	SP8: Health and Safe Communities	HS1: Quality of Life and Amenity	HS2: Noise-Sensitive Development	HS3: Contaminated Land	
	<p>- Policies SP7 and HS1 - HS4 set out criteria to control development on contaminated land, the storage and management of hazardous substances and to avoid unacceptable adverse amenity impacts. The policies would individually and cumulatively protect the environment and human health from unacceptable impacts and risks. As such the policies would contribute to sustainable development and would have Major Positive cumulative effects in combination with each other and with Policy SP1 on SA Objectives 1, 8, 9, 10 and 11.</p> <p><u>Mitigation and Enhancement</u></p> <p>- None required.</p> <p><u>Assumptions</u></p> <p>- None identified.</p> <p><u>Uncertainties</u></p> <p>- None identified.</p>				

### SA of Reasonable Alternatives

2.4.2 As detailed in **Table 2.5**, no reasonable alternatives to the assessed policies have been identified.

### 2.5 SA of Housing Policies

2.5.1 This subsection provides an appraisal of the draft policies and reasonable alternatives listed in **Table 2.7**. The assessment is provided in **Table 2.8**.

#### Policy Justification and Consideration of Alternatives/Options

Table 2.7: List of Housing Policies with Justifications and Reasonable Alternatives

Policy Title	Policy Justification	Consideration of Alternatives
SP8: Housing Supply and Delivery	Comply with the requirements of the NPPF	<p>Reasonable alternatives in relation to the level and phasing of housing targets, however this could put at risk shortfalls in the housing supply and potentially unsustainable sites being put forward for development. Conversely, the identification of a minimum housing target does not prevent a higher level of housing from being provided if required, but setting a higher minimum housing target may not translate into higher levels of population or economic growth due to displacement effects and the position of Sunderland within wider regional labour markets.</p> <p>A reasonable alternative in terms of including a lower minimum housing target within Policy SP8 would mean that SCC would be unable to meet their OAN in full. This would have avoided the need to release strategic Housing Growth Areas from the existing Green Belt. However, this approach was not considered to be desirable as it would lead to a clear shortage of housing supply within the area during the plan period. In addition, all neighbouring authorities have/or will need to amend their own Green Belt boundaries through their own respective plan's to meet their own development needs. It was not considered reasonable to ask these authorities to further develop in their own Green Belt to accommodate Sunderland's needs, especially when the Council's Green Belt Review has identified areas which can be released from the Green Belt without undermining its integrity. Not meeting the city's housing needs would also be likely to result in a continuation of net outward migration and population decline, which are trends which the Council wishes to address.</p> <p>As detailed in Section 2.2 of <b>Appendix E</b> and noted within Policy SP8, SCC has identified a range of sources to both deliver the identified minimum housing target and ensure this delivery supports the plan's wider spatial strategy. This includes the delivery of housing on sites identified within SCC's SHLAA (2018), including presently unconsented sites for which there is inherently a degree of uncertainty. In consequence, SCC have identified the need to apply a 10% buffer above the OAN (13,410), giving an effective housing land requirement which SCC should plan for of 14,751 dwellings. Coupled with the need for housing to support the delivery of SCC's wider spatial strategy, this necessitates allocating 11 Housing Growth Areas within the emerging Sunderland CSDP, to which there is no reasonable alternative. The minimum housing target stated within the Publication Draft Sunderland CSDP remains at 14,310, as the inclusion of a 10% buffer in the supply through the release of suitable Green Belt land will simply help to ensure that sufficient housing is delivered over the CSDP plan period to meet the OAN as a minimum target. As detailed in <b>Appendix E</b>, the non-inclusion of the proposed Housing Growth Area allocations would reduce the housing land supply and therefore be likely to impede the delivery of sufficient housing to meet at least the OAN. This would also not support the implementation of the proposed spatial strategy.</p> <p>A further alternative which was considered would have been to allocate the full set of housing sites required to meet the Council's objectively assessed housing needs within the CSDP, i.e. all urban sites currently listed within the Council's SHLAA as well as the strategic and green belt release sites which are proposed for allocation. Whilst technically being a reasonable alternative (and therefore subject to consideration below), this would have undermined the strategic focus of the CSDP and could have resulted in substantial delays in its preparation owing to the additional work required to assess many more potential housing sites. SCC therefore decided to exclude sites identified within the SHLAA that are not presently located within the Green Belt from potential allocation within the emerging Sunderland CSDP. All such 'non-strategic' sites will be considered for allocation within a future Allocations &amp; Designations Plan ('the A&amp;D Plan') which will be prepared after the adoption of the Sunderland CSDP. A separate SA, incorporating SEA, will be undertaken of the A&amp;D Plan in due course.</p>

Policy Title	Policy Justification	Consideration of Alternatives
H1: Housing Mix	Comply with the requirements of the NPPF and to stem out migration of population to other areas due to lack of housing choice.	No reasonable alternative
H2: Affordable Housing	Comply with NPPF	Reasonable alternative could see the percentage requirement increased or decreased. However, SCC's Whole Plan Viability Assessment indicates that the selected percentage level is the maximum achievable whilst ensuring sites remain viable. Any reduction in the percentage level would not meet identified affordable housing needs.
H3: Student Accommodation	Contribute to regenerating the city centre. Offering students a choice in quality of accommodation, whilst ensuring it is located in the most sustainable location.	Reasonable alternative could be to not place locational requirements on new student accommodation. However, this may result in developments occurring outside of the city centre, which may be unsustainable and as such not contributing to the creation of a vibrant university city centre and its regeneration.
H4: Travelling Showpeople, Gypsies and Travellers	Complies with NPPF and NPPG - Planning Policy for traveller sites	Sunderland's Gypsy and Traveller and Travelling Showpeople accommodation Assessment Update (2017) identifies the need for a total of 33 plots for Travelling Showpeople in the SCC area over the CSDP 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.  One potential alternative would be not to allocate (sufficient) land to meet these identified needs. However, this is not considered to be a reasonable alternative as the need for additional plots has been established at a local level within the SCC area, i.e. it would not be appropriate to seek to meet this need within neighbouring authorities, each of whom will have to provide sufficient plots to meet their own identified needs.  The Draft Sunderland CSDP (2017) identified three potentially suitable sites as stop-over locations for Gypsies and Travellers, on the basis that it may be necessary to allocate one to meet identified needs. Policy H4 no longer proposes to allocate stop-over sites as given the small number of plots that would be required it is instead proposed to apply acceptance criteria within SCC's Unauthorised Encampment Policy. A reasonable alternative would however be to retain the approach of allocating a stop-over site from the three preferred locations that were previously identified. As detailed in <b>Appendix E</b> , 43 candidate sites have been assessed as either preferred Gypsy Traveller site allocations or reasonable alternatives to these.
H5: Loss of residential stock	Complies with NPPF, in terms of reusing existing resources	No reasonable alternative
H6: Housing in Multiple Occupation	Ensure HMO properties are not detrimental to the character and function of an area, its local amenity or neighbouring properties.	No reasonable alternatives
H7: Backland and Tandem Development	Protect the local distinctiveness and character of an area.	No reasonable alternatives

## SA Matrix

Table 2.8: Appraisal of Proposed Housing Policies

SA Objective	Publication Draft CSDP Policies: Homes								Commentary
	Policy SP8: Housing Supply and Delivery	Policy H1: Housing Mix	Policy H2: Affordable Housing	Policy H3: Student Accommodation	Policy H4: Travelling showpeople, gypsies and travellers	Policy H5: Loss of residential stock	Policy H6: Housing in Multiple Occupation	Policy H7: Backland and Tandem Development	
1. Biodiversity and Geodiversity	-	~	~	~	~	~	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>None of these policies address site specific or detailed ecological matters, resulting in a lack of direct effects on this SA Objective.</li> <li>Policy H7 sets out criteria to ensure that development proposals safeguard residential amenity and protect environmental quality. This would indirectly protect and enhance local ecological connectivity, habitats and species, resulting in a Minor Positive effect on this SA Objective.</li> <li>The absence of specific acceptability criteria within Policy SP8 could result in residential development to meet or exceed housing needs which adversely affects biodiversity interests. However, any residential development proposals would also need to accord with other policies which do set out criteria to protect and enhance biodiversity and geodiversity interests. The absence of specific acceptability criteria within Policy SP8 is therefore expected to only have a limited adverse effect on biodiversity and geodiversity interests, resulting in a Minor Negative effect on this SA Objective.</li> <li>There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p>



SA Objective	Publication Draft CSDP Policies: Homes								Commentary
	Policy SP8: Housing Supply and Delivery	Policy H1: Housing Mix	Policy H2: Affordable Housing	Policy H3: Student Accommodation	Policy H4: Travelling showpeople, gypsies and travellers	Policy H5: Loss of residential stock	Policy H6: Housing in Multiple Occupation	Policy H7: Backland and Tandem Development	
									<ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>It is assumed that environmental protection policies would safeguard biodiversity interests from adverse impacts resulting from housing delivery.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
2. Housing	+	++	++	++	++	++	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>All of the assessed policies would individually and cumulatively result in the provision of suitable housing of all types to meet identified needs, in particular by ensuring delivery of affordable housing and an appropriate range and mix of housing, including the provision of specialist housing to meet identified needs. In particular, Policy SP8 now sets out a clear housing land strategy which identifies the types of sites allocated for housing or where housing will be supported. These policies would therefore have a Major Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>For clarity this policy could be expanded to confirm that sites contained within Sunderland's SHLAA will be considered for allocation separately within the A&amp;D Plan and will be subject to SA through that allocation process. The policy could also be expanded to require windfall and small site applications to accord with all relevant policies within the CSDP.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
3. Economy and Employment	++	++	++	++	++	++	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Support for the provision of a range of housing to meet identified needs through the assessed policies would help support economic growth by providing local accommodation for workers. Sustained levels of increased housebuilding, alongside housing renewal and replacement programmes, would also directly increase construction related economic activity and employment in line with this SA Objective. All of these policies would therefore have a Major Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
4. Learning and Skills	~	~	~	+	+	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy H3 sets out criteria relating to the need for and quality of new student accommodation proposals. This would support the provision of high quality student accommodation to meet identified needs and therefore indirectly contribute to the development of higher education institutions. A Minor Positive effect on this SA Objective is therefore predicted.</li> <li>Policy H4 ensures sufficient provision of Gypsies, Travellers and Travelling Showpeople sites, which would indirectly support children to attend local educational facilities. A Minor Positive effect on this SA Objective is therefore predicted.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Homes								Commentary
	Policy SP8: Housing Supply and Delivery	Policy H1: Housing Mix	Policy H2: Affordable Housing	Policy H3: Student Accommodation	Policy H4: Travelling showpeople, gypsies and travellers	Policy H5: Loss of residential stock	Policy H6: Housing in Multiple Occupation	Policy H7: Backland and Tandem Development	
									<ul style="list-style-type: none"> <li>There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
5. Sustainable Communities	~	~	+	++	++	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy H2 specifies an affordable housing requirement for residential development proposals (15%) and sets out related delivery mechanisms. The policy requires affordable housing to be provided on-site to help achieve mixed and balanced communities. The creation of multi-tenure developments would help to promote social cohesion, resulting in a Minor Positive effect on this SA Objective.</li> <li>Policies H3 and H4 direct proposals for specialist housing to areas with high accessibility and suitable infrastructure provision including Sunderland City Centre. These policies would improve access to local services, facilities and amenities, promote social inclusion and ensure appropriate infrastructure provision for existing and new residents. These policies would therefore have Major Positive effects on this SA Objective.</li> <li>There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
6. Health and Wellbeing	~	++	~	++	++	+	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policies H3 and H4 direct proposals for specialist housing to areas with high accessibility and suitable infrastructure provision. This would improve access to open space and amenities including healthcare and leisure facilities, as well as encouraging active travel. A Major Positive effect on this SA Objective is therefore predicted.</li> <li>Policy H5 provides support for proposals to improve, renew and replace the existing housing stock, which would improve health outcomes for existing residents and have a Minor Positive effect on this SA Objective.</li> <li>Policy H1 provides support for proposals to make housing accessible and adaptable for older people and wheelchair users directly supporting those with disabilities. A Major Positive effect on this SA Objective is therefore predicted.</li> <li>There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
7. Transport and Communication	~	++	~	++	++	~	~	~	<p><u>Assessment of Predicted Effects</u></p>

SA Objective	Publication Draft CSDP Policies: Homes								Commentary
	Policy SP8: Housing Supply and Delivery	Policy H1: Housing Mix	Policy H2: Affordable Housing	Policy H3: Student Accommodation	Policy H4: Travelling showpeople, gypsies and travellers	Policy H5: Loss of residential stock	Policy H6: Housing in Multiple Occupation	Policy H7: Backland and Tandem Development	
									<ul style="list-style-type: none"> <li>Policy H1 requires development proposals to achieve an appropriate density for their location, taking into account the character of the area and the sustainable use of land. This would support higher density residential development in areas of high accessibility and adequate infrastructure to accommodate population growth, including in Sunderland City Centre. This would reduce travel needs and improve the accessibility of key services and facilities to residents, resulting in a Major Positive effect on this SA Objective.</li> <li>Policies H3 and H4 direct proposals for specialist housing, to areas with high accessibility and suitable infrastructure provision. This would reduce travel needs and improve the accessibility of key services and facilities to residents, resulting in a Major Positive effect on this SA Objective.</li> <li>There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
8. Land Use and Soils	-	++	=	=	=	=	=	=	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy SP8 sets out minimum housing supply targets based on objectively assessed need and identifies the types of sites which are being allocated for housing or where development will be supported to meet these. The CSDP makes clear that insufficient effective land is available within urban areas (strategic sites and individual SHLAA sites) to meet objectively assessed needs and thus additional sites need to be allocated from the Green Belt. As detailed in Appendix F, a full Green Belt Review and site selection process has been undertaken to identify a small number of sites suitable for release from the Green Belt to contribute to meeting housing need. The policy also provides support for housing development on urban SHLAA sites which have already been identified by SCC as having the potential to deliver housing and will be considered for allocation within a future Allocations &amp; Designations Plan. Policy SP8 therefore sets out an appropriate housing land strategy which would make the most efficient and sustainable use of land to meet identified needs, resulting in a Major Positive effect on this SA Objective.</li> <li>Policy H1 requires development proposals to achieve an appropriate density for their location, taking into account the character of the area and the sustainable use of land. This would optimise the use of land and have Minor Positive effects on this SA Objective.</li> <li>There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
9. Water	-	~	~	~	+	~	=	=	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>The absence of specific acceptability criteria within Policy SP8 could result in residential development to meet or exceed housing needs which adversely affects the water environment. However, any residential development proposals would also need to accord with other policies which do set out assessment criteria to protect and enhance the water environment. The absence of specific acceptability criteria within Policy SP8 is therefore expected to only have a limited adverse effect on the water environment, resulting in a Minor Negative effect on this SA Objective</li> <li>Policy H4 requires proposals for new GTTS sites to be capable of connection to energy, water and sewage infrastructure. This would ensure that such proposals can be serviced using available water resources and that effluent is adequately treated, thereby protecting the water environment. A Minor Positive effect on this SA Objective is therefore predicted.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Homes								Commentary
	Policy SP8: Housing Supply and Delivery	Policy H1: Housing Mix	Policy H2: Affordable Housing	Policy H3: Student Accommodation	Policy H4: Travelling showpeople, gypsies and travellers	Policy H5: Loss of residential stock	Policy H6: Housing in Multiple Occupation	Policy H7: Backland and Tandem Development	
									<ul style="list-style-type: none"> <li>There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
10. Flood Risk and Coastal Erosion	-	~	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>The absence of specific acceptability criteria within Policy SP8 does not reflect the requirements of the NPPF with respect to flood risk management. However, any residential development proposals would also need to accord with policies WWE2 – WWE3 which do set out flood risk assessment criteria in line with NPPF requirements. The absence of specific acceptability criteria within Policy SP8 is therefore expected to only have a limited adverse effect in relation to sustainable flood risk management, resulting in a Minor Negative effect on this SA Objective.</li> <li>There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>It is assumed that in directing housing to accessible locations including Sunderland City Centre, policies H3 and H4 have considered known flood risks in these general areas.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
11. Air	~	~	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>There is no clear relationship between these policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
12. Climate Change	~	+	~	+	+	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policies H3 and H4 direct proposals for specialist housing to areas with high accessibility and suitable infrastructure provision, including Sunderland City Centre. In addition, Policy H1 requires development proposals to achieve an appropriate density for their location, taking into account the character of the area and the sustainable use of land. In line with this SA Objective these policies would indirectly ensure access to public transport for new residents, supporting sustainable modal shifts leading to carbon emissions reduction. A Minor Positive effect on this SA Objective is therefore predicted.</li> <li>There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p>

SA Objective	Publication Draft CSDP Policies: Homes								Commentary
	Policy SP8: Housing Supply and Delivery	Policy H1: Housing Mix	Policy H2: Affordable Housing	Policy H3: Student Accommodation	Policy H4: Travelling showpeople, gypsies and travellers	Policy H5: Loss of residential stock	Policy H6: Housing in Multiple Occupation	Policy H7: Backland and Tandem Development	
									<ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
13. Waste and Natural Resources	~	~	~	~	~	~	+	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy H6 requires proposals for HMOs to include adequate provision refuse and recycling arrangements. This would help to increase the uptake of recycling amongst transient demographic groups, resulting in a Minor Positive effect on this SA Objective.</li> <li>There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
14. Cultural Heritage	-	+	~	~	~	~	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>The absence of specific acceptability criteria within Policy SP8 could result in residential development to meet or exceed housing needs which adversely affects the historic environment. However, any residential development proposals would also need to accord with other policies which do set out assessment criteria to preserve, conserve, protect and enhance the historic environment. The absence of specific acceptability criteria within Policy SP8 is therefore expected to only have a limited adverse effect on the historic environment, resulting in a Minor Negative effect on this SA Objective.</li> <li>Policy H1 requires residential development proposals to take account of their site context, whilst policy H7 requires development proposals to protect local distinctiveness, environmental quality and amenity. This would help to protect and enhance the historic environment, resulting in a Minor Positive effect on this SA Objective.</li> <li>There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
15. Landscape and Townscape	-	++	~	~	~	~	~	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>The absence of specific acceptability criteria within Policy SP8 could result in residential development to meet or exceed housing needs which adversely affects landscape and/or townscape character. However, any residential development proposals would also need to accord with other policies which do set out assessment criteria to protect and enhance landscapes and visual amenity. The absence of specific acceptability criteria within Policy SP8 is therefore expected to only have a limited adverse effect on landscape and townscape interests, resulting in a Minor Negative effect on this SA Objective</li> <li>Policy H1 requires residential development proposals to take account of their site context, whilst policy H7 requires development proposals to contribute to local distinctiveness and protect environmental quality and amenity. This would promote high quality design, contribute to local distinctiveness and protect and enhance landscape/townscape character, resulting in Major Positive effects on this SA Objective.</li> <li>There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p>

SA Objective	Publication Draft CSDP Policies: Homes								Commentary	
	Policy SP8: Housing Supply and Delivery	Policy H1: Housing Mix	Policy H2: Affordable Housing	Policy H3: Student Accommodation	Policy H4: Travelling showpeople, gypsies and travellers	Policy H5: Loss of residential stock	Policy H6: Housing in Multiple Occupation	Policy H7: Backland and Tandem Development		
										<ul style="list-style-type: none"> <li>▪ None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul>
Likely Cumulative Effects	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>▪ Acting together and in combination with policy SP1, all of the 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.</li> <li>▪ These policies would interact with employment land related policies in relation to the spatial match between allocated residential and employment locations. The spatial distribution of new housing and employment development would affect the accessibility of employment opportunities, the available labour market and the attractiveness and sustainability of new housing.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>▪ None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul>									

## SA of Reasonable Alternatives

2.5.2 The reasonable alternatives considered in relation to the draft housing policies are predicted to result in the following effects:

- Reasonable alternatives under Policy SP8 in relation to the level and phasing of housing targets could either reduce or increase pressure and policy support for housing delivery. A reduction or delayed phasing of the housing supply target to below OAN would result in Policy SP8 having an adverse effect on SA Objective 2. This could be significant in SEA terms depending on the risk of a housing supply shortfall below OAN occurring. Conversely, an increase or accelerated phasing of the housing supply target would increase development pressure and could result in potentially unsuitable sites being put forward for development. This could have a Negative effect on SA Objectives 1, 8, 9, 10, 14 and 15, which could be significant in SEA terms depending on the extent to which unsustainable sites are proposed for development;
- Reasonable alternatives under Policy H2 could either increase or decrease the affordable housing percentage requirement. However, the selected percentage in the policy has been set at the maximum achievable level based on viability as set out in SCC's Whole Plan Viability Assessment. To increase the percentage above this level would most likely make proposed housing unviable and to decrease it would not meet identified affordable housing needs. In both circumstances housing provision would be suboptimal and Policy H2 may not be able to meet identified housing needs, resulting in a Negative effect on SA Objective 2. This could be significant depending on the extent to which the affordable housing percentage requirement selected prevents identified affordable housing needs from being met and/or restricts the supply of new build private housing, also to meet identified needs;
- A reasonable alternative under Policy H3 could be to not place locational requirements on new student accommodation. Support for new student developments without any locational steer could result in student accommodation developments being located in less accessible and/or inappropriate locations. This would result in Negative effects on SA Objectives 1, 5, 6, 7, 8, 12, 14 and 15, which could be significant in SEA terms depending on the types of locations where development may be proposed; and,
- A reasonable alternative under Policy H4 could be to allocate one stop-over site as previously proposed within the Draft Sunderland CSDP (2017). This may enhance the certainty of provision for Gypsies and Travellers by providing a specific stop-over location, resulting in a Major Positive effect on SA Objective 2. A range of significant environmental effects could however result from pursuing this alternative approach, depending upon which candidate site (from the 43 which have been assessed in **Appendix F**) was selected.

## 2.6 SA of Economic Growth Policies

2.6.1 This subsection provides an appraisal of the draft policies and reasonable alternatives listed in Table 2.9. The assessment is provided in Table 2.10.

## Policy Justification and Consideration of Alternatives/Options

Table 2.9: List of Economic Growth policies with Justifications and Reasonable Alternatives

Policy Title	Policy Justification	Consideration of Alternatives
EG1: Primary Employment Areas	To support economic growth in accordance with the NPPF.	Primary Employment Areas, Key Employment Areas and reasonable alternatives have been assessed as part of this SA within Appendix F.
EG2: Key Employment Areas	To support economic growth in accordance with the NPPF.	
EG3: Other Employment Sites	To support economic growth in accordance with the NPPF.	No reasonable alternatives
EG4: New Employment Areas	To support economic growth in accordance with the NPPF.	No reasonable alternatives
EG5: Offices	To support economic growth in accordance with the NPPF.	No reasonable alternatives
EG6: Trade Counters	To support economic growth and protect the vitality and viability of centres in accordance with the NPPF.	No reasonable alternatives

## SA Matrix

Table 2.10: Appraisal of Proposed Economic Growth Policies

SA Objective	Publication Draft CSDP Policies: Economic Growth						Commentary
	EG1: Primary Employment Areas	EG2: Key Employment Areas	EG3: Other employment sites	EG4: New employment areas	EG5: Offices	EG6: Trade Counters	
1. Biodiversity and Geodiversity	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policies EG1 and EG2 allocate Primary and Key Employment Areas (PEA and KEA) respectively. Potential effects from proposed strategic site allocations are considered separately in Appendix F.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>For this purpose of this policy assessment it is assumed that, in allocating PEA and KEA, policies EG1 and EG2 have taken account of relevant biodiversity and natural heritage considerations. Refer to Appendix F for an assessment of proposed strategic site allocations.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
2. Housing	-	-	-	-	-	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>These policies restrict non-employment uses in designated employment areas, which whilst safeguarding economic uses could limit the provision of new housing close to employment opportunities and restrict the creation of mixed use neighbourhoods. A Minor Negative effect from all policies except Policy EG6 (which is not of relevance) on this SA Objective is therefore predicted.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>It is assumed that the housing delivery policies will support the delivery of sufficient homes in appropriate locations to accommodate the labour supply working within the Sunderland City Council area over the plan period of the emerging Sunderland CSDP.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
3. Economy and Employment	++	++	++	++	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>These policies provide support for new employment uses and identify designated locations where specific employment uses should be directed to, whilst seeking to prevent the loss of employment space within designated areas. Policies EG1, EG2 and EG6 set out criteria to ensure that new employment/commercial developments are compatible with surrounding uses/business operations and the character and employment function of designated employment areas. These policies therefore all directly support economic activities and the delivery of new employment opportunities, resulting in Major Positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>



SA Objective	Publication Draft CSDP Policies: Economic Growth						Commentary
	EG1: Primary Employment Areas	EG2: Key Employment Areas	EG3: Other employment sites	EG4: New employment areas	EG5: Offices	EG6: Trade Counters	
4. Learning and Skills	+	+	+	+	+	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>By providing new employment and business opportunities in locations specified in EG1 and EG2 these policies could indirectly support the creation of apprenticeships and training opportunities. The policies are therefore considered to have a Minor Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
5. Sustainable Communities	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>There is no clear relationship between these policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
6. Health and Wellbeing	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>There is no clear relationship between these policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
7. Transport and Communication	++	++	++	++	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policies EG1 and EG2 seek to concentrate new employment, office and light industrial uses within specified highly accessible locations. This would help to manage transport impacts from new development, support sustainable modal shifts and increase the efficiency of freight transport, resulting in Major Positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Economic Growth						Commentary
	EG1: Primary Employment Areas	EG2: Key Employment Areas	EG3: Other employment sites	EG4: New employment areas	EG5: Offices	EG6: Trade Counters	
8. Land Use and Soils	~	~	+	+	+	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>▪ Policies EG1 and EG2 allow employment development/use change proposals outwith PEAs and KEAs where they would provide significant regeneration benefits and are acceptable, including in terms of access and amenity impacts. Whilst there are tensions between the two policies, overall this would help to create mixed use and liveable neighbourhoods with accessible economic activities and employment opportunities, as well as optimising the use of land and supporting socio-economic renewal. Minor Positive effects on this SA Objective are therefore predicted.</li> <li>▪ Policy EG1 restricts office floorspace development proposals outwith specified locations unless they are ancillary to the principal use. This directs office developments to the most appropriate locations and provides sufficient flexibility to respond to identified needs, which would help to ensure the efficient use of available land. As such a Minor Positive effect on this SA Objective is predicted.</li> <li>▪ There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>▪ None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul>
9. Water	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>▪ Policies EG1 and EG2 allocate Primary and Key Employment Areas (PEA and KEA) respectively. Potential effects from proposed strategic site allocations are considered separately in Appendix F.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>▪ None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>▪ For this purpose of this policy assessment it is assumed that, in allocating PEA and KEA, policies EG1 and EG2 have taken account of impacts on water resources. Refer to Appendix F for an assessment of proposed strategic site allocations.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>▪ None required.</li> </ul>
10. Flood Risk and Coastal Erosion	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>▪ Policies EG1 and EG2 allocate Primary and Key Employment Areas (PEA and KEA) respectively. Potential effects from proposed strategic site allocations are considered separately in Appendix F.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>▪ None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>▪ For this purpose of this policy assessment it is assumed that, in allocating PEA and KEA, policies EG1 and EG2 have taken account of flood risk considerations. Refer to Appendix F for an assessment of proposed strategic site allocations.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>▪ None required.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Economic Growth						Commentary
	EG1: Primary Employment Areas	EG2: Key Employment Areas	EG3: Other employment sites	EG4: New employment areas	EG5: Offices	EG6: Trade Counters	
11. Air	+	+	+	+	+	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>▪ Policies EG1 and EG2 do not directly contribute to this SA Objective. However, the policies seek to concentrate new employment, office and light industrial uses within highly accessible designated areas, which could indirectly safeguard air quality by maximising public transport commuting rather than increased car travel. As such Minor Positive effects on this SA Objective are predicted.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>▪ None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul>
12. Climate Change	+	+	+	+	+	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>▪ Policies EG1 and EG2 seek to concentrate new employment, office and light industrial uses within highly accessible designated areas, which would support sustainable modal shifts and contribute to climate change mitigation. Minor Positive effects on this SA Objective are therefore predicted.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>▪ None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul>
13. Waste and Natural Resources	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>▪ There is no clear relationship between these policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>▪ None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul>
14. Cultural Heritage	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>▪ Policies EG1 and EG2 allocate Primary and Key Employment Areas (PEA and KEA) respectively. Potential effects from proposed strategic site allocations are considered separately in Appendix F.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>▪ None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>▪ For this purpose of this policy assessment it is assumed that, in allocating PEA and KEA, policies EG1 and EG2 have taken account of relevant cultural heritage considerations. Refer to Appendix F for an assessment of proposed strategic site allocations.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>▪ None.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Economic Growth						Commentary
	EG1: Primary Employment Areas	EG2: Key Employment Areas	EG3: Other employment sites	EG4: New employment areas	EG5: Offices	EG6: Trade Counters	
15. Landscape and Townscape	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policies EG1 and EG2 allocate Primary and Key Employment Areas (PEA and KEA) respectively. Potential effects from proposed strategic site allocations are considered separately in Appendix F.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>For this purpose of this policy assessment it is assumed that, in allocating PEA and KEA, policies EG1 and EG2 have taken account of relevant landscape considerations. Refer to Appendix F for an assessment of proposed strategic site allocations.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None.</li> </ul>
Likely Cumulative Effects	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policies EG1 and EG2 all safeguard existing and support new employment, office and businesses/light industrial developments in appropriate locations; therefore each of these policies interacts positively with and reinforces the other assessed policies. The policies seek to meet identified employment needs and 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, SS3 and SS4 on SA Objective 3.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>						

## SA of Reasonable Alternatives

2.6.2 No reasonable alternatives have been identified in relation to the assessed policies.

## 2.7 SA of Vitality of Centres Policies

2.7.1 This subsection provides an appraisal of the draft policies and reasonable alternatives listed in Table 2.11. The appraisal is provided in Table 2.12.

### Policy Justification and Consideration of Alternatives/Options

Table 2.11: List of Vitality of Centres policies with Justifications and Reasonable Alternatives

Policy Title	Policy Justification	Consideration of Alternatives
VC1: Vitality of Centres	To establish a retail hierarchy in order to focus regeneration priorities and direct investment to appropriate locations, in accordance with the NPPF.	No reasonable alternatives
SP9: Comparison Retail Growth	To support the controlled growth of the comparison retail sector in accordance with the recommendations of the Sunderland Retail Needs Assessment (2016).	<p>The total level of proposed new comparison retail floorspace or the distribution of this between individual centres could be varied, although varying the total floorspace requirement would be inconsistent with the recommendations of the Sunderland Retail Needs Assessment (2016). This would undermine the soundness of the CSDP and the future A&amp;D Plan and was therefore not considered to be a reasonable alternative.</p> <p>The policy makes clear that the distribution of comparison retail floorspace will be confirmed through a future A&amp;D Plan, so at this stage the floorspaces identified for each centre within this policy are purely indicative. As such, varying the indicative distribution of new floorspace between each centre would have no substantive effect. There is also no evidence available to support a variation in this distribution, meaning that doing so is not considered to be a reasonable alternative.</p>

Policy Title	Policy Justification	Consideration of Alternatives
VC2: Retail Impact Assessments	To establish local thresholds for Retail Impact Assessments in accordance with the NPPF	To rely on the default NPPF threshold. This was not considered to be appropriate however due to the sensitivity of some of the city's centres to significant adverse impacts from out-of-centre development, as set out within the Strategic Retail Needs Assessment
VC3: Primary shopping areas and frontages	To identify primary and secondary frontages and make clear what uses would be appropriate within these in accordance with the NPPF	No reasonable alternatives
VC4: Hot Food Takeaways	To protect the vitality and viability of centres in accordance with the NPPF	There is increasing concern over the number and concentration of hot food takeaways within the city's centres. Not including a policy on this was considered, but due to concerns over the impact that such uses are already having on the vitality and viability of centres, this was not considered to be appropriate.
VC5: Protection and Delivery of Community, Sport, Social and Cultural Facilities	To protect community, sport, social and cultural facilities to meet local needs in accordance with the NPPF.	No reasonable alternatives
VC6: Culture, Leisure and Tourism	To support leisure and cultural development within the city, in accordance with the NPPF.	No reasonable alternatives

## SA Matrix

Table 2.12: Appraisal of Proposed Vitality of Centres Policies

SA Objective	Publication Draft CSDP Policies: Vitality of Centres							Commentary
	VC1: Vitality of Centres	SP9: Comparison Retail Growth	Policy VC2: Retail Impact Assessments	Policy VC3: Primary shopping areas and frontages	Policy VC4: Hot Food Takeaways	VC5: Protection and Delivery of Community, Sport, Social and Cultural Facilities	VC6: Culture, Leisure and Tourism	
1. Biodiversity and Geodiversity	~	~	++	++	=	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>VC3 directs retail and other main town centre uses to the hierarchy of identified centres, whilst Policy VC2 sets out criteria to ensure that retail developments proposed for edge or out of centre retail development do not adversely affect the vitality of the existing designated centres in the established retail hierarchy. As such the policies directly contribute to this SA Objective through safeguarding existing and supporting new economic activities and employment in highly accessible locations, resulting in Major Positive effects on this SA Objective.</li> <li>There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
2. Housing	-	~	~	~	=	=	=	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>Policy VC1 restricts non-main town centre uses from the hierarchy of identified centres, which whilst safeguarding retail and other economic uses could limit the provision of new housing in highly accessible locations. A Minor Negative effect is therefore predicted on this SA Objective.</li> <li>There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p>

SA Objective	Publication Draft CSDP Policies: Vitality of Centres							Commentary
	VC1: Vitality of Centres	SP9: Comparison Retail Growth	Policy VC2: Retail Impact Assessments	Policy VC3: Primary shopping areas and frontages	Policy VC4: Hot Food Takeaways	VC5: Protection and Delivery of Community, Sport, Social and Cultural Facilities	VC6: Culture, Leisure and Tourism	
								<ul style="list-style-type: none"> <li>- It is assumed that the housing delivery policies will support the delivery of sufficient homes in appropriate locations, potentially including sites close to or within town centres, to accommodate the labour supply working within the Sunderland City Council area over the plan period of the emerging Sunderland CSDP.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
3. Economy and Employment	++	++	++	++	+	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policies VC1 and VC3 direct main town centre uses to the hierarchy of identified centres and retail uses to designated Primary Shopping Areas. These policies therefore directly contribute to this SA Objective through safeguarding existing and supporting new economic activities and employment in highly accessible locations, resulting in Major Positive effects on this SA Objective.</li> <li>- Policy VC2 sets out criteria to ensure that retail developments proposed for edge or out of centre retail development do not adversely affect the vitality of the existing designated centres in the established retail hierarchy. A Major Positive effect on this SA Objective is predicted.</li> <li>- Policy SP9 supports the growth of the comparison retail sector by setting a requirement for additional floorspace and indicating how this may be distributed between identified centres. This will require to be subject to SA and confirmed through a future A&amp;D Plan, which will identify land allocations to deliver the increased floorspace. Therefore, at this stage the policy simply provides broad support for increased comparison retail activity within the hierarchy of centres, which would support increased economic activity, town centre vitality and local employment. In consequence a Major Positive effect is predicted on this SA Objective.</li> <li>- Policy VC4 provides support for hot food takeaway development proposals within designated centres subject to specified criteria including where units have been vacant for 24 months and marketed for main town centre uses. This would support the economically productive use of available space in designated centres and contribute to their footfall levels and vitality, resulting in a Minor Positive effect on this SA Objective.</li> <li>- Policy VC6 provides support for culture, leisure and tourism development proposals. The policy also directs such proposals to the hierarchy of identified centres and directs leisure development proposals away from employment land. The policy would therefore directly contribute to this SA Objective by providing local employment, enabling the growth of certain economic sectors (e.g. arts, leisure &amp; culture), supporting the vitality and safeguarding the employment land supply for class B and light industrial uses. A Major Positive effect on this SA Objective is therefore predicted.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
4. Learning and Skills	+	~	~	~	~	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy VC1 supports new community, cultural and social uses within the hierarchy of identified centres. This could allow education facilities to be developed in highly accessible locations, resulting in improved opportunities to access education and learning. These policies would therefore have Minor Positive effects on this SA Objective.</li> <li>- Policy VC5 sets out criteria to protect existing community, social and health facilities from adverse development impacts, to prevent the loss of existing facilities and to support the provision of new facilities in accessible locations. This would indirectly support the provision of learning facilities and have Minor Positive effects on this SA Objective.</li> <li>- Policy VC6 provides support for culture, leisure and tourism development proposals and directs these to the highly accessible hierarchy of identified centres. This would directly contribute to this SA Objective through enhancing lifelong learning and cultural education opportunities and facilities, resulting in a Major Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Vitality of Centres							Commentary
	VC1: Vitality of Centres	SP9: Comparison Retail Growth	Policy VC2: Retail Impact Assessments	Policy VC3: Primary shopping areas and frontages	Policy VC4: Hot Food Takeaways	VC5: Protection and Delivery of Community, Sport, Social and Cultural Facilities	VC6: Culture, Leisure and Tourism	
								<p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
5. Sustainable Communities	+	~	~	~	~	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy VC1 supports new community, cultural and leisure uses within the hierarchy of identified centres. Concentrating such uses in accessible locations would improve access to facilities and essential services, including by non-car based travel, and would also support social inclusion. These policies would therefore have Major Positive effects on this SA Objective.</li> <li>- Policy VC5 sets out criteria to protect existing community, social and health facilities from adverse development impacts, to prevent the loss of existing facilities and to support the provision of new facilities in accessible locations. Through protecting and increasing access to community facilities and services these policies would have a Major Positive effect on this SA Objective.</li> <li>- Policy VC6 provides support for culture, leisure and tourism development proposals and well as other development proposals which support Sunderland's 2021 City of Culture bid. The policy also directs such proposals to the hierarchy of identified centres. Concentrating such uses in accessible locations would improve access to both cultural, leisure and tourism facilities and associated employment opportunities, including by non-car based travel, and would also support social inclusion. This policy would therefore have a Major Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
6. Health and Wellbeing	+	~	~	~	-	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy VC1 would direct health facilities/services which constitute main town centre uses to the hierarchy of centres. This would ensure the accessibility of new healthcare facilities, which would indirectly improve access to healthcare. The policy would therefore have a Minor Positive effect on this SA Objective.</li> <li>- Policy VC4 provides support for hot food takeaway development proposals within designated centres subject to specified criteria. Significantly increased provision of hot food takeaways in highly accessible locations could encourage unhealthy eating, resulting in a Minor Negative effect on this SA Objective.</li> <li>- Policy VC5 sets out criteria to protect existing facilities and support the development of new facilities, resulting in a Major Positive effect on this SA Objective.</li> <li>- Policy VC6 provides support for culture, leisure and tourism development proposals and directs these to the hierarchy of identified centres identified in policy VC1. The policy has been amended in light of previous SA recommendations and now to give specific support to leisure developments which contribute to healthy lifestyles, e.g. those which facilitate physical recreation/sporting activities. This would directly help to improve physical health and wellbeing, resulting in a Major Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p>

SA Objective	Publication Draft CSDP Policies: Vitality of Centres							Commentary
	VC1: Vitality of Centres	SP9: Comparison Retail Growth	Policy VC2: Retail Impact Assessments	Policy VC3: Primary shopping areas and frontages	Policy VC4: Hot Food Takeaways	VC5: Protection and Delivery of Community, Sport, Social and Cultural Facilities	VC6: Culture, Leisure and Tourism	
								- None identified.
7. Transport and Communication.	++	~	++	++	+	~	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policies VC1, VC2 and VC3 seek to concentrate retail and other main town centre uses (as per the NPPF) within the highly accessible hierarchy of identified centres, including Sunderland City Centre. This would link new high footfall development with sustainable transport provision and therefore support sustainable modal shifts, resulting in a direct major positive effect on this SA Objective.</li> <li>- Policy VC4 provides support for hot food takeaway development proposals within designated centres subject to specified criteria, including requiring proposals not to be detrimental to highway safety. This would support road safety, resulting in a Minor Positive effect on this SA Objective.</li> <li>- Policy VC6 directs proposed cultural, leisure and tourism development to the highly accessible city and town centres identified in policy VC1. This would link new high footfall development with sustainable transport provision and therefore support sustainable modal shifts, resulting in a direct major positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
8. Land Use and Soils	+	~	~	~	+	+	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy VC1 directs retail and other main town centre, higher density land uses to the hierarchy of identified centres. This would optimise the use of available land and indirectly support the redevelopment of brownfield land within the identified centres. The policies would therefore have Minor Positive effects on this SA Objective.</li> <li>- Policy VC4 provides support for hot food takeaway development proposals within designated centres subject to specified criteria including where units have been vacant for 24 months and marketed for main town centre uses. This would support the economically productive use of available space in designated centres, which would help to make efficient use of available land. Owing to the weak relationship between this policy and this SA Objective, only a Minor Positive effect is predicted.</li> <li>- Policy VC6 provides support for culture, leisure and tourism development proposals. This would optimise the use of available land and indirectly support the redevelopment of brownfield land within the identified centres. The policies would therefore have Minor Positive effects on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
9. Water	~	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between these policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p>



SA Objective	Publication Draft CSDP Policies: Vitality of Centres							Commentary
	VC1: Vitality of Centres	SP9: Comparison Retail Growth	Policy VC2: Retail Impact Assessments	Policy VC3: Primary shopping areas and frontages	Policy VC4: Hot Food Takeaways	VC5: Protection and Delivery of Community, Sport, Social and Cultural Facilities	VC6: Culture, Leisure and Tourism	
								<ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
10. Flood Risk and Coastal Erosion	~	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between these policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that in directing new main town centre uses to the hierarchy of identified centres, Policies EP8 and EP9 have taken account of any known flood risks in these general areas.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul>
11. Air	+	~	+	+	+	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policies VC1, VC2 and VC3 seek to concentrate main town centre uses within the highly accessible hierarchy of identified centres and retail uses within designated Primary Shopping Areas. This could indirectly safeguard air quality by maximising public transport access to shops and services, thereby reducing car dependency. Minor Positive effects on this SA Objective are therefore predicted.</li> <li>- Policy VC4 provides support for hot food takeaway development proposals within designated centres subject to specified criteria including requiring the protection of local amenity. The policy therefore safeguards against odour release from these establishments, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
12. Climate Change	+	+	+	+	~	+	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policies VC1 and VC3 seek to concentrate retail and other main town centre uses within the highly accessible hierarchy of identified centres, whilst Policy SP3 also directs the growth of comparison retail floorspace to these centres. Locating high footfall developments in accessible locations would reduce car dependency, support sustainable modal shifts and therefore contribute to climate change mitigation. However, except in relation to accessibility and transport these policies would not contribute to climate change mitigation and adaption. The policies would therefore have a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between Policy VC4 and this SA Objective.</li> <li>- Policy VC6 directs proposed cultural, leisure and tourism development to the highly accessible city and town centres identified. This could reduce car dependency, encourage sustainable modal shifts and thus contribute to climate change mitigation. However, the positive relationship between these policies and this SA Objective is weak owing to a lack of coverage of wider climate change issues.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p>

SA Objective	Publication Draft CSDP Policies: Vitality of Centres							Commentary
	VC1: Vitality of Centres	SP9: Comparison Retail Growth	Policy VC2: Retail Impact Assessments	Policy VC3: Primary shopping areas and frontages	Policy VC4: Hot Food Takeaways	VC5: Protection and Delivery of Community, Sport, Social and Cultural Facilities	VC6: Culture, Leisure and Tourism	
								- None identified. <u>Uncertainties</u> - None identified.
13. Waste and Natural Resources	~	~	~	~	~	~	~	<u>Assessment of Predicted Effects</u> - There is no clear relationship between these policies and this SA Objective. <u>Mitigation and Enhancement</u> - None required. <u>Assumptions</u> - None identified. <u>Uncertainties</u> - None identified.
14. Cultural Heritage	++	~	~	~	~	++	++	<u>Assessment of Predicted Effects</u> - Policy VC6 supports new community, cultural and social uses within the hierarchy of identified centres. This would allow CLR venues to be developed in highly accessible locations, resulting in improved opportunities to access to cultural activities. These policies would therefore have Major Positive effects on this SA Objective. - There is no clear relationship between the other assessed policies and this SA Objective. <u>Mitigation and Enhancement</u> - None required. <u>Assumptions</u> - None required. <u>Uncertainties</u> - None required.
15. Landscape and Townscape	~	~	~	~	+	~	~	<u>Assessment of Predicted Effects</u> - Policy VC4 resists proposals for Hot Food Takeaways in the Primary frontages of the city centre unless exceptional circumstances can be demonstrated. This would indirectly contribute to high quality streetscapes in designated centres, resulting in a Minor Positive effect on this SA Objective. - There is no clear relationship between the other assessed policies and this SA Objective. <u>Mitigation and Enhancement</u> - None required. <u>Assumptions</u> - None identified. <u>Uncertainties</u> - None identified.
Likely Cumulative Effects	<u>Assessment of Predicted Effects</u> <ul style="list-style-type: none"> <li>                             Policies VC1, VC2 and VC3 seek to concentrate retail and other main town centre uses within the highly accessible hierarchy of identified centres (including Primary Shopping Areas) and to protect the vitality of such centres. This would contribute to the implementation of sustainable development and directly help to implement the spatial strategy set out in policies SP1 and SP2. 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.                         </li> </ul>							

SA Objective	Publication Draft CSDP Policies: Vitality of Centres							Commentary
	VC1: Vitality of Centres	SP9: Comparison Retail Growth	Policy VC2: Retail Impact Assessments	Policy VC3: Primary shopping areas and frontages	Policy VC4: Hot Food Takeaways	VC5: Protection and Delivery of Community, Sport, Social and Cultural Facilities	VC6: Culture, Leisure and Tourism	
	<p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required in relation to cumulative effects.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified in relation to cumulative effects.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified in relation to cumulative effects</li> </ul>							

### SA of Reasonable Alternatives

2.7.2 No reasonable alternatives have been identified in relation to the assessed policies.

### 2.8 SA of Built and Historic Environment Policies

2.8.1 This subsection provides an appraisal of the draft policies and reasonable alternatives listed in Table 2.13. The appraisal is provided in Table 2.14.

#### Policy Justification and Consideration of Alternatives/Options

Table 2.13: List of Built and Historic Environment policies with Justifications and Reasonable Alternatives

Policy Title	Policy Justification	Consideration of Alternatives
BH1: Design Quality	To ensure good design in accordance with the NPPF	No reasonable alternatives
BH2: Sustainable Design and Construction	To ensure good design and sustainable construction methods in accordance with the NPPF	No reasonable alternatives
BH3: Public Realm	To ensure good design in accordance with the NPPF	No reasonable alternatives
BH4: Advertisements	To ensure good design and in the interests of amenity and public safety in accordance with the NPPF	No reasonable alternatives
BH5: Shop fronts	To ensure good design and in the interests of amenity and public safety in accordance with the NPPF and The Town and Country Planning (Control of Advertisements) (England) Regulations 2007	No reasonable alternatives
BH6: High quality communications	To ensure the delivery of digital communication and telecommunications infrastructure is in accordance with the NPPF	No reasonable alternatives
BH7: Historic Environment	To set out a positive strategy for the conservation and enjoyment of the historic environment in accordance with the NPPF.	No Reasonable Alternatives
BH8: Heritage Assets	To set out a positive strategy for the conservation and enjoyment of the historic environment in accordance with the NPPF.	No Reasonable Alternatives
BH9: Archaeology and Recording of Heritage Assets	To set out a positive strategy for the conservation and enjoyment of the historic environment in accordance with the NPPF.	No Reasonable Alternatives

## SA Matrix

Table 2.14: Appraisal of Proposed Built and Historic Environment Policies

SA Objective	Publication Draft CSDP Policies: Built and Historic Environment									Commentary
	Policy BH1: Design Quality	BH2: Sustainable Design and Construction	Policy BH3: Public Realm	BH4: Advertisements	BH5: Shop fronts	BH6: High quality communications	BH7: Historic Environment	BH8: Heritage Assets	BH9: Archaeology and Recording of Heritage Assets	
1. Biodiversity and Geodiversity	++	++	~	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy BH1 requires development proposals to contribute to improving the local environment, to provide appropriate landscaping and green infrastructure and to safeguard amenity. This would protect existing priority habitats and help to improve and expand the green infrastructure network, resulting in Major Positive effects on this SA Objective.</li> <li>- Policy BH2 states that development proposals should incorporate measures which enhance the biodiversity value of development, such as green roofs. This would directly enhance the natural environment and create new habitats, resulting in a Major Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
2. Housing	+	~	~	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy BH1 sets out design principles and assessment criteria for all development proposals to ensure they achieve high design standards. This would help to improve the quality of housing stock, however due to the narrow scope of this policy only a Minor Positive effect is predicted on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
3. Economy and Employment	++	~	~	~	~	~	+	-	-	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy BH1 requires development proposals to maximise opportunities for supporting the functioning and vitality of the local area, including mixed use development where appropriate. This provides support for employment generating uses within town and City centres, resulting in a Major Positive effect on this SA Objective.</li> <li>- Policy BH8 sets out criteria to protect, conserve, manage and enhance the historic environment supporting proposals which re-use valued heritage assets. This would indirectly support inward investment and new business creation, particularly within heritage and tourism sectors, resulting in a Minor Positive effect on this SA Objective.</li> <li>- Policy BH8 also sets out criteria to ensure that development proposals preserve or conserve (as appropriate) and enhance heritage assets, as well as their character and setting. The policy also sets out criteria to preserve, protect and enhance architectural heritage and restrict the demolition of listed buildings. These criteria could restrict proposed employment generating uses (including expansion or change of use of existing buildings), resulting in a Minor Adverse effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Built and Historic Environment									Commentary
	Policy BH1: Design Quality	BH2: Sustainable Design and Construction	Policy BH3: Public Realm	BH4: Advertisements	BH5: Shop fronts	BH6: High quality communications	BH7: Historic Environment	BH8: Heritage Assets	BH9: Archaeology and Recording of Heritage Assets	
										<p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
4. Learning and Skills	~	~	~	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
5. Sustainable Communities	++	~	++	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy BH1 sets out design principles and assessment criteria to ensure development proposals achieve high design standards, contribute to improving the local environment, safeguard amenity and contribute to crime prevention. Policy BH3 similarly requires existing and proposed public realm to be of the highest standard, as well as to incorporate public art where appropriate. These policies would contribute to this SA Objective through ensuring access to high quality places and public spaces for a range of demographic groups, which could promote social cohesion and inclusion, and would also enhance both perceptions of and actual safety and security. Major Positive effects are therefore predicted on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
6. Health and Wellbeing	++	~	++	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy BH1 requires development proposals to provide appropriate landscaping, public realm and green infrastructure, whilst Policy BH3 requires existing and proposed public realm to be of the highest standard, as well as to incorporate public art where appropriate. These policies would enhance open space provision, encourage the creation of walking and cycling routes through developments and result in other environmental improvements with consequential indirect positive health and wellbeing impacts, including through increased active travel and recreational activities. The policies would therefore have Major Positive effects on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Built and Historic Environment									Commentary
	Policy BH1: Design Quality	BH2: Sustainable Design and Construction	Policy BH3: Public Realm	BH4: Advertisements	BH5: Shop fronts	BH6: High quality communications	BH7: Historic Environment	BH8: Heritage Assets	BH9: Archaeology and Recording of Heritage Assets	
7. Transport and Communication	+	~	+	+	~	++	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy BH1 sets out design principles and assessment criteria for all development proposals to ensure they achieve high design standards, contribute to improving the local environment, safeguard amenity and contribute to crime prevention. Policy BH8 requires existing and proposed public realm to be of the highest standard. Both policies could indirectly reduce car travel for short distance journeys and encourage sustainable and active travel, resulting in Minor Positive effects on this SA Objective.</li> <li>- Policy BH4 requires proposals for illuminated advertisements and signs not to adversely affect public safety. This would help to avoid road traffic collisions and dangers to pedestrian safety due to driver distractions and by ensuring that road signs are visible. A Minor Positive effect on this SA Objective is therefore predicted.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
8. Land Use and Soils	+	~	~	-	-	~	++	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy BH1 sets out design principles and assessment criteria for all development proposals, including to ensure they achieve contribute to improving the local environment and safeguard amenity. The policy also requires development proposals to maximise opportunities for supporting the functioning and vitality of the local area. As such the policy indirectly encourages the redevelopment of brownfield land and the remediation of contaminated environments, resulting in a Minor Positive effect on this SA Objective.</li> <li>- Policy BH8 provides support for development proposals which re-use valued heritage assets, and re-use and restore Heritage at Risk properties. This policies contributes to making efficient use of available land and existing buildings, resulting in Major Positive effects on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
9. Water	~	++	~	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy WWE2 sets out criteria to ensure that development proposals reduce flood risk and avoid adverse impacts on treatment works or coastal flood defences. Similar and in some cases overlapping assessment criteria are set out in Policy WWE3 Policy WWE4 - Water Quality also requires all development proposals to control the quality of surface water runoff and not to have a detrimental impact on water quality. These policies would therefore protect and enhance waterbodies and water quality and would increase water efficiency in new development, resulting in Major Positive effects on this SA Objective.</li> <li>- There is no clear relationship between the other policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Built and Historic Environment									Commentary
	Policy BH1: Design Quality	BH2: Sustainable Design and Construction	Policy BH3: Public Realm	BH4: Advertisements	BH5: Shop fronts	BH6: High quality communications	BH7: Historic Environment	BH8: Heritage Assets	BH9: Archaeology and Recording of Heritage Assets	
										<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
10. Flood Risk and Coastal Erosion	++	~	++	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy WWE3 requires development proposals to incorporate SUDS wherever possible, and to provide appropriate landscaping, public realm and green infrastructure. Policy BH3 requires existing and proposed public realm to be of the highest standard and constructed using sustainable and durable materials. These policies would help to provide suitable drainage, protect surface water quality and reduce potential flood risks in the built environment, resulting in a Major Positive effect on this SA Objective.</li> <li>- Policies WWE2, WWE3 and WWE4 set out criteria to ensure that development proposals reduce flood risk, minimise vulnerability to flooding and incorporate SUDS wherever viable. The policies therefore provide a pro-active approach to flood risk management, resulting in Major Positive effects on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
11. Air	++	~	~	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy BH1 sets out design principles and assessment criteria for all development proposals, including to ensure they contribute to improving the local environment and safeguard amenity. This would help to maintain and improve local air quality, resulting in a Major Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
12. Climate Change	+	+	+	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy BH1 sets out design principles and assessment criteria for to ensure development proposals achieve high design standards, contribute to improving the local environment, safeguard amenity and contribute to crime prevention. Policy BH3 also requires existing and proposed public realm to be of the highest standard. Both policies could indirectly reduce car travel for short distance journeys and encourage sustainable and active travel, which would help to reduce transport emissions. Owing to the weak relationship between this policy and SA Objective only a Minor Positive effect is predicted.</li> <li>- Policies WWE2, WWE3 and WWE4 set out criteria to ensure that development proposals reduce flood risks and flooding vulnerabilities, which would support adaption to climate change. Minor Positive effects on this SA Objective are therefore predicted.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Built and Historic Environment									Commentary
	Policy BH1: Design Quality	BH2: Sustainable Design and Construction	Policy BH3: Public Realm	BH4: Advertisements	BH5: Shop fronts	BH6: High quality communications	BH7: Historic Environment	BH8: Heritage Assets	BH9: Archaeology and Recording of Heritage Assets	
										<p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
13. Waste and Natural Resources	~	++	+	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy BH3 requires existing and proposed public realm to be constructed using sustainable and durable materials. This would contribute to the sustainable use of natural resources, resulting in a Major Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> <li>- Policy BH2 - Sustainable Design and Construction states that development proposals should reduce waste and increase recycling. The policy also requires development proposals to be supported by a Sustainability Statement to demonstrate the sustainability of the proposal, including with reference to proposed construction materials. Policy BH2 therefore promotes sustainable resource usage and the minimisation of waste in new developments, resulting in a Major Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
14. Cultural Heritage	+	~	~	~	++	++	++	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy BH1 requires development proposals to contribute to placemaking and local distinctiveness. This would help to conserve the character of built heritage assets and conservation areas, resulting in a Minor Positive effect on this SA Objective.</li> <li>- Policy BH5 requires shopfront proposals affecting listed buildings, conservation areas or special areas of advertisement control to accord with relevant requirements relating to these designations. This would directly help to protect the setting of listed buildings and conservation areas, resulting in a Major Positive effect on this SA Objective.</li> <li>- Policy BH7 sets out criteria to protect, conserve, manage and enhance the historic environment. This includes requiring development proposals to make a positive contribution to the character of the historic environment, supporting proposals which re-use valued heritage assets (also supported by Policy BH8) and affirming the status of Conservation Area Character Appraisals and Management Strategies as material planning considerations.</li> <li>- Policy BH8 Heritage Assets sets out criteria to ensure that development proposals preserve or conserve (as appropriate) and enhance heritage assets, as well as their character and setting. The policy also sets out criteria to preserve, protect and enhance architectural heritage and local distinctiveness, including through restricting the demolition of listed buildings. The policy also provides support for proposals which re-use and restore Heritage at Risk properties.</li> <li>- Through preserving, protecting, conserving enhancing and encouraging re-use of heritage assets, policies BH7 and BH8 would both have Major Positive effects on this SA Objective.</li> <li>- Policy BH6 sets out criteria to ensure that telecommunication development proposals are appropriately sited and designed, including a requirement to ensure that the special character and appearance of all heritage assets is preserved or enhanced. This would directly protect and enhance the historic environment, resulting in a Major Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective..</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul>



SA Objective	Publication Draft CSDP Policies: Built and Historic Environment									Commentary
	Policy BH1: Design Quality	BH2: Sustainable Design and Construction	Policy BH3: Public Realm	BH4: Advertisements	BH5: Shop fronts	BH6: High quality communications	BH7: Historic Environment	BH8: Heritage Assets	BH9: Archaeology and Recording of Heritage Assets	
										<u>Assumptions</u> - None identified. <u>Uncertainties</u> - None identified.
15. Landscape and Townscape	++	~	++	++	++	+	+	+	+	<u>Assessment of Predicted Effects</u> - Policy BH1 requires development proposals to create visually attractive environments and to contribute to placemaking and local distinctiveness, which would have a Major Positive effect on this SA Objective. - Policy BH3 requires existing and proposed public realm to be of the highest standard and to incorporate public art where appropriate. This would enhance local distinctiveness and visual amenity, resulting in a Major Positive effect on this SA Objective. - Policies BH3 and BH4 set out criteria to ensure that relevant proposals contribute positively to the visual appearance of the streetscape. This would ensure that shopfronts, advertising and signage proposals protect and enhance townscape character, resulting in a Major Positive effect on this SA Objective. - Policies BH7 and BH8 sets out criteria to ensure that development proposals preserve or conserve (as appropriate), protect and enhance historic assets and their setting. This would indirectly help to promote local distinctiveness in the built environment and protect townscape character, resulting in Minor Positive effects on this SA Objective. - Policy BH6 sets out criteria to ensure that telecommunication development proposals are appropriately sited and designed, including a requirement to avoid adverse impacts on the external appearance of buildings/spaces where the proposals are sited. This would protect visual amenity and local distinctiveness, resulting in a Minor Positive effect on this SA Objective. <u>Mitigation and Enhancement</u> - None required. <u>Assumptions</u> - None identified. <u>Uncertainties</u> - None identified.
Likely Cumulative Effects	Assessment of Predicted Effects <ul style="list-style-type: none"> <li>▪ Through requiring development proposals to achieve high design and placemaking standards and by protecting heritage assets (including their setting), these policies would cumulatively act to ensure that development proposals are appropriately sited, designed and integrated with their surroundings. Whilst each policy addresses specific issues and/or potential development impacts, 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 would therefore have Major Positive cumulative effects in combination with policies S1 and S2 on SA Objectives 5, 8, 9, 14 and 15.</li> </ul> Mitigation and Enhancement <ul style="list-style-type: none"> <li>▪ None required.</li> </ul> Assumptions <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul> Uncertainties <ul style="list-style-type: none"> <li>▪ None identified</li> </ul>									

## 2.9 SA of Natural Environment Policies

2.9.1 This subsection provides an appraisal of the draft policies and reasonable alternatives listed in Table 2.15. The appraisal is provided in Table 2.16.

## Policy Justification and Consideration of Alternatives/Options

Table 2.15: List of Natural Environment policies with Justifications and Reasonable Alternatives

Policy Title	Policy Justification	Consideration of Alternatives
NE1: Green Infrastructure	To ensure the planning and delivery of green infrastructure in accordance with the NPPF	No reasonable alternatives
NE2: Biodiversity and Geodiversity	To deliver net gains in biodiversity and the protection of habitats in accordance with the NPPF	No reasonable alternatives
NE3: Woodlands/ Hedgerows and Trees	To protect habitats in accordance with the NPPF	No reasonable alternatives
NE4: Greenspace	To ensure the delivery of greenspaces in accordance with the NPPF	No reasonable alternatives
NE5: Burial Space	To ensure that the city provides an appropriate and adequate supply of burial spaces within the plan period, including meeting the needs of various ethnic and religious groups within the city	No reasonable alternatives
NE6: Green Belt	To ensure the protection of Green Belt in accordance with the NPPF	No reasonable alternatives
NE7NE8: Settlement Breaks	To retain and update long established Settlement Breaks as part of the spatial strategy for Sunderland.	No reasonable alternative – failure to protect Settlement Breaks would have a major adverse (significant) effect to the city's green infrastructure.
NE8: Development in the Open Countryside	To ensure appropriate development in the open countryside, in line with the NPPF	No reasonable alternatives
NE9: Landscape Character	To ensure the protection and enhancement of landscape character in accordance with the NPPF	No reasonable alternatives
NE10: Heritage Coast	To provide an appropriate level of protection for the Heritage Coast in accordance with the Heritage Coast Partnership's adopted Management Plan	No reasonable alternatives – failure to ensure compliance with the adopted Management Plan key objectives would undermine that Plan and lead to degradation of the Heritage Coast as a multi-functional environmental asset.
NE11: Creating and Protecting Views	Existing policy in the UDP to be retained, and to ensure that policy supports good design as well as the protection and enhancement of landscape character in accordance with the NPPF	No reasonable alternatives
NE12: Agricultural land	To ensure the protection of the best and most versatile agricultural land in accordance with the NPPF	No reasonable alternatives

## SA Matrix

Table 2.16 Appraisal of Proposed Natural Environment Policies

SA Objective	Publication Draft CSDP Policies: Natural Environment												Commentary
	NE1: Green Infrastructure	NE2: Biodiversity and Geodiversity	NE3: Woodlands/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	NNE12: Agricultural Land	
1. Biodiversity and Geodiversity	++	++	++	++	~	+	+	+	+	++	+	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy NE1 sets out criteria to ensure that development proposals maintain, protect and enhance the integrity and connectivity of the Green Infrastructure Network. As such the policy would protect and enhance habitats and ecological connectivity, resulting in a Major Positive effect on this SA Objective.</li> <li>- Policy NE2 sets out criteria to ensure that development proposals protect, conserve and enhance biodiversity and geodiversity interests, This includes a clear requirement for proposals to demonstrate net biodiversity gain and to avoid significant harm to biodiversity interests, as well as specific requirements in line with statutory requirements for proposals affecting designated sites (international to local level). The policy would therefore directly protect and enhance biodiversity and geodiversity interests through planning decisions, resulting in a Major Positive effect on this SA Objective.</li> <li>- Policy NE3 requires development proposals to retain and conserve “<i>significant</i>” trees and woodland, whilst the policy also protects “<i>important</i>” Hedgerows. The policy also requires development proposals involving felling or the loss of hedgerows to be supported by a justification and to provide mitigation and compensatory planting, with priority to be given to using native species. This would directly protect existing habitats and maintain ecological connectivity and green infrastructure, resulting in a Major Positive effect on this SA Objective.</li> <li>- Policy NE4 sets out criteria to ensure that development proposals protect, conserve and enhance the quality, value, function and accessibility of greenspace across the City Council’s area. This includes criteria to restrict the loss of existing greenspace and ensure that residential development proposals include sufficient amenity greenspace, which would enhance access to nature and therefore have a Major Positive effect on this SA Objective.</li> <li>- Policies NE6, NE7, NE9 and NE11 set out criteria to ensure that development proposals respect, protect and enhance landscape character. This would indirectly provide a degree of protection for existing habitats, whilst measures to enhance landscape character could also improve ecological connectivity. These policies are therefore predicted to have Minor Positive effects on this SA Objective.</li> <li>- Policy NE10 sets out an expectation that development proposals affecting the Heritage Coast will conserve, protect and enhance the natural beauty of the area, its marine flora and fauna, and its distinct Magnesian Limestone geological characteristics. The policy also commits the Council to working in partnership with others to achieve this objective and provides support for proposals which improve public access to or the understanding or enjoyment of the natural environment. This would directly help to protect and enhance a range of biodiversity interests, including important habitats and protected species, would increase access to nature and would help to safeguard geodiversity, resulting in a Major Positive effect on this SA Objective.</li> <li>- Policy NE12 sets out criteria to protect the best and most versatile agricultural land from development, including requiring a sequential test to be undertaken. This would indirectly provide a degree of protection for existing rural habitats, field based species and soil ecosystems, resulting in a Minor Positive effect on this SA Objective.</li> <li>- Policy NE8 provides support for appropriate development proposals in the countryside subject to satisfying multiple criteria, including that proposals must not result in a scale of activity that has a detrimental impact on the surrounding area. This would indirectly protect biodiversity interests and habitats in close proximity to development proposals, resulting in a Minor Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

2. Housing	~	~	~	~	~	-	-	+	~	+	~	-	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy NE4 and NE7 set out criteria to protect the countryside from inappropriate development. These policies also require development proposals not to conflict with the identified purposes of the Green Belt and Settlement Breaks and to support their functioning. In addition, Policy NE12 sets out criteria to safeguard the best and most versatile agricultural land from development. Given that these policies act to restrict potential development on sites which may otherwise be effective and suitable for housing, they are considered to have Minor Adverse effects on this SA Objective through limiting the short-term delivery of new housing outwith the existing urban area.</li> <li>- Policy NE8 identifies and provides support for appropriate development in the countryside. This includes suitable extensions/alterations to buildings and new dwellings associated with forestry, agriculture or horticultural activities. As such the policy indirectly contributes to rural housing provision to support existing land uses and prevent depopulation, resulting in a Minor Positive effect on this SA Objective.</li> <li>- Policy NE10 recognises the need to take account of the social and economic needs of coastal communities in the management of the Heritage Coast. This could indirectly provide a degree of support for rural housing provision along the Heritage Coast where required to meet identified needs. However, owing to the weak relationship between this policy and this SA Objective, only a Minor Positive effect is predicted.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
3. Economy and Employment	+	+	+	+	~	-	-	++	+	++	+	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policies NE8 and NE10 respectively provide support for appropriate development in the countryside and provide support for economic activities connected with the rural environment. Policy NE10 also recognises the need to meet the social and economic needs of coastal communities. These policies therefore seek to sustain and grow the rural economy and support rural economic diversification, which would have Major Positive effects on this SA Objective.</li> <li>- Policies NE6 and NE7 set out criteria to protect the countryside from inappropriate development. These policies also require development proposals not to conflict with the identified purposes of and to support the functioning of the Green Belt and Settlement Breaks, which include being to support urban regeneration and prevent coalescence. Given that these policies act to restrict potential development on sites which may otherwise be effective and suitable for employment use, they are considered to have Minor Adverse effects on this SA Objective through limiting the short-term delivery of employment land. However, this is offset by the Major Positive effect of Policy NE8, which provides support for employment development proposals that are deemed to be appropriate for their rural location, including within the Green Belt and Settlement Breaks.</li> <li>- All the other assessed policies make an indirect contribution to this objective by seeking to protect and enhance the environmental quality of the area, which will be important in retaining and attracting investment resulting in economic growth and new business creation. The policies would therefore have a Minor Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
4. Learning and Skills	~	~	~	~	~	~	~	~	~	+	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy NE10 recognises the need to take account of the social and economic needs of coastal communities in the management of the Heritage Coast. This would indirectly help</li> </ul>

													<p>to ensure the provision of adequate educational facilities and skills development opportunities within these communities, resulting in a Minor Positive effect on this SA Objective.</p> <ul style="list-style-type: none"> <li>- There is no clear relationship between these policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
5. Sustainable Communities	++	~	~	++	~	~	~	++	~	+	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy NE1 commits the Council to maintaining and improving the Green Infrastructure Network by enhancing, creating and managing multifunctional greenspace that are well connected to each other and the wider countryside. This policy includes requirements for development proposals to include provide walking and cycling routes through corridors and provide greenspace. Policy E9 also sets out criteria to ensure that development proposals protect, conserve and enhance the quality, value, function and accessibility of greenspace across the City Council's area.</li> <li>- Policies NE1 would therefore improve access to high quality greenspace and community facilities for new and existing residents. This includes greenspace provision within new developments, which could increase social inclusion and cohesion. These policies are therefore predicted to have Major Positive effects on this SA Objective.</li> <li>- Policy NE6 provides support for development proposals in the Green Belt which provide opportunities outdoor sport and recreation. This would improve access to leisure activities and promote social inclusion, resulting in a Major Positive effect on this SA Objective.</li> <li>- Policy NE10 recognises the need to take account of the social and economic needs of coastal communities in the management of the Heritage Coast, as well as promoting community participation in coastal stewardship. This would indirectly help to ensure the provision of adequate community facilities and essential services to meet identified needs, including opportunities for social interaction between demographic groups to promote community integration and reduce social exclusion. A Minor Positive effect is therefore predicted on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
6. Health and Wellbeing	+	+	+	++	+	+	+	+	+	++	+	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy NE4 sets out criteria to ensure that development proposals protect, conserve and enhance the quality, value, function and accessibility of greenspace across the City Council's area. The policy also commits the Council to ensuring all residents can access a range of indoor and outdoor sport and leisure venues. This would enhance open space and leisure facilities provision, which would encourage and facilitate increased physical recreational activities with associated positive health outcomes. The policy is therefore predicted to have a Major Positive effect on this SA Objective.</li> <li>- Policy NE10 seek to protect the quality of the natural environment along the Heritage Coast and sets out an expectation that development proposals along the will facilitate public enjoyment and appreciation of it. This would support increased opportunities to participate in recreational activities, encourage active travel and increase social interactions as safeguarding the area's environmental quality, all of which would improve health and wellbeing. The policy also sets out an expectation that development proposals would safeguard the environmental health of inshore waters and beaches, which could help to protect drinking water quality and the safety of beach users. Taking account of all</li> </ul>

													<p>of the ways in which this policy would contribute to improved health and wellbeing a Major Positive effect is predicted on this SA Objective.</p> <ul style="list-style-type: none"> <li>- All of the other assessed policies make an indirect contribution to this SA Objective by seeking to protect and enhance the environmental quality of the area, which would contribute to positive physical and mental health outcomes. The policies would therefore have a Minor Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
7. Transport and Communication	++	~	~	+	++	+	+	~	~	+	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy NE1 commits the Council to maintaining and improving the Green Infrastructure Network by enhancing, creating and managing multifunctional greenspace that are well connected to each other and the wider countryside. The policy includes requirements for development proposals to provide walking and cycling routes through corridors. This would directly support the uptake of sustainable and active travel modes, resulting in a Major Positive effect on this SA Objective.</li> <li>- Policy NE4 sets out criteria to ensure that development proposals protect and enhance the accessibility of greenspaces. The policy also commits the Council to ensuring all residents can access a range of indoor and outdoor sport and leisure venues and requires housing development proposals to include sufficient greenspace provision. As such the policy would improve access to key amenities and indirectly reduce the need to travel, resulting in a Minor Positive effect on this SA Objective.</li> <li>- Policy NE5 requires proposals for new burial spaces to be located in close proximity to relevant communities, which would reduce travel needs and have a Major Positive effect on this SA Objective.</li> <li>- Policies NE6 and NE7 set out criteria to protect the countryside from inappropriate development. These policies also require development proposals not to conflict with the identified purposes of and to support the functioning of the Green Belt and Settlement Breaks, which include being to support urban regeneration and prevent coalescence. This would help to concentrate development within existing built up areas, which would indirectly reduce travel needs and therefore have Minor Positive effects on this SA Objective.</li> <li>- Policy NE10 recognises the need to take account of the social and economic needs of coastal communities in the management of the Heritage Coast. This would indirectly help to ensure the provision of adequate transport infrastructure and services to support these communities and tackle rural inaccessibility, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
8. Land Use and Soils	+	++	+	+	+	++	++	+	+	++	+	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy NE2 sets out criteria which require development proposals to avoid or minimise adverse impacts on receptors including designated sites (from international to local level), as well as to provide net gains in biodiversity. This would directly help to conserve soils and protect soil ecology, resulting in a Major Positive effect on this SA Objective.</li> <li>- Policies NE6 and NE7 set out criteria to protect the countryside from inappropriate development. These policies also require development proposals not to conflict with the identified purposes of and to support the functioning of the Green Belt and Settlement Breaks, one of which is to support urban regeneration. These policies therefore prioritise</li> </ul>

												<p>brownfield redevelopment over development on greenfield sites, resulting in a Major Positive effect on this SA Objective.</p> <ul style="list-style-type: none"> <li>- Policy NE10 requires the Council and its partners to manage the Heritage Coast in a way which protects the area's environmental assets whilst meeting the social and economic needs of coastal communities. The policy also recognises the importance of rural economic activities including farming to the area. As such the policy provides a holistic framework to manage the Heritage Coast in order to support the most effective use of available land and environmental assets. A Major Positive effect is therefore predicted on this SA Objective.</li> <li>- Policy NE12 sets out criteria to protect the best and most versatile agricultural land from development, including requiring a sequential test to be undertaken. This would indirectly prioritise brownfield redevelopment over development on greenfield sites, resulting in a Minor Positive effect on this SA Objective.</li> <li>- All of the other assessed policies make an indirect contribution to this SA Objective by seeking to protect and enhance environmental quality, which could support contaminated land remediation, promote brownfield land redevelopment and optimise the use of available land. As such these policies would have Minor Positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul>
9. Water	++	++	+	+	+	~	~	~	~	++	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy NE1 commits the Council to maintaining and improving the Green Infrastructure Network by enhancing, creating and managing multifunctional greenspace that are well connected to each other and the wider countryside. This policy includes requirements for development proposals to include climate change mitigation and adaptation measures. New green infrastructure corridors could be located along rivers and other waterbodies as these already form aquatic and riparian ecological corridors. This policy therefore has the potential to deliver improvements to water quality and the ecological status of waterbodies, resulting in a Major Positive effect on this SA Objective.</li> <li>- Policy NE2 commits the Council to protecting, conserving and enhancing designated sites (ecological and geological). The policy sets out criteria which require development proposals to avoid or minimise adverse impacts on receptors including designated sites (from international to local level), as well as to provide net gains in biodiversity. This would protect riparian and aquatic ecology from adverse development impacts and would help to improve water quality (including ecological status), resulting in a Major Positive effect on this SA Objective.</li> <li>- Policy NE10 sets out expectations that development proposals affecting the Heritage Coast will protect the environmental health of inshore waters and beaches and will conserve, protect and enhance marine flora and fauna. The policy would therefore directly protect water quality and the wider environmental quality of water resources, resulting in a Major Positive effect on this SA Objective.</li> <li>- There is no clear relationship between Policies NE6 – NE8 and this SA Objective.</li> <li>- Policy NE5 – Burial Space requires relevant development proposals to minimise impacts on the water table, which would help to protect ground water quality. Owing to the limited need for new burial space developments across the Council's area this policy would only be applied to a small number of development sites, meaning that it would have only a Minor Positive effect on this SA Objective in overall terms.</li> <li>- All of the other assessed policies make an indirect contribution to this SA Objective by seeking to protect and enhance environmental quality, which would directly or indirectly include the quality of the water environment. These policies would therefore have a Minor Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul>

													<p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul>
10. Flood Risk and Coastal Erosion	+	-	~	+	+	~	~	~	~	+	-	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy NE1 commits the Council to maintaining and improving the Green Infrastructure Network by enhancing, creating and managing multifunctional greenspace that are well connected to each other and the wider countryside. The policy includes requirements for development proposals to include climate change mitigation and adaptation measures and greenspace provision. Providing that green infrastructure corridors and greenspaces have a multi-functional role including water management, these policies would indirectly reduce potential flood risks through providing space for natural attenuation of water, resulting in Minor Positive effects on this SA Objective.</li> <li>- Policy NE5 requires relevant development proposals to minimise impacts on the water table and flood risk. Owing to the limited need for new burial space developments across the Council's area this policy would only be applied to a small number of development sites, meaning that it would have only a Minor Positive effect on this SA Objective in overall terms.</li> <li>- Policy NE10 sets out an expectation that development proposals affecting the Heritage Coast will conserve, protect and enhance the natural beauty of the area and promotes community participation in coastal stewardship. This could indirectly help to address coastal erosion threats, resulting in a Minor Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
11. Air	+	+	+	+	~	~	~	+	+	+	+	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy NE3 requires development proposals to retain and conserve "significant" trees and woodland, whilst the policy also protects "important" Hedgerows, both to safeguard amenity and landscape setting. As trees and woodlands act as a natural regulator of oxygen content within local atmospheric conditions, the protection given to trees and woodlands by this policy would indirectly help to maintain and enhance local air quality. The policy would therefore have a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between Policies NE5 - NE7 or NE12 and this SA Objective.</li> <li>- All of the other assessed policies make an indirect contribution to this SA Objective by seeking to protect and enhance environmental quality, which would directly or indirectly include air quality. These policies would therefore have a Minor Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
11. Climate Change	++	~	+	++	+	~	~	~	~	+	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy NE1 commits the Council to maintaining and improving the Green Infrastructure Network by enhancing, creating and managing multifunctional greenspace that are well connected to each other and the wider countryside. The policy includes requirements for development proposals to include climate change mitigation and adaptation measures, which within the context of the green infrastructure network could include the provision of multi-functional greenspace. Policy NE1 also sets out criteria to ensure that development</li> </ul>



												<p>proposals protect, conserve and enhance the quality, value, function and accessibility of greenspace. The provision of green infrastructure and greenspace would help to adapt to climate change including by reducing climate-related flood risks through providing natural attenuation. These policies would therefore have Major Positive effects on this SA Objective.</p> <ul style="list-style-type: none"> <li>- Policy NE3 requires development proposals to retain and conserve “<i>significant</i>” trees and woodland, whilst the policy also protects “<i>important</i>” Hedgerows. This would indirectly help to protect against flood risks and thus would contribute to climate change adaption. A Minor Positive effect on this SA Objective is therefore predicted.</li> <li>- Policy NE5 requires relevant development proposals to minimise impacts on the water table and flood risk. At the local level this would enhance adaptation capacity within the natural environment, resulting in a Minor Positive effect on this SA Objective.</li> <li>- Policy NE10 sets out an expectation that development proposals affecting the Heritage Coast will conserve, protect and enhance the natural beauty of the area and its marine flora and fauna, whilst also protecting the health of inshore waters and beaches. This would enhance adaptation capacity and resilience within the natural environment. The policy also promotes community participation in coastal stewardship, which could help to manage climate related risks of coastal erosion. Owing to the indirect relationship between this policy and SA Objective, only a Minor Positive effect is predicted.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
12. Waste and Natural Resources	~	~	~	~	~	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
13. Cultural Heritage	+	~	+	+	~	~	~	~	++	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy NE9 sets out criteria to ensure that all development proposals respect, conserve and enhance the landscape character of the immediate and wider environment. Policy NE11 requires development proposals to take account of views in to, out of and within development areas to preserve or enhance key local views and vistas. These policies would protect and enhance the setting of the historic environment, and the contribution of heritage assets to the surrounding landscape, resulting in Major Positive effects on this SA Objective.</li> <li>- Policy NE10 commits the Council and its partners to protecting the cultural integrity of the Heritage Coast and sets out an expectation that development proposals affecting the area will protect the area’s heritage features. This would directly help to safeguard heritage assets and their setting, resulting in a Major Positive effect on this SA Objective.</li> <li>- All of the other assessed policies make an indirect contribution to this SA Objective by seeking to protect and enhance environmental quality and assets, which would indirectly help to preserve and enhance the historic environment, in particular the setting of heritage assets. These policies would therefore have a Minor Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul>

													<p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
14. Landscape and Townscape.	+	+	+	+	+	++	++	++	++	++	++	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy NE9 sets out criteria to ensure that all development proposals respect, conserve and enhance the landscape character of the immediate and wider environment. Policy NE11 requires development proposals to take account of views in to, out of and within development areas to preserve or enhance key local views and vistas. As such these policies would have Major Positive effects on this SA Objective through protecting and enhancing landscape character and key views.</li> <li>- Policies NE6 – NE8 set out criteria to protect the countryside, including the designated Green Belt and Settlement Breaks, from inappropriate development. These policies also require development proposals not to conflict with the identified purposes of the Green Belt and Settlement Breaks, which include being to prevent coalescence, maintain openness and preserve the setting and special character of Springwell Village, and to support the functioning of the Green Belt and Settlement Breaks. As such these policies would directly contribute to the functioning of the Green Belt as well as protecting and enhancing local distinctiveness and wider landscape character, resulting in Major Positive effect on this SA Objective.</li> <li>- Policy NE10 commits the Council and its partners to protecting the Magnesian Limestone landscape of the Heritage Coast and provides support for proposals which improve the public's understanding, enjoyment or appreciation of the natural environment. As such the policy would directly help to protect and enhance the landscape character and visual amenity of the Heritage Coast, resulting in a Major Positive effect on this SA Objective.</li> <li>- All of the other assessed policies make an indirect contribution to this SA Objective by seeking to protect and enhance environmental quality, which would help to protect landscape character and visual amenity. These policies would therefore have a Minor Positive effect on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
Likely Cumulative Effects	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>▪ Policies NE6 – NE8 direct most development to established urban areas, which would support the overall spatial strategy of the Draft Sunderland CSDP and therefore have Minor Positive cumulative effects in combination with policy SS3 on SA Objectives 8 and 15.</li> <li>▪ All of the assessed policies seek to protect and enhance environmental quality, including through the provision of green infrastructure and by protecting landscape character, biodiversity, geodiversity and the water environment from adverse impacts. Whilst each policy addresses specific issues, acting together the policies would reinforce each other and have Major Positive cumulative effects on the overall quality of built and natural environments. 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.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>▪ None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul>												

### SA of Reasonable Alternatives

2.9.2 No reasonable alternatives have been identified in relation to the assessed policies.

### 2.10 SA of Water, Waste and Energy Policies

2.10.1 This subsection provides an appraisal of the draft policies and reasonable alternatives listed in Table 2.17. The assessment is provided in Table 2.18.

## Policy Justification and Consideration of Alternatives/Options

Table 2.17: List of Water, Waste and Energy Policies with Justifications and Reasonable Alternatives

Policy Title	Policy Justification	Consideration of Alternatives
WWE1: Decentralised, Renewable and Low Carbon Energy	To set out assessment criteria in relation to proposed energy and low carbon developments in accordance with the NPPF	No reasonable alternative. Low carbon energy options will come forward and the plan needs to ensure it has a policy basis from which to make decisions.
WWE2: Flood Risk and Coastal Management	To ensure that development adopts sustainable principles to flood risk and water management in accordance with the NPPF, Environment Agency and City Council as Lead Local Flood Authority	No reasonable alternatives
WWE3: Water Management	To ensure that development adopts sustainable principles to surface water management in accordance with the NPPF, Environment Agency and City Council as Lead Local Flood Authority	No reasonable alternatives
WWE4: Water Quality	To ensure that development adopts sustainable principles to maintaining good water management in accordance with the NPPF, Environment Agency, water and sewerage companies and City Council as Lead Local Flood Authority	No reasonable alternatives
WWE5: Disposal of Foul Water	To ensure that development adopts sustainable principles towards the disposal of foul water in accordance with the NPPF, Environment Agency, water and sewerage companies and City Council as Lead Local Flood Authority	No reasonable alternatives
WWE6: Waste Management	Required to comply with the EU Waste Framework Directive, The Waste Regulations 2011, NPPF and NPPW	No reasonable alternatives
WWE7: Waste Facilities	Required to comply with the requirements of the NPPF and NPPW and the Waste Needs Assessment	No reasonable alternatives
WWE8: Safeguarding Waste Facilities	Required to comply with the requirements of the NPPF and NPPW and the Waste Needs Assessment	No reasonable alternatives
WWE9: Open Waste Facilities	Required to comply with the requirements of the NPPF and NPPW and the Waste Needs Assessment	No reasonable alternatives
WWE10: Energy from Waste	Required to comply with the requirements of the NPPF and NPPW and the Waste Needs Assessment	No reasonable alternatives

## SA Matrix

Table 2.18: Appraisal of Proposed Water, Waste and Energy Policies

SA Objective	Publication Draft CSDP Policies: Water, Waste, Energy										Commentary
	WWE1: Decentralised, renewable and low carbon energy	Policy WWE2: Flood risk and Water management	Policy WWE3: Surface Water Management	Policy WWE4: Water Quality	Policy WWE5: Disposal of Foul Water	WWE6: Waste Management	WWE7: Waste Facilities	WWE8: Safeguarding Waste Facilities	WWE9: Open Waste Facilitates	WWE10: Energy from Waste	
1. Biodiversity and Geodiversity	++	++	++	++	+	++	~	~	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy WWE1 provides support for decentralised, renewable and low carbon energy development proposals subject to compliance with criteria requiring proposals not to result in unacceptable significance adverse environmental and amenity impacts. Policy WWE10 similarly sets out criteria to assess predicted environmental, amenity and technical safeguarding impacts. These policies would protect environmental quality including biodiversity and geodiversity interests. Major Positive effects on this SA Objective are therefore predicted.</li> <li>- Policies WWE2, WWE3 and WWE4 require development proposals to control surface water runoff and not to have a detrimental impact on water quality (surface or groundwater). This would directly protect the flow regime and ecological status of waterbodies thereby protecting and enhancing aquatic and riparian habitats. Major Positive effects on this SA Objective are therefore predicted.</li> <li>- Policy WWE5 sets out foul drainage criteria for development proposals which would protect against the release of untreated sewage. The policy also includes criteria to assess impacts on environmental and amenity receptors from proposed</li> </ul>

											<p>new or extensions/ improvements to existing waste water, sludge or sewage treatment works. As such the policy would indirectly protect the ecological status of waterbodies, resulting in a Minor Positive effect on this SA Objective.</p> <ul style="list-style-type: none"> <li>- Policies WM1 and WM2 set out criteria to assess development proposals for new waste management facilities, including to ensure that proposals would not have residual unacceptable adverse environmental or amenity impacts, including on wildlife. As such these policies would protect biodiversity interests including priority habitats and species, resulting in Major Positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul>
2. Housing	~	~	~	~	~	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
3. Economy and Employment.	++	-	-	~	~	~	~	~	~	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy WWE1 provides support for decentralised, renewable and low carbon energy development proposals subject to compliance with criteria requiring proposals not to result in unacceptable significant adverse environmental and amenity impacts. Policy WWE10 similarly sets out criteria to assess predicted environmental, amenity and technical safeguarding impacts. These policies therefore provide an appropriate framework to enable the delivery of renewable and low carbon energy generation facilities, which would support the development of the low carbon economy. Major Positive effects are therefore predicted on this SA Objective.</li> <li>- Policies WWE2 and WWE3 both require development proposals to satisfy the Sequential and, where relevant, Exception tests detailed in the NPPF. Depending on the local interpretation of development categories (e.g. essential infrastructure, re-use of existing buildings, etc.) this could restrict employment generating development in flood risk areas. The Sequential and Exception tests are however controlled through the NPPF rather than this policy, so on balance only a Minor Negative effect on this SA Objective is predicted.</li> <li>- There is no clear relationship between the other assessed policies this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
4. Learning and Skills	~	~	~	~	~	~	~	~	~	~	

											<p><b>Assessment of Predicted Effects</b></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between any of the assessed policies and this SA Objective.</li> </ul> <p><b>Mitigation and Enhancement</b></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
5. Sustainable Communities	~	~	~	~	~	+	+	+	+	~	<p><b>Assessment of Predicted Effects</b></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between any of the assessed policies and this SA Objective.</li> </ul> <p><b>Mitigation and Enhancement</b></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
6. Health and Wellbeing	+	+	+	+	+	0	~	~	0	+	<p><b>Assessment of Predicted Effects</b></p> <ul style="list-style-type: none"> <li>- Policy WWE1 provides support for decentralised, renewable and low carbon energy development proposals subject to compliance with criteria requiring proposals not to result in unacceptable significant adverse environmental and amenity impacts. Policy WWE10 similarly sets out criteria to assess predicted environmental, amenity and technical safeguarding impacts. These policies would protect amenity, which would indirectly protect the health of populations. Minor Positive effects on this SA Objective are therefore predicted.</li> <li>- Policies WWE2, WWE3 and WWE4 require development proposals not to have a detrimental impact on water quality (surface or groundwater). This would protect drinking water quality (including water extracted from Private Water Supplies for potable use), which could prevent ill health. Minor Positive effects on this SA Objective are therefore predicted.</li> <li>- Policy WWE5 sets out foul drainage criteria for development proposals which would protect against the release of untreated sewage. This would indirectly protect public health, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between policy CM8 and this SA Objective.</li> <li>- Policies WWE6 - Waste Management, WWE7 - Waste Facilities and WWE9 - Open Waste Management Sites set out criteria to assess development proposals for new waste management facilities, including to ensure that proposals would not have residual unacceptable adverse environmental or amenity impacts. All of these policies would protect physical health through avoiding significant adverse amenity and air quality impacts, although the policies would not actually contribute to improving health outcomes or addressing health inequalities. These policies are therefore predicted to have a Neutral effect on this SA Objective.</li> </ul> <p><b>Mitigation and Enhancement</b></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

7. Transport and Communication	+	~	~	~	~	~	+	~	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy WWE1 provides support for decentralised, renewable and low carbon energy development proposals subject to compliance with criteria requiring proposals not to result in unacceptable significant adverse environmental and amenity impacts. Policy WWE10 similarly sets out criteria to assess predicted environmental, amenity and technical safeguarding impacts. These policies would protect public amenity, including indirectly in relation to the use of transport infrastructure. Minor Positive effects on this SA Objective are therefore predicted.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
8. Land Use and Soils	~	+	+	+	+	+	+	~	+	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy WWE1 provides support for decentralised, renewable and low carbon energy development proposals subject to compliance with criteria requiring proposals not to result in unacceptable significant adverse environmental and amenity impacts. Policy WWE10 similarly sets out criteria to assess predicted environmental, amenity and technical safeguarding impacts. These policies would protect land quality and soil resources, resulting in Minor Positive effects on this SA Objective.</li> <li>- Policies WWE2, WWE3 and WWE4 require development proposals not to have a detrimental impact on water quality, including groundwater. This would soil quality and safeguard against land contamination from groundwater pollution, resulting in Minor Positive effects on this SA Objective.</li> <li>- Policy WWE5 sets out foul drainage criteria for development proposals which would protect against the release of untreated sewage. This would indirectly protect public health, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between policies WWE1 and WWE10 and this SA Objective.</li> <li>- Policies WWE6 - Waste Management, WWE7 - Waste Facilities and WWE9 Open Waste Management Sites direct development proposals to suitable locations where amenity impacts and land use conflicts can be minimised. Policy WWE6 – Waste Management also encourages development proposals to consider opportunities for on-site management of waste where it arises and co-location of developments that can use each other’s waste materials. These policies would help to avoid land use conflicts, make efficient use of land and could indirectly promote the redevelopment of brownfield land, resulting in Minor Positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- There is inconsistency between policy tests within policies WWE1 and WWE10 in terms of whether adverse environmental and amenity impacts must be avoided from development proposals, or only unmitigated significant adverse impacts.</li> </ul>
9. Water	++	++	++	++	+	++	++	~	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy WWE1 provides support for decentralised, renewable and low carbon energy development proposals subject to compliance with criteria requiring proposals not to result in unacceptable significant adverse environmental and amenity impacts. Policy WWE10 similarly sets out criteria to assess predicted</li> </ul>

										<p>environmental, amenity and technical safeguarding impacts. These policies would therefore protect water resources and water quality, resulting in Major Positive effects on this SA Objective.</p> <ul style="list-style-type: none"> <li>- Policy WWE2 sets out criteria to ensure that development proposals reduce flood risk, promote water efficiency measures and protect and enhance water quality. Similar and in some cases overlapping assessment criteria are set out in Policy WWE3. Policy WWE4 - Water Quality also requires all development proposals to control the quality of surface water runoff and not to have a detrimental impact on water quality. These policies would therefore protect and enhance waterbodies and water quality and would increase water efficiency in new development, resulting in Major Positive effects on this SA Objective.</li> <li>- Policy WWE5 sets out foul drainage criteria for development proposals which would protect against the release of untreated sewage. This would indirectly protect and enhance the quality of the water environment, resulting in a Minor Positive effect on this SA Objective.</li> <li>- Policies WWE6 - Waste Management, WWE7 - Waste Facilities and WWE9 Open Waste Management Sites set out criteria to assess development proposals for new waste management facilities, including to ensure that proposals would not have residual unacceptable adverse environmental or amenity impacts, including on water quality. As such these policies would protect the water environment from significant adverse impacts, resulting in Major Positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
<p>10. Flood Risk and Coastal Erosion</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>+</p>	<p>++</p>	<p>++</p>	<p>~</p>	<p>++</p>	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy WWE1 provides support for decentralised, renewable and low carbon energy development proposals subject to compliance with criteria including requiring proposals not to result in unacceptable significant adverse flood risk impacts. Policy WWE10 similarly sets out criteria to assess predicted environmental and amenity impacts. Both policies would therefore help to minimise flood risks from new development, resulting in Major Positive effects on this SA Objective.</li> <li>- Policies WWE2 and WWE3 set out criteria to ensure that development proposals reduce flood risk, minimise vulnerability to flooding and incorporate SUDS wherever viable. The policies therefore provide a pro-active approach to flood risk management, resulting in Major Positive effects on this SA Objective.</li> <li>- Policy WWE4 also requires all development proposals to control the quality of surface water runoff and not to have a detrimental impact on water quality. These policies would therefore protect and enhance waterbodies and water quality and would increase water efficiency in new development, resulting in Major Positive effects on this SA Objective.</li> <li>- Policy WWE5 sets out foul drainage criteria for development proposals which would protect against the release of untreated sewage. This would help to minimise risks of flash flooding from the sewer network, resulting in a Minor Positive effect on this SA Objective.</li> <li>- Policies WWE6 - Waste Management, WWE7 - Waste Facilities and WWE9 - Open Waste Management Sites set out criteria to assess development proposals for new waste management facilities, including to ensure that proposals would not have residual unacceptable adverse environmental or amenity impacts, including on flood risk. As such these policies would help to minimise the risk of flooding, resulting in Major Positive effects on this SA Objective.</li> <li>- There is no clear relationship between WWE8: Safeguarding Waste Facilities and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p>

											<ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
11. Air	++	~	~	~	~	++	++	~	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy WWE1 provides support for decentralised, renewable and low carbon energy development proposals subject to compliance with criteria requiring proposals not to result in unacceptable significant adverse environmental and amenity impacts. Policy WWE10 similarly sets out criteria to assess predicted environmental, amenity and technical safeguarding impacts. These policies would protect air quality, resulting in Major Positive effects on this SA Objective.</li> <li>- Policies WWE6 - Waste Management, WWE7- Waste Facilities and WWE9 - Open Waste Facilities set out criteria to assess development proposals for new waste management facilities, including to ensure that proposals would not have residual unacceptable adverse environmental or amenity impacts, including odour and air quality impacts. As such these policies would help to maintain air quality and avoid significant adverse odour impacts, resulting in Major Positive effects on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
12. Climate Change	++	+	+	~	~	+	+	~	+	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy WWE1 provides support for decentralised, renewable and low carbon energy development proposals subject to compliance with criteria requiring proposals not to result in unacceptable significant adverse environmental and amenity impacts. Policy WWE10 similarly sets out criteria to assess predicted environmental, amenity and technical safeguarding impacts.</li> <li>- Policies WWE1 and WWE10 therefore provide a framework to enable the delivery of renewable and low carbon energy generation facilities, which would directly help to decarbonise the energy sector and mitigate climate change. In consequence, Major Positive effects are predicted on this SA Objective.</li> <li>- Policies WWE2 and WWE3 set out criteria to ensure that development proposals reduce flood risks and flooding vulnerabilities, which would support adaption to climate change. Minor Positive effects on this SA Objective are therefore predicted.</li> <li>- There is no clear relationship between policies WWE4 – WWE5 and this SA Objective.</li> <li>- Policies WWE6 - Waste Management, WWE7 - Waste Facilities and WWE9 - Open Waste Management Sites promote the most sustainable form of waste processing possible (in accordance with the waste hierarchy) and direct proposals to suitable locations. Policy WWE6 – Waste Management also encourages relevant development proposals to consider opportunities for on-site management of waste where it arises and co-location of developments that can use each other's waste materials. These policies would reduce the need to transport waste, thereby reducing transport emissions, whilst also promoting sustainable alternatives to landfilling which would reduce methane gas release. Owing to the indirect relationship between these policies and this SA Objective only Minor Positive effects are predicted.</li> </ul> <p><u>Mitigation and Enhancement</u></p>



											<ul style="list-style-type: none"> <li>- To address identified inconsistencies, in the next iteration of the emerging Sunderland CSDP the policy tests within policies WWE1 and WWE10 regarding the avoidance of adverse or unmitigated significant adverse impacts should be harmonised. To ensure these policies adequately protect environmental and amenity interests whilst providing an appropriately supportive policy framework for decentralised, renewable and low carbon energy development in pursuit of this SA Objective, consideration should be given to amending the policy tests to instead require the avoidance of unacceptable significant adverse impacts.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- There is inconsistency between policy tests within policies WWE1 and WWE10 in terms of whether adverse environmental and amenity impacts must be avoided from development proposals, or only unmitigated significant adverse impacts.</li> </ul>
13. Waste and Natural Resources	~	~	~	~	~	++	~	++	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy WWE6 - Waste Management requires all waste management development proposals to satisfy a sequential test to demonstrate compliance with the waste hierarchy. This would help to maximise resource (including energy) recovery from waste materials. In addition, the Council commits to facilitating the development of recycling of facilities across the city. The focus of this policy on implementing the waste hierarchy would result in a Major Positive effect on this SA Objective.</li> <li>- Policy WWE8 – Safeguarding Waste Facilities identified sites for future waste management developments to be safeguarded in order to meet waste management needs, unless the site is demonstrated to no longer be needed for such purpose. This would help to maintain sufficient waste management processing capacity within the Council’s area to treat waste arisings in an appropriate way (as outlined in Policy WWE6 – Waste Management), resulting in a Major Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
14. Cultural Heritage	++	~	~	~	~	++	++	~	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy WWE1 provides support for decentralised, renewable and low carbon energy development proposals subject to compliance with criteria requiring proposals not to result in unacceptable significant adverse environmental and amenity impacts. Policy WWE10 similarly sets out criteria to assess predicted environmental, amenity and technical safeguarding impacts. These policies would protect heritage assets and the setting of the historic environment, resulting in Major Positive effects on this SA Objective.</li> <li>- Policies WWE6 - Waste Management, WWE7 - Waste Facilities and WWE9 - Open Waste Management Sites set out criteria to assess development proposals for new waste management facilities, including to ensure that proposals would not have residual unacceptable adverse environmental or amenity impacts, including on heritage assets. As such these policies would protect the heritage interests from significant adverse impacts, resulting in Major Positive effects on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p>

											<ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
15. Landscape and Townscape	++	~	~	~	~	++	~	~	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy WWE1 provides support for decentralised, renewable and low carbon energy development proposals subject to compliance with criteria requiring proposals not to result in adverse or unmitigated significance adverse environmental and amenity impacts. Policy WWE10 similarly sets out criteria to assess predicted environmental, amenity and technical safeguarding impacts. Despite inconsistencies between policy tests in relation to the avoidance of adverse or significant adverse effects these policies would protect landscape character and visual amenity, resulting in Major Positive effects on this SA Objective.</li> <li>- Policies WWE6 - Waste Management, WWE7 - Waste Facilities and WWE9 - Open Waste Management Sites set out criteria to assess development proposals for new waste management facilities, including to ensure that proposals would not have residual unacceptable adverse environmental or amenity impacts, including on landscapes. Policies SP17 - Mineral Extraction and M2 – Open Cast Coal similarly require mineral extraction and mining development proposals to protect and enhance environmental interests including landscapes. As such these policies would help to protect landscape character, resulting in Major Positive effects on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul>
Likely Cumulative Effects	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>▪ These policies set out criteria to ensure sufficient availability/capacity of waste management processing facilities and energy infrastructure to meet identified needs, whilst minimising land use conflicts, supporting the transition to a low carbon economy 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 S3 on SA Objectives 1, 3, 6, 8, 9, 11, 12, 13 and 15.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>▪ None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>▪ None identified</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>▪ None identified.</li> </ul>										

### SA of Reasonable Alternatives

2.10.2 No reasonable alternatives have been identified in relation to the assessed policies.

### 2.11 SA of Sustainable Transport Policies

2.11.1 This subsection provides an appraisal of the draft policies and reasonable alternatives listed in Table 2.19. The appraisal is provided in Table 2.20.

#### Policy Justification and Consideration of Alternatives/Options

Table 2.19: List of Sustainable Transport Policies with Justifications and Reasonable Alternatives

Policy Title	Policy Justification	Consideration of Alternatives
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SP15: Sustainable Travel	To ensure the delivery of sustainable travel in accordance with the NPPF	No reasonable alternatives- the transport system needs to be balanced in favour of sustainable transport modes, in accordance with the NPPF
SP16: Connectivity and Transport Network	To ensure the delivery of transport infrastructure necessary to support sustainable development in accordance with the NPPF	No reasonable alternatives
ST1: Urban Core Accessibility and Movement	To ensure improved accessibility and movement in the City Centre- promoting sustainable travel in accordance with the NPPF	No reasonable alternatives
ST2 Local Road Network	To ensure that new development affecting the local road network adheres to NPPF, national design policy and Local Highway Authority standards	No reasonable alternatives
ST3: New Development and Transport	To ensure that new development supports sustainable access principles, in line with the NPPF, national design policy and Local Highway Authority standards	No reasonable alternatives

## SA Matrix

Table 2.20: Appraisal of Proposed Sustainable Transport Policies

SA Objective	Publication Draft CSDP Policies: Sustainable Transport				Commentary
	SP10: Connectivity and Transport Network	ST1: Urban Core Accessibility and Movement	ST2: Local Road Network	ST3: New Development and Transport	
1. Biodiversity and Geodiversity	-	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP10 – Connectivity identifies a suite of transport infrastructure interventions which will be supported. Owing to the absence of criteria within this policy according with other policies or assessing environmental impacts, this could indirectly result in adverse impacts on biodiversity interests including habitats and ecological connectivity. However, specific impacts would depend upon the siting and design characteristics of each project. Due to this uncertainty and the need for each project to obtain planning permission in its own right, this policy is itself only considered to have a Minor Negative impact on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
2. Housing	+	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP10 – Connectivity and Transport Network sets out criteria and Council commitments to improve accessibility and connectivity,. This would indirectly support the provision of significant quantities of new housing to meet identified needs, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
3. Economy and Employment	++	++	++	~	<p><u>Assessment of Predicted Effects</u></p>

SA Objective	Publication Draft CSDP Policies: Sustainable Transport				Commentary
	SP10: Connectivity and Transport Network	ST1: Urban Core Accessibility and Movement	ST2: Local Road Network	ST3: New Development and Transport	
					<ul style="list-style-type: none"> <li>- Policy SP10 – Connectivity and Transport Network sets out criteria and Council commitments to improve accessibility and connectivity, including to key employment sites and city/town/neighbourhood centres, as well as through supporting new strategic infrastructure projects, in order to secure economic growth. A Major Positive effect is therefore predicted on this SA Objective.</li> <li>- Policy ST1 commits the Council to improving access in the city centre which would directly enable growth of existing businesses whilst Policy ST2– Local Road Network set out criteria to protect the function of Strategic Routes on the Local Road Network, namely to facilitate safe and efficient movement of traffic. These policies would directly enable economic growth through improving the reliance of local businesses, supporting new businesses and employment opportunities, and stimulating regeneration in specific areas. As such the policies would have Major Positive effects on this SA Objective.</li> <li>- There is no clear relationship between policy ST3 New Development and Transport and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
4. Learning and Skills	+	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- These policies would not directly contribute to this SA Objective. However, Policy SP10 Connectivity and Transport Network would indirectly contribute through directing new educational facilities, as it directs and seeks to intensify development in accessible built-up areas whilst also committing to transport network improvements. This would be likely to ensure good physical access to education and learning opportunities, which is an essential prerequisite for the local population to develop new skills and knowledge. This policy is therefore considered to have a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
5. Sustainable Communities	++	++	++	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP10 Connectivity and Transport Network sets out criteria to improve connectivity and support new strategic infrastructure projects. Policy ST1 City Centre Accessibility and Movement supports accessibility within the city centre which would result in better walking/cycling and bus routes so that all people are better able to access community facilities. Policy ST2 Local Road Network set out criteria to protect the function of the local road network, namely to facilitate safe and efficient movement of traffic. These policies would therefore directly contribute to this SA through enhancing access, in particular using public transport, to services, facilities and amenities, and through providing adequate transport infrastructure, as well as indirectly supporting improvements to the environment around transport infrastructure. These policies would have Major Positive effects on this SA Objective.</li> <li>- Policy ST3 New Development and Transport expects all new development to incorporate safe and convenient access as well as a number of other measures which would indirectly support access to community facilities and essential services. This would have Minor positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
6. Health and Wellbeing	++	++	+	~	<p><u>Assessment of Predicted Effects</u></p>

SA Objective	Publication Draft CSDP Policies: Sustainable Transport				Commentary
	SP10: Connectivity and Transport Network	ST1: Urban Core Accessibility and Movement	ST2: Local Road Network	ST3: New Development and Transport	
					<ul style="list-style-type: none"> <li>- Policy SP10 – Connectivity and Transport Network commits the Council to working to create a strategic network of active travel routes, Policy ST1 City Centre Accessibility and Movement commits the Council to increasing priority for pedestrians and cyclists. Taking account of proposed behaviours change measures this would directly increase active travel including cycling, resulting in improved physical health through exercise and Major Positive effects on this SA Objective.</li> <li>- Policy ST3 New Development and Transport requires development proposals to include s cycle parking and to ensure accessibility by a range of travel modes including walking and cycling. As such the policy would support active travel which would indirectly support positive physical health outcomes. As such the policy would have a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
7. Transport and Communication	++	++	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- These policies directly contribute to this SA Objective as they set out criteria to ensure development proposals improve accessibility, connectivity, road safety and transport network efficiency, as well as supporting sustainable and active modal shifts, strategic transport projects and appropriately located digital communications infrastructure. The policies would therefore enhance the functioning of transport and communications networks, which would improve safety, accessibility, transport infrastructure provision and sustainable modal shifts. As such these policies would have Major Positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
8. Land Use and Soils	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
9. Water	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Sustainable Transport				Commentary
	SP10: Connectivity and Transport Network	ST1: Urban Core Accessibility and Movement	ST2: Local Road Network	ST3: New Development and Transport	
					<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
10. Flood Risk and Coastal Erosion	-	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between these policies and this SA Objective. However, Policy identifies specific new highway schemes and strategic road improvements, as well as extensions to the metro/rail network, which will all be supported, without reference to any environmental acceptability criteria including potential flood risks or surface water drainage requirements for road infrastructure. Given that transport infrastructure may be classified as essential infrastructure within the NPPF the policy could therefore allow transport infrastructure to be developed within/pass through flood risk areas, rather than potentially less sensitive areas, which could exacerbate flooding impacts or increase flood risk elsewhere. Depending on the locational characteristics of the transport projects supported, which are currently uncertain this policy could therefore result in Minor Adverse effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
11. Air	++	++	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP10 – Connectivity and Transport Network also sets out criteria and Council commitments to promote sustainable and active travel and work to create a strategic network of active travel routes. and Policy ST3 – New Development and Transport also includes criteria to ensure that development proposals include adequate and suitable cycle access. These policies would ensure that development does not exacerbate existing air quality problems, either through avoiding locating development in areas of poor air quality or deploying appropriate mitigation measures, and would help to reduce car dependency and encourage sustainable modal shifts, which could reduce traffic congestion and overall levels within busy urban areas, resulting in long term air quality improvements. As such these policies would have Major Positive effects on this SA Objective.</li> <li>- Policy ST2 – Local Road Network sets out criteria to protect the efficiency and safety of Strategic Routes on the Local Road Network. By avoiding additional congestion this policy would indirectly help to maintain local air quality, resulting in Minor Positive effects on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
12. Climate Change	++	++	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP10 – Sustainable Travel sets out criteria and Council commitments to promote sustainable and active travel, direct development to accessible urban locations and work to create a strategic network of active travel routes. Policy ST3 – New Development and Transport includes criteria to ensure that development proposals include adequate and suitable pedestrian and cycle access as well as electrical vehicle and charging infrastructure. These policies would indirectly contribute to this SA Objective through reducing car dependency, provide facilities for electric cars and encouraging sustainable modal shifts, which would help to decarbonise the transport sector and contribute to climate change mitigation. These policies are therefore predicted to have Major Positive effects on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Sustainable Transport				Commentary
	SP10: Connectivity and Transport Network	ST1: Urban Core Accessibility and Movement	ST2: Local Road Network	ST3: New Development and Transport	
13. Waste and Natural Resources	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
14. Cultural Heritage	-/?	~	~	~	<p><u>Assessment of Predicted Effect</u></p> <ul style="list-style-type: none"> <li>- Policy SP10 – Connectivity and Transport Network identifies 4 new highway schemes and 7 strategic road improvements, as well as two extensions to the metro/rail network, which will be supported. Owing to the absence of criteria within this policy according with other policies or assessing environmental impacts, this could indirectly result in adverse impacts on archaeology and the setting of cultural heritage receptors. However, specific impacts would depend upon the siting and design characteristics of each project. Due to this uncertainty and the need for each project to obtain planning permission in its own right, this policy is itself only considered to have a Minor Adverse impact on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
15. Landscape and Townscape	~	+	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP10 identifies new highways schemes and strategic road improvements, as well as extensions to the metro/rail network, which will be supported, without reference to the consideration of potential environmental or amenity impacts, including potential landscape impacts. This could indirectly result in adverse landscape impacts, although specific impacts would depend upon the siting and design characteristics of each project. Due to this uncertainty and the need for each project to obtain planning permission in its own right, on balance this policy is predicted to have a Neutral overall effect on this SA Objective.</li> <li>- Policy ST1 – City Centre Accessibility and Movement commits the Council to contributing to improving the public realm and street scene. This would protect visual amenity and local distinctiveness, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
Likely Cumulative Effects	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>▪ Acting together, policies SP10, ST1, ST2 and ST3 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 &amp; town centre on SA Objectives 2, 3, 5, 6, 7, 11 and 12.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>▪ None required.</li> </ul> <p><u>Assumptions</u></p>				

SA Objective	Publication Draft CSDP Policies: Sustainable Transport				Commentary
	SP10: Connectivity and Transport Network	ST1: Urban Core Accessibility and Movement	ST2: Local Road Network	ST3: New Development and Transport	
	<ul style="list-style-type: none"> <li>None identified.</li> </ul>				
	<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>				

### SA of Reasonable Alternatives

2.11.2 No reasonable alternatives have been identified in relation to the assessed policies.

### 2.12 SA of Minerals Policies

2.12.1 This subsection provides an appraisal of the draft policies and reasonable alternatives listed in Table 2.21. The appraisal is provided in Table 2.22.

#### Policy Justification and Consideration of Alternatives/Options

Table 2.21: List of Minerals policies with Justifications and Reasonable Alternatives

Policy Title	Policy Justification	Consideration of Alternatives
SP11: Mineral Extraction	To comply with the requirements of the NPPF	No reasonable alternatives
M1: Mineral Safeguarding Areas and Infrastructure	To comply with the requirements of the NPPF, BGS Guide to Mineral Safeguarding and The Minerals Safeguarding Topic Paper	No reasonable alternatives
M2: Opencast Coal	Required to comply with the EU Waste Framework Directive, The Waste Regulations 2011, NPPF and NPPW	No reasonable alternatives
M3: Land Instability and Minerals Legacy	Required to comply with the requirements of the NPPF and NPPW and the Waste Needs  Assessment	No reasonable alternatives
M4: Restoration and Aftercare	Required to comply with the requirements of the NPPF and NPPW and the Waste Needs  Assessment amenity	No reasonable alternatives



## SA Matrix

Table 2.22: Appraisal of Proposed Minerals Policies

SA Objective	Publication Draft CSDP Policies: Minerals					Commentary
	SP11: Mineral Extraction	M1: Mineral Safeguarding Areas and Infrastructure	M2: Surface Coal Extraction	M3: Land Instability and Minerals Legacy	M4: Restoration and Aftercare	
1. Biodiversity and Geodiversity	~	~	~	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policies SP11 and M2 require mineral extraction and mining development proposals to protect and enhance the natural environment. As such these policies would protect biodiversity interests including priority habitats and species, resulting in Major Positive effects on this SA Objective.</li> <li>- Policy M4 requires minerals extraction and temporary waste management development proposals to demonstrate a high standard of proposed site restoration and aftercare such that the intended end land use, which should be identified in the planning application, can be achieved in a timely manner. This would indirectly safeguard future biodiversity protection and potential enhancement after minerals extraction activities cease, including in relation to soil ecology, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
2. Housing	+	+	+	+	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- The policies would help to safeguard residential amenity and ensure sufficient availability of locally sourced construction materials, including for use in housebuilding. However, owing to the weak and indirect relationship these policies are predicted to have only Minor Positive effects this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
3. Economy and Employment	~	~	+	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between and the policies this SA Objective.</li> <li>- Policies M2 and M4 would help to safeguard amenity, which could support inward investment and economic growth. Owing to the weak and indirect relationship these policies are predicted to have only Minor Positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Minerals					Commentary
	SP11: Mineral Extraction	M1: Mineral Safeguarding Areas and Infrastructure	M2: Surface Coal Extraction	M3: Land Instability and Minerals Legacy	M4: Restoration and Aftercare	
4. Learning and Skills	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between these policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
5. Sustainable Communities	+	-	+	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy M1 identifies areas which are safeguarded for minerals extraction and sets out criteria to assess conflicting or incompatible development proposals. These criteria require such development proposals to demonstrate that MSA would not be sterilised or that material considerations indicating the need for the development proposal should override the presumption in favour of safeguarding the MSA. This could indirectly restrict the provision of new community facilities within MSA, although other material considerations may be able to justify the proposals on community benefit grounds. On balance the policy is predicted to have a Minor Negative effect on this SA Objective.</li> <li>- There is no clear relationship between Policy M3 - Land Instability and Minerals Legacy and this SA Objective.</li> <li>- All of the other policies set out criteria to ensure that development proposals would not have significant adverse impacts on the environment or amenity. This would help to protect the quality of life of residents and employees, resulting in indirect Minor Positive effects on this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
6. Health and Wellbeing	~	0	0	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policies SP11 and M2 require mineral extraction and mining development proposals to protect and enhance the environment and local amenity. As such these policies would protect physical health through avoiding significant adverse amenity and air quality impacts, although the policies would not actually contribute to improving health outcomes or addressing health inequalities. These policies are therefore predicted to have a Neutral effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Minerals					Commentary
	SP11: Mineral Extraction	M1: Mineral Safeguarding Areas and Infrastructure	M2: Surface Coal Extraction	M3: Land Instability and Minerals Legacy	M4: Restoration and Aftercare	
7. Transport and Communication	~	~	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
8. Land Use and Soils	~	++	~	++	++	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy M3 - Land Instability and Minerals Legacy requires development proposals to consider hazards arising from past coal mining, in particular land instability and mine gas, and to undertake investigations and mitigation as necessary. This would directly contribute to contaminated land remediation, resulting in a Major Positive effect on this SA Objective.</li> <li>- Policy M1 identifies areas which are safeguarded for minerals extraction and sets out criteria to assess conflicting or incompatible development proposals. By avoiding the sterilisation of mineral resources this policy would directly support the efficient use of land and therefore have a Major Positive effect on this SA Objective.</li> <li>- Policy M4 requires minerals extraction and temporary waste management development proposals to demonstrate a high standard of proposed site restoration and aftercare such that the intended end land use, which should be identified in the planning application, can be achieved in a timely manner. This would directly support the efficient use of land and future brownfield land redevelopment, resulting in a Major Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
9. Water	++	~	++	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policies SP11 and M2 require mineral extraction and mining development proposals to protect and enhance the natural environment. As such these policies would protect the water environment from significant adverse impacts, resulting in Major Positive effects on this SA Objective.</li> <li>- Policy M4 requires minerals extraction and temporary waste management development proposals to demonstrate a high standard of proposed site restoration and aftercare such that the intended end land use, which should be identified in the planning application, can be achieved in a timely manner. This would indirectly safeguard and could enhance the water environment after mineral extraction/waste management operations cease, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Minerals					Commentary
	SP11: Mineral Extraction	M1: Mineral Safeguarding Areas and Infrastructure	M2: Surface Coal Extraction	M3: Land Instability and Minerals Legacy	M4: Restoration and Aftercare	
10. Flood Risk and Coastal Erosion	++	~	++	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policies SP11 and M2 require mineral extraction and mining development proposals to protect and enhance the natural environment. As such these policies would help to minimise the risk of flooding, resulting in Major Positive effects on this SA Objective.</li> <li>- Policy M4 requires minerals extraction and temporary waste management development proposals to demonstrate a high standard of proposed site restoration and aftercare such that the intended end land use, which should be identified in the planning application, can be achieved in a timely manner. This would indirectly help to address potential flood risks after mineral extraction/waste management operations cease, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
11. Air	++	~	++	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policies SP11 and M2 require mineral extraction and mining development proposals to protect and enhance the natural environment and local amenity. As such these policies would help to maintain air quality and avoid significant adverse odour impacts, resulting in Major Positive effects on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required in relation to this specific SA Objective, however general mitigation measures are set out elsewhere in this policy assessment.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
12. Climate Change	~	~	+	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy M2 sets out a presumption against new open cast mines and requires any such development proposals to be environmentally acceptable and to generate community benefits which outweigh likely adverse impacts. This would restrict the expansion of coal mining within the Council area, which would have an indirect positive effect on climate change mitigation through limiting the local availability of fossil fuel resources for combustion. This could indirectly support shifts to cleaner fuels, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- It is assumed that any coal extracted from existing or new open cast mines would be used in combustion processes to generate energy, thereby releasing greenhouse gas emissions (whether locally or elsewhere).</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Minerals					Commentary
	SP11: Mineral Extraction	M1: Mineral Safeguarding Areas and Infrastructure	M2: Surface Coal Extraction	M3: Land Instability and Minerals Legacy	M4: Restoration and Aftercare	
13. Waste and Natural Resources	+	+	~	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy SP11 requires minerals development proposals to demonstrate the need for extraction whilst Policy M1 – Minerals Safeguarding Areas identifies areas which are safeguarded for minerals extraction and sets out criteria to assess conflicting or incompatible development proposals. These policies would ensure the continuing availability of locally sourced construction materials although they would not reduce demand for such materials, resulting in Minor Positive effects on this SA Objective.</li> <li>- As drafted there is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
14. Cultural Heritage	++	~	++	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policies SP11 and M2 require mineral extraction and mining development proposals to protect and enhance the historical environment. As such these policies would protect the heritage interests from significant adverse impacts, resulting in Major Positive effects on this SA Objective.</li> <li>- Policy M4 requires minerals extraction and temporary waste management development proposals to demonstrate a high standard of proposed site restoration and aftercare such that the intended end land use, which should be identified in the planning application, can be achieved in a timely manner. This would indirectly safeguard and could enhance the historical environment after mineral extraction/waste management operations cease, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between the other assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
15. Landscape and Townscape	++	~	++	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policies SP11 and M2 require mineral extraction and mining development proposals to protect and enhance environmental interests, which would include landscape character. Major Positive effects are therefore predicted on this SA Objective.</li> <li>- Policy M4 requires minerals extraction and temporary waste management development proposals to demonstrate a high standard of proposed site restoration and aftercare such that the intended end land use can be achieved in a timely manner. This would prevent minerals proposals becoming a blight of the landscape and would help to restore the local landscape character after the cessation of minerals activities, resulting in a Minor Positive effect on this SA Objective.</li> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Minerals					Commentary
	SP11: Mineral Extraction	M1: Mineral Safeguarding Areas and Infrastructure	M2: Surface Coal Extraction	M3: Land Instability and Minerals Legacy	M4: Restoration and Aftercare	
Likely Cumulative Effects	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>These 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 policy SP1 on SA Objectives 1, 3, 6, 8, 9, 11, 12, 13 and 15.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>					

### SA of Reasonable Alternatives

2.12.2 No reasonable alternatives have been identified in relation to the assessed policies.

### 2.13 SA of Infrastructure and Delivery Policies

2.13.1 This subsection provides an appraisal of the draft policies and reasonable alternatives listed in Table 2.23. The appraisal is provided in Table 2.24.

#### Policy Justification and Consideration of Alternatives/Options

Table 2.23: List of Infrastructure and Delivery policies with Justifications and Reasonable Alternatives

Policy Title	Policy Justification	Consideration of Alternatives
ID1: Delivering Infrastructure	To ensure the delivery of sufficient infrastructure to support the plan, in accordance with the NPPF	No reasonable alternatives
ID2: Planning Obligations	To set out a policy framework for planning obligations in accordance with the NPPF	No reasonable alternatives

## SA Matrix

Table 2.24: Appraisal of Draft Implementation and Enforcement Policies

SA Objective	Publication Draft CSDP Policies: Implementation and Enforcement		Commentary
	ID1: Delivering Infrastructure	Policy ID2: Planning Obligations	
1. Biodiversity and Geodiversity	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
2. Housing	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy ID2 – Planning Obligations states that section 106 planning obligations would be used to secure affordable housing in accordance with Policy H3 – Affordable Homes. This would indirectly support the delivery of new affordable housing, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between policy ID1 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
3. Economy and Employment	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Implementation and Enforcement		Commentary
	ID1: Delivering Infrastructure	Policy ID2: Planning Obligations	
4. Learning and Skills	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy ID2 – Planning Obligations states that section 106 planning obligations would be used to ensure that development proposals provide or fund local improvements to mitigate impacts or meet additional needs arising due to the development, including onsite provision of libraries, schools, cultural and community facilities. This would indirectly support the delivery of new education infrastructure which could enhance learning opportunities, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between policy ID1 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
5. Sustainable Communities	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy ID2 – Planning Obligations states that section 106 planning obligations would be used to ensure that development proposals provide or fund local improvements to mitigate impacts or meet additional needs arising due to the development, including onsite provision of community facilities and local public realm improvements. This would indirectly support the delivery of new community facilities to meet identified needs and promote social interactions within the built environment, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between policy ID1 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
6. Health and Wellbeing	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy ID2 – Planning Obligations states that section 106 planning obligations would be used to ensure that development proposals provide or fund local improvements to mitigate impacts or meet additional needs arising due to the development, including onsite provision of healthcare facilities and emergency services as well as local public realm and open space improvements. This would indirectly improve equitable access to health services, align healthcare services with growth, support people with disabilities, help to meet the needs of an ageing population and increase access to high quality open spaces suitable for physical recreation, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between policy ID1 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>



SA Objective	Publication Draft CSDP Policies: Implementation and Enforcement		Commentary
	ID1: Delivering Infrastructure	Policy ID2: Planning Obligations	
7. Transport and Communication	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy ID2 – Planning Obligations states that section 106 planning obligations would be used to ensure that development proposals provide or fund local improvements to mitigate impacts or meet additional needs arising due to the development, including any required highway works or traffic mitigation measures as well as walking and cycling improvements. This would indirectly help to protect and enhance the safety, efficiency and sustainability of the transport network, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between policy ID1 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
8. Land Use and Soils	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
9. Water	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
10. Flood Risk and Coastal Erosion	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy ID2 – Planning Obligations states that section 106 planning obligations would be used to ensure that development proposals provide or fund local improvements to mitigate impacts or meet additional needs arising due to the development, including to address potential flood risks. This would indirectly help to minimise flooding and improve flood protection defences, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between policy ID1 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Implementation and Enforcement		Commentary
	ID1: Delivering Infrastructure	Policy ID2: Planning Obligations	
11. Air	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy ID2 – Planning Obligations states that section 106 planning obligations would be used to ensure that development proposals provide or fund local improvements to mitigate impacts or meet additional needs arising due to the development. This would indirectly help to address local incidences of poor air quality through funding appropriate and necessary mitigation measures, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between policy ID1 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
12. Climate Change	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
13. Waste and Natural Resources	~	~	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- There is no clear relationship between the assessed policies and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
14. Cultural Heritage	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy ID2 – Planning Obligations states that section 106 planning obligations would be used to ensure that development proposals provide or fund local improvements to mitigate impacts or meet additional needs arising due to the development, including the mitigation of impacts on and/or enhancement of heritage assets. This would indirectly help to preserve, protect and enhance the historic environment, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between policy ID1 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>

SA Objective	Publication Draft CSDP Policies: Implementation and Enforcement		Commentary
	ID1: Delivering Infrastructure	Policy ID2: Planning Obligations	
15. Landscape and Townscape	~	+	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>- Policy ID2 – Planning Obligations states that section 106 planning obligations would be used to ensure that development proposals provide or fund local improvements to mitigate impacts or meet additional needs arising due to the development, including local public realm and streetscape improvements. This would indirectly help to protect and enhance local distinctiveness and townscape character, resulting in a Minor Positive effect on this SA Objective.</li> <li>- There is no clear relationship between policy ID1 and this SA Objective.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>- None required.</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>
Likely Cumulative Effects	<p><u>Assessment of Predicted Effects</u></p> <ul style="list-style-type: none"> <li>▪ These 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.</li> </ul> <p><u>Mitigation and Enhancement</u></p> <ul style="list-style-type: none"> <li>▪ None required</li> </ul> <p><u>Assumptions</u></p> <ul style="list-style-type: none"> <li>▪ None identified</li> </ul> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> <li>▪ None identified</li> </ul>		

### SA of Reasonable Alternatives

2.13.2 No reasonable alternatives have been identified in relation to the assessed policies.



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