

# Schedule of Representations to Draft Plan Core Strategy and Development Plan (2018)





## **Schedule of Representations**

ID	Given Name	Family Name	Company/Organisation	Summary of Representations	Council Response	Title	Number
791	Julian	Borthwick		Objects on basis of inadequate consultation has been minimal and at the end of the process, rather than a 'front loaded' principle envisaged by the Localism Act. Timing of the consultation meant that a lot of people were away on holiday. The consultation was on chosen options and did not offer alternative options. Sites were wrongly named - i.e. West Park which is a street rather than a park. Indicative site layout documents did not show enough detail and undermined the process. Inadequate information provided on each site. No historic information on sites provided, or assessment of their use and value to the community. Elderly people less likely to be able to access information on internet. Too much assumption that people would be willing to travel outside of their area to access material. Insufficient time to assess all evidence and no summaries were provided. Evidence simply piled high on table in corner of events with no seats provided. No events in locality of West Park on evenings or weekends, making it difficult for those who work to attend. People left event due to queuing at the door. Inadequate space to see exhibits. Display boards at difficult height for those in wheelchairs and mobility scooters. Density and flow of consultees inadequately controlled at events. Was not clear that making verbal representations at events would not be recorded. Would have been better if staff were not made available to ensure this assumption was not made.	The Council has sought to ensure that consultation on the Core Strategy and Development Plan is as open as possible and have gone beyond the legal requirements to ensure that the consultation was fair, transparent, proportional, effective and inclusive. The Consultation was in accordance with the legal requirements prescribed by the Town and Country Planning Regulations 2012 and the Council's Statement of Community Involvement.	A Core Strategy and Development Plan	
118	Adam	McVickers	Persimmon Homes	Persimmon Homes fully endorse the representation made by Burdon Lane Consortium of which they form a part.	The Council notes this representation.	A Core Strategy and Development Plan	
1253	Barbara	Hooper	Historic England	Historic England welcome and congratulate the council on its very positive approach to sustainability and reinforcing its commitment throughout the plan with heritage considerations integrated in many places. Attached table notes additional areas where historic environment should be referenced. No mention on the Council's website of the evidence relating to historic environment. Heritage policies are robust, and previous Strategic Land Review provides an excellent assessment of each proposed development site, including the impact on Historic Environment and Culture. Clearly have a good understanding of assets, but need the evidence base to be more prominently identified and cited in order to comply with NPPF para.158 - recommend reviewing evidence base and if any elements are lacking to prepare a heritage strategy or topic paper to properly support the plan's policies. Would be helpful to clarify that the policies outlined in the table at section 4.11 are strategic, since NPPF para.184 requires Neighbourhood Plans to be in general conformity with the strategic policies of the Local Plan. Indicative Layout and Capacity Study of Proposed Housing Release Sites (based on accompanying Sustainability Appraisal) is not cross-referenced in the Local Plan. A number of omissions or corrections required in the Study/SA, commented separately under Policy SA3. To be found sound under NPPF para.126, 129, 157, the Local Plan should clearly set out the significance of the heritage assets likely to be affected by the proposed housing allocations and demonstrate how the allocation will avoid or minimise conflict between its conservation and any aspect of the proposal. See Historic England guidance on The Historic Environment and Site Allocations in Local Plans. Sunderland Historic High Streets Heritage Action Zone - delivery plan supports and seeks to address many of the Core Strategy's strategic challenges. Historic England's Urban Panel made a number of recommendations on the HAZ which may also of interest to the Local Plan, including: better use of the riverside; improved links across the river (footbridge between east end and Monkwearmouth); creative transport investment solutions to address severing impact of the ring road on this part of the city centre.	Policies for each of the HRS sites have since been incorporated into the Plan, which also sets out a Framework for how each site will come forward. The historic evidence base will be clearly set out online and available through the forthcoming consultation of the Plan.	A Core Strategy and Development Plan	
44	Spencer	Jeffereies		National Grid no comments on the plan. Reference to early engagement and assistance to policy development if required.	The Council notes this representation.	1. Introduction	
75	Ray	Delaney		Plan is welcomed and looking forward to working with the council towards adoption of the plan. The emerging Plan is welcomed it being a vital component to securing Sunderland's long term economic future, encouraging inward investment and new employment opportunities. The respondent looks forward to working with the Council towards the Adoption of the Plan.	The Council notes this representation.	1. Introduction	

796	Julian	Borthwick		Objects to statement in paragraph 168 - "The open spaces where we relax [...] are all a result of planning decisions" This not true in the case of West Park There is no obligation on the council to prepare a local plan which covers the whole administrative area. The plan doesn't consult with whether people want a local plan that covers the whole of the administrative area or not.	Comments noted. It is a statutory requirement for the Council to prepare a Local Plan for its administrative area. The Council considers that it is appropriate to prepare a single Core Strategy which covers the whole of the administrative area. This is considered common practice for most local planning authorities.	1. Introduction	
53	Lyndsey	Tough		Concerns over why the leaflet has not been distributed to every household in Sunderland.	The Council has sought to ensure that consultation on the Core Strategy and Development Plan is as open as possible and have gone beyond the legal requirements to ensure that the consultation was fair, transparent, proportional, effective and inclusive. The Consultation was in accordance with the legal requirements prescribed by the Town and Country Planning Regulations 2012 and the Councils Statement of Community Involvement.	2. How did we prepare this Plan	
10	Catherine	Massey		Concerns over no consultation event at Hetton Centre in the evening. Consultation booklet should have identified areas. Not enough information given on social housing.	The Council has sought to ensure that consultation on the Core Strategy and Development Plan is as open as possible and have gone beyond the legal requirements to ensure that the consultation was fair, transparent, proportional, effective and inclusive. The Consultation was in accordance with the legal requirements prescribed by the Town and Country Planning Regulations 2012 and the Councils Statement of Community Involvement.	2. How did we prepare this Plan	

1095	Springwell Village Residents Assoc	Springwell Village Residents Association	<p>Springwell Village Residents Association comments on CSDP consultation: Process SVRA not consulted on criteria used for amending greenbelt boundaries, despite assurances. Communities not consulted on site selection report. Heavy reliance on electronic contact, despite aging population. Officers should have recorded issues on people's behalf, not told them write to the council. No responses to residents who had emailed the Council with questions. documents misleading - map not clear (settlements not labelled); housing release sites labelled 'greenfield', greenbelt not stated; not clear that housing numbers are indicative; so size of threat to greenbelt not clear. definitions not accurate/consistent - housing sites labelled 'executive' when told more accurately 'family homes'; interpreted by officers as anything from 2-4 bedrooms; no higher level of protection for greenbelt so claiming more durable boundary would be drawn gives wrong impression. Consultation Event patchy leaflet and email promotion - not received by some. Problems with online consultation. Inconsistent registering at the event - not all signed in so number inaccurate not reflecting level of interest. People were not encouraged to take feedback forms and not enough forms. Not enough staff, difficulty for residents to speak to the planners. Questions/issues from residents were not recorded. 1 of officers was rude, patronising, dismissive. Content planning staff did not know the area - widen roads/junction reconfiguration stock response with no knowledge of physical constraints of buildings, alignments, topographical challenges. Mixed messages in response to same questions, different interpretations by officers. No information on assessment of brownfield sites or justification for amending greenbelt boundaries. No enthusiasm from officers to protect greenbelt boundaries, just making the case for building on the greenbelt. Not a 2-way consultation with proper exchange of questions, answers, issues and views - no effort to record local information from residents so no intention to make a proper written response. Residents felt they were not being listened to, particularly on traffic issues.</p>	<p>The Council has sought to ensure that consultation on the Core Strategy and Development Plan is as open as possible and have gone beyond the legal requirement to ensure that the consultation was fair, transparent, proportional, effective and inclusive. The legally requirements for undertaking community involvement at this stage in the production of Local Plan documents are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council has met and exceed all the statutory and legal requirements at this stage in Plan preparation. However, consultation must be proportionate in resources to the scale and impact the Plan has on the community. At Regulation 18, the Council is legally required to notify statutory consultees and consultation bodies (those on the Councils Local Plan database) of the subject and invite them to make representations. Consultation normally last for six weeks, however there is no legal time limited. The Council is also required to be in accordance with its Statement of Community Involvement. The purpose of the SCI is to explain how the statutory requirements listed above will be met and how the Council will engage with local communities and stakeholders in the preparation of a local plan. The purpose of the consultation of the Draft Core Strategy and Development Plan (CSDMP) was to give people the opportunity to have their day and inform the next version of the Plan. In order for the Council to accurately record people's views all representations must be submitted to the Council in writing. The Council endeavoured to make this as easy as possible by preparing a consultation form which was available in print, word version and PDF, setting up a consultation portal where people could complete a questionnaire or submit their views against each policy and by encouraging people to write to us wither via post or email. At the event Officers were available to assist people completing their representations. The Council printed and distributed over 3000 copies of the Form. At the request of residents groups including Springwell Residents Group, additional copies were printed and representatives collected these. I am not aware that at any event the Council did not have insufficient forms available. In addition, the Council printed over 2000 site leaflets which were handed out at the events. Also at the request of Springwell Residents Associate large format versions of the form were created. Copies of these were available at the events. Normal practice at this stage would be to undertake a six weeks consultation, but in recognition of the importance of this Plan and that it coincided with summer holidays the Council extended the consultation by an additional two weeks. The Council has gone beyond the legal requirements of ~notifying consultees on the Local Plan database by distributing leaflets to every household to inform as many people as possible of the consultation. In accordance with the above Regulations and the SCI, the Council only has a requirement to inform consultees which are the individual, businesses and organisations currently registered on our Local Plan database. In addition to the leaflet distribution, the Council sent Letters/Emails to all consultees in the Local Plan database, Statutory Consultees, Members and MPs. The Council held over 30 events across the city during the consultation period. The purpose of these events is to inform people of the contents on the CSDMP and to give people the opportunity to ask Officers any questions they may have. The drop in events were designed to provide all attendees with an opportunity to read the exhibition boards and to speak to a Planning Officers In total 1189 people attended these events. Given the level of turn out it would not be possible for the Council to accurately record the conversations at these events and it is clearly preferable that written representations are sought to ensure respondents put their comments in their own words. The consultation and events were widely publicised via distribution of the main consultation leaflet to every household across the City (by an independent mail distribution company), plus posters, press release notices and articles, as well as on the Councils website Home and Planning pages linking to the consultation portal. Articles about the consultation were published on the national Planning Resource website on 4 August 2017, and on 7 August 2017 in the Sunderland Echo newspaper and on the Councils Make it Sunderland and the ITV News websites, with it also featuring in a television news bulletin on the local BBC Look North (North East and Cumbria) programme. A related article was also published on the local SunFM 103.4 radio station website on 11 August 2017, with the Councils Head of Planning &amp; Regeneration Iain Fairlamb being interviewed about it on BBC Radio Newcastle on 14 August 2017. A series of five sub-area based pre-consultation briefing workshop sessions for local elected Members were also attended by 25 councillors. All documentation was also made available in printed form at the Councils Libraries and the Civic Centre. Leaflets and Forms were also available at these venues. All representations that have been submitted to the Council during the consultation period have been recorded and the Council is</p>	2. How did we prepare this Plan
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1061	Elaine	Davidson		Official complaint about the consultation - delivery of consultation documents, lack of posters, notice of meetings, inadequate room for Barnwell meeting, accessibility issues and many people not signing in (so records inaccurate), lack of presentation from staff to clarify issues, few maps of HRS12 Penshaw Greenbelt, many people cannot use internet to sign petitions and enter objections, staff did not know the area.	The Council has sought to ensure that consultation on the Core Strategy and Development Plan is as open as possible and have gone beyond the legal requirements to ensure that the consultation was fair, transparent, proportional, effective and inclusive. The Consultation was in accordance with the legal requirements prescribed by the Town and Country Planning Regulations 2012 and the Council's Statement of Community Involvement.	2. How did we prepare this Plan	
1079	Louise	Jones		Dissatisfied with consultation process for the plan regarding housing release sites on greenbelt land - public not been adequately informed. Council made no effort to inform people of these plans, especially those who don't access internet or social media. Did not receive any information. Value the greenbelt for beauty and wildlife that enriches this area, makes it an enjoyable place to live. What is planned for the brown field sites around the city? Many questions gone unanswered. Effect on local services and infrastructure, schools and health services already at capacity.	The Council has sought to ensure that consultation on the Core Strategy and Development Plan is as open as possible and have gone beyond the legal requirements to ensure that the consultation was fair, transparent, proportional, effective and inclusive. The Consultation was in accordance with the legal requirements prescribed by the Town and Country Planning Regulations 2012 and the Council's Statement of Community Involvement.	2. How did we prepare this Plan	
1056			Town End Farm Partnership	The plan does not take account of the Government's proposals in the Housing White Paper. The growth scenarios will be to reflect a post Brexit world as well as the White Paper. The plan is too heavily reliant on the LEP update which is considered over optimistic. The plan is unrealistic and does not use a proportionate evidence base. It is not justified by an up to date evidence base and is overly optimistic.	The Council has sought to ensure that consultation on the Core Strategy and Development Plan is as open as possible and have gone beyond the legal requirements to ensure that the consultation was fair, transparent, proportional, effective and inclusive. The Consultation was in accordance with the legal requirements prescribed by the Town and Country Planning Regulations 2012 and the Council's Statement of Community Involvement.	2. How did we prepare this Plan	
115	Zoe	Mackay		Should have reference to marine planning in Para 2.7. Suggested wording set out.	The Council have not considered it necessary to include specific reference to marine planning within the document.	2. How did we prepare this Plan	
1162	Clare	Rawcliffe		Does not feel that the consultation was fit for purpose. The leaflet was confusing as the detail in the text was not clearly represented on the map. The leaflet needs to make clear the importance of being engaged at this stage of the process. The leaflet is not clear on this. Lack of evening consultation event in Fulwell later in the process and inadequate notice for first round of drop-in events. Information provided online was confusing.	The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The NPPF requires that when a Local Plan revises Green Belt boundaries consideration should be given that the boundary will not need to be altered at the end of the plan period. Where necessary, plans should also identify 'safeguarded land' in order to meet longer-term development needs stretching well beyond the plan period. The Publication draft identifies land East of Washington and South East Springwell as 'safeguarded land'. This approach is justified in the council's evidence base.	2. How did we prepare this Plan	
61	Jennifer	Morrison	Newcastle City Council	Page 25 (Sections 3.50 and 3.51) require a description of the historic environment and what it includes.	The draft Plan already includes a description of the historic environment of Sunderland. However, this has been moved to within the natural and historic environment section for greater clarity.	3. Sunderland today	
65	William Stewart	Ingram		Reference is made to 'Revitalizing Americas Smaller Legacy Cities' paper and Brexit. Asking what investment and support is available from central government and Regional development sources and if the plans/strategy is to be developed with resources that are in place now or the future.	Comments noted. The Plan is expected to be delivered by a range of stakeholders. Further detail is set out within the Implementation and Monitoring Framework and the Infrastructure Delivery Plan.	3. Sunderland today	
66	William Stewart	Ingram		Statement 11 and 12 welcomed. Questions over para 3.24, ONS report on GVA different to that in the strategy and does this impact on the strategy. Para.3.69 - reference is made to a 2016 Joseph Rowntree report. The strategy does not mention direct rail links with London.	Comments noted. The GVA figures are taken from the Employment Land Review, which uses Experian as a data source. These figures presented do not have an impact on the overall strategy and are simply used to provide context.	3. Sunderland today	
76	Ray	Delaney		A further strategic challenge should be identified, either as part of challenge 11 or a further challenge, in relation to the need for the greater provision and delivery of executive housing in the City. (Reference is made to the SHMA and need for executive homes).	Comment noted. Strategic Challenge 11 reflects the principal findings of the SHMA that the supply of larger family homes and bungalows are the key areas which the plan should seek to address. Whilst the SHMA recognises that the executive housing could have a positive role in diversifying the housing market, it is not considered that this needs to be reflected within one of the strategic challenges.	3. Sunderland today	

797	Julian	Borthwick	<p>Chapter fails to identify or understand existing communities The creation of sub-areas fails to fully understand the different communities within them Does not feel the Coalfield term is accurate and clear as coalfields covered a wider areas Failure to recount or understand local government changes (i.e. amalgamation of urban districts and rural districts) Failure to understand original decision to designate Green Belt in the area Strategic challenges unlikely to be met. SC1 - Focus on South Sunderland unlikely to achieve this Focus on the centre of the town more likely to achieve this. SC2 - Naming of 'coalfields' and designation of West Park likely to make it unlikely to achieve this. SC3 - Loss of libraries, failure to protect open spaces around schools, giving little room for expansion will make it difficult to achieve this. SC4 - Increase in people working at home and failure of Doxford International will make it difficult to achieve this. SC5 - Questions the job creation of IAMP, with greater levels of automation IAMP is an NSIP so largely out of Local Plan's control Questions release of Green Belt land for IAMP with little evidence to justify this Indicates failure to acknowledge that the location of Doxford was non optimal is of relevance to the rest of the local plan is being driven by economic prospects of Council owned land or handful of developers rather than real interests in economic growth. SC6 - Directing development to periphery of the city will not achieve objective Consider potential for applying conditions of residence to some of the more senior posts. SC7 - Believes that the plan will fail to achieve this by focusing development on SSGA, greenfield and greenbelt sites, medieval farmland (West Park), adjacent to Penshaw monument and Herrington Country Park, and by removing protections to South Hylton. SC8 - Plan fails to address the city centre Plan should be focused on redeveloping land around the city centre and not on greenfield and green belt sites Civic Centre is one of just under 680 sites nationally that are encourages by policy to be used for housing Developing greenfield and green belt land on the periphery has a negative effect depressing land values in city centre. SC9 - Too much money spent on delivering this objective Little evidence of demand with vacancy rates and low rental values Would make more sense to rezone some of this excess space for city centre housing. SC10 - Objective seems arbitrary Policies to discourage use of blank toller shutters may improve areas. SC11 - Evidence which underpins this is based on council tax banding rather than individual properties as a whole Sunderland had a large stock of family housing but many have been allowed to convert to HMOs Local Plan should have a policy for HMOs There are no policies in the plan about density Higher density should be encouraged. SC12 - Disagrees that there is an imbalance in affordable housing in the city There is evidence that Gentoo has a lot of stock available. SC13 - Plan would fail to achieve this objective as expansion is focused in the South of Sunderland on the SSGA This is not appropriate supply or a good balanced geographic distribution. SC16 - The plan is silent as to what the 'difficulty' is in protecting biological sites West Park is a lowland Parkland which is identified under the Habitats Directive as a priority area, but the allocation for housing would destroy the environment there. SC17 - This is inaccurate adjustment of NPPF policy for green belt Green bet is a designation, not the Council's The greenbelt is particularly narrow in places proposed for deletion Green belt is to protect urban fringe, suggesting it is less valuable because of its proximity to urban fringe has no basis The urban fringe is where it is most important No concern about addressing areas that were rural whilst promoting sustainable growth Lack of consultation on greenbelt deletion. SC18 - Outrageous that the plan can refer to mental health, yet allocate sites almost entirely on the periphery and greenfield/green belt The plan has no popular consensus or community involvement. SC19 - Proposing development on parkland conflicts with this objective. SC22 - Extension of the metro has advanced the decline of Sunderland No thought given to whether more express services would improve economic outcomes Journey times are too long. SC23 - If development was more focused in the city centre it would increase rail usage Focusing development in south Sunderland on the periphery is likely to result in more people choosing to use rail services from Durham which is better connected. SC24 - Little evidence that proposed housing sites would do anything other than increase use of the car Concerns about impact of development on A19 The plan is unsustainable and this objective will not be met. SC25 - Seems perverse that growth of transport network rather than its optimal use is the objective There are roads that are less utilised Should consider road usage in the zoning of sites No evidence that this has been done.</p>	<p>Comments noted. The sub-areas used within the plan are broadly based around the Area Regeneration Frameworks (ARFs) which have been used by the Council since 1995. The Strategic Challenges were identified within the plan have been drawn from the main issues identified through the evidence base. The council has not included Strategic Challenges in the publication draft.</p>	<p>3. Sunderland today</p>
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119	Adam	McVickers	Persimmon Homes	Recognise and support the strategic challenges, particularly challenges 1, 11, 12 and 13 The house building industry will play a central role in addressing these challenges.	Comments noted.	3. Sunderland today	
1084	Suzanne	Todd	University of Sunderland	Para 3.11 - Whilst the University accept that student numbers have fallen slightly recent years, but this only covers a four year period and does not hint at a significant decline in student numbers per se University is targeting growth in student numbers over the plan period Would like to see recognition of this in the plan that student numbers may rise in the future, which would be planning positively consistent with the NPPF Caution should be taken that an increase in student numbers will lead to an increase in accommodation demand, as a lot of students already live locally Para 3.42, University question whether there is any robust evidence to substantiate the statement that housing completions in recent years have been bolstered by extra care and student accommodation completions.	Comments noted. The Council does not consider it necessary to include this change as the Sunderland today section seeks to provide a snapshot of the city at a particular point in time. It is considered that the plan provides a positive policy framework for the future expansion of the University. The importance of the university is recognised in several policies within the plan and the Vision. Evidence of recent completions of extra care and student accommodation has been drawn from the Council's housing completions data.	3. Sunderland today	
980	Laura	Kennedy	Northumbrian Water Ltd	We are pleased to note that water and flood risk management are recognised within the strategic challenges of the CSDP and welcome that the importance of these themes is reflected throughout the document in various forms. This is particularly critical given that climate change is anticipated to increase both the frequency and magnitude of flood events into the future.	Comments noted.	3. Sunderland today	
1045	Alison	Warren		Strategic challenge 6: Reducing green spaces (HRS11 West Park) would not encourage higher wage earners to live in the city, building close to major roads allows easier access out of rather than into Sunderland. Strategic challenge 7: Parks and greenspaces are cultural assets, especially HRS11 West Park - significant value to city's culture and history from medieval times with protected bats and wildlife. Strategic challenge 8: civic centre car park well used for drug abuse, disgusted by the state and condition of it and the civic centre. Strategic challenge 9: there are good quality offices standing empty and more to be built on the Vaux site, fear they too will stand empty. This plan is flawed.	Comments noted. The Strategic Challenges identified within the plan have been drawn from the main issues identified through the evidence base. These have been removed from the Publication version.	3. Sunderland today	
1152	Zoe	Mackay		Recommend the potential impacts in coastal locations or areas influenced by the effects of the tide should be included in this section.	Comment noted. This section seeks to provide a brief overview of Sunderland today. It has not been considered necessary to introduce text relating to costal issues.	3. Sunderland today	
12	Barbara	Hooper	Historic England	Would welcome reference to the Sunderland Heritage Action Zone (and possible community-led masterplan for the area) within the plan.	The supporting text to Policy BH7 has been updated to include reference to the Heritage Action Zone.	3. Sunderland today	
1264	Andrew	Walker	Nexus	Would like to see other metro extensions presented in the NECA Metro and Local Rail Strategy included in the plan. These include:- Metro line to Doxford via Thornhill and Farringdon Metro services to Seaham and Horden via Ryhope, made possible by extending metro electrification on the Durham coast line.	The Council Policy SP10 includes reference to improvements to the Metro and Rail network. This includes extensions and new stations. The Policy does not safeguard routes as this information was not known by the Council at this time. The Council will consider safeguarding Metro routes in the Allocations and Designations Plan if appropriate.	3. Sunderland today	Statement Strategic Challenge 22
42	Andy	Carey		Please consider incorporating something like Rennie's Mill in your plans, thanks It would be awesome to be the Hong Kong of the North	The Council notes this representation.	4. Spatial Vision for Sunderland 2033	
141	Tim	Wright		Section 4.6 - Good to see health and wellbeing highlighted. However, by adopting a population approach this may widen the health inequalities. Emphasis an approach on health inequalities running alongside wellbeing	The Council notes this representation. A Health Impact Assessment has been undertaken at every stage of Plan preparation to ensure that the policies enhance the health benefits for the City.	4. Spatial Vision for Sunderland 2033	
133	Janet	Wilkinson		Hard to believe that city will be revitalised through development of improved mix of housing. SP4 will be accomplished quickly and SP4 will probably never happen. Council should prioritise improving the environment and facilities for the people of Sunderland. Improve the image of Sunderland as a place to live and work and stay in the city, rather than making areas less attractive.	The Council notes this representation. The Council will seek to deliver the vision and all of the strategic priorities identified within the plan.	4. Spatial Vision for Sunderland 2033	
151	Dominic	Smith	Esh Developments Ltd	Sets out background of planning process for Philadelphia complex and suggests an extension to already approved site.	The Council notes this representation. The Plan already identifies Phase 6 as a proposed Housing Growth Area.	4. Spatial Vision for Sunderland 2033	
1191	Adam	McVickers	Persimmon Homes	Generally endorse the Vision, although have reservations on the housing target itself Support that the Vision sets the housing as a minimum and that additional sustainable growth above this will be supported Welcomed that housing investment has been identified as having a central role as a delivery mechanism for not only housing but many other facets of the Plan Generally support the strategic priorities, but recommend that SP4 is amended to reflect the Vision by setting out that enough land will be provided to meet the housing requirement as a minimum Further wording should be added that land supply and housing types should meet not only housing need, but also demand Would like reference to NPPF Paragraph 154 to be made included in the explanatory text at Paragraph 4.11 of the Plan.	Comments noted. The Strategic Priorities have been amended and Strategic Priority 4 now covers housing. The strategic priorities and the vision are consistent with the NPPF, which only requires the Plan to address housing need, not demand.	4. Spatial Vision for Sunderland 2033	

982	Laura	Kennedy	Northumbrian Water Ltd	We strongly support the vision identified in the CSDP, particularly with regard to the establishment of a network of green infrastructure across the city. Green infrastructure can deliver multiple benefits, including alignment with flood risk management objectives. We suggest that it could be beneficial to include reference to water management in the context of green infrastructure within the vision, however we do recognise that these interrelations are included in subsequent sections of the document.	The Council notes this representation. The suggested modifications to the vision have not been made as the Council do not consider them necessary for the soundness of the Plan.	4. Spatial Vision for Sunderland 2033	
1085	Suzanne	Todd	University of Sunderland	Support the Strategic Economic Masterplan and its recognition that the University has the potential to become an economic and culture-changing asset. Support the reference to the key role that the University will play in helping achieve the Sunderland 2033 vision.	The Council notes this representation.	4. Spatial Vision for Sunderland 2033	
1256	Barbara	Hooper	Historic England	4.10 Vision - Sunderland HAZ working with local people to identify improvements to the area and how conservation areas can become better connected with the city centre and not cut off by road schemes favouring increase traffic flow over pedestrians and cyclists. Would like to discuss further. 4.11 Strategic Priorities - amend wording of SP8 to better reflect the level of protection afforded in NPPF para.126, including the need to sustain and enhance the historic environment.	The Council notes this representation and have amended SP8 to reflect this representation.	4. Spatial Vision for Sunderland 2033	
11	Dave	McGuire	Sport England	Support Strategic Priority SP3.	The Council notes this representation.	4. Spatial Vision for Sunderland 2033	
1114	David	Gallagher	Sunderland Clinical Commissioning Group	Plan contains a number of areas related to health. These are at a high level and need to develop/understand the detail beneath them. Plan recognises the ageing population. The strategic aims to address outmigration, support the university and retain the number of high earners who live in the city could have positive benefits on NHS staff recruitment and retention. Improvements to city centre and public realm will also assist this. Aims to reduce deprivation, increase educational attainment and support employment opportunities will support improvements to health and wellbeing. Number of proposals will bring challenges and opportunities to improving health and health services, including restricting growth in hot food takeaways, providing opportunities for increased physical activity and developing more cycling and pedestrian routes. Planned increase in population will have an impact on public services including health. This may provide opportunity to secure health infrastructure as part of schemes, including Vaux and the SSGA. The CCG would like to be involved in these discussions at an early stage.	Comments noted. The Council have liaised with the CCG when preparing the Infrastructure Delivery Plan.	4. Spatial Vision for Sunderland 2033	
12	Paul	Dixon	Highways England	No concerns	The Council notes this representation.	4. Spatial Vision for Sunderland 2033	
983	Laura	Kennedy	Northumbrian Water Ltd	We support the inclusion of SP9 and SP10. Furthermore, we are pleased to note that SP14 seeks to ensure that appropriate infrastructure is in place to support future growth and prosperity. In this regard, we would highlight that foul and surface water infrastructure are critical components necessary to support future growth and would encourage early engagement with Northumbrian Water to ensure any necessary investment in infrastructure can be aligned with development. Overall, the inclusion of these topics as strategic priorities in the CSDP will ensure that sustainable water management is a primary consideration in development across Sunderland.	The Council notes this representation.	4. Spatial Vision for Sunderland 2034	
12	Paul	Dixon	Highways England	Although changes have been made the objectives can still be supported	The Council notes this representation.	4. Spatial Vision for Sunderland 2035	
4	M	Sidaway		Par 5.42 - Help urban core retail businesses by creating an additional metro zone which covers Sunderland City Centre, so if you have a ticket for other zones, you can also use the zone which would cover the City Centre, without having to purchase an all zones ticket.	Metro ticketing matters are determined by Nexus, not the local council.	5. Spatial Strategy	
67	William Stewart	Ingram		Questions over Para 5.18 identifying Washington as the 'primary driver of industrial and business development in the city' and then Policy SS4: Urban Core Policy and the need to promote the City Centre. Reference is made to - Revitalizing Americas Smaller Legacy Cities report. Should be focussing on Vaux, Stadium Park, River Corridor and Port to revitalise City Centre, rather than on Doxford, Rainton Bridge and Washington.	Comments noted. The revitalisation of the city centre and ongoing redevelopment of the Vaux site, Stadium Park, riverside corridor and the Port, form a key part of the economic growth strategy, while also recognising the key strategic locational role of Washington for industrial and business development.	5. Spatial Strategy	
68	William Stewart	Ingram		The development of Stadium Village uses examples in Newcastle as what developments could work, suggesting that should look at and develop upon what is unique to Sunderland rather than competing with Newcastle. Sunderland needs to develop a 'unique selling point', which should be the river and the port. Utilise the river for transport links.	The council notes this representation.	5. Spatial Strategy	

669	James	Reid	Barratt David Wilson Homes	Concerned that spatial strategy does not fully reflect principles of sustainability and growth Do not consider that the plan is sound It does not address strategic challenge 13 Distribution of housing and economic growth is not aligned Washington should be designated as a 'Principle Growth Settlement' Supportive of automotive cluster and IAMP, but insufficient housing is focussed in Washington to take advantage of this growth The 'Washington Meadows' housing site can deliver much needed aspirational housing in a highly sustainable location close to Nissan and IAMP Majority of housing should be focussed on Sunderland urban area, but review likely yield of 'urban' SHLAA sites to ensure they can be delivered in the Plan Period This would reduce supply by circa 1,800 dwellings The Washington Meadows site should be allocated for development, with the remainder safeguarded Northern Coalfields should be identified as 'Growth Settlements' to meet more localised needs The Green Belt allocations here should be reconsidered and potentially re-identified as safeguarded land.	The city's size is 137 sq km it is questionable to argue that housing and employment distribution is not aligned when the city area is small and can be driven along the A19 in 10 minutes. Furthermore, there is no justification that housing must be so closely aligned to employment land, as in the case of IAMP employees will travel from T&W and beyond. Either way, all of the sites put forward in the SHLAA are considered to be sustainable in locational terms. Discuss internally suggestion that Washington should be principle growth settlement- put in by BDW to justify Safeguarded Land. Likewise, Coalfield should be classed as growth settlement to meet localised need only". SCC does not consider Coalfield to be distanced from these employment areas. No justification given why lack of housing land immediately in Washington would undermine the plan and benefits from IAMP. Lack of housing since 1998 UDP has not stopped employment development in Washington. Coalfield area has provided much housing and is all within 10 miles of Nissan/IAMP. Washington Meadows justified on sustainable grounds to enable workers at IAMP to walk, cycle and bus to work. Where is the proof that these workers will choose to live at Washington Meadows? Proposed reduction of 1800 homes in SHLAA is not directly justified by BDW.	5. Spatial Strategy	
1193	Adam	McVickers	Persimmon Homes	Consider that in instances where the Plan is absent, silent or out of date, for housing where there is a lack of a five year housing supply, Paragraph 14 of the NPPF should take precedence over Policy SS2 The NPPF test for sustainable development has a far wider ranging context that Policy SS2 fails to reflect, in particular there is no reference to the role that development plays in supporting economic growth and strong, vibrant, healthy communities Object to the Policy and suggest it is deleted or greater acknowledgement of the role development can play in supporting sustainable development is incorporated.	The Council has considered the comment and do not consider it necessary to modify this Policy. If this Plan was unable to achieve a five year land supply or meet the HDT, the Council has set out in the Housing Chapter how it would assess its approach to housing delivery. The Council do not consider it necessary to repeat the NPPF/PPG. Development will be determined in accordance with the presumption of sustainable development.	5. Spatial Strategy	
1419	Tim	Wright		Section 5 - concern over drive for economic growth and infrastructure, roads and having to sacrifice green belt. Queries the 3% green belt figure. Possibly setting a precedent for further green infrastructure infringements. Any identification of sites that could be designated green belt to add to the totality.	Comments noted. The plan seeks to meet the Council's identified housing needs as evidenced through the SHMA. The plan has prioritised the development of previously developed land and sites within the existing urban area, however these are insufficient to meet identified housing needs. It has therefore been necessary to identify some Green Belt land for development. However, the remainder of the Green Belt will continue to be protected in accordance with national policy and Policy E11 of the Core Strategy and Development Plan.	5. Spatial Strategy	
1178	James	Hudson	Environment Agency	Section 5.29 - EA consider would be worth including some additional text on the viability work that has concluded that some brownfield SHLAA sites previously considered developable have since been discounted due to viability. Also to advise what is meant by brownfield land typologies and why those in certain areas of the city aren't viable.	The evidence base including the Viability Assessment and the SHLAA indicate why some previously developed sites are no longer considered to be viable. The Plan has been amended (Spatial Portrait) to make reference to this in response to this comment.	5. Spatial Strategy	
1057			Town End Farm Partnership	Agree with direction of travel regarding IAMP, but the paragraph 5.19 is incorrect as it does not allow non-IAMP development via a planning application and is based on an overly optimistic growth scenario Text needs to be aligned to be consistent with revised AAP Needs to be more flexible to revert to employment land allocation to avoid potential sterilisation Text should also be updated to reflect proposal to allocate and not safeguard land Concerns over evidence base for IAMP, residential land to the west of IAMP and infrastructure strategy not being properly considered or based in the most recent evidence available Chosen growth scenario is too optimistic The plan is unsound as it has not been positively prepared and it is not justified by up-to-date evidence base and is overly optimistic.	The Plan has been amended to reflect the final adopted IAMP AAP, which in turn sets out "sound flexible policies" for delivering the IAMP. There is no need for the CSDP to refer to the potential delivery routes for the IAMP as these are provided for in the AAP.	5. Spatial Strategy	
1257	Barbara	Hooper	Historic England	Policy SS2 - welcome and support positive approach, but to reflect NPPF para.7 and provide clarity we recommend including 'the natural, built and historic environment' in bullet point 6. 5.24 - would like to discuss how Sunderland HAZ might support regeneration area in Hendon. 5.38 - would like to discuss how transport improvements could benefit the HAZ area. Policy SS4 - welcome reference to heritage assets in bullet point 10. HAZ will support many of the policy's aspirations. 5.53-5.61 - welcome commitment for heritage to be at heart of redevelopment of Sunnyside and Minster Quarter. HAZ covers parts of Sunnyside Area of Change and the Investment Corridor - would like to discuss working together.	Support noted. Policy SS2(6) amended along the lines suggested.	5. Spatial Strategy	
166	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Figure 17 key diagram should be amended to revise the settlement break around the north east of Hetton-le-Hole, and the green belt to the east of the A19 adjacent to Middle Herrington.	Comment noted. The Council has justified the Settlement Boundaries in the Settlement Break Report.	5. Spatial Strategy	Figure 17 Key Diagram
174	Jennifer	Nye	Hellens Land Ltd	Figure 17 key diagram should be amended to revise the settlement break around the north east of Hetton-le-Hole, and the green belt to the east of the A19 adjacent to Middle Herrington.	Comment noted. The Council has justified the Settlement Boundaries in the Settlement Break Report.	5. Spatial Strategy	Figure 17 Key Diagram

181	Jennifer	Nye	Hellens Group Ltd	Figure 17 key diagram should be amended to revise the settlement break around the north east of Hetton-le-Hole, and the green belt to the east of the A19 adjacent to Middle Herrington.	Comment noted. The Council has justified the Settlement Boundaries in the Settlement Break Report.	5. Spatial Strategy	Figure 17 Key Diagram
205			Story Homes Ltd	Policy SS1 Story Homes supports this policy and recommends the inclusion of text to reflect the necessity of speed in determination of planning applications that accord with adopted policies of the plan. Recommend revision to sub point 2- text set out.	This policy has been removed and it repeats the NPPF.	5. Spatial Strategy	Policy SS1: Presumption in Favour of Sustainable Development
187	Taylor Wimpey		Taylor Wimpey	SS1- Support policy but recommend inclusion of additional text to reflect the necessity of speed in the determination of planning applications that accord with the dev plan.	This policy has been removed as it repeats the NPPF.	5. Spatial Strategy	Policy SS1: Presumption in Favour of Sustainable Development
137	C S	FORD		Policy SS1: Presumption in favour of sustainable development Welcome confirmation of a positive approach to sustainable development, but question the necessity for this policy given that it replicates the content of the NPPF.	The Council has removed tis policy as it repeats the NPPF. The presumption of Sustainable Development is embedded in throughout the Plan.	5. Spatial Strategy	Policy SS1: Presumption in Favour of Sustainable Development
557	Avant Homes			Supports policy, which is consistent with NPPF.	No changes made.	5. Spatial Strategy	Policy SS1: Presumption in Favour of Sustainable Development
1246			Peel Investments (North) Ltd	Agree that it is appropriate for the draft Plan to include a strong presumption in favour of sustainable development which accords with paragraph 15 of the National Planning Policy Framework (NPPF).	Support noted.	5. Spatial Strategy	Policy SS1: Presumption in Favour of Sustainable Development
1192	Adam	McVickers	Persimmon Homes	Welcome the inclusion of the presumption in favour of sustainable development in the Plan, but suggest that the wording is slightly amended to fully align with the NPPF.	Support noted. Policy SS1 amended as necessary.	5. Spatial Strategy	Policy SS1: Presumption in Favour of Sustainable Development
1010	Gillan	Gibson	CPRE Durham	The policy is virtually a re-write of paragraph 14 of the NPPF. We are concerned that the proposed Policy may not have properly taken into account recent case law and so have a potential adverse effect. Point 2 of proposed Policy SS1 only gives a presumption of approving a proposal that accords with policies in the Plan. It does not state that there is a presumption to refuse an application that does not accord with any policy in the Plan. Point 3 of the proposed Policy does not appear to acknowledge the way the Supreme Court addressed out of date policies in the Richborough judgment.	The policy has been deleted as it repeats the NPPF.	5. Spatial Strategy	Policy SS1: Presumption in Favour of Sustainable Development
1222	Paul	Dixon	Highways England	Support the policy	Support noted.	5. Spatial Strategy	Policy SS1: Presumption in Favour of Sustainable Development
1427	Jennifer	Nye	Hellens Land Ltd	Policy SS1: Presumption in favour of sustainable development In respect of their land interests, Hellens supports this policy which seeks to secure sustainable development. In particular we welcome the acknowledgement of the NPPFs presumption in favour of sustainable development. In order to align better with the specific policy wording in paragraph 14 of the NPPF, we recommend the inclusion of text to reflect the necessity of speed in the determination of planning applications that accord with adopted plan policies. Hellens therefore recommends the following revision to sub point 2: Planning applications that accord with the policies in the adopted Sunderland Development Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay , unless material considerations dictate otherwise. This revision is required to ensure consistency with national policy.	This policy has been removed and it repeats the NPPF.	5. Spatial Strategy	Policy SS1: Presumption in Favour of Sustainable Development

1424	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy SS1- recommend inclusion of text to reflect the necessity of speed in determination of planning applications. Revised wording put forward.	This policy has been removed and it repeats the NPPF.	5. Spatial Strategy	Policy SS1: Presumption in Favour of Sustainable Development
1430	Jennifer	Nye	Hellens Group Ltd	Policy SS1: Presumption in favour of sustainable development In respect of their land interests, Hellens supports this policy which seeks to secure sustainable development. In particular we welcome the acknowledgement of the NPPFs presumption in favour of sustainable development. In order to align better with the specific policy wording in paragraph 14 of the NPPF, we recommend the inclusion of text to reflect the necessity of speed in the determination of planning applications that accord with adopted plan policies. Hellens therefore recommends the following revision to sub point 2: Planning applications that accord with the policies in the adopted Sunderland Development Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay , unless material considerations dictate otherwise. This revision is required to ensure consistency with national policy.	This policy has been removed and it repeats the NPPF.	5. Spatial Strategy	Policy SS1: Presumption in Favour of Sustainable Development
565	Avant Homes			Supports policy approach, which reflects the NPPF and ensuring that land uses are not subject to any adverse impacts from any future development/s.	Support noted	5. Spatial Strategy	Policy SS2: Principles of Sustainable Development
984	Laura	Kennedy	Northumbrian Water Ltd	Support the emphasis placed upon sustainable development, and welcome parts 1 and 7 of Policy SS2 Early consultation with Northumbrian Water as individual sites come forward will identify whether further investment in critical infrastructure is required to support new development. Should it identify a shortfall in capacity, we will work with developers to align our investment with the proposed development, including phasing plans.	Support noted.	5. Spatial Strategy	Policy SS2: Principles of Sustainable Development
981	Laura	Kennedy	Northumbrian Water Ltd	Support references throughout the CSDP to the sustainable reuse and redevelopment of brownfield land across the city “ can improve existing flood risk by reducing surface water discharge to sewers, and strategic drainage schemes on larger sites, increasing the headroom of sewage treatment works to accommodate future foul flows.	Comment noted.	5. Spatial Strategy	Policy SS2: Principles of Sustainable Development
1011	Gillan	Gibson	CPRE Durham	Object to Policy SS2 as consider it takes the interpretation of ~sustainable development further than in the NPPF Concerned that the first sentence appears to be another way of saying there will be a ~presumption in favour if an application meets these criteria, even if it is contrary to other policies in the Plan, thus circumventing the current presumption to refuse in such cases (note East Staffordshire case judgement).	The publication version of the Plan has deleted this policy as it repeats the NPPF. Instead the Council has included supporting text which refers to the principles of Sustainable Development. The Plan requires development to be in accordance with the presumption of Sustainable Development as defined by the NPPF.	5. Spatial Strategy	Policy SS2: Principles of Sustainable Development
1065			Town End Farm Partnership	Policy SS2 is not reflective of IAMP and the AAP. The proposals do not make best and most efficient use of available land. Although this is considered as part of the IAMP AAP, the proposals do not consider the principles of sustainable development and therefore we submit that this policy is unnecessary and replicates NPPF.	The publication version of the Plan has deleted this policy as it repeats the NPPF. Instead the Council has included supporting text which refers to the principles of Sustainable Development. The Plan requires development to be in accordance with the presumption of Sustainable Development as defined by the NPPF.	5. Spatial Strategy	Policy SS2: Principles of Sustainable Development
1143	John	Seager	Siglion	Agree with the wording of Policy SS2 Numbers Garth and Sunnyside sites are located within the city centre on brownfield sites and the policy wording supports the aims of our client to develop the sites for high-quality residential development in a sustainable location.	Support and comments noted.	5. Spatial Strategy	Policy SS2: Principles of Sustainable Development
1283	CS	FORD		Policy SS2: Principles of sustainable development We broadly support the content of this policy and the 7 points listed. We would however advocate that the policy also includes a reference to development being considered favourably where it can be demonstrated that proposed development is consistent with the aim and objectives of policies within the CSDP.	This policy has been removed and it repeats the NPPF.	5. Spatial Strategy	Policy SS2: Principles of Sustainable Development

1436	Taylor Wimpey		Taylor Wimpey	<p>Policy SS2: Principles of Sustainable Development In respect of their land interests at Penshaw and land east of Seaham Road, Houghton le Spring, Taylor Wimpey generally welcomes the aims of the policy which seeks to promote principles of sustainable development. Taylor Wimpey, however, requests that greater flexibility is incorporated within the wide-ranging criteria presented to ensure that the cost of implementing sustainable development principles does not impact too onerously on the economic viability of certain sites, in accordance with paragraphs 96 and 173 of the NPPF. Taylor Wimpey therefore recommends the following revision: Proposals for development will be considered favourably where it can be demonstrated that they: 1. minimise the impact and mitigate the likely effects of climate change and support a reduction in flood risk from all sources; 2. are acceptable in terms of their impact upon local amenity for new or existing residents and businesses, adjoining premises and land uses; 3. must be are designed to a high standard, are accessible by all and create safe places; 4. aim to achieve higher levels of sustainable construction through incorporating the principles of low carbon development, where appropriate ; 5. make the best and most efficient use of available land; 6. have regard to and address any identified impacts of a proposal upon the environment; and 7. make best use of existing facilities and infrastructure, particularly in encouraging accessibility by walking, cycling and public transport, whilst making appropriate provision for new or additional infrastructure requirements , where justified</p> <p>☒ As currently drafted, the policy is considered to be overly prescriptive. The above revisions are required to ensure the policy amendments are applied where appropriate and justified and to align with comments relating to Policy CM8 (Sustainable design and construction).</p>	This policy has been removed as it repeats the NPPF.	5. Spatial Strategy	Policy SS2: Principles of Sustainable Development
1434			Story Homes Ltd		The Publication draft does not include this policy.	5. Spatial Strategy	Policy SS2: Principles of Sustainable Development
1425	Jennifer	Nye	Hellens Investments (Eppleton) LLP	<p>Policy SS2: Principles of sustainable development In respect of their land interests, Hellens generally welcomes the aims of the policy which seeks to promote principles of sustainable development. Hellens, however, requests that greater flexibility is incorporated within the wide-ranging criteria presented to ensure that the cost of implementing sustainable development principles does not impact too onerously on the economic viability of certain sites, in accordance with paragraph 96 of the NPPF. Hellens therefore recommends the following revision: Proposals for development will be considered favourably where it can be demonstrated that they: 1. minimise the impact and mitigate the likely effects of climate change and support a reduction in flood risk from all sources; 2. are acceptable in terms of their impact upon local amenity for new or existing residents and businesses, adjoining premises and land uses; 3. must be are designed to a high standard, are accessible by all and create safe places; 4. aim to achieve higher levels of sustainable construction through incorporating the principles of low carbon development, where appropriate ; 5. make the best and most efficient use of available land; 6. have regard to and address any identified impacts of a proposal upon the environment; and 7. make best use of existing facilities and infrastructure, particularly in encouraging accessibility by walking, cycling and public transport, whilst making appropriate provision for new or additional infrastructure requirements , where justified</p> <p>☒ As currently drafted, the policy is considered to be overly prescriptive. The above revisions are required to ensure the policy amendments are applied where appropriate and justified and to align with comments relating to Policy CM8 (Sustainable design and construction).</p>	This policy has been removed as it repeats the NPPF.	5. Spatial Strategy	Policy SS2: Principles of Sustainable Development

1428	Jennifer	Nye	Hellens Land Ltd	Policy SS2: Principles of sustainable development In respect of their land interests, Hellens generally welcomes the aims of the policy which seeks to promote principles of sustainable development. Hellens, however, requests that greater flexibility is incorporated within the wide-ranging criteria presented to ensure that the cost of implementing sustainable development principles does not impact too onerously on the economic viability of certain sites, in accordance with paragraph 96 of the NPPF. Hellens therefore recommends the following revision: Proposals for development will be considered favourably where it can be demonstrated that they: minimise the impact and mitigate the likely effects of climate change and support a reduction in flood risk from all sources; are acceptable in terms of their impact upon local amenity for new or existing residents and businesses, adjoining premises and land uses; must be are designed to a high standard, are accessible by all and create safe places; aim to achieve higher levels of sustainable construction through incorporating the principles of low carbon development, where appropriate ; make the best and most efficient use of available land; have regard to and address any identified impacts of a proposal upon the environment; and make best use of existing facilities and infrastructure, particularly in encouraging accessibility by walking, cycling and public transport, whilst making appropriate provision for new or additional infrastructure requirements , where justified ☐ As currently drafted, the policy is considered to be overly prescriptive. The above revisions are required to ensure the policy amendments are applied where appropriate and justified and to align with comments relating to Policy CM8 (Sustainable design and construction).	This policy has been removed as it repeats the NPPF.	5. Spatial Strategy	Policy SS2: Principles of Sustainable Development
1431	Jennifer	Nye	Hellens Group Ltd	Policy SS2: Principles of sustainable development In respect of their land interests, Hellens generally welcomes the aims of the policy which seeks to promote principles of sustainable development. Hellens, however, requests that greater flexibility is incorporated within the wide-ranging criteria presented to ensure that the cost of implementing sustainable development principles does not impact too onerously on the economic viability of certain sites, in accordance with paragraph 96 of the NPPF. Hellens therefore recommends the following revision: Proposals for development will be considered favourably where it can be demonstrated that they: minimise the impact and mitigate the likely effects of climate change and support a reduction in flood risk from all sources; are acceptable in terms of their impact upon local amenity for new or existing residents and businesses, adjoining premises and land uses; must be are designed to a high standard, are accessible by all and create safe places; aim to achieve higher levels of sustainable construction through incorporating the principles of low carbon development, where appropriate ; make the best and most efficient use of available land; have regard to and address any identified impacts of a proposal upon the environment; and make best use of existing facilities and infrastructure, particularly in encouraging accessibility by walking, cycling and public transport, whilst making appropriate provision for new or additional infrastructure requirements , where justified ☐ As currently drafted, the policy is considered to be overly prescriptive. The above revisions are required to ensure the policy amendments are applied where appropriate and justified and to align with comments relating to Policy CM8 (Sustainable design and construction).	This policy has been removed as it repeats the NPPF.	5. Spatial Strategy	Policy SS2: Principles of Sustainable Development
1223	Paul	Dixon	Highways England	Supports the policy	Support and comments noted.	5. Spatial Strategy	Policy SS2: Principles of Sustainable Development
23	Frank	Beardow		Student accommodation focused in city centre is good, but only if sufficient student numbers to justify. Need to work closely with the university. Need to fund Metro improvements - trains inadequate and need replacing. Need to improve London rail connections and routes via Newcastle. Sunderland station not good enough, no toilets. Road improvements - also need to address tailbacks and potholes from lorries at Ormonde St/Pallion Rd and Ormonde St/Kayll Rd junctions. Need to refurbish boarded up properties in Hastings Hill for first-time buyers housing When will Holmeside be demolished?	Comments noted. Rail and Metro matters are the responsibility of Nexus, not the Council.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth

29	Christopher	Parker		Objects to the development of new housing on greenfield sites. There are many brownfield sites available. Believes that new housing is only required as a result of the Council selling its own housing stock.	The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
47	Andrea	Siggins		No building on green field sites, not enough as it is Why is it acceptable to build on green belt land.	The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
127	Richard V	Bond		Green Belt 10.98 If exceptional circumstances are proven for green belt it should be on the least attractive part of it and West park is one of the most attractive parts of the Green Belt.	The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The council considers that there are exceptional circumstances which warrant an amendment to the Green Belt boundary. Details are set out within the councils Exceptional Circumstances paper.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
102	Pippa	Cheetham	O&H Properties Ltd	O&H have been promoting 2 sites, Former Groves Cranes site and land to the south-east of Newbottle. Background to the Groves Cranes site set out and planning history. Timescales for submission of outline planning application are set out. Land south- east of Newbottle -Description of site given. Recommend that Groves site is included as a strategic residential site allocation as the site is identified in the SCC UDP Alteration no 2 as a comprehensive residential -led development site. It is understood this site will be identified in the site allocations plan. However, omitting groves site as a strategic allocation means there is a policy vacuum. Note that the former Vaux site also identified in SCC UDP Alteration No.2 as a comprehensive development site and has been included in the CSDP as a strategic allocation. To omit Groves suggests inconsistency in policy making. As the reliance is on groves to deliver 700 dwellings we consider that this should be a strategic allocation in the CSDP. A lack of tangible policy continuity could prejudice the delivery of the site should there be a challenge during the application process. Look to secure a policy allocation in the CSDP on which the site allocations could rely upon A policy for the strategic housing site should be included in the emerging CSDP. As the site impacts positively on a strategic level the site should be acknowledged on a strategic level in the CSDP. Suggested wording put forward for inclusion in the CSDP. Land south east of Newbottle, Houghton-le-spring Would like confirmation as to why sites HO22 and HO26 were not considered any further in the green belt review. Would like these sites to be re-considered as were considered favourably in stage 1 and 2 and should have been considered further in stage 3 for selection as a HRS. A summary of the green belt review against O&H's green belt sites has been submitted in table format.	The Plan only allocates sites currently proposed to be removed from the Green Belt. It is the Council's intention to allocate sites in the existing urban area in the Allocations & Designations Plan. The Green Belt site to the southeast of Newbottle was discounted at Green Belt Review Stage 2 as performing strongly against Green Belt purpose.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth



117	Anthony	Ormond		Object to the whole strategy. Proposing to build nearly 14,000 new houses, many on green belt land despite population figures increasing back to 2001 levels and stabilising. No research which underpins the claim that 'every day families leave Sunderland partly as a result of housing choice both meeting their needs in the areas they want to live'. Proposals for incinerator, housing, industry will devastate the greenbelt and farm land, particularly around Washington. Increase pollution, devastate biodiversity and impact on quality of life The decline of Sunderland will be accelerated. Can't afford to provide public services for the current population, how will you pay for investment needed in new roads, schools, NHS, utilities, etc to service the growth in population. Plan is an act of environmental vandalism, based on flawed assumptions. Should be withdrawn and reviewed in the face of current facts, council's environmental policies and costs of additional infrastructure to support the plan.	Comments noted. The Plan is backed up by an extensive evidence base including official growth projections that justify the scale of growth being planned for, as well as the infrastructure required to support it (as set out in the accompanying Infrastructure Delivery Plan). It is too early at this stage to be able to realistically predict the potential impacts of "Brexit" on the City's growth projections, but this will be kept under review.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
77	Ray	Delaney		Policy SS3 - Support	Support noted.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
118	Anthony	Ormond		Object to the whole strategy. Proposing to build nearly 14,000 new houses, many on green belt land despite population figures increasing back to 2001 levels and stabilising. No research which underpins the claim that 'every day families leave Sunderland partly as a result of housing choice both meeting their needs in the areas they want to live'. Proposals for incinerator, housing, industry will devastate the greenbelt and farm land, particularly around Washington. Increase pollution, devastate biodiversity and impact on quality of life The decline of Sunderland will be accelerated. Can't afford to provide public services for the current population, how will you pay for investment needed in new roads, schools, NHS, utilities, etc to service the growth in population. Plan is an act of environmental vandalism, based on flawed assumptions. Should be withdrawn and reviewed in the face of current facts, council's environmental policies and costs of additional infrastructure to support the plan.	The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The Edge Demographics modelling report (2016) indicates that the council has suffered from significant levels of outmigration over a number of years, with an average net internal outmigration of over 1,000 people per annum over the period from 2001-2014. There are a wide range of reasons why people have chosen to leave the city. However, evidence from the household survey undertaken as part of the SHMA indicates that the main reasons why households planned to move out of Sunderland were to move to a better neighbourhood or more pleasant area, to be closer to work/new job, to move to a larger property and wanting to buy a new home. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall.. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The council has undertaken a number of assessments to determine the likely strategic infrastructure required as result of the Plan. These have informed the Infrastructure Delivery Plan, which details the essential infrastructure required. More localised infrastructure requirements will be determined at the planning application stage. Developers will be expected to contribute towards the necessary infrastructure required to make development acceptable.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
145	New Herrington Workmen's Club		New Herrington Workmen's Club and Institute	Policy SS3: Spatial delivery for growth Sets out support and agreement with points.	Support noted.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
160	Lawrence	Dimery		Strategic site allocation section 6. Consider the use of brownfield sites and remove all greenfield/greenbelt sites Preserve stock of countryside land for future generations Help retain quality of life for current residents. Consider two specific additional sites for residential development:- Former bog row school/Day care centre, Hetton-le-Hole Former Fox and Hounds pub, Hetton-le-Hole	Comments noted. The Core Strategy & Development Plan only allocates strategic development sites The Local Plans separate forthcoming Site Allocations and Designations Plan will allocate other sites for housing within the existing urban areas, informed by the council's Strategic Housing Land Availability Assessment (SHLAA).	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
152	Dominic	Smith	Esh Developments Ltd	Policy SS3: Spatial delivery for growth Supportive of thee approach.	Support noted.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth

200	Jennifer	Nye	Hellens Land Ltd	Lichfields have undertaken a critique of the Councils methodology for calculating its OAN on their behalf Consider that the real Objectively Assessed Housing Need for the city is circa 880 dwellings per annum Consider that the demographic starting point should be adjusted to address continued suppression in household formation and also to take account of the Mid-Year population estimates for 2015 and 2016 This would result in an adjusted baseline of 558 dwelling per annum, or 611 dwellings per annum if adjusted for a partial catch-up in Headship rates for 25-34 yr olds to 2008 projection levels It is not proposed to make any uplifts in response to market signals A final uplift to the baseline is proposed to support the Experian jobs growth figure of 317 jobs per annum, resulting in an OAN of 882 dwellings per annum (or 940 per annum if an adjustment is made for a partial return to Headship rates) Also suggest that an uplift for affordable housing should be considered.	The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
201	Jennifer	Nye	Hellens Group Ltd	Lichfields have undertaken a critique of the Councils methodology for calculating its OAN on their behalf Consider that the real Objectively Assessed Housing Need for the city is circa 880 dwellings per annum Consider that the demographic starting point should be adjusted to address continued suppression in household formation and also to take account of the Mid-Year population estimates for 2015 and 2016 This would result in an adjusted baseline of 558 dwelling per annum, or 611 dwellings per annum if adjusted for a partial catch-up in Headship rates for 25-34 yr olds to 2008 projection levels It is not proposed to make any uplifts in response to market signals A final uplift to the baseline is proposed to support the Experian jobs growth figure of 317 jobs per annum, resulting in an OAN of 882 dwellings per annum (or 940 per annum if an adjustment is made for a partial return to Headship rates) Also suggest that an uplift for affordable housing should be considered.	The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
675	James	Reid	Barratt David Wilson Homes	Objects to Policy SS3 Considers that the plan is currently unsound Feel that the uplift to the housing numbers under plans the importance of IAMP to the housing market The Council's baseline figure for its calculating its housing number (570) is lower than the Government's recently published baseline for Sunderland (593), so the baseline figure the Council uses should be uplifted The uplift for economic growth to the housing numbers is supported by the Government's recent consultation Council's requirement should be increased to take account of higher starting point and full 150ha IAMP site being built within plan period Sunderland have only accounted a third of the IAMP housing requirement and neighbouring authorities are not planning to meet theirs, therefore the full housing needs of IAMP are not being met In addition the ambition of reducing migration rates would not be met Scale of housing requirements should be increased to reflect the scale of economic growth proposed and enhanced importance of IAMP More housing development should be focussed in Washington to achieve co-location of housing/employment and reduce in/out commuting Consider that the housing requirement should be at least 872 dwellings per annum Support the identification of housing requirement as a minimum, however concerned that 189 dwellings surplus offers insufficient flexibility Recommend a 10% buffer Feel that expected delivery from SHLAA sites is overstated and this should be reduced by circa 1,800 dwellings A large proportion of this housing requirement should be met at Washington on Washington Meadows site.	The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The Green Belt Boundary Review has assessed this site and has determined that it is appropriate to amend the Green Belt boundary. The council has provided a buffer of approximately 10% above its housing requirement to ensure delivery. The council has designated this site as "safeguarded land" and consider it to be suitable to meet the longer term development needs beyond the plan period. The council do not consider it justified to allocate the site for residential development. The delivery of this site would require a comprehensive approach to ensure it is a sustainable location, this would require the delivery of significant infrastructure to connect the site within and beyond. The development would also require additional infrastructure such as a primary school and a local/neighbourhood centre.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
798	Julian	Borthwick		Strategic objectives unlikely to be met by the policies. The spatial strategy diagram shows that it is an A19 focused plan which will leave Sunderland as a city and settlement in long term and avoidable decline OAN figures used take no direction of travel from national policy Such a diversion needs further clarification Para 5.22, if the Council is accepting that out of town for offices was wrong, why is it proposing out of town for housing Reject proposals in Paragraph 5.27 - taking the housing load for the south east/south west to 80% This is neither well distributed or justified Simply urban sprawl Misses direction of travel for the NPPF to brownfield sites Council has failed to manage its relationship with Gentoo Inadequate pressure to deliver on cleared brownfield sites Considers Council's approach to brownfield register lacklustre with only 15 sites Consultation should be redone when revised OAN work and updated brownfield register have been completed The problems identified in Para 5.43 will not be addressed by the plan Policy SS4 is undermined by current site selections.	The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth

800	Claire	Boyle		Would like to see the research that indicates more housing is needed. Would like to know who did the research and specifically the type of housing that is required.	All the evidence for how much housing development is required and the housing types needed is set out in independent evidence base studies. Demographic Evidence (by Edge Analytics) and Strategic Housing Market Assessment (by Arc4). These were freely available for consideration during the consultation period at the drop-in events and in public libraries, and are also available to view on the council's website.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
537	Glyn James	Sheppard		Housing mix is disappointing, housing sites seem to be largely 'executive' 4+ bedroom properties in 'plum' locations. No mention of 2/3 bedroom houses for first-time buyers or small families (only one large development of 400 homes at Chester Rd/Chislehurst Rd seems to accommodate such units). Need to ensure city gets advantage of development of sites (costs, quality and adherence to promises). Look at innovative housing, cutting edge quality prefab units can reduce build times. New employment sites have to be high quality appearance and accessibility. Companies should abide by certain standards, lots of industrial areas overwhelmed by poor signage and discarded material. Genuine travellers should have proper sites for transit with amenities to suit their needs.	The Plan will ensure that an appropriate mix of housing is delivered to meet our community's needs. Policy H1 Housing Mix has been revised to set out more clearly what is required of residential developments in relation to housing mix and what the council seeks developments to provide where appropriate and justified. The Core Strategy & Development Plan only allocates strategic development sites. The Local Plans separate forthcoming Site Allocations and Designations Plan will allocate other sites for housing within the existing urban areas, which will include provision for a wider mix of properties. The SHMA Update (2017) identifies a need for more larger family homes within the city. The Plan seeks to meet the identified housing needs set out within the SHMA.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
541	Glyn James	Sheppard		Do as much as is financially possible to protect and enhance the environment, but don't erode green space and parks that are frequently used. Resist private/contractors taking on outdoor leisure areas. Green Belt erosion (Herrington/Springwell) - just a case of 'executive housing' getting 'plum' sites.	The CSDP has moved away from the term "executive homes" within the policy, due to interpretation and as such specifies "larger detached dwellings", which is considered easier to define. Requirements for "larger detached dwellings", rather than "Executive Homes" is also more in line with wider City Council aspirations and strategies. The Strategic Housing Market Assessment (SHMA) 2017 sets out the evidence with regards Sunderland's need for executive dwellings, now referred to as larger detached dwellings. The plan seeks to protect and enhance greenspace (open space). The policies in the plan will ensure that greenspaces which of a high value are protected from development, however the council has taken a flexible approach which will enable sites of low value to be considered as potential housing sites. The council has an up-to-date Greenspace Report which justifies which sites are considered to be high value and retained. The Allocations and Designations Plan will designate these sites, the SHLAA includes greenspaces which are considered to be surplus to requirement. The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
568	Avant Homes			Generally support policy approach, especially criterion 2. However, representations are raised on settlement boundaries, which are covered in detail in later comment.	Support and comments noted.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth

1098	John	Tumman	Sunderland Civic Society	Scale of development proposed is unproven, unrealistic and over ambitious. The housing requirement is based on a significant uplift to support economic growth, however the link between housing growth and economic growth is not straightforward as it depends on a lot of assumptions on where workers choose to live. The jobs market (particularly for large employers) tends to be sub-regional. People choose to live where they do for a range of factors. Questions the evidence that underpins assumption that people are choosing to live outside of the city due to lack of housing supply. If this was the case house prices could be expected to have increased, but they have not. The UDP sought to reverse population decline through economic growth and improving the city, but this was unsuccessful. The SHMA acknowledges that calculating an OAN requires certain judgements to be made, however the judgement that job-led house building may be achieved is questionable. The mid-year population estimates since 2011 have only shown a small increase in population, but these are often unreliable, so should be treated with caution. Initiatives to bring empty homes back into use and release houses currently occupied by students should marginally reduce demand for housebuilding. Concern over potential over allocation of housing land as builders will develop greenfield sites at the expense of brownfield inner urban areas making it more difficult to regenerate these sites, it will be difficult to control the location of development, and in the longer term there could be market collapse in older and inner areas. Suggest alternative OAN figure of a maximum 10,791.	The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The Council is timetabled to submit its Core Strategy and Development Plan for examination in late 2018. Under the transitional arrangements set out within the draft NPPF, the Plan will be examined against the existing NPPF and PPG, therefore it is not appropriate to use the Government's proposed standardised methodology. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1161		Unknown	Harworth Estates	Submission of potential housing site on Land West of Mallard Way and South of Redburn Row, Chilton Moor. Site represents a realistic alternative to the release of Green Belt or High Landscape Value sites currently proposed through the plan. Site is available and deliverable. The background to the site set out. A site description is given and the character of the surrounding area is set out. Housing land supply is set out and the fact that this site can contribute towards this. Current land use designations and the landscape character of the area are set out. The sites ecological, flood risk, surface water management and highways issues have been considered.	The site has been assessed through the SHLAA. Whilst it is recognised that this site is not in Green Belt, the cumulative environmental and sustainability impacts in relation in particular (but not exclusively) to the open countryside, green infrastructure, biodiversity, flood zones, adjacent protected wildlife sites, protected species and overall isolation from local facilities and services render this site unsuitable for development and contrary to policy.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1099	John	Tumman	Sunderland Civic Society	Objects to proposed residential development on land to the north of Burdon lane and the small linear site to the west. Do not believe that the scale of housing proposed is needed and therefore there is not requirement for these sites. The land can be retained as a Settlement Break.	The land North of Burdon Lane is required to develop the SSGA comprehensively, meet housing needs and assist in diversifying the housing stock. The small linear site to the west is the subject of a planning application by Bellway Homes and does not formerly form part of the SSGA. Both sites have been assessed through the Settlement break review, which concluded that the entire area could be removed from the settlement break.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1019	Durham County Council	Durham County Council	Durham County Council	It is noted that the CSDP seems to provide a different narrative to the assumptions modelled in the Sunderland's evidence base and clarity is sought from Sunderland on the commuting and migration assumptions incorporated as part of OAN and underpinning the policy approach. It is understood that for the purposes of the modelling, the commuting ratio is fixed at the 2011 Census Rate for the preferred option scenario for OAN in the CSDP. However, the evidence presented alongside the CSDP doesn't model a change to the specific migration relationship between Sunderland and the surrounding authorities. In the preferred scenario for OAN the source of the in migration is unspecified.	Comments noted. An uplift to the demographic baseline has been included in the OAN calculation to support economic growth. The extend of migration change to the demographic baseline required to support this economic growth is broadly aligned to SNPP-2014 SENS Reducing Mig scenario. Further details are provided in the Sunderland updating the demographic evidence paper (2016). The Council will continue to work with neighbouring authorities to understand any cross-boundary implications and will prepare a Statement of Common Ground.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1194	Adam	McVickers	Persimmon Homes	Generally support Policy SS3 with the exception of the housing requirement. Support the Council taking the positive step of reviewing and amending the Green Belt boundary. Support the continued identification of the SSGA.	Support noted.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1068	Carol	Dougherty		Oppose proposals in Washington area - amount of housing on Green Belt in relation in infrastructure, schools and (lack of) public transport. Locations at end of Stephenson Industrial Estate and Springwell Village - too congested, unable to sustain so many houses, roads cannot be widened. Renewable Energy Centre won't create many jobs, lots of unused land next to Vantec so cannot guarantee all the IAMP plots will be filled. Object to the Renewable Energy Centre (close to residents, schools and existing businesses) in respect of: Policy E17: Quality of Life and Amenity, Policy E18: Noise Sensitive Development, Policy E20: HSE Areas and Hazardous Substances, Policy CM2: Decentralised, renewable and low carbon energy, Policy CM3: Energy from Waste, Policy WM1: Waste Management Policy WM2: Waste Facilities.	Comments noted. Proposed site allocations have been informed by analysis of infrastructure capacity, including schools, as set out in the Infrastructure Delivery Plan and wider evidence base studies. The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1254	Les	Hall	Northumbrian Water Ltd	Propose an amendment to the Green Belt boundary to the South West of Springwell Village to reserve land for the future development of a Service Reservoir. Justification for safeguarding the land is set out. Description of the proposed works set out. Access to the site via a new access created from Mount Lane. Very special circumstances being put forward as part of a planning application.	The Council does not support Northumbrian Waters proposal for land safeguarding at Springwell. The Council considers that exceptional circumstances do not exist to justify deletion of Green Belt land and a Green Belt Boundary Review confirms that the land should remain in Green Belt.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth

976	George	Mansbridge	South Tyneside Council	We need to consider the impacts of IAMP and proposed Safeguarded Land on the purposes of the Green Belt and particularly with regards to separation distances between the built up areas of South Tyneside and Sunderland. South Tyneside's Strategic Land Review has indicated certain sites in the vicinity of the boundary with Sunderland may be amongst the more sustainable Green Belt sites. There therefore needs to be further cross-boundary discussions about whether or not these sites are taken forward for Green Belt release.	Comments noted.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
978	Kath	Lawless	Newcastle City Council	The draft CSDP has assumed key a strategic objective ~to reverse the trend of outward migration to surrounding authorities (paragraph 5.30), with the demographic scenario assuming in future zero net migration to all other local authorities from Sunderland. Newcastle City is a net recipient from Sunderland with the 10 year trend average of 150 additional (net) people moving to Newcastle upon Tyne, with total flows of around 400-600 people a year. We have previously considered the Sunderland potential growth options published in 2016 and requested that Sunderland City Council officers work with Newcastle City Council to clarify the assumed forecast impact of the growth options on the net migration flows between neighbouring cities. If Sunderland's Local Plan is to deliver housing and economic growth above the low or ~baseline option (medium or higher growth scenarios), consideration needs to be given to how the increased levels of population growth could be delivered, and what impact this would have on other areas. The cumulative impact of proposed changes in migration flows between Newcastle and Sunderland and other north east authorities needs to be considered. The CLG consultation includes an indicative housing need for Sunderland City of 593 dwellings per year 2016-26, and whilst this is still subject to consultation, it suggests a more modest housing need figure may be appropriate for Sunderland. We would like to have discussions to understand your approach to identifying local housing need, the implications for Gateshead and Newcastle's CSUCP and consider the cross boundary impacts on Newcastle. We would also like to explore the implications of the growth scenarios on growth in jobs within Newcastle upon Tyne and employment sector forecasts. Job growth of the scale associated with the proposed housing need is likely to include growth in job sectors and companies operating across the city market areas and given the inclusion of Newcastle within the Sunderland travel to work area further consideration of the implications of the Experian led growth options would be beneficial.	Comments noted. An uplift to the demographic baseline has been included in the OAN calculation to support economic growth. The extend of migration change to the demographic baseline required to support this economic growth is broadly aligned to SNPP-2014 SENS Reducing Mig scenario. Further details are provided in the Sunderland updating the demographic evidence paper (2016). The Council will continue to work with neighbouring authorities to understand any cross-boundary implications and will prepare a Statement of Common Ground.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
985	Laura	Kennedy	Northumbrian Water Ltd	We recognise that the CSDP provides for the delivery of at least 13,824 additional homes by 2033, including over 3,000 new dwellings in the South Sunderland Growth Area. We provide further comments below, but include at this point our support for part 5 of the policy, which relates to the delivery of strategic infrastructure to support development. Such infrastructure is likely to be an important consideration in the delivery of strategic sites and we therefore reiterate our comments relating to early engagement to align investment in infrastructure with housing delivery.	Support noted.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1167	Steve	Gawthorpe	Homes England	Believes that the SHMA baseline needs to be adjusted upwards in light of the baseline approach set out by the Government in its recent publication of the intended changes to the OAN calculation.	The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1015	Gillan	Gibson	CPRE Durham	CPRE objects to this proposed policy for the following reasons 1) exaggerated OAN we believe our argument is supported by the recently published government OAN figure for Sunderland. If we are correct, this in itself appears to remove any possible need for releasing any Green Belt sites for housing. 2) There is no detail of sites in the built up area that could be allocated for housing and the numbers of houses such sites are likely to be able to support. 3) OAN is not of itself an Exceptional Circumstance (paragraph 50). We also note that paragraph 47 of the NPPF requires sites to be specified. As we understand it, apart from the Vaux and South Sunderland sites, no sites in the urban core have been identified for housing as mentioned in paragraph 47. There is no reference in Policy SA3 to the type or mix of housing. All these sites plus any executive housing contained in the South Sunderland Strategic Site as mentioned above appear to provide an inordinate amount of executive housing. This should be included in the policy which should be justified.	The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The Council is timetabled to submit its Core Strategy and Development Plan for examination in late 2018. Under the transitional arrangements set out within the draft NPPF, the Plan will be examined against the existing NPPF and PPG, therefore it is not appropriate to use the Governments proposed standardised methodology. The council considers that there are exceptional circumstances which warrant an amendment to the Green Belt boundary. Details are set out within the councils Exceptional Circumstances paper.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth

1096	Kevin	O'Hara		<p>Whole plan is objectionable, very poor evidence - shown be withdrawn and republished with a more modest achievable approach consistent with the region, neighbours and the cities prospects. Latest growth and housing market figures for the northeast contradict the whole ethos of this core strategy. Should factor in cumulative impact of neighbours plans, defend and enhance the present. Evidence base flawed, based on out-dated figures and wishful thinking projections. Wrongly envisages a future of growth, whereas northeast has slowest growth in the UK. Proposals would, if implemented, inflict environmental damage and unsustainable development; increase CO2 emissions; fails to address ecological threats (biodiversity, farmland loss, flood risks, water pollution). Socially unsustainable, increase inequality and social exclusion; executive houses on the urban fringe, but prospects of ordinary people not made more secure; unsustainably local economy dependent on high risk retail and speculative housing construction. Neglects the town centre, Vaux site and Hendon areas where support for regeneration; development of greenfield sites rather than prioritising brownfield sites. Few beneficiaries other than large-scale development companies and contractors. Wrong priorities so little priority given to brownfield reclamation and refurbishment/reuse of empty properties. Manufacturing ignored in favour of retail development. Poor evidence, council not listening to public opposition. Growthism treadmill - proposed Green Belt developments will trigger more demand for facilities. CSDP never asks or answers the question of what next? Only so much land and resources. Plan should be addressing critical challenge of making better use of already developed land and the existing built-up area, not extend it. Abandon plans to build on Green Belt. Gains or real losses some losses can never be offset - no compensation for loss of wetland areas, wildlife species and corridors. Planning gain is not usually a 'win win' situation. Fallacious arguments for not building on brownfield sites - revenue and lack of political will. Other sites available (Vaux), make better use of 'un-green' spaces and empty properties. Green Belt Green Belt should be defended against all encroachment. Not acceptable to reduce to narrow stretches on all fringes of the city, contradicts desire to enhance quality of life by close proximity of green open spaces. Growth Areas object to 'growth areas' - protect greenfield sites and focus on empty property, building conversion and brownfield sites. Empty sites on business parks. Population growth aspirations contradicted by national statistics. Pressure on finite resources and overstretched infrastructure. Economic and Brexit uncertainties. Housing policies don't cater for aging population and single households who would prefer to live close to facilities in city centre, not on the edges. Student figures inflating population, but likely to decline. Dubious projection of enlarged population - false assumption/justification with same households counted twice with nearby councils. Habitats &amp; biodiversity lip service paid to ecological concerns - sustainable planning duty to provide 'homes' for non-human species. People want to live in places connected to nature, contributing to health and well-being. CSDP not tenable as breaks national and local commitments, will trigger a decline in biodiversity (eg. West Park ancient pasture, historic parkland and archaeological artefacts). Strategy threatens wildlife nodes and corridors - housing and traveller's sites. Little enforcement of paving of gardens badly reflects commitment to biodiversity. Developers promises to set aside land for wildlife just a ruse to get damaging developments through the planning system. Role of the Council unclear how CSDP emerged. No minutes taken at the various public meetings. Opposition to the plan evident by turnout at public meetings. Limited vision - main beneficiaries are developers and their shareholders, flagship retail and commercial developments. Prioritised dwellings won't be urban core social housing but so-called 'executive' properties for the minority, beyond the means of young first-time buyers. Net impact of proposed developments of Sunderland and all neighbouring councils has not been factored in - short-sighted and will aggravate ecological problems, carbon footprint and climatic stability.</p>	<p>The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The Council is timetabled to submit its Core Strategy and Development Plan for examination in late 2018. Under the transitional arrangements set out within the draft NPPF, the Plan will be examined against the existing NPPF and PPG, therefore it is not appropriate to use the Governments proposed standardised methodology. The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The Council has sought to ensure that consultation on the Core Strategy and Development Plan is as open as possible and have gone beyond the legal requirements to ensure that the consultation was fair, transparent, proportional, effective and inclusive. The Consultation was in accordance with the legal requirements prescribed by the Town and Country Planning Regulations 2012 and the Councils Statement of Community Involvement.</p>	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
975	George	Mansbridge	South Tyneside Council	<p>The DCLG Consultation on new methodology for OAN has a significant impact on the housing numbers for Sunderland If Sunderland consider the new Government OAN figures as workable will this impact more on one location of the City or will it be evenly distributed throughout? With South Tyneside being given a higher OAN than previously predicted is there a way in which we have a more coordinated approach to address the OAN across the two boroughs, where appropriate?</p>	<p>The Council is timetabled to submit its Core Strategy and Development Plan for examination in late 2018. Under the transitional arrangements set out within the draft NPPF, the Plan will be examined against the existing NPPF and PPG, therefore it is not appropriate to use the Governments proposed standardised methodology.</p>	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth

996	Anneliese	Hutchinson	Gateshead Council	<p>The level of housing provision set out in the CSDP is significantly above the baseline scenario of demographic growth, and it is evident from the SHMA that delivery of 768 dwelling per annum will require a considerable change to the migration flows currently affecting Sunderland. The increased level of housing provision set out in the CSDP will primarily affect migration between Sunderland and its neighbouring local authority areas. Gateshead Council supports the principle of delivering sustainable economic growth in Sunderland, but we are concerned that the CSDPs objective of reducing outward migration to neighbouring areas and may conflict with the emerging and adopted plans of Sunderland's neighbouring local authority areas. Analysis of the past five years migration data</p> <p>from ONS indicates that on average around 600 residents move each year from Gateshead to Sunderland, with around the same number moving from Sunderland to Gateshead. We are concerned that, if successfully implemented, Sunderland's aim of reversing the trend of outward migration to neighbouring areas will have the effect of reducing all out-migration from Sunderland, resulting in an adverse effect on population change in Gateshead. The indicative assessment of housing needs based on this approach, published by DCLG as part of the material supporting the consultation, indicates that Sunderland has a need for 593 dwellings per year over the period 2016 to 2026. Nonetheless the indicative housing need identified for Sunderland suggests that a more modest housing need figure may be appropriate for Sunderland, unless the City Council can reach agreement with its neighbouring authorities on the cross-boundary implications of the CSDP for housing needs in this part of the region. We are keen to work with Sunderland City Council to understand the potential cross-boundary implications of Sunderland's housing needs. The housing requirement set out in the draft CSDP is heavily reliant upon reducing past trends of out-migration from Sunderland to its neighbouring areas. We are concerned that the plan has not yet fully considered the cross-boundary implications of this approach within the context of the adopted and emerging Local Plan documents of Sunderland's neighbouring local authority areas. A lower housing requirement would appear to reduce the need to consider the potential of sites currently in the Green Belt to accommodate residential development. We therefore question whether Sunderland City Council can adequately demonstrate that exceptional circumstances.</p>	<p>Comments noted. An uplift to the demographic baseline has been included in the OAN calculation to support economic growth. The extend of migration change to the demographic baseline required to support this economic growth is broadly aligned to SNPP-2014 SENS Reducing Mig scenario. Further details are provided in the Sunderland updating the demographic evidence paper (2016). The Council will continue to work with neighbouring authorities to understand any cross-boundary implications and will prepare a Statement of Common Ground.</p>	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1012	Gillan	Gibson	CPRE Durham	<p>Should give reason to question the numbers given by the council. While Nissan may well be a factor which could create an uplift in the numbers, Nissan has been well established in the city for years and it is unlikely that it will at this stage have such an effect. This appears to have been acknowledged in the Impact Study on housing for the International Advanced Manufacturing Park prepared by Arup. The governments figure for Sunderland is more in line with the figure considered reasonable by CPRE. As a result, we must challenge the OAN calculated by the Council. We acknowledge that a Local Development Plan does not go into huge detail on every subject, but we do represent that the Council should give some idea as to where within the existing communities such development will go.</p>	<p>The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018.</p>	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth

1082	Paul	Skinner		<p>Consultation Inadequate in many ways - booklet arrived late after most convenient event. Maps too detailed to give a clear overview of the proposed plans, amalgamated from more than one document, documents so detailed for short consultation period. No map or document giving clear picture of greenfield sites as distinct from brownfield sites. Fawcett Street - documents 'hidden' away on 1st floor. Appendices of flood risk report were blank (reportedly as so extensive). The Plan Should focus less on growth and plan to consolidate, maintain and improve existing inadequate infrastructure. Consider real needs of residents, preferring bungalows to multi-storey units and affordable housing than executive developments, rather than exploiting green fields for construction company's ambitions. Seaburn Want to attract holidaymakers to seafront, but fail to provide basic toilets and public transport (buses), difficult access to beach and removal of rocks on the beaches to create 'soft' natural seas defences risks the integrity of the sea wall - many improvements more concerned with aesthetics and gimmicky initiatives than practicalities and necessities. Cyclists provision is ill-considered - cheapness over safety. Inconsistency of bus stops and cycleway markings, compromises safety for cyclists and pedestrians. Roads Bus services situation, road narrowing initiatives resulted in traffic coming to a standstill, traffic crawling along the seafront resulting in congestion - reconsider 'traffic calming' schemes, and fountain roundabout precludes visibility to drivers and pedestrians. Introduce a gyratory system for bus services around the city centre, eliminating satellite bus station. Traffic light timing problems at several road junctions lead to long tailbacks - need reviewing. Housing Just 17 of some 134 brownfield sites registered so far, huge scope for regeneration rather than despoiling greenfield sites, disputing claim that there are 'exceptional circumstances' that require losing Green Belt land. Term 'safeguarded land' seems disingenuous describing land to be removed from the Green Belt at a later date without further consultation - Endangered Land. Buildings permitted at Seaburn and Bonners Field are out of proportion for their locations. Overwhelming public opposition to Siglion development - incomprehensible it would enhance the environment to build housing and consider removing more Green Belt land in the vicinity. Core Strategy's values to protect nature, open spaces, coast and countryside be respected in planning decisions and buildings should be proportionate to and not dominate (for impact) their locations. Regenerate our city through the brownfield, protecting and enhancing the city's natural environment. 1 and 2-storey houses in more appropriate places rather than 5-storey apartments on the seafront. Raise the affordable housing quota to 50% (not just 15%) if serious about it. Require construction companies to publish their financial viability assessments, open to public view.</p>	<p>The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The Council is timetabled to submit its Core Strategy and Development Plan for examination in late 2018. Under the transitional arrangements set out within the draft NPPF, the Plan will be examined against the existing NPPF and PPG, therefore it is not appropriate to use the Governments proposed standardised methodology. The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The Council has sought to ensure that consultation on the Core Strategy and Development Plan is as open as possible and have gone beyond the legal requirements to ensure that the consultation was fair, transparent, proportional, effective and inclusive. The Consultation was in accordance with the legal requirements prescribed by the Town and Country Planning Regulations 2012 and the Councils Statement of Community Involvement.</p>	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1046	A	Colling		<p>Believes that brownfield sites should be developed before Green Belt</p>	<p>The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites.</p>	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1050	Denise	Cranston		<p>Believes that there is sufficient brown field available to meet the City's housing need and suggests some sites for development</p>	<p>The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites.</p>	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1017	Denis	Harley	Dennis Harley Developments	<p>Notes the NPPF circumstances for reviewing Green Belt boundaries. Considers that 0.2 hectares of land to the rear of Warren Lea, in the control of Dennis Harley Developments Ltd, should be identified for deletion from the Green Belt.</p>	<p>The council has prepared a Green Belt Boundary Review which justifies the new proposed boundary.</p>	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth



1051		Ms. Taylor & Ms. McClelland		Submission of 2 sites on behalf of landowners Ms. Taylor and Ms. McClelland. Site A: south of Colliery Row, east of Chilton Moor and B1284 - 104 units. A housebuilder is on board. Site B: south-west of Houghton-le-Spring (south of Hutton Close), east of Rainton Burn - 59 units in 2 phases, 32 affordable units (a registered social provider is on board) and 27 self-build units. Contest that there are reasonable alternative sites available not in the Green Belt which could be developed to meet housing need prior to release of Green Belt, and thus exceptional circumstances for de-allocation do not exist. Consider that the Green Belt Review criteria doesn't take into account the 5 functions of the previous UDP not proposed policy E11 re. Preserving the setting and special character of Springwell Village. For Green Belt land it is not sufficient to apply the usual NPPF para.14 'planning balance' between objectively assessed need and the adverse impacts of doing so - not if there is clear evidence of an under-provision of housing or employment land. Both sites are available and viable, being promoted by landowners with housebuilders on board. Site A has not been considered in previous SHLAAs, while Site B was but not deemed suitable due to flooding and access issues and settlement break protection. Inaccurate that Site B is not achievable due to low-mid market values of the area - 4 self-build plots already conditionally purchased subject to planning permission. While the settlement break gap will be reduced there is an opportunity to enhance the remaining land through sensitive landscaping. Consider sites A and B would not undermine the function of the settlement break, and more reasonable than the Green Belt.	Settlement Breaks have been protected in Sunderland since the 1960s and follow 3 key purposes: to keep communities physically distinct; to aid urban regeneration, and to retain green infrastructure corridors. The Settlement Break Review has enabled critical analysis to take place and to create a new strong and defensible Settlement Break boundary that will endure over the plan period. Around 35% of the existing Settlement Break is to be removed as a result of this review, safeguarding the remaining land parcels and also including new land parcels to the Settlement Break area.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1066			Town End Farm Partnership	The policy should be amended so that IAMP can be delivered outside of a DCO route Policy needs to be more flexible in case IAMP is not delivered so the land can be brought forward for general industrial use The policy needs to be updated to reflect removal of safeguarded land in the AAP The evidence base for the IAMP, safeguarded residential land to the west of IAMP and infrastructure strategy has not been properly considered the growth scenarios proposed are too optimistic The proposed policy wording includes the IAMP, but reasonable alternatives have not been considered.	The IAMP AAP is adopted and includes a monitoring framework which established when the AAP will be reviewed if it is not delivering as expected.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1081	Ingelise	McNulty		Housing - real up to date information points to growth in population no as high as predicted, growth in North East shows slowest growth in the country. Look at population growth figures again and adjust the plan for further housing needs. Jobs - well paid jobs hard to find in Sunderland. Need proof of where all these new jobs area or will be created - provide names of companies and numbers expected to employ. Need concrete evidence, not saying lots of new jobs are coming to Sunderland. City centre - a disgrace, if want to attract more executives to live here the town centre needs to be improved. Shopping is poor, Sunderland can hardly be considered to be a vibrant city.	The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1145	John	Seager	Siglion	Support the inclusion of Hendon as an area for housing renewal.	Support noted.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1163	Clare	Rawcliffe		The housing numbers proposed are inconsistent with those recently released by DCLG (593 per annum) This lower number means that there is no longer a shortfall of housing sites and no justification for Green Belt release.	The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The Council is timetabled to submit its Core Strategy and Development Plan for examination in late 2018. Under the transitional arrangements set out within the draft NPPF, the Plan will be examined against the existing NPPF and PPG, therefore it is not appropriate to use the Governments proposed standardised methodology.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1247			Peel Investments (North) Ltd	Support the Council's aspirations to support economic growth.	Support noted.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1180	Paul	Dixon	Highways England	Believes that there is a discrepancy in the numbers proposed and that works will be required on the SRN for sites to come forward Proposed mitigation works will have to be modelled.	Comments noted. The transport modelling in support of the CSDP and Infrastructure Delivery Plan has been reviewed and update. The Council would welcome Highways England views.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth

1437	Taylor Wimpey		<p>Taylor Wimpey</p> <p>Policy SS3: Spatial Delivery for Growth At draft Policy SS3, the Council identifies, at sub point 2, the amount of additional new homes required within the plan period. We are supportive of the Councils approach to identifying an objectively assessed need (OAN) and subsequent housing requirement based on an economic-led future scenario in Sunderland. This is aligned to the wider economic objectives for Sunderland to create over 10,000 new jobs across the City over the plan period. This is supported by the Economic Strategy in Sunderland and the economic opportunities which will be delivered through the International Advanced Manufacturing Park (IAMP) which straddles land in Sunderland and South Tyneside. The OAN identified which is then taken to be the housing requirement for Sunderland, support identified local housing needs. The 768dpa housing requirement on average over the plan period is set out within the evidence as aligning with the post EU economic forecasts from Experian which would support 317 jobs growth per annum. This is significantly higher than the housing required to demographic-led needs in Sunderland, which supports the economic strategy underpinning the local plan period. Some additional points of clarity in the evidence base would help to robustly support the housing requirement identified. Further explanation would be beneficial in the SHMA Update (2017) or the Demographic evidence paper as to why there is a difference between the jobs growth identified by Experian, which equates to c. 5,700 over the plan period and the 10,337 new jobs underpinning the Core Strategy and Development Plan Document. In order to ensure the housing and economic ambitions for Sunderland are aligned additional clarity should be provided particularly in respect of ~work-place based employment which is referenced in the SHMA Update (2017) as underpinning the economic-led future scenarios. A review of the SHMA Update (2017) and Edge Analytics demographic evidence paper, highlights a range of sensitivities have been applied to the future scenarios considered in respect of; economic activity, commuting and unemployment. The sensitivities all have the effect of reducing the dwellings required to support the identified future jobs growth of +317 jobs per annum. Based on an OAN by Lichfields (attached), c.880 dpa would be required across the plan period to support the 317 jobs per annum. This is based on: Commuting remaining at current levels (based on Cambridge Econometrics jobs data for 2016); Unemployment falling to pre-recession levels by 2021 and then remaining constant; Future economic activity rates following the national projected rates rebased to the local position in Sunderland; and Applying a vacancy and second home rate of 2.8%. The Edge Analytics demographic evidence paper applies additional adjustments in respect of future economic activity which increase future rates for females and hence increase the number of new jobs in the future being taken by current residents. It is difficult to predict future economic activity rates. However, the OBR are the only national projections for future economic activity and have been endorsed by a number of Inspectors as a reasonable view of future rates. Adjusting rates beyond the adjustments made by OBR could be considered to be a policy-on adjustment which should not be considered when identifying an OAN, but if desired a policy-on adjustment when identifying the housing requirement from the identified OAN. If increases in future economic activity are not achieved, there is a risk that the level of housing being planned for will be unable to support the economic drivers in Sunderland, which is the basis upon which the Core Strategy and Development Plan is based. Overall, whilst we broadly support the housing requirement identified in the Core Strategy Development Plan document, which will help support the future economic ambitions of Sunderland and ~significantly boost the supply of housing across Sunderland. , we consider that this figure is not sufficient to meet the Lichfields identified housing requirements and this should be increased to 880 per annum as set out within our Headroom analysis The 880 dwellings per annum will generate a need for additional land which should be identified within the CSDP. The level of Green Belt release combined with the sites identified for delivery in the SHLAA just currently meets the Sunderland identified requirements and would fall short by some margin of our revised 880 dpa OAN (15,840 over CSDP period compared 13,824 over the CSDP period). Even if our OAN of 880 dpa, is not accepted by the Council, it is clear that a buffer should be factored in to take into account potential under delivery and slippage. We consider that a reasonable buffer would be 10% in addition to the 20% factored into the 5 Year Housing Land Supply calculations for persistent under delivery. This would help to ensure that Sunderland delivers on their strategic challenges set out in Section 3 of the CSDP. The Housing White Paper (Fixing our broken housing market) which outlines a new requirement for Authority Monitoring Reports to monitor housing delivery. In this context, we request that the Council includes mechanisms within the CSDP to respond where needed. Examples of such mechanisms are detailed in Taylor Wimpeys responses to draft Policy E12 and E13. Draft Policy SS3 contains a number of additional sub points which are also covered by separate policies. Taylor Wimpey respectfully requests that the Council refers to its comments to each of the relevant draft polices.</p>	<p>The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates.</p>	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
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1435			Story Homes Ltd	Policy SS3 require additional points of clarity in the evidence base to support the housing requirement identified as to why there is a difference between the jobs identified by Experian (5,700) and the 10,377 jobs underpinning the CSDP. Particularly in respect of work-place based employment. The range of sensitivities all have the effect of reducing the dwellings required to support the future jobs growth. The OAN by Litchfield, state that 880dpa required to support the 317 jobs per annum. If 880pda is not accepted by the council consider a buffer should be factored in for under delivery and slippage (10% for buffer in addition to the 20% for persistent under delivery). Council include mechanisms within the CSDP to respond to the white paper requirements of monitoring housing delivery.	The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1284	C S	FORD		Policy SS3: Spatial delivery for growth Fully support the spatial approach to development. However do not support section 4 of the policy as currently phrased and consider this runs contrary to, other aspects of the CSPD. Do not consider the policy to be sound regarding its reference to the open countryside, greenbelt and settlement breaks effectively being protected from all development. Other policies and the NPPF make specific provision for certain types of appropriate development within all 3 of these areas. The policy should refer to protection being afforded to these areas from inappropriate development. (Section 4 to be reworded to refer to protection being afforded against inappropriate development).	The CSDP policy on open countryside clearly defines a boundary in accordance with the NPPF. Settlement Breaks have been protected in Sunderland since the 1960s and follow 3 key purposes: to keep communities physically distinct; to aid urban regeneration, and to retain green infrastructure corridors. The Settlement Break Review has enabled critical analysis to take place and to create a new strong and defensible Settlement Break boundary that will endure over the plan period. Around 35% of the existing Settlement Break is to be removed as a result of this review, safeguarding the remaining land parcels and also including new land parcels to the Settlement Break area. The Plan continues to designate settlement breaks.	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth

1429	Jennifer	Nye	Hellens Land Ltd	<p>Policy SS3: Spatial delivery for growth We are supportive of the Councils approach to identifying an objectively assessed need (OAN) and subsequent housing requirement based on an economic-led future scenario in Sunderland. This is aligned to the wider economic objectives for Sunderland to create over 10,000 new jobs across the City over the plan period. This is supported by the Economic Strategy in Sunderland and the economic opportunities which will be delivered through the International Advanced Manufacturing Park (IAMP) which straddles land in Sunderland and South Tyneside. The OAN identified which is then taken to be the housing requirement for Sunderland, support identified local housing needs. The 768dpa housing requirement on average over the plan period is set out within the evidence as aligning with the post EU economic forecasts from Experian which would support 317 jobs growth per annum. This is significantly higher than the housing required to demographic-led needs in Sunderland, which supports the economic strategy underpinning the local plan period. Some additional points of clarity in the evidence base would help to robustly support the housing requirement identified. Further explanation would be beneficial in the SHMA Update (2017) or the Demographic evidence paper as to why there is a difference between the jobs growth identified by Experian, which equates to c. 5,700 over the plan period and the 10,337 new jobs underpinning the Core Strategy and Development Plan Document. In order to ensure the housing and economic ambitions for Sunderland are aligned additional clarity should be provided particularly in respect of ~work-place based employment which is referenced in the SHMA Update (2017) as underpinning the economic-led future scenarios. A review of the SHMA Update (2017) and Edge Analytics demographic evidence paper, highlights a range of sensitivities have been applied to the future scenarios considered in respect of; economic activity, commuting and unemployment. The sensitivities all have the effect of reducing the dwellings required to support the identified future jobs growth of +317 jobs per annum. Based on an OAN by Lichfields, c.880 dpa would be required across the plan period to support the 317 jobs per annum. This is based on: Commuting remaining at current levels (based on Cambridge Econometrics jobs data for 2016); Unemployment falling to pre-recession levels by 2021 and then remaining constant; Future economic activity rates following the national projected rates rebased to the local position in Sunderland; and Applying a vacancy and second home rate of 2.8%. The Edge Analytics demographic evidence paper applies additional adjustments in respect of future economic activity which increase future rates for females and hence increase the number of new jobs in the future being taken by current residents. It is difficult to predict future economic activity rates. However, the OBR are the only national projections for future economic activity and have been endorsed by a number of Inspectors as a reasonable view of future rates. Adjusting rates beyond the adjustments made by OBR could be considered to be a policy-on adjustment which should not be considered when identifying an OAN, but if desired a policy-on adjustment when identifying the housing requirement from the identified OAN. If increases in future economic activity are not achieved, there is a risk that the level of housing being planned for will be unable to support the economic drivers in Sunderland, which is the basis upon which the Core Strategy and Development Plan is based. Overall we support the housing requirement identified in the Core Strategy Development Plan document, which will help support the future economic ambitions of Sunderland and ~significantly boost the supply of housing across Sunderland.</p>	<p>The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates.</p>	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
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1426	Jennifer	Nye	Hellens Investments (Eppleton) LLP	<p>Policy SS3: Spatial delivery for growth We are supportive of the Councils approach to identifying an objectively assessed need (OAN) and subsequent housing requirement based on an economic-led future scenario in Sunderland. This is aligned to the wider economic objectives for Sunderland to create over 10,000 new jobs across the City over the plan period. This is supported by the Economic Strategy in Sunderland and the economic opportunities which will be delivered through the International Advanced Manufacturing Park (IAMP) which straddles land in Sunderland and South Tyneside. The OAN identified which is then taken to be the housing requirement for Sunderland, support identified local housing needs. The 768dpa housing requirement on average over the plan period is set out within the evidence as aligning with the post EU economic forecasts from Experian which would support 317 jobs growth per annum. This is significantly higher than the housing required to demographic-led needs in Sunderland, which supports the economic strategy underpinning the local plan period. Some additional points of clarity in the evidence base would help to robustly support the housing requirement identified. Further explanation would be beneficial in the SHMA Update (2017) or the Demographic evidence paper as to why there is a difference between the jobs growth identified by Experian, which equates to c. 5,700 over the plan period and the 10,337 new jobs underpinning the Core Strategy and Development Plan Document. In order to ensure the housing and economic ambitions for Sunderland are aligned additional clarity should be provided particularly in respect of ~work-place based employment which is referenced in the SHMA Update (2017) as underpinning the economic-led future scenarios. A review of the SHMA Update (2017) and Edge Analytics demographic evidence paper, highlights a range of sensitivities have been applied to the future scenarios considered in respect of; economic activity, commuting and unemployment. The sensitivities all have the effect of reducing the dwellings required to support the identified future jobs growth of +317 jobs per annum. Based on an OAN by Lichfields, c.880 dpa would be required across the plan period to support the 317 jobs per annum. This is based on: Commuting remaining at current levels (based on Cambridge Econometrics jobs data for 2016); Unemployment falling to pre-recession levels by 2021 and then remaining constant; Future economic activity rates following the national projected rates rebased to the local position in Sunderland; and Applying a vacancy and second home rate of 2.8%. The Edge Analytics demographic evidence paper applies additional adjustments in respect of future economic activity which increase future rates for females and hence increase the number of new jobs in the future being taken by current residents. It is difficult to predict future economic activity rates. However, the OBR are the only national projections for future economic activity and have been endorsed by a number of Inspectors as a reasonable view of future rates. Adjusting rates beyond the adjustments made by OBR could be considered to be a policy-on adjustment which should not be considered when identifying an OAN, but if desired a policy-on adjustment when identifying the housing requirement from the identified OAN. If increases in future economic activity are not achieved, there is a risk that the level of housing being planned for will be unable to support the economic drivers in Sunderland, which is the basis upon which the Core Strategy and Development Plan is based. Overall we support the housing requirement identified in the Core Strategy Development Plan document, which will help support the future economic ambitions of Sunderland and ~significantly boost the supply of housing across Sunderland.</p>	<p>The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates.</p>	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
1245	Jennifer	Nye	Hellens Group Ltd	<p>Lichfields have undertaken a critique of the Councils methodology for calculating its OAN on their behalf Consider that the real Objectively Assessed Housing Need for the city is circa 880 dwellings per annum Consider that the demographic starting point should be adjusted to address continued suppression in household formation and also to take account of the Mid-Year population estimates for 2015 and 2016 This would result in an adjusted baseline of 558 dwelling per annum, or 611 dwellings per annum if adjusted for a partial catch-up in Headship rates for 25-34 yr olds to 2008 projection levels It is not proposed to make any uplifts in response to market signals A final uplift to the baseline is proposed to support the Experian jobs growth figure of 317 jobs per annum, resulting in an OAN of 882 dwellings per annum (or 940 per annum if an adjustment is made for a partial return to Headship rates) Also suggest that an uplift for affordable housing should be considered.</p>	<p>The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates.</p>	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth

1432	Jennifer	Nye	Hellens Group Ltd	<p>Policy SS3: Spatial delivery for growth We are supportive of the Councils approach to identifying an objectively assessed need (OAN) and subsequent housing requirement based on an economic-led future scenario in Sunderland. This is aligned to the wider economic objectives for Sunderland to create over 10,000 new jobs across the City over the plan period. This is supported by the Economic Strategy in Sunderland and the economic opportunities which will be delivered through the International Advanced Manufacturing Park (IAMP) which straddles land in Sunderland and South Tyneside. The OAN identified which is then taken to be the housing requirement for Sunderland, support identified local housing needs. The 768dpa housing requirement on average over the plan period is set out within the evidence as aligning with the post EU economic forecasts from Experian which would support 317 jobs growth per annum. This is significantly higher than the housing required to demographic-led needs in Sunderland, which supports the economic strategy underpinning the local plan period. Some additional points of clarity in the evidence base would help to robustly support the housing requirement identified. Further explanation would be beneficial in the SHMA Update (2017) or the Demographic evidence paper as to why there is a difference between the jobs growth identified by Experian, which equates to c. 5,700 over the plan period and the 10,337 new jobs underpinning the Core Strategy and Development Plan Document. In order to ensure the housing and economic ambitions for Sunderland are aligned additional clarity should be provided particularly in respect of ~work-place based employment which is referenced in the SHMA Update (2017) as underpinning the economic-led future scenarios. A review of the SHMA Update (2017) and Edge Analytics demographic evidence paper, highlights a range of sensitivities have been applied to the future scenarios considered in respect of; economic activity, commuting and unemployment. The sensitivities all have the effect of reducing the dwellings required to support the identified future jobs growth of +317 jobs per annum. Based on an OAN by Lichfields, c.880 dpa would be required across the plan period to support the 317 jobs per annum. This is based on: Commuting remaining at current levels (based on Cambridge Econometrics jobs data for 2016); Unemployment falling to pre-recession levels by 2021 and then remaining constant; Future economic activity rates following the national projected rates rebased to the local position in Sunderland; and Applying a vacancy and second home rate of 2.8%. The Edge Analytics demographic evidence paper applies additional adjustments in respect of future economic activity which increase future rates for females and hence increase the number of new jobs in the future being taken by current residents. It is difficult to predict future economic activity rates. However, the OBR are the only national projections for future economic activity and have been endorsed by a number of Inspectors as a reasonable view of future rates. Adjusting rates beyond the adjustments made by OBR could be considered to be a policy-on adjustment which should not be considered when identifying an OAN, but if desired a policy-on adjustment when identifying the housing requirement from the identified OAN. If increases in future economic activity are not achieved, there is a risk that the level of housing being planned for will be unable to support the economic drivers in Sunderland, which is the basis upon which the Core Strategy and Development Plan is based. Overall we support the housing requirement identified in the Core Strategy Development Plan document, which will help support the future economic ambitions of Sunderland and ~significantly boost the supply of housing across Sunderland.</p>	<p>The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates.</p>	5. Spatial Strategy	Policy SS3: Spatial Delivery for Growth
62	Jennifer	Morrison	Newcastle City Council	<p>Page 45 - Minster Quarter Reference should be made to early medieval village of Bishopwearmouth and archaeological work required in advance of new build development.</p>	<p>Comments noted. The Council do not consider it necessary to amend the supporting text as this would be covered by other policies in the Plan.</p>	5. Spatial Strategy	Policy SS4: Urban Core Policy
540	Glyn James	Sheppard		<p>City centre not good, shuts down 4/5pm and not easy to find nice independent eateries after these times. Needs to be easy to get to and an attractive place to be a pedestrian with interesting vistas if city centre is to be a focal point. But don't focus just on city centre, local shops and facilities also needed in every housing development.</p>	<p>The Urban Core Policy has been updated to prioritise housing development in the Urban Core and to seek to attract investment to create a vibrant centre.</p>	5. Spatial Strategy	Policy SS4: Urban Core Policy
1224				<p>Support the policy</p>	<p>Support noted.</p>	5. Spatial Strategy	Policy SS4: Urban Core Policy

1100	John	Tumman	Sunderland Civic Society	Consider that there are insufficient opportunities within the Primary Shopping Area to be able to accommodate the retail need. Believe that the Holmeside site only has limited potential due to its configuration and difficulty in land assembly. Bridge House could be attractive for retail development but is isolated from the retail core and has very low footfall. BHS has now been reoccupied and is not available. The former Crowtree Leisure Centre has a planning permission in place for retail development, but this does not fully exploit the opportunities of this prime site. The remainder of the site is to all intents and purposes backland. Sites on the east side of Crowtree Road offer potential for retail development, but are small in size. Feel that a single large scale retail site is required, rather than smaller fragmented sites. Policy SS4 should be amended to extend the area within which new development will be favourably considered to recognise the potential need for edge-of centre development with good linkages to the City Centre.	Comments noted. The Council do not consider it necessary to amend the supporting text as This would be covered by other policies in the Plan.	5. Spatial Strategy	Policy SS4: Urban Core Policy
1086	Suzanne	Todd	University of Sunderland	Broadly supportive of point 6. However this could be improved if reference is also made to providing good quality student housing accommodation. Support the principle of point 11. Whilst none of the University's land holdings fall inside these Areas of Change, they do have land located adjacent to these and are supportive of this proposed transformation and improvements it will deliver in the Urban Core.	Comments noted. Policy H3 supports the development of student accommodation within the Urban Core. It is not considered necessary to repeat this within Policy SP2.	5. Spatial Strategy	Policy SS4: Urban Core Policy
1039	Alan Douglas	Warren		City centre needs a total overhaul - Joplings, Vaux site and empty derelict shops. Insulting parking charges. Civic Centre should be demolished and site used for regeneration and housing.	Comment notes. The plan seems to prioritise the Urban Core and revitalise the centre.	5. Spatial Strategy	Policy SS4: Urban Core Policy
1040	Alison	Warren		City centre needs a total overhaul - Joplings, Vaux site, empty derelict shops. Insulting parking charges. Civic Centre should be demolished and site used for regeneration and housing.	Comment notes. The plan seems to prioritise the Urban Core and revitalise the centre.	5. Spatial Strategy	Policy SS4: Urban Core Policy
1156	Christopher Robert	Nairns		Concerns with the condition of the city centre.	Comments noted.	5. Spatial Strategy	Policy SS4: Urban Core Policy
1021	David	Caslaw		Concerns over: appearance and design of existing railway station. Issues over the station name. The run down appearance of the City. Enhance landmarks not neglect them. Maintenance not being undertaken. Modern and trendy street furniture in places where traditional should be. Preserve historic street furniture.	Comments noted.	5. Spatial Strategy	Policy SS4: Urban Core Policy
1042	A	Colling		Believes that development should take place in the City Centre to protect jobs	Comment noted. The Plan seeks to support job growth and residential uses within the city centre and wider Urban Core.	5. Spatial Strategy	Policy SS4: Urban Core Policy
1184	Malcolm G	Holmes	ABP Property Consultants	Re. Sheepfolds/Stadium Village proposals - businesses were lost due to no suitable premises in Sunderland. Does not consider economic impact on existing business and the general area is taken sufficiently into account in this scheme without having an agreed committed relocation policy in place with Council assistance (by CPO/negotiation), especially for smaller businesses. Leading to a decline in the situation in the meantime.	Comment noted. The Plan identifies Stadium Village as an Area of Change. The Site Allocations and Designations Plan will allocate the land to deliver this policy. Outwith the Plan, the Council will work with affected parties and seek to provide alternative accommodation within the city, where possible.	5. Spatial Strategy	Policy SS4: Urban Core Policy
1091	Richard	Bradley	Sunderland Green Party	Need for city centre revitalisation recognised, but fails to promote local crafts/products " policy should encourage and facilitate entrepreneurship and variety in city centre.	Comments noted.	5. Spatial Strategy	Policy SS4: Urban Core Policy
1134	John	Seager	Siglion	Supportive of the general extent of Policy SS4 and its aim to be the focus for leisure and residential activity, however there should be a stronger focus on ensuring a high quality residential offer in this area. This would highlight the opportunities with the Vaux site. Inclusion of the Farringdon Row site and its wider surroundings as an Area of Change should be considered. Support the encouragement of a variety of uses to support the vitality of the city centre, particularly after hours. This accords with client's proposals for Numbers Garth. Generally support the vision for Sunnyside, however feel that the SHLAA Assessment is too low and that their site is capable accommodating more than 80 units due to its sustainable city centre location.	Support and comments noted. The SHLAA applies a standard guideline methodology to determine indicative site capacities, so this does not preclude developments being at higher (or lower) densities, albeit it is recognised that there may be scope for achieving higher densities on some urban core sites.	5. Spatial Strategy	Policy SS4: Urban Core Policy
1146	John	Seager	Siglion	Acknowledge the inclusion of Vaux and Farringdon Row in the Urban Core Boundary. Greater emphasis should be placed on the 'areas of change'. Agree with the positive wording which supports residential, office, retail and other mixed uses. Diversity of uses will help to support the city centre, especially after hours. Agree with wording of policy to retain retail uses in core areas with greater flexibility for secondary frontages. However, feel that limiting other uses outwith A1 use at 15% is too restrictive. Consideration should be given to demands for A1 space alongside strength and ambitions of the local market. If there is no demand for A1, flexibility for use as other uses should be indicated within the policy.	Comments noted. It is considered that other policies already indicate that a wide variety of uses will be supported in Sunderland City Centre. The Urban Core Policy also identifies Areas of Change within the urban core to support a range of uses. The Plan already allows non-A1 uses in primary frontages where they have been vacant and unsuccessfully marketed for 24 months.	5. Spatial Strategy	Policy SS4: Urban Core Policy

1270	M&G Real Estate			Welcome recognition and importance of focal role of Washington town centre as primary driver of industrial and business development (Policies SS4, HWS3, EP6, EP9, para.5.18), supporting a range of development and enhancement of the centre. Consider other policies (EP8, EP9, EP10) should be modified to ensure resistance to out of centre proposals and protection of designated centres, at least until this phase of the Local Plan process has been completed.	Support and comments noted. There is no need for the Local Plan to repeat national policy on the sequential approach beyond the provisions of Policy EP8(2) and para.9.43. The CSDP sets out strategic site allocations and designations, whereas non-strategic sites will be set out in the forthcoming Allocations and Designations Plan document.	5. Spatial Strategy	Policy SS4: Urban Core Policy
161	Lawrence	Dimery		Strategic site allocation section 6. Consider the use of brownfield sites and remove all greenfield/greenbelt sites Preserve stock of countryside land for future generations Help retain quality of life for current residents. Consider two specific additional sites for residential development:- Former bog row school/Day care centre, Hetton-le-Hole Former Fox and Hounds pub, Hetton-le-Hole	The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland.	6. Strategic Site Allocations	
163	Tim	Wilkinson		Strategic site allocations Oppose any release of green belt land, housing release sites or other green spaces for housing Reject the orthodoxy that economic growth is either good or to be encouraged. Should seek to maintain reasonable standards of living with a stable population. Concerns over Washington currently being too densely populated. Implement policies that stabilise or reduce the population of the region. Sets out housing developments that have taken place in the city. Not credibility that there is a shortage of housing If housing requirements cannot be met without spoiling green spaces then we need less people, rather than more houses. We need more green spaces not less. Upkeep of parks should be concentrated on.	The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018.	6. Strategic Site Allocations	
157	Lawrence	Dimery		Strategic site allocation section 6. Consider the use of brownfield sites and remove all greenfield sites. Preserve stock of countryside land for future generations Help retain quality of life for current residents. Consider two specific additional sites for residential development:- Former bog row school/Day care centre, Hetton-le-Hole Former Fox and Hounds pub, Hetton-le-Hole	The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland.	6. Strategic Site Allocations	



173			The Trustees of Lord Durham's 1989 Voluntary Settlement	Disagree with the council's decision to not include site at Biddick Woods as a housing release site in policy SA3. Consider that this site should be identified as HRS and allocated for housing delivery. Reference is made to the Green belt report and constraints to why the site was not taken forward. Each constraint is addressed and concluded that the release of the site from the green belt is justified. Reference is made to the 8 sub points of policy SA3 which schemes should incorporate and how the site at Biddick Woods could incorporate them. Site is considered a deliverable site	Though the site layout, highway access and noise mitigation is noted, the site is not supported in light of both the impact to Green belt purpose and the results of the Green belt Boundary review. There remains a moderate overall adverse impact to Green Belt purpose in terms of checking unrestricted sprawl and in safeguarding countryside from encroachment. The Green Belt Boundary Review also recommends that there should be no change to the Green Belt boundary the existing boundary is robust and durable.	6. Strategic Site Allocations	
88	Lindsay	McMaughan		Policy SA1- Vaux allocation Object to this policy on the basis that already a significant amount of vacant offices across Sunderland. More offices not needed and waster of prime land in City Centre	The Vaux site already has an approved planning application.	6. Strategic Site Allocations	Policy SA1: Former Vaux Site Strategic Allocation
1258	Barbara	Hooper	Historic England	Policy SA1 - support, Vaux site offers opportunities to improve south riverside, a major underused asset that could be improved (walkways/cycleways, improved links to river, etc.).	Support noted.	6. Strategic Site Allocations	Policy SA1: Former Vaux Site Strategic Allocation
1014	Gillan	Gibson	CPRE Durham	Policy is for office-led mixed-use development on a previously developed city centre site, including some residential. CPRE welcomes this general proposal but wish to know the scale and type of housing proposed.	Support noted. The permitted hybrid planning application for the Vaux site (ref. 15/02557/HY4) includes outline consent for up to 201 residential units. Further details of the housing types will form part of subsequent reserved matters.	6. Strategic Site Allocations	Policy SA1: Former Vaux Site Strategic Allocation
1133	John	Seager	Siglion	Would like the allocation of the site to read as mixed use development, as this would be more consistent with the planning application.	Policy updated to reflect comments.	6. Strategic Site Allocations	Policy SA1: Former Vaux Site Strategic Allocation
1181	Paul	Dixon	Highways England	Supports the policy however clarification is recommended over the development aspirations and quantum of residential development	The policy has been amended and the quantum of development identified in the SHLAA.	6. Strategic Site Allocations	Policy SA1: Former Vaux Site Strategic Allocation
63	Jennifer	Morrison	Newcastle City Council	Policy SA2: South Sunderland Growth Area Archaeological work will be required here.	Comments noted, more detailed guidelines for development of the SSGA are set out in the draft SSGA SPD.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area
119	Wilfred	Meldrum		Sunderland South Growth Area (Ruswarp Drive) Unnecessary problems and traffic issues for residents of Ruswarp Drive where bus only route planned. Residents travelling to town will have to re-route to an area which at various times is already gridlocked, creating serious congestion and safety issues. Unnecessary extra mileage and time intend to build a new medical centre when two local medical centres at Ryhope and Silksworth closed or scaled down. Intention to build more shops when already have a range of supermarkets and small businesses within a short travelling distance. Don't see the need to build more shops.	Comment noted. Further details for the SSGA are set out in the draft SSGA Supplementary Planning Document and associated draft masterplan.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area
207	Taylor Wimpey	Persimmon Homes and Story Homes	Burdon Lane Consortium	Policy SA2 - South Sunderland Growth Area Welcome and support policy. Benefits to developing the site put forward. Concerned about the wording under para 6.8 and state that the council have not considered the cost for achieving highest standards of sustainability and design in their whole plan viability assessment. The assessment confirms 'that the council are not seeking to impose seek standards that are over and above the national standards'. Information set out within the 'whole plan viability assessment' make it clear that the highest possible urban design standards have not been costed. Approach seeking the highest standards in absence of viability testing is contrary to NPPF. There are no requirements for other developments at SSGA to achieve the highest standards of sustainability and design. The statement ' highest standards of sustainability and design' is ambiguous and no nationally agreed standards in the NPPF or PPG.	Supporting text has been amended to remove reference to 'highest' standards of sustainability and design.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area
688	James	Reid	Barratt David Wilson Homes	The expectations of the SSGA are not accurately portrayed in the plan, so the plan is unsound Differences between the estimated number of dwellings in the SPD (2,825) and Policy SA2 (approx. 3,000) SHLAA suggests just 2,165 built in plan period, with the rest delivered beyond Supportive of SSGA, but only those built in plan period should be counted against delivering the housing requirement Policy SA2 should make clear how many dwellings will be built in the plan period and therefore contribute towards the housing requirement.	The supporting text sets out how many dwellings will be delivered within the plan period and as such contribute towards the housing target. The Housing trajectory reflects this.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area

755	Caroline	Strugnell	Bellway Homes Ltd	Supports Policy SA2, however would like amendments to be made to the proposed alignment of the Ryhope-Doxford Link Road This would ensure that housing land suitable for housing was not sterilised.	The supporting text sets out how many dwellings will be delivered within the plan period and as such contribute towards the housing target. The Housing trajectory reflects this.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area
1020	Durham County Council	Durham County Council	Durham County Council	It is noted that this development has the potential to generate substantial trips across the boundary into County Durham and onto the strategic and local highway network. The Sunderland Highway Improvement Model (SHIM) and 2014 Jacobs report states that traffic growth across the boundary into County Durham is expected to increase by 4.6%. Durham County Council requires further information on how the impact of the SSGA on the road network will be mitigated. Durham County Council would welcome further discussions with Sunderland City Council and Highways England to assess the impact of this road on the A690/A19 junction. CSDP omits any mention of the impact of the SSGA on the Heritage Coast	The Council will continue to work with Durham County Council to assess impacts.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area
1195	Adam	McVickers	Persimmon Homes	Fully endorse the representation made by Lichfields on behalf of the Burdon Lane Consortium.	Support noted.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area
986	Laura	Kennedy	Northumbrian Water Ltd	We welcome that the CSDP includes reference to the preparation of a supplementary planning document to support the delivery of the South Sunderland Growth Area, which will ensure the necessary infrastructure is delivered at the right time to bring forward development on the site. We recommend that sustainable water management forms an important part of the supplementary planning document and would welcome consultation as the document progresses.	Support noted.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area
1175	Steve	Gawthorpe	Homes England	Supports the development of the South Sunderland Growth Area and believes that SHLAA site 674 should also be released from the Green Belt	The Green Belt Boundary Review recommends that the site is removed from the Green Belt. The Council has reviewed the site further, but since it is already identified as providing SANGS for the SSGA, it is not considered that the site can be brought forward within the Plan Period.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area
1071	Andrew	Elkington		Disagrees with size of the SSGA developments - many factors to take into account, including effects of brexit on local industry. What about disabled access? Car is the only option - is 'Disabled Badge Holder Access' an option? Object to stopping up of Burdon Lane. Strongly object to the proposed bus only traffic scheme - prejudices residents who will have to make large detours to access shops in Doxford Park or use Burdon Lane for access to/from Hetton. Strongly in favour of a 'local access' scheme of 20/30mph restrictions, speed bumps and contraflow islands. Hope Road alternative to closure - same 'local access' sentiment. Strongly object to closure. Radial route is good but a wide detour for local residents. Alternative route via Silksworth is bad for congestion, Hope Road closure would make that worse.	In order to help meet identified housing needs within the city, the Plan allocates the SSGA for residential development through Policy SS6. The site will comprise of 4 parcels of land which will deliver approximately 3,000 dwellings. In order to guide the comprehensive development of the SSGA, the council has prepared the SSGA Supplementary Planning Document (SPD), which provides detailed design guidance. The scale of development at SSGA will result in a significant increase in the population of South Sunderland. Therefore there is a need to ensure provision of adequate supporting infrastructure. This is likely to comprise a new primary school, extensions to existing a local centre, community/cultural facilities, open space, woodlands, cycleways and footpaths and the completion of the Ryhope Doxford Link Road. The Infrastructure Delivery Plan (IDP) prepared to support the SSGA Supplementary Planning Document (SPD) identifies the overall infrastructure requirements for SSGA, anticipated costs for infrastructure provision and provides a broad strategy for its delivery. Developers will be expected to contribute/deliver necessary infrastructure. The Plan does not include any proposals for bus only routes as part of the SSGA, this was a proposal within the draft SSGA SPD and will be dealt with as a response to that document.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area

1080	Brian	McKeown		SSGA proposals for green space land between Doxford Park and Ryhope: object to converting a section of B1286 to bus only corridor - not had to wait the times suggested to exit this junction, extra journey would be unwelcome, should have provision for local traffic or leave as access for all vehicles. Construction traffic - ensure kept away from residential areas with separate access road. Better and safer segregation of road users for cycles. Drainage on roads - positioning of drains can be dangerous for cycle traffic (eg. new road by Vaux site).	In order to help meet identified housing needs within the city, the Plan allocates the SSGA for residential development through Policy SS6. The site will comprise of 4 parcels of land which will deliver approximately 3,000 dwellings. In order to guide the comprehensive development of the SSGA, the council has prepared the SSGA Supplementary Planning Document (SPD), which provides detailed design guidance. The scale of development at SSGA will result in a significant increase in the population of South Sunderland. Therefore there is a need to ensure provision of adequate supporting infrastructure. This is likely to comprise a new primary school, extensions to existing a local centre, community/cultural facilities, open space, woodlands, cycleways and footpaths and the completion of the Ryhope Doxford Link Road. The Infrastructure Delivery Plan (IDP) prepared to support the SSGA Supplementary Planning Document (SPD) identifies the overall infrastructure requirements for SSGA, anticipated costs for infrastructure provision and provides a broad strategy for its delivery. Developers will be expected to contribute/deliver necessary infrastructure. The Plan does not include any proposals for bus only routes as part of the SSGA, this was a proposal within the draft SSGA SPD and will be dealt with as a response to that document.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area
1052	Derek	Stothard		Object to proposed bus only land on Burdon Road, Silksworth - would lead to further congestion and risk to pupils travelling to/from Venerable Bede School. Not opposed to the development per se, nor to the new road linking Ruswarp Drive and Burdon Road to the new road, but urges the council to reconsider proposals for the bus only lane.	In order to help meet identified housing needs within the city, the Plan allocates the SSGA for residential development through Policy SS6. The site will comprise of 4 parcels of land which will deliver approximately 3,000 dwellings. In order to guide the comprehensive development of the SSGA, the council has prepared the SSGA Supplementary Planning Document (SPD), which provides detailed design guidance. The scale of development at SSGA will result in a significant increase in the population of South Sunderland. Therefore there is a need to ensure provision of adequate supporting infrastructure. This is likely to comprise a new primary school, extensions to existing a local centre, community/cultural facilities, open space, woodlands, cycleways and footpaths and the completion of the Ryhope Doxford Link Road. The Infrastructure Delivery Plan (IDP) prepared to support the SSGA Supplementary Planning Document (SPD) identifies the overall infrastructure requirements for SSGA, anticipated costs for infrastructure provision and provides a broad strategy for its delivery. Developers will be expected to contribute/deliver necessary infrastructure. The Plan does not include any proposals for bus only routes as part of the SSGA, this was a proposal within the draft SSGA SPD and will be dealt with as a response to that document.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area
1183	Paul	Dixon	Highways England	Believes that South Sunderland is a sustainable location for growth and the intention to create an integrated sustainable transport network can also be supported. However junctions on the SRN are expected to experience capacity issues and that appropriate mitigation measure need to be identified and modelled	Comments noted. The council will continue to work with Highways England to ensure appropriate mitigation is in place.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area
1144	John	Seager	Siglion	Support allocation of Chapelgarth and are committed to the regeneration of the site. The SHLAA includes the most up-to-date housing capacity figures for the site, based on the approved planning application.	Support noted.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area
1438	Barbara	Hooper	Historic England	Para.6.8 / Policy SA2 - welcome protection of heritage assets, but would be helpful to identify these in the supporting text and those likely to be affected by SSGA.	Support noted.	6. Strategic Site Allocations	Policy SA2: South Sunderland Growth Area

11	David	Holyoak		Object to land adjacent to Herrington country Park on the basis that birds which are endangered nest and winter on the fields. Increased volume of traffic, increased strain on local services. There are brownfield sites which could be developed first.	Comments noted. The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The council considers that there are exceptional circumstances which warrant an amendment to the Green Belt boundary. Details are set out within the councils Exceptional Circumstances paper. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The Council has published a Brownfield register and will allocate sites in the Allocations and Designations Plan. The site was identified following the comprehensive Green Belt boundary review. Since the Draft Plan was consulted on the Council has undertaken further studies to assess the site and potential impacts of development. The conclusions of these assessments are sets out in the Development Frameworks.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
49	William	Greener Blackett		Object to policy SA3. No need for 14,000 new homes by 2033. Where are the people going to come from? There is no housing shortage. Object to building on West Park when it was girted to the city. Get rid of all housing release sites and no need for housing. If you need to build, then build on Pennywell.	West Park has been discounted as a Housing Growth Area as the impact of losing the greenspace element of the site is considered to be unacceptable as it would compound the lack of amenity greenspace provision in the area and be at odds with the recommendations set out in the Greenspace Report.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
1	Susan	Smith		Concerns over development of West Park with regards loss of facilities and green space. Concerns over the road network being inadequate currently, primary schools being full and flooding problems being made worse. Loss of natural and historic value to the village. Brown/other land should be used, leaving green belt alone.	West Park has been discounted as a Housing Growth Area as the impact of losing the greenspace element of the site is considered to be unacceptable as it would compound the lack of amenity greenspace provision in the area and be at odds with the recommendations set out in the Greenspace Report.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
30	Andrew	Blackhall		The plan in relation to West Park destroys, diminishes and vandalises the site - 100% opposite of the plans stated aims	West Park has been discounted as a Housing Growth Area as the impact of losing the greenspace element of the site is considered to be unacceptable as it would compound the lack of amenity greenspace provision in the area and be at odds with the recommendations set out in the Greenspace Report.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
32	Andrew	Blackhall		Concerns over development of West park. Believe that the development would create urban sprawl and together with the abandonment of land in Pennywell and Hendon would create a negative image for the city.	West Park has been discounted as a Housing Growth Area as the impact of losing the greenspace element of the site is considered to be unacceptable as it would compound the lack of amenity greenspace provision in the area and be at odds with the recommendations set out in the Greenspace Report.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
34	Andrew	Blackhall		There is no evidence of any exceptional circumstances to release land from the Green Belt. There are large tracts of land - even close to West Park between City Way and Silksworth Way that should be used before any need to use parks and green belt.	The council considers that there are exceptional circumstances which warrant an amendment to the Green Belt boundary. Details are set out within the councils Exceptional Circumstances paper.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

58	Andrew	Crow		Land adjacent to Herrington Country Park. Strongly oppose selling off green belt land for housing. This site should be removed from strategy as area has sufficient new housing. Infrastructure not in place to sustain more people. Lack of investment and reduction in local schools mean children have to travel further for school. Not enough school capacity and standards low in some schools. New housing has a dramatic effect on market when trying to sell older properties.	Comments noted. The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The council considers that there are exceptional circumstances which warrant an amendment to the Green Belt boundary. Details are set out within the councils Exceptional Circumstances paper. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The Council has published a Brownfield register and will allocate sites in the Allocations and Designations Plan. The site was identified following the comprehensive Green Belt boundary review. Since the Draft Plan was consulted on the Council has undertaken further studies to assess the site and potential impacts of development. The conclusions of these assessments are sets out in the Development Frameworks.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
131	Janet	Wilkinson		Development on HRS6 James Steel Park in Washington. Information given as to the site being subject to compulsory purchase when the new town was formed and people forced from their homes. The land was at that time used to create public parkland and community assured not for building. Concerns over the council now making money from a communities destruction.	Development in the existing urban areas is the priority of the Plan the council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green Belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The Council has also prepared an Exceptional Circumstances Report and defined the Green Belt boundary. Since the Draft Plan was consulted on the Council has undertaken further studies to assess the site and potential impacts of development. The conclusions of these assessments are sets out in the Development Frameworks. The Publication Draft includes policies to ensure that any potential impacts are mitigated. The Council has undertaken technical assessments to ensure any impacts of the development. A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. The Council has also updated the Transport Assessment for the City which has assessed the impact of the development on the road network and identified mitigation measures needed, these have been included in the IDP. At the Planning Application stage, the applicant will be required to submit a Transport Assessment for the site. In regards to the loss of open space, the Fatfield area has a very high proportion of greenspace (almost 3 times the city average), which equates to 41ha surplus according to the 2012 Greenspace Audit In regards to the covenant, this has been investigated and development of the land can go ahead.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

69	Bill	Robson		Concerns over using green belt and green spaces for housing development. Worse air quality, traffic safety and congestion will stop people moving into the city and encourage people to move out. Based on economic assumptions and aspirations, ignoring risks to health and safety and the environment. Reference is made to SA and higher growth option impacts on pollution.	The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
113	Brian	Card		Oppose housing development at Rickleton as it will put strain on doctors surgeries in the area. No dental surgery in Rickleton, primary school is already full. Not a solution to housing shortage, adding extra strain on already stretched services. Build houses in areas where facilities can cope with extra families.	Development in the existing urban areas is the priority of the Plan the council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt . The 3 stage Green Belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The Council has also prepared an Exceptional Circumstances Report and defined the Green Belt boundary. Since the Draft Plan was consulted on the Council has undertaken further studies to assess the site and potential impacts of development. The conclusions of these assessments are sets out in the Development Frameworks. The Publication Draft includes policies to ensure that any potential impacts are mitigated. The Council has undertaken technical assessments to ensure any impacts of the development. A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. The Council has also updated the Transport Assessment for the City which has assessed the impact of the development on the road network and identified mitigation measures needed, these have been included in the IDP. At the Planning Application stage, the applicant will be required to submit a Transport Assessment for the site. In regards to the loss of open space, the Fatfield area has a very high proportion of greenspace (almost 3 times the city average), which equates to 41ha surplus according to the 2012 Greenspace Audit. In regards to the covenant, this has been investigated and development of the land can go ahead.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

111	Deborah	Card		Unsustainable to put 200+houses on site at Rickleton, this will put strain on resources in the area. Put houses where the Northumbria Centre is.	Development in the existing urban areas is the priority of the Plan the council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green Belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The Council has also prepared an Exceptional Circumstances Report and defined the Green Belt boundary. Since the Draft Plan was consulted on the Council has undertaken further studies to assess the site and potential impacts of development. The conclusions of these assessments are sets out in the Development Frameworks. The Publication Draft includes policies to ensure that any potential impacts are mitigated. The Council has undertaken technical assessments to ensure any impacts of the development. A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. The Council has also updated the Transport Assessment for the City which has assessed the impact of the development on the road network and identified mitigation measures needed, these have been included in the IDP. At the Planning Application stage, the applicant will be required to submit a Transport Assessment for the site. In regards to the loss of open space, the Fatfield area has a very high proportion of greenspace (almost 3 times the city average), which equates to 41ha surplus according to the 2012 Greenspace Audit. In regards to the covenant, this has been investigated and development of the land can go ahead.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
202	Taylor Wimpey		Taylor Wimpey	Policy SA3 - Land east of Seaham Road, Racecourse Estate, Houghton-le-Spring Concerns over the land east of Seaham Road not having been put forward as a HRS. Do not agree with the assessment of the site and addresses specific issues that have been raised by the Council in justifying decision. Council consider it in an unsuitable location due to the combined impact on the green belt purposes and by virtue of the green belt boundary already having a strong and defensible nature. Development would constitute a significant impact to an area of high landscape and strategic wildlife corridor. Strongly disagree with this assessment. Consider that the development of the site would have a relatively low impact on the local landscape character as new housing would sit comfortably within the urban fringe. Views of the site would be screened through a significant landscape buffer. The development with associated landscaping works has clear potential to ensure a landscaping betterment and make significant improvements to the minimal screening that currently exists. Development of the site would not incur significant detrimental harm to the purpose of the strategic wildlife corridor and would help to enhance it through robust landscape buffer, retention and enhancement of green infrastructure and use of SuDS features. Ecological net gain across the site. Justification for the site's inclusion is set out against the 5 key purposes of eth green belt. Assist in infrastructure provision and constitute a sustainable growth pattern. Consider it a sustainable site. Notable absence of deliverable sites in Houghton-le-Spring. Site is required to allow Houghton-le-spring to meet its housing needs, particularly as land is identified within the settlement break, which also restricts growth. Other sites in Houghton-le-spring towards the southern margin are less sustainable given their proximity to the town centre. The benefits of the site are set out. Request that the site is released from the Green Belt and allocated for housing delivery within the plan period. It would be appropriate to make provision for safeguarded land at other locations across the city. Consider pepper-potting other areas of safeguarded land. If the council does not include the site within policy SA3, suggest that site is released from green belt and included as safeguarded land.	Impact to landscape value- Sunderland Landscape Character Assessment demonstrates area to be of higher landscape value that should be protected. Forms part of a wide wildlife and GI corridor impact is considered to be significant to corridor overall. GB purpose impact to urban sprawl and countryside encroachment are seen as significant, coupled with the existing strong defensible boundary the loss of which is considerable and supports a logical eastern boundary to the Houghton-Hetton built-up area	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

206			Story Homes Ltd	Policy SA3 HRS3 - Stoney Lane, Springwell Support the Council's approach to release land from the Green Belt for residential development. Reference made to Lichfields OAN calculation, the need for a buffer in response to under delivery and slippage rates Also consider that the provision of safeguarded land is insufficient and should be increased and pepper-potted around the city. Welcome release of land interest at Springwell from the Green Belt but suggest include a larger site area, particularly to ensure the HRS are based upon defined landscape features or existing field boundaries. Response to address concerns in relation to remaining part of site and why it should also be released. Anticipated that the site could deliver around 140 units. Positives of developing site put forward in relation to schools, widening housing choice, vitality of local services, new public open space, etc. Policy SA3 in relation to the 8 sub points and criteria which should be incorporated into development of HRS, suggest revision in relation to justification- text set out. Suggest that a larger area of land at HRS5, Washington should also be considered.	The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates. The NPPF requires that when a Local Plan revises Green Belt boundaries consideration should be given that the boundary will not need to be altered at the end of the plan period. Where necessary, plans should also identify safeguarded land in order to meet longer-term development needs stretching well beyond the plan period. The Publication draft identifies land East of Washington as safeguarded land. This approach is justified in the council's evidence base. The council has provided a buffer of approximately 10% above its housing requirement to ensure delivery.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
57	Karen	Jones		Object to green belt being used for housing, particularly Peshaw/Herrington Park due to the endangered bird species that nest and winter on the fields. Used to nest in eth country park but have moved because the park is busy. Allocate housing on brown belt land.	Comments noted. The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The council considers that there are exceptional circumstances which warrant an amendment to the Green Belt boundary. Details are set out within the councils Exceptional Circumstances paper. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The Council has published a Brownfield register and will allocate sites in the Allocations and Designations Plan. The site was identified following the comprehensive Green Belt boundary review. Since the Draft Plan was consulted on the Council has undertaken further studies to assess the site and potential impacts of development. The conclusions of these assessments are sets out in the Development Frameworks.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
134	Janet	Wilkinson		Policies E6 - E9: Development on HRS6 James Steel Park cuts through wildlife corridor to the river wear. Violates policies and cuts off access to river from woodland. Strategy should remove development on greenbelt land, particularly at HRS6.	The environmental impacts and loss of open space has been taken into consideration when identifying housing release sites. The Greenspace Assessment concludes that there is sufficient greenspace in the area. Impact to woodland is minimal and GI corridor connectivity would be retained on the western part of the site.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites



120	Peter	Dance		Policy SA3: Housing Release Sites: Object to HRS7 Southern Area Playing Fields, Rickleton (18.7ha) Dangerously increase number of vehicles travelling at high speed on Bonemill Lane and remove local sports amenity Do not want speed humps. Querying the sufficiency of local doctors, shops, schooling and public transport. Should not proceed until these have been considered.	Development in the existing urban areas is the priority of the Plan the council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green Belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The Council has also prepared an Exceptional Circumstances Report and defined the Green Belt boundary. Since the Draft Plan was consulted on the Council has undertaken further studies to assess the site and potential impacts of development. The conclusions of these assessments are sets out in the Development Frameworks. The Publication Draft includes policies to ensure that any potential impacts are mitigated. The Council has undertaken technical assessments to ensure any impacts of the development. A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. The Council has also updated the Transport Assessment for the City which has assessed the impact of the development on the road network and identified mitigation measures needed, these have been included in the IDP. At the Planning Application stage, the applicant will be required to submit a Transport Assessment for the site. The education plan has been updated, if schools in the areas do not have capacity at the time that the site comes forward and a contribution will be required from the developer for further provision then this will be sought through a Section 106 agreement. In regards to the loss of pitches, the 2018 Playing Pitch Plan states that the long term future of the site is to be considered in the context of Parklife local Hub provision at the Northern Area Playing Fields. The site is in use at present, but as part of the Parklife Hub provision is due to cease in 2019. If at that stage, the revised Playing Pitch Plan does identify the site as surplus to need, then CSDP Policy E9 would allow for a contributions made to enhance nearby Rickleton Park to help compensate for the area loss.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
124	Richard V	Bond		Site: HRS11 West Park, Middle Herrington. Proposal runs contrary to guidance in government PPS1 and NPPF in terms of natural presumption towards brownfield sites, protect cultural and historical assets, protection for playing fields. Contradicts council owns environmental statement - 'further policies in the plan protect and enhance the city's natural and historic environment and quality and local distinctiveness of the built environment.'	West Park has been discounted as a Housing Growth Area as the impact of losing the greenspace element of the site is considered to be unacceptable as it would compound the lack of amenity greenspace provision in the area and be at odds with the recommendations set out in the Greenspace Report.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

112	Brian	Card		Oppose housing development at Rickleton as it will put strain on doctors surgeries in the area. No dental surgery in Rickleton, primary school is already to the max. Sports fields are used on a regular basis. Built where the infrastructure is already in place.	Development in the existing urban areas is the priority of the Plan the council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green Belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The Council has also prepared an Exceptional Circumstances Report and defined the Green Belt boundary. Since the Draft Plan was consulted on the Council has undertaken further studies to assess the site and potential impacts of development. The conclusions of these assessments are sets out in the Development Frameworks. The Publication Draft includes policies to ensure that any potential impacts are mitigated. The Council has undertaken technical assessments to ensure any impacts of the development. A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. The Council has also updated the Transport Assessment for the City which has assessed the impact of the development on the road network and identified mitigation measures needed, these have been included in the IDP. At the Planning Application stage, the applicant will be required to submit a Transport Assessment for the site. In regards to the loss of open space, the Fatfield area has a very high proportion of greenspace (almost 3 times the city average), which equates to 41ha surplus according to the 2012 Greenspace Audit. In regards to the covenant, this has been investigated and development of the land can go ahead.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
110	Deborah	Card		Oppose housing development at Rickleton as it will put strain on doctors surgeries in the area. No dental surgery in Rickleton, primary school is already to the max. How does the council propose to solve the problem of more children wanting to attend the school.	Development in the existing urban areas is the priority of the Plan the council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green Belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The Council has also prepared an Exceptional Circumstances Report and defined the Green Belt boundary. Since the Draft Plan was consulted on the Council has undertaken further studies to assess the site and potential impacts of development. The conclusions of these assessments are sets out in the Development Frameworks. The Publication Draft includes policies to ensure that any potential impacts are mitigated. The Council has undertaken technical assessments to ensure any impacts of the development. A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. The Council has also updated the Transport Assessment for the City which has assessed the impact of the development on the road network and identified mitigation measures needed, these have been included in the IDP. At the Planning Application stage, the applicant will be required to submit a Transport Assessment for the site. In regards to the loss of open space, the Fatfield area has a very high proportion of greenspace (almost 3 times the city average), which equates to 41ha surplus according to the 2012 Greenspace Audit. In regards to the covenant, this has been investigated and development of the land can go ahead.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

79	Ray	Delaney		Policy SA3- HRS14 - Support and reference given to previous scheme developer delivered in Offerton. Reference is made to the applicant investigating the possibility of providing a turning head. Potential changes to the site boundary due to bund/acoustic fence being required or to be provided outside the site area. Object to the fact that SHLAA site 464A is not included in HRS14. Suggest either including 464A in HRS14 boundary or specifically allocate 464A in policy SA3 In line with NPPF para 89 and if any housing release sites need to be dropped and there becomes a need for additional sites to be found. Reference is made to the fact that the SHLAA 2017 sets the site out as not currently developable, whereas the exceptional circumstances warrant change as per policy SA3	Support and comments noted. The city's housing needs will be kept under review to determine how much land might be needed to be released from the Green Belt .	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
114	Sam	Seldon		Concerns with release of HRS11- Land at West Park. Strategy is based around building new homes in areas that not previously built on and very little mentioned about bringing areas that have been neglected up to scratch. City Centre needs regenerating if trying to encourage people into the city who will be buying executive homes. Issues with HMO's. Traffic issues and journey times increasing due to amount of traffic. Renovate and reinvigorate the city centre and surrounding properties, before adding to urban sprawl Attracting businesses into the city leading to the need for more executive homes. Executive housing could be met by streets such as Park Place East, Azelea Terrace, Argyle Square. With regards HRS11 site is more than just Green Belt, it is a site of historic interest and beauty. Ridge and furrow farmland should be retained and any development should be preceded by an archaeological study. Significant volume and variety of wildlife on the site. Issues with nature highway and loss of important links between green spaces affecting genetic diversity of breeding populations. East of site is subject to surface water flooding as is the junction of crow lane and Herrington road. Reducing green space will cause more flooding instances. Adding an additional junction to Herrington Road will increase accidents, as the speed limit is not always adhered to.	West Park has been discounted as a Housing Growth Area as the impact of losing the greenspace element of the site is considered to be unacceptable as it would compound the lack of amenity greenspace provision in the area and be at odds with the recommendations set out in the Greenspace Report.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
143	David	Williams		HRS7 Southern Area Playing Fields, Rickleton Object to this as:- Well used leisure amenity Change character of area Impacts on road network substantial remediation works required due to former use - disruption to nearby properties. emphasis needed on redeveloping housing close to city centre and on industrial sites on the waterfront	Development in the existing urban areas is the priority of the Plan the council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green Belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The Council has also prepared an Exceptional Circumstances Report and defined the Green Belt boundary. Since the Draft Plan was consulted on the Council has undertaken further studies to assess the site and potential impacts of development. The conclusions of these assessments are sets out in the Development Frameworks. The Publication Draft includes policies to ensure that any potential impacts are mitigated. The Council has undertaken technical assessments to ensure any impacts of the development. A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. The Council has also updated the Transport Assessment for the City which has assessed the impact of the development on the road network and identified mitigation measures needed, these have been included in the IDP. At the Planning Application stage, the applicant will be required to submit a Transport Assessment for the site. The education plan has been updated, if schools in the areas do not have capacity at the time that the site comes forward and a contribution will be required from the developer for further provision then this will be sought through a Section 106 agreement. In regards to the loss of pitches, the 2018 Playing Pitch Plan states that the long term future of the site is to be considered in the context of Parklife local Hub provision at the Northern Area Playing Fields. The site is in use at present, but as part of the Parklife Hub provision is due to cease in 2019. If at that stage, the revised Playing Pitch Plan does identify the site as surplus to need, then CSDP Policy E9 would allow for a contributions made to enhance nearby Rickleton Park to help compensate for the area loss.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

70	Alison	Warren		Concerns over using green belt and green spaces for housing development. Worse air quality, traffic safety and congestion will stop people moving into the city and encourage people to move out. Based on economic assumptions and aspirations, ignoring risks to health and safety and the environment. Reference is made to SA and higher growth option impacts on pollution.	The council has undertaken a number of assessments to determine the likely strategic infrastructure required as result of the Plan. These have informed the Infrastructure Delivery Plan, which details the essential infrastructure required. More localised infrastructure requirements will be determined at the planning application stage. Developers will be expected to contribute towards the necessary infrastructure required to make development acceptable.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
92	Mike	Roseberry		Formally submit parcel of land immediately adjacent to Hill Farm House to be considered for residential housing allocation. Respondent sets out what the proposal includes and a case for justifying why it should be allocated as a housing site and its release from the Green Belt. Consider the approach to the spatial strategy as sound.	The site is not supported in light of both the impact to Green Belt purpose and the results of the Green Belt Boundary review. There remains a moderate overall adverse impact to Green Belt purpose in terms of checking unrestricted sprawl and in safeguarding countryside from encroachment. The Green Belt Boundary Review also recommends that there should be no change to the Green Belt boundary the existing boundary is robust and durable. Site developability is also impacted upon by the presence of pylons through the site, and the proximity to (and setting of) the Grade I listed Penshaw Monument.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
115	Sarrah	Seldon		Disagree with proposal to build on HRS11- Land at West Park. Greenbelt and important open space. Used for recreation, its loss would put strain on local NHS resources. Historical importance - ridge and furrow farming. Increased congestion and ruin the aesthetic of the area. Issues with the condition of the city centre and residents travelling to Durham /Newcastle to spend money. Site is also important area for wildlife and flying/feeding route and local roads and infrastructure can't cope with a development at this site. Flooding issues currently experienced will get worse.	West Park has been discounted as a Housing Growth Area as the impact of losing the greenspace element of the site is considered to be unacceptable as it would compound the lack of amenity greenspace provision in the area and be at odds with the recommendations set out in the Greenspace Report.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
122	Pauline	McCulley		Disagree with proposal to build on site HRS11- Land at West Park. Park was gifted to the people and it is well used for recreation. Should be preserved for future generations. Council should be developing housing around the city centre rather than letting private landlords take over and destroy historic buildings. Areas such as Pennywell should be developed instead of being left to become an eyesore, and green belt land left alone. The site has historical importance, duty to preserve the history of our city. Ridge and furrow farming took place on this site. Building on this site will put more strain on already overloaded main routes into Sunderland. The roads around the site will not cope and the area would become very dangerous. Area prone to flooding, this develop will add to the problem as reduced drainage due to loss of free draining land. Danger to local eco system and the loss of wildlife. Park is an important area for wildlife, the loss of the park would result in loss of species on eth site and the wider area as use as flying and feeding routes. Executives living here will travel to other areas to spend, which are easier to access. Sunderland City Centre needs renovation and expenditure, building on outskirts does not support this. Buildings will ruin the look of the area.	West Park has been discounted as a Housing Growth Area as the impact of losing the greenspace element of the site is considered to be unacceptable as it would compound the lack of amenity greenspace provision in the area and be at odds with the recommendations set out in the Greenspace Report.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
138	CS	FORD		Policy SA3- In relation to proposed release of land from the Green Belt, do not consider that the proposed release of all the land area proposed is sound or justified, given the availability of other non-green belt developable sites. SHLAA ref. 181 is capable of being developed in an appropriate manner without harm to the local environment or any ecological interests. An application is to be submitted which demonstrates the proposal can be brought forward in a manner which safeguards and enhances the local ecological sites and which does not run contrary to the aims and objectives of the settlement breaks. It is considered premature for the extent of Green Belt land proposed for release. Not considered that the LPA can justify release of Green Belt land to the extent proposed when suitable alternative non-green belt sites are available for development within plan period. Review extent of green belt release, due to the presence of developable non green belt land being available.	Settlement Breaks have been protected in Sunderland since the 1960s and follow 3 key purposes: to keep communities physically distinct; to aid urban regeneration, and to retain green infrastructure corridors. The Settlement Break Review has enabled critical analysis to take place and to create a new strong and defensible Settlement Break boundary that will endure over the plan period. Around 35% of the existing Settlement Break is to be removed as a result of this review, safeguarding the remaining land parcels and also including new land parcels to the Settlement Break area.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
130	Stephen	Pearson		Housing Release Sites 6.12 Policy SA3, HRS11. Object to proposed development at West Park. Irreplaceable green space which benefits the whole community, residents and visitors.	West Park has been discounted as a Housing Growth Area as the impact of losing the greenspace element of the site is considered to be unacceptable as it would compound the lack of amenity greenspace provision in the area and be at odds with the recommendations set out in the Greenspace Report.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
168	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy SA3 Additional strategic housing allocations are required to meet OAN. Policy E12 Reasons set out as to why Land to the North East of former Broomhill Estate should be removed from settlement break. Suitability of the site put forward for housing purposes.	The Council can demonstrate a robust housing supply identified through the SHLAA to deliver the OAN over the plan period. This includes a 10% buffer for the 15 year plan period in order to provide flexibility in scheme delivery. It also includes sites that have been released from Settlement Break. The revised 2018 Settlement Break Review justifies the retention of the remaining Settlement Break areas and provides a revised Settlement Break boundary.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

180	Jennifer	Nye	Hellens Land Ltd	Additional strategic housing allocations are required to ensure OAN is met. Noting the strong public objections to some HRS, such as HRS11- Land at West Park Hellen's put forward land to the north of West Park, Middle Herrington, east of A19, south of Brockenhurst Drive and West of Glover Road and Trevelyan Close. The subject sites do not in any way serve to prevent the merging of Sunderland and Washington, Houghton-le-spring and Tyneside. The sites do not fulfil any of the purposes for inclusion as land within the Green Belt. The wider extent of the green belt designation to the east of the A19 does not afford any additional protection to the historic or natural assets at Hastings Hill. We consider that the site represents an anomaly in the green belt and consider the whole site should be released from the Green Belt. The five test of the Green belt are set out and the site assessed against them. Site 648B/648D and site419 provides suitable alternative to HRS11 as they make no contribution to the green belt. 5 purposes of the green belt are set out against the sites and justification given as to why don't contribute to Green Belt. Further information on mitigating flooding, ecology, historic environment, landscape, highways set out to justify releasing land.	The site is not supported in light of both the impact to Green Belt purpose and the results of the Green Belt Boundary review. There remains a moderate overall adverse impact to Green Belt purpose in terms of checking unrestricted sprawl and in safeguarding countryside from encroachment. This area provides significant support to the Green Belt gap between Houghton and Sunderland, most critically between the area between West Herrington and Middle Herrington. The Green Belt Boundary Review also recommends that there should be no change to the Green Belt boundary- the existing boundary is robust and durable. There are further significant issues that affect deliverability of the 3 sites put forward, including the immediate impact to 2 Scheduled Ancient Monuments, suitable access into the sites, impact to a SSSI, impact in parts to flooding, to historic ridge and furrow and to exposure with the A19.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
153	Dominic	Smith	Esh Developments Ltd	Supports the release of land from the green belt and sets out benefits HRS15 will have to the area.	Support and comments noted.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
164	Tim	Wilkinson		Strategic site allocations Oppose any release of green belt land, housing release sites or other green spaces for housing Reject the orthodoxy that economic growth is either good or to be encouraged. Should seek to maintain reasonable standards of living with a stable population. Concerns over Washington currently being too densely populated. Implement policies that stabilise or reduce the population of the region. Sets out housing developments that have taken place in the city. Not credibility that there is a shortage of housing If housing requirements cannot be met without spoiling green spaces then we need less people, rather than more houses. We need more green spaces not less. Upkeep of parks should be concentrated on.	The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
204	Taylor Wimpey		Taylor Wimpey	Policy SA3 - Land adjacent to Herrington Country Park Support the councils approach to the release of land from the green belt in respect of land adjacent to Herrington country Park. Agrees that limited capacity within the urban area and green belt required to meet long term needs. Further clarity provided in response to any constraints identified by the council on land adjacent to Herrington Country Park. Comments provided setting this out. With regards education and health care provision, committed to providing a developer contribution towards any shortfall in provision where evidenced and fully justified As such request revision to policy SA3 sub-point 8. Revised text set out. Request that policy SA3 is updated to reflect changes in relation to pylons on the site Policy SA3 should detail that the site (HRS12) is allocated to deliver approx.435 dwellings within the plan period.	Support noted. The scheme will need to fully evaluate contributions in relation to education, health care and accessibility and therefore no changes are proposed, including the scale of development which remains at an indicative 400 homes.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
146	New Herrington Workmen's Club		New Herrington Workmen's Club and Institute	Policy SA3: Housing Release Sites Support the release of HRS13 from the Green Belt.	Support and comments noted.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

197	Jennifer	Nye	Hellens Group Ltd	Policy SA3 - Strongly support release of land north and west of Ferryboat Lane, North Hylton from the Green Belt. There are no insurmountable constraints and impacts can be mitigated effectively and therefore support the site's release from the Green Belt. Safeguarded land The southern most part of Hellens land is not proposed for release if this is not allocated as a HRS then should be allocated as safeguarded land under policy SA4. It is considered appropriate to make provision for safeguarded land at other locations (in addition to land to east of Washington) across the city. Would be appropriate to pepper-pot other areas of safeguarded land at such locations. This would ensure that development and housing growth at sustainable locations is not precluded in the future. The suitability of the site is set out. The site is set out against the 5 key purposes of the green belt. Hellens fully support the proposed release of their land interest at North Hylton (HRS9) from the green belt and it will result in a new logical and defensible green belt boundary.	Support noted. Safeguarding for the wider site is not supported. The land in question is seen as having more fundamental impacts to Green Belt purpose and have a significant adverse impact to the River Wear green infrastructure corridor.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
914	Elaine	Davidson		Objects to Green Belt developments Objects to: housing projection increase (historically over estimated); no evidence that housing proposals will reduce out migration. Exceptional circumstances argument should be made for each site separately; exceptional argument has not be made to prove that all brownfield sites have been exhausted. Proposals do not address need for affordable housing or for ageing population; extra vehicular traffic negatively impacts on existing road network; these developments go against the principle of protecting existing durable GB boundaries; brownfield sites have not been exhausted- in 2016 there were brownfield sites accommodating 15000 houses; contests that sites are shown as unviable; school capacity cannot withstand expansion; if more services are needed, does this mean more Green Belt loss?; would cause environmental pollution; proposals fundamentally impact on GB purposes.	The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
544	Glyn James	Sheppard		Build whatever is necessary, be it houses or needed commercial developments, but don't overburden existing infrastructure Springwell looks a 'dodgy' one Can Peareth Hall Road take further traffic	Comment noted.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
571	Avant Homes			The proposed allocations and planning permissions will still require other sources of supply to meet the OAN Flexibility and choice in the plan is significantly reduced and risks the plan failing to deliver the full housing requirement To provide greater certainty, further consideration should be given to releasing additional sites from the settlement breaks for housing.	The Council can demonstrate a robust housing supply identified through the SHLAA to deliver the OAN over the plan period. This includes a 10% buffer for the 15 year plan period in order to provide flexibility in scheme delivery. It also includes sites that have been released from Settlement Break. The revised 2018 Settlement Break Review justifies the retention of the remaining Settlement Break areas and provides a revised Settlement Break boundary.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
1110	Durham County Council	Durham County Council	Durham County Council	Allocations at Southern Area Playing Fields, Rickleton and land at James Steel Park, Fatfield - important to consider impact on the setting of these sites on adjacent national and locally important designations and their boundaries and how any adverse impacts can be satisfactorily mitigated - Lambton Castle Park and related Garden of Special Historic Interest, and Lambton Estate park and Garden of Local Interest.	The Council has taken this into consideration its Development Frameworks for these sites.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
1196	Adam	McVickers	Persimmon Homes	Support the approach to releasing land from the Green Belt to ensure that the housing requirement can be met in full Consider that the housing requirement is too low and that the Council should release further Green Belt land for development, either through identifying additional sites or the extension of already identified sites, such as HRS15 Support the inclusion of site HRS15, however feel that the release should include the full extent of Greenbelt Assessment site HO11.	Subsequent discussions have taken place and this land is no longer being pursued for inclusion in the plan by the applicant.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

1047	Pauline	Cooper		Believes that there is sufficient brownfield land available for development without having to use Green Belt and that there are no exceptional circumstances demonstrated to warrant Green Belt deletion	The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The council considers that there are exceptional circumstances which warrant an amendment to the Green Belt boundary. Details are set out within the councils Exceptional Circumstances paper.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
1160	Liz	Reid		<p>Objects to Policy SA3, sites HRS1, HRS2, HRS3 and HRS4</p> <p>Objects to: housing projection increase (historically over estimated); use of low housing densities; no evidence that housing proposals will reduce out migration; jobs markets and travel; loss of openness of Green Belt and damage to village; will undermine separation of Springwell Village from surrounding settlements; more people in village will affect village character and affect infrastructure; exceptional circumstances argument should be made for each site separately; exceptional argument has not been made to prove that all brownfield sites have been exhausted; prioritisation of brownfield sites and vacant properties not well documented; negative effects on transport and communication indicated in Sustainability Appraisal; loss of unique village character; proposals do not address need for affordable housing or for ageing population; smaller units would better suit needs of ageing population; extra vehicular traffic negatively impacts on existing road network in village; no alternative to parking on the roads; these sites could be built out to 2,435 houses; these developments go against the principle of protecting existing durable GB boundaries; brownfield sites have not been exhausted- in 2016 there were brownfield sites accommodating 15000 houses; contests that site are shown as unviable; would alter character and setting of the village; low density out of character with rest of the village; school capacity cannot withstand expansion; if more services are needed, does this mean more Green Belt loss?; loss of wildlife habitat; would cause environmental pollution; impact on setting of Bowes railway; proposals fundamentally impact on GB purposes; release of Green Belt is disproportionate in Springwell Village and Washington; further loss of greenbelt when reservoir constructed; lack of understanding of local conditions and constraints. Sustainability Appraisal - major impacts impossible to mitigate in Springwell Village area; effects on transport and communications, sustainable communities, health and wellbeing, cultural heritage. No reference to impact on setting of Bowes Railway Scheduled Ancient Monument. should prioritise sites 401 and 697 safeguarded land next to IAMP if greenbelt needs to be lost - accessible from A19 major road network, affordable housing to address needs of lower paid workers, no major impacts on existing communities. Consultation - inadequate, inconsistent responses from officers, heavy reliance on problematic electronic contact despite aging population, questions and issues raised by residents were not recorded.</p>	<p>Comments noted. Following consultation on the Draft Plan, the Council has considered all comments received and reduced the number of sites in Springwell from three to two. Development in the existing urban areas is the priority of the Plan the council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green Belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The Council has also prepared an Exceptional Circumstances Report and defined the Green Belt boundary. Since the Draft Plan was consulted on the Council has undertaken further studies to assess the site and potential impacts of development. The conclusions of these assessments are sets out in the Development Frameworks. The Publication Draft includes policies to ensure that any potential impacts are mitigated. In regards to Springwell, the Plan seeks to limit the impact to the character of the village. The number of sites has been reduced form 3 in the village to 2. The Council has sought through its evidence to the development does not detrimentally impact the setting of the village. Through the Green Belt Review, the Council has sought to ensure that the sites identified cause the least harm to Green Belt purposes. The report recognises that gap to the west of Springwell Village will be narrowed very slightly in relation to Eighton Banks but not towards the wider Gateshead area. A tree buffer alongside the A194(M) will be retained. The Council has undertaken technical assessments to ensure any impacts of the development. The Council has prepared a Strategic Flood Risk Assessment. It identifies any flood risk across the city. In regards to Springwell, it is considered that surface water flood risk can be mitigated for A number of public sewers cross the eastern site and would need to be considered appropriately within the scheme design. The Plan includes policies to address this concern. The Council has also updated the Transport Assessment for the City which has assessed the impact of the development on the road network and identified mitigation measures needed, these have been included in the IDP. At the Planning Application stage, the applicant will be required to submit a Transport Assessment for the site. A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. Sites will be required to retain trees and hedgerows and increase an existing woodland belt alongside the A194(M) The Education Plan has been updated to assess capacity. Primary schools within Springwell Village and Usworth are within catchment distances. If neither schools have capacity at the time that the site comes forward and a contribution is required from the developer for further provision then this will be sought through a Section 106 agreement. Access to doctor's surgeries is an ongoing national problem and further advice from NHS will be sought. The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement have been prepared. The recommendations of which will be brought forward as part of the development. Once allocated in the Plan, the boundary for the Green Belt could not be altered until a review of the Plan and exceptional circumstances justified. Therefore the boundary for the site cannot be widened once the Plan is adopted. In regards to density levels the Plan seeks to maximise densities, however the SHMA has identified a need for larger family homes of three or more bedrooms. Therefore the density reflects the evidence.</p>	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

997	Anneliese	Hutchinson	Gateshead Council	Although draft policy E11 identifies preventing the merging of Sunderland with Tyneside as one of the purposes of the Green Belt within the City, this is not reflected in the evidence base supporting the individual proposed site allocations. In our view the identification of housing release sites around Springwell Village and to the north of Washington has given insufficient weight to the strategic purpose of the Green Belt separating the conurbations. We request that the emerging plan excludes the proposed housing release sites around Springwell Village and to the north of Washington (sites HRS1, HRS2, HRS3, HRS4, and HRS5), as these sites would have the effect of narrowing the strategic gap provided by the Green Belt in this area.	Comments noted. The HRS site at Peareth Hall is no longer supported in the plan. The remaining sites at Springwell Village and Usworth are still supported the Council's Green Belt Reviews demonstrate that 2 of the sites have negligible or zero narrowing impacts to the strategic gap, and site HRS1 has only a very slight impact to a village area that is 'washed-over' in the Green Belt. It is acknowledged that Site HRS5 has more of an impact to the existing strategic gap, which will also be narrowed by development within the Gateshead MBC area at Follingsby South. The impact to the corridor can be suitably mitigated for and still leave a significant land buffer from the gaps' principal asset, the River Don.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
987	Laura	Kennedy	Northumbrian Water Ltd	Moving on to the housing release sites identified in Policy SA3, we welcome the inclusion of part 4 to ensure that each development incorporates measures to minimise flood risk and have regard to sustainable water management, along with the supporting text in paragraph 6.15 which promotes the use of sustainable drainage systems.	Support and comments noted.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
1171	Steve	Gawthorpe	Homes England	Promotes the development of the safeguarded land over green belt release sites in north Washington and Springwell	The NPPF requires that when a Local Plan revises Green Belt boundaries consideration should be given that the boundary will not need to be altered at the end of the plan period. Where necessary, plans should also identify safeguarded land in order to meet longer-term development needs stretching well beyond the plan period. The Publication draft identifies land East of Washington as safeguarded land. This approach is justified in the council's evidence base.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
1013	Gillan	Gibson	CPRE Durham	While CPRE regrets the unnecessary loss of green field sites, we do not have sufficient information about this area to be able to comment on it. We therefore take a neutral stance on this Policy. However, we note the reference in the text to executive houses being built in this area. We note that the Council claims that there is a shortage of such houses in the City. While CPRE accepts that executive housing will be a part of market housing, which is referred to in the NPPF, we believe there must be a limit to the amount of this type of housing that is required. There is no indication as to the amount of executive housing in this Policy.	Comments noted.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
1122	Dave	McGuire	Sport England	Object to proposed sites HRS7 (Southern Area Playing Fields) and HRS10 (Land at Newcastle Road) as the allocations include land used (or last used) as playing field. The Council must show how the proposed allocations meet playing field policy exception E1 or E4 for Sport England to withdraw its objections.	The Council and Sport England will continue to work together. As part of the duty to cooperate, the Council will work with Sport England to agree a statement of common ground. The policy for this site has been amended to include reference that the site can only be released for development once Sport England is satisfied that the site is surplus to requirement.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites



1075	Margaret	Haywood		<p>Disappointed at allowing house building on greenbelt land around Springwell village, and with the badly organised drop-in events at SVCC. Springwell Village is a small compact village with a long and proud industrial heritage - Bowes Railway and surrounding countryside. Green Belt protection was to prevent urban sprawl and protect discrete settlements, only given up in 'exceptional circumstances' - don't believe there are any. Look at brownfield sites in Sunderland. Errors in forecasting UK population, Brexit and EU workers leaving, do we need that many new houses. Housing on greenbelt land would make living in Sunderland less desirable. traffic - narrow winding village roads could not take extra 200 cars; education - children already can't get places in the village school; flooding - climate changed, building on greenbelt fields won't help the flooding situation, drains not coping; electricity supply - power drops at peak times, will it cope with more houses? Should reconsider plans for building houses on greenbelt around Springwell village. Pollution and strain on infrastructure is too much.</p>	<p>Comments noted. Following consultation on the Draft Plan, the Council has considered all comments received and reduced the number of sites in Springwell from three to two. Development in the existing urban areas is the priority of the Plan the council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green Belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The Council has also prepared an Exceptional Circumstances Report and defined the Green Belt boundary. Since the Draft Plan was consulted on the Council has undertaken further studies to assess the site and potential impacts of development. The conclusions of these assessments are sets out in the Development Frameworks. The Publication Draft includes policies to ensure that any potential impacts are mitigated. In regards to Springwell, the Plan seeks to limit the impact to the character of the village. The number of sites has been reduced form 3 in the village to 2. The Council has sought through its evidence to the development does not detrimentally impact the setting of the village. Through the Green Belt Review, the Council has sought to ensure that the sites identified cause the least harm to Green Belt purposes. The report recognises that gap to the west of Springwell Village will be narrowed very slightly in relation to Eighton Banks but not towards the wider Gateshead area. A tree buffer alongside the A194(M) will be retained. The Council has undertaken technical assessments to ensure any impacts of the development. The Council has prepared a Strategic Flood Risk Assessment. It identifies any flood risk across the city. In regards to Springwell, it is considered that surface water flood risk can be mitigated for. A number of public sewers cross the eastern site and would need to be considered appropriately within the scheme design. The Plan includes policies to address this concern. The Council has also updated the Transport Assessment for the City which has assessed the impact of the development on the road network and identified mitigation measures needed, these have been included in the IDP. At the Planning Application stage, the applicant will be required to submit a Transport Assessment for the site. A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. Sites will be required to retain trees and hedgerows and increase an existing woodland belt alongside the A194(M). The Education Plan has been updated to assess capacity. Primary schools within Springwell Village and Usworth are within catchment distances. If neither school's have capacity at the time that the site comes forward and a contribution is required from the developer for further provision then this will be sought through a Section 106 agreement. Access to doctor's surgeries is an ongoing national problem and further advice from NHS will be sought. The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement have been prepared. The recommendations of which will be brought forward as part of the development. Once allocated in the Plan, the boundary for the Green Belt could not be altered until a review of the Plan and exceptional circumstances justified. Therefore the boundary for the site cannot be widened once the Plan is adopted. In regards to density levels the Plan seeks to maximise densities, however the SHMA has identified a need for larger family homes of three or more bedrooms. Therefore the density reflects the evidence.</p>	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
1037	Stuart	Porthouse		Suggests alternative sites for development	The Council has taken alternative sites identified into consideration.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

934	Nathan James	McMenam		<p>Objects to Green Belt developments Objects to: housing projection increase (historically over estimated); no evidence that housing proposals will reduce out migration. Exceptional circumstances argument should be made for each site separately; exceptional argument has not be made to prove that all brownfield sites have been exhausted. Proposals do not address need for affordable housing or for ageing population; extra vehicular traffic negatively impacts on existing road network; these developments go against the principle of protecting existing durable GB boundaries; brownfield sites have not been exhausted- in 2016 there were brownfield sites accommodating 15000 houses; contests that sites are shown as unviable; school capacity cannot withstand expansion; if more services are needed, does this mean more Green Belt loss?; would cause environmental pollution; proposals fundamentally impact on GB purposes.</p>	<p>The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.</p>	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
928	Alan S	Gettings		<p>Objects to Green Belt developments Objects to: housing projection increase (historically over estimated); no evidence that housing proposals will reduce out migration. Exceptional circumstances argument should be made for each site separately; exceptional argument has not be made to prove that all brownfield sites have been exhausted. Proposals do not address need for affordable housing or for ageing population; extra vehicular traffic negatively impacts on existing road network; these developments go against the principle of protecting existing durable GB boundaries; brownfield sites have not been exhausted- in 2016 there were brownfield sites accommodating 15000 houses; contests that sites are shown as unviable; school capacity cannot withstand expansion; if more services are needed, does this mean more Green Belt loss?; would cause environmental pollution; proposals fundamentally impact on GB purposes.</p>	<p>The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.</p>	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

936	Naomi	Meredith		<p>Objects to Green Belt developments Objects to: housing projection increase (historically over estimated); no evidence that housing proposals will reduce out migration. Exceptional circumstances argument should be made for each site separately; exceptional argument has not be made to prove that all brownfield sites have been exhausted. Proposals do not address need for affordable housing or for ageing population; extra vehicular traffic negatively impacts on existing road network; these developments go against the principle of protecting existing durable GB boundaries; brownfield sites have not been exhausted- in 2016 there were brownfield sites accommodating 15000 houses; contests that sites are shown as unviable; school capacity cannot withstand expansion; if more services are needed, does this mean more Green Belt loss?; would cause environmental pollution; proposals fundamentally impact on GB purposes.</p>	<p>The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.</p>	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
1044	A	Colling		<p>Believes that the proposed Housing Release Site at West Park will have a detrimental impact on the environment.</p>	<p>West Park has been discounted as a Housing Growth Area as the impact of losing the greenspace element of the site is considered to be unacceptable as it would compound the lack of amenity greenspace provision in the area and be at odds with the recommendations set out in the Greenspace Report.</p>	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
939	James	Macbeth		<p>Objects to Green Belt developments Objects to: housing projection increase (historically over estimated); no evidence that housing proposals will reduce out migration. Exceptional circumstances argument should be made for each site separately; exceptional argument has not be made to prove that all brownfield sites have been exhausted. Proposals do not address need for affordable housing or for ageing population; extra vehicular traffic negatively impacts on existing road network; these developments go against the principle of protecting existing durable GB boundaries; brownfield sites have not been exhausted- in 2016 there were brownfield sites accommodating 15000 houses; contests that sites are shown as unviable; school capacity cannot withstand expansion; if more services are needed, does this mean more Green Belt loss?; would cause environmental pollution; proposals fundamentally impact on GB purposes.</p>	<p>The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.</p>	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

937	Kevin	Forster		<p>Objects to Green Belt developments Objects to: housing projection increase (historically over estimated); no evidence that housing proposals will reduce out migration. Exceptional circumstances argument should be made for each site separately; exceptional argument has not be made to prove that all brownfield sites have been exhausted. Proposals do not address need for affordable housing or for ageing population; extra vehicular traffic negatively impacts on existing road network; these developments go against the principle of protecting existing durable GB boundaries; brownfield sites have not been exhausted- in 2016 there were brownfield sites accommodating 15000 houses; contests that sites are shown as unviable; school capacity cannot withstand expansion; if more services are needed, does this mean more Green Belt loss?; would cause environmental pollution; proposals fundamentally impact on GB purposes.</p>	<p>The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.</p>	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
933	Corey Lee	Minnican		<p>Objects to Green Belt developments Objects to: housing projection increase (historically over estimated); no evidence that housing proposals will reduce out migration. Exceptional circumstances argument should be made for each site separately; exceptional argument has not be made to prove that all brownfield sites have been exhausted. Proposals do not address need for affordable housing or for ageing population; extra vehicular traffic negatively impacts on existing road network; these developments go against the principle of protecting existing durable GB boundaries; brownfield sites have not been exhausted- in 2016 there were brownfield sites accommodating 15000 houses; contests that sites are shown as unviable; school capacity cannot withstand expansion; if more services are needed, does this mean more Green Belt loss?; would cause environmental pollution; proposals fundamentally impact on GB purposes.</p>	<p>The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.</p>	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
1035	Andrew	White		<p>Opposed to the development of new housing on green space and Green Belt on the grounds that it would have a detrimental impact on the environment, infrastructure and increased congestion on local roads.</p>	<p>The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland.</p>	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

929	P	Coulthard		<p>Objects to Green Belt developments Objects to: housing projection increase (historically over estimated); no evidence that housing proposals will reduce out migration. Exceptional circumstances argument should be made for each site separately; exceptional argument has not be made to prove that all brownfield sites have been exhausted. Proposals do not address need for affordable housing or for ageing population; extra vehicular traffic negatively impacts on existing road network; these developments go against the principle of protecting existing durable GB boundaries; brownfield sites have not been exhausted- in 2016 there were brownfield sites accommodating 15000 houses; contests that sites are shown as unviable; school capacity cannot withstand expansion; if more services are needed, does this mean more Green Belt loss?; would cause environmental pollution; proposals fundamentally impact on GB purposes.</p>	<p>The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.</p>	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
931	H D	Bowdon		<p>Objects to Green Belt developments Objects to: housing projection increase (historically over estimated); no evidence that housing proposals will reduce out migration. Exceptional circumstances argument should be made for each site separately; exceptional argument has not be made to prove that all brownfield sites have been exhausted. Proposals do not address need for affordable housing or for ageing population; extra vehicular traffic negatively impacts on existing road network; these developments go against the principle of protecting existing durable GB boundaries; brownfield sites have not been exhausted- in 2016 there were brownfield sites accommodating 15000 houses; contests that sites are shown as unviable; school capacity cannot withstand expansion; if more services are needed, does this mean more Green Belt loss?; would cause environmental pollution; proposals fundamentally impact on GB purposes.</p>	<p>The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.</p>	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
1034	Lois	White		<p>Objects to the building of new houses on green spaces and Green Belt on the ground that it will have a detrimental impact on the environment, infrastructure and increase congestion on local roads.</p>	<p>The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland.</p>	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

1069	WD & CT	Dunn		CSDP is not sound. Not received any documentation/leaflet - must make direct contact with individuals affected by proposals, and special provision to contact 'hard to reach residents' (ie. elderly and disabled residents - residents living in a sheltered scheme have had no contact). Removing parts of the Green Belt - environment and health issues, climate change and pollution. All you are proposing is executive housing on Green Belt land. NPPF says must deliver affordable housing, sustainable development and meet the needs of residents. Where is the inner city regeneration, housing improvements for current residents, homes for first time buyers and the elderly (increasing by 40%)? Executive homes are not affordable for most and new residents will not shop in the dire city centre. Extra cars will bring pollution; road network, schools and health services will not cope. Evidence base is not sound, uses outdated figures and scenarios. Shameful to remove Green Belt land with history and heritage - West Park, Rickleton Area playing fields, Herrington Park, Springwell Village. Brownfield land available for more council houses.	The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
1185	Paul	Dixon	Highways England	The provision for a Transport Assessment to accompany proposals is supported and where development sites would have a detrimental impact on the SNR, mitigation measures need to be identified and modelled	The Council has taken this into consideration its Development Frameworks for these sites.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
1092	Richard	Bradley	Sunderland Green Party	Would like the Policy to be removed Concerned about evidence base for housing target Both ONS 2014 population projections Council's OAN are guesses, one of which predated the EU referendum so should be treated with caution Population growth in Sunderland largely driven by international migration. Migration to UK has started to slow despite controls not yet being implemented Economic growth is uncertain Figures used to produce housing target are out of date House prices falling in city, so significant housebuilding will put further downward pressure on house prices Questions the assumption that people are moving elsewhere due to lack of supply of executive housing Other factors are involved Policy should be suspended until more accurate calculation can be made using revised methodology All proposed sites have more negative impacts than positive when measured against the Sustainability Appraisal (SA) Questions the methodology used in the SA for some indicators SA does not measure economic impact of sites SA fails to measure impact of sites on climate change Concerned that Green Belt land is identified for early release If housing need is lower than identified, Green Belt sites may get developed instead of more challenging brownfield sites Removing the Policy will require developers to tackle the more challenging ex-industrial sites first At worst, the policy should hold Green Belt sites back to be developed last Strong public reaction to sites and would like all responses treated on their merits, so smaller sites (such as HRS9) are not disadvantaged.	The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
1123	S	Gregson		Concern that the current Green Belt review and proposed deletions will not be sufficient to provide development land in sustainable locations beyond the current plan period. The review should be re-evaluated and additional safeguarded sites should be excluded from the Green Belt designation. Suggest site south of Burdon Lane (SHLAA ref 641) could be a safeguarded site.	Safeguarding of Site 641 is not supported. The land is identified through the Green Belt Review as being fundamental to the purposes of Green Belt.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites

1439	Barbara	Hooper	Historic England	<p>Para.6.12-13 / Policy SA3 - welcome that building layout and design will be informed by local heritage assets, but no reference in policy or supporting text of what these might be or how the layout/design will ensure their significance is protected and enhanced as required by NPPF (para.126, 129, 157), including land where development would be inappropriate eg. because of its historic significance. Local Plan should clearly set out the significance of the heritage assets likely to be affected by the proposed housing allocations and how conflict with the asset's conservation will be avoided/minimised. The Indicative Layout and Capacity Study of the Proposed Housing Release Sites is not referenced and fails to properly take the implications of the affected heritage assets into account for some sites, while the SA and Strategic Land Review is also wrong for 1 site, so these should be reviewed. HRS1 - development should ensure the significance of the designated Bowes Railway SAM is both sustained and enhanced, so any potential impacts are minimised. HRS2 - confusion as designated Grade II listed Peareth Hall is mislabelled as Usworth Hall, also in the SA and SLR. Constraint fails to mention their significance, only requiring development to 'respect their setting'. Those elements of the listed buildings that contribute to their significance should be identified, and consideration given to how this will be sustained and enhanced through development design and layout. HRS5 - there should be reference to the need to sustain and enhance the significance of the Grade II listed Usworth Hall and any impact on that significance, including any contribution made by its setting. HRS7 - no mention to the site being directly adjacent to Grade II Lambton Castle Registered Park and Garden, a serious omission and impacts on the significance of this site should be considered and reflected in how this will be sustained and enhanced in the development's design and layout. HR9 - potential impacts on setting of the Grade II listed Shipwrights Public House (220m from the site) should be recognised and significance understood to be compliant with NPPF, including any contribution made by its setting and how this will be sustained and enhanced in the development's design and layout. HRS10 - No mention of adjacent/nearby WW1 acoustic mirror SAM (Grade II listed), Grade II* Fulwell Mill and Grade II Lime Kilns at Fulwell Quarry. Elevated site may have an impact on long distance views and the setting of these designated assets. Their significance should be understood to be compliant with NPPF, including any contribution made by their setting and how they will be sustained and enhanced in the development's design and layout. HRS12 - welcome recognition of maximising views towards Grade 1 Peshaw Monument, but this should not be to the detriment of the asset's setting - its elevated position and the views from it may be considered a key part of its significance which should be understood, and how this will be sustained and enhanced in the development's design and layout.</p>	<p>The publication draft includes policies for each Housing Growth. The Council has also published Site Framework for each site which identifies the constraints of the site that need to be addressed.</p>	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
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1239	Jennifer	Nye	Hellens Group Ltd	Hellens Group Ltd support housing allocation site HRS1 (Springwell Village north of Mount Lane) and consider that sound, but object to sites SP12 and SP13a (to the west of HRS1) being retained as green belt. [Site SP13b (to the south of HRS1) is no longer being promoted for housing having now been sold to NWL, but highway access rights maintained into HRS1 and in turn SP13a and SP12.] Do not consider that the proposed housing requirement of 13,824 reflects Objectively Assessed Housing Need. Based on Lichfield's OAHN Critique and Evidence (which GVA fully concur with), the Council's housing requirement should be 15,840 over the plan period CSDP does not meet the full OAHN and therefore does not meet the correct and sound housing requirement. Consider Washington sub-area to require a greater proportion of overall distribution of housing to meet demand in this area, and thus a need to release additional green belt sites. SP12 and SP13a represent alternative land which should be released from the green belt for housing - Council's evidence base concluded neither would have a major overall adverse impact as not technically or environmentally constrained in green belt terms. HRS1 - consider no sound reason to delay delivery so could come forward 5yrs earlier in 2019-20. Based on housebuilders average build out rates of 30 dwellings pa we proposed 30 units in 2019-20 and 18 units in 2020-21 to be more realistic and achievable. Unreasonable to require a development of 48 dwellings to provide for additional social infrastructure (eg. new primary school), as is suggested in the Indicative Layout and Capacity Study's key constraints. However, Hellens would accept providing a contribution towards a school and health facilities where demonstrated that complies with the NPPF tests. SP12 (SHLAA site 408) - consider noise from the quarry or A1 road traffic would not represent a constraint to housing delivery of the site. Consider there are no insurmountable reasons (landscaping, biodiversity, flooding, noise impacts, remediation, heritage, primary school expansion) for not being able to develop the site for housing - not unviable or undeliverable. Green Belt stage 1 assessment did not identify sites HRS1, SP12 and SP13 as being fundamental to the green belt purpose Concur with its conclusion for SP12 as no significant impact But stage 2 assessment conclusion conflicts with this, citing impact of quarry noise and on Bowes Railway Scheduled Ancient Monument. Surveys show no technical reasons on ecology grounds (priority species) why site SP12 could not come forward for development. SP13a (SHLAA site 407A) - contest the SHLAA conclusion that this site is not suitable for housing. Access could however be achieved through allocated site HRS1 and SP12 (SHLAA site 408). Surveys show no technical ecology reasons the site could not be developed for housing. Consider development could come forward while being mindful of the proximity to the Bowes Railway SAM and wildlife corridor, but these do not prohibit development coming forward. Consider sites SP12 and SP13a should be released from the green belt and allocated for housing as well as HRS1 to allow a comprehensive sustainable development and meet an increased 15,840 full OAN housing requirement of Sunderland and the Washington sub-area's greater proportion.	The wider site area put forward for development is not supported because of the following key issues: the impact to Green Belt purpose, especially impacting on the strategic gap to Eighton Banks; the operational and noise issues associated with substrate extraction from Thompsons Quarry, rendering the site unsuitable for housing development, and contrary to the NPPF; the impact to the open aspect of the Bowes Railway SAM, and; the impact to the wildlife/GI corridor functionality, and potentially to protected species in the immediate area. The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018.	6. Strategic Site Allocations	Policy SA3: Housing Release Sites
691	James	Reid	Barratt David Wilson Homes	Supports identification of safeguarded land, but objects as the land at Washington should be allocated for housing The plan is therefore unsound Support the view that exceptional circumstances have been demonstrated for Green Belt release Green Belt release should be focussed in higher order settlements (Sunderland and Washington) Support the release of this site from the Green Belt, but feel phases 1 and 2 of Washington Meadows should be allocated for housing, rather than safeguarded The site should be extended to the north and the additional land (NI1 and NI2) safeguarded for its potential beyond the plan period Site has been considered in isolation and not part of wider site potential, so evidence base is incomplete and inconsistent Do not feel that it positively contributes to Green Belt purposes The latter phase would allow for completion of a new Washington Eastern Relief Road Washington Meadows site is sustainable location, which is available now, suitable for development and achievable.	The NPPF requires that when a Local Plan revises Green Belt boundaries consideration should be given that the boundary will not need to be altered at the end of the plan period. Where necessary, plans should also identify safeguarded land in order to meet longer-term development needs stretching well beyond the plan period. The Publication draft identifies land East of Washington as safeguarded land. This approach is justified in the councils evidence base.	6. Strategic Site Allocations	Policy SA4: Safeguarding Areas
573	Avant Homes			Broadly support the policy, but would like further clarity on the circumstances of when and how additional sites will be brought forward.	The sites will be brought forward through a review of the Plan.	6. Strategic Site Allocations	Policy SA4: Safeguarding Areas
1197	Adam	McVickers	Persimmon Homes	Object to Policy SA4 in its current form If the plan fails to such a degree that a plan review is necessary, all potential development sites should be considered Suggest amendments to the wording of the policy so that the site can only be brought forward where it can be demonstrated that all other more suitable, deliverable or developable sites, including Green Belt sites, have been considered.	The NPPF requires that when a Local Plan revises Green Belt boundaries consideration should be given that the boundary will not need to be altered at the end of the plan period. Where necessary, plans should also identify safeguarded land in order to meet longer-term development needs stretching well beyond the plan period. The Publication draft identifies land East of Washington as safeguarded land. This approach is justified in the council's evidence base.	6. Strategic Site Allocations	Policy SA4: Safeguarding Areas



973	George	Mansbridge	South Tyneside Council	We have concerns over the proposed safeguarded land due to the impact on a wildlife corridor and a range of protected species Development on this area would be immediately adjacent to the proposed IAMP mitigation area If the proposed safeguarded land were to be developed, this would render the mitigation area less effective You have indicated that there are considerable constraints known on the safeguarded land, including Flood Zones, wildlife corridors, protected species and buffer zones, power lines and a railway buffer, and that further work would be needed should this land be allocated as part of a future plan review However, you have also been clear that this it is not intended to release this land for development during the current plan period.	Comments noted. The Council will continue to work with South Tyneside to address these concerns.	6. Strategic Site Allocations	Policy SA4: Safeguarding Areas
1016	Gillan	Gibson	CPRE Durham	We represent that this proposed Policy and its reasoning may not fully reflect the issues mentioned in paragraph 85 for the following reasons: 1) The proposed policy SA4 appears to be identifying possible future requirements after the plan period but does not appear to be sufficiently firm to fulfil this requirement. 2) If the paragraph is relevant for this type of action, then exceptional circumstances must still be demonstrated. Policy SA4 appears to be far too speculative to meet this test.	The NPPF requires that when a Local Plan revises Green Belt boundaries consideration should be given that the boundary will not need to be altered at the end of the plan period. Where necessary, plans should also identify safeguarded land in order to meet longer-term development needs stretching well beyond the plan period. The Publication draft identifies land East of Washington as safeguarded land. This approach is justified in the council's evidence base.	6. Strategic Site Allocations	Policy SA4: Safeguarding Areas
1117	S	Gregson		Suggests a further site to be safeguarded as the land currently identified to be released is to meet the growth needs of the current plan.	The Green Belt boundary review has comprehensively assessed the Green Belt boundary and identify where land should be deleted from the Green Belt. In some case the Council has proposed to safeguard this land.	6. Strategic Site Allocations	Policy SA4: Safeguarding Areas
1164	Clare	Rawcliffe		No justification for safeguarded land based on new DCLG housing requirement for Sunderland In addition, the site forms part of a strategic wildlife corridor and supports a wide range of protected and priority species Development would also impact on the effectiveness of the IAMP mitigation area.	The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates. The NPPF requires that when a Local Plan revises Green Belt boundaries consideration should be given that the boundary will not need to be altered at the end of the plan period. Where necessary, plans should also identify ~safeguarded land in order to meet longer-term development needs stretching well beyond the plan period. The Publication draft identifies land East of Washington as safeguarded land. This approach is justified in the council's evidence base.	6. Strategic Site Allocations	Policy SA4: Safeguarding Areas
1225	Paul	Dixon	Highways England	Support the policy	Support noted.	6. Strategic Site Allocations	Policy SA4: Safeguarding Areas
71	William Stewart	Ingram		Referring to changes in the NHS and certain health care services being re-located to Sunderland from South Tyneside. Questions whether the funds are in place to do this and staff/patient ratios are maintained. Impacts of this on social care. The plan has no specific targets for dealing with mental health issues, could be placed within the health and wellbeing section (when it is such a big issue in the North East). Ensuring that primary care mental health services are linked with health promotion and culture and leisure services will help meet targets set out in section 7 of the Core Strategy and in particular Paras 7.6 and 7.7. Suggest Primary Care Mental Health providers are asked how they are ensuring they address these issues and how they are linking in with Health Promotion and Leisure and Culture Services.	Comment noted. The Core Strategy and Development Plan seeks to establish the land use planning framework for the authority and is therefore limited in its scope. A Health Impact Assessment has been prepared to assess the impacts of the policies within the plan upon health and well-being. This has been updated and its recommendations taken into consideration when revising the Plan. The Council will continue to work constructively with health providers to address identified issues, where possible.	7. Health, Wellbeing and Social Infrastructure	

1166	John	Pilgrim	Education & Skills Funding Agency	Education & Skills Funding Agency note that all new state schools are now academies/free schools with the ESFA as the delivery body for many of these rather than local education authorities. Aim to work closely with local authority education departments and planning authorities to meet the need and demand for new school places and new schools. Consider it would be helpful to explicitly reference or signpost key national policies relating to the provision of new school places within the CSDP: NPPF para.72 - ESFA supports the principle of Sunderland safeguarding land for new schools to meet planning policy objectives. Should also safeguard land for any future expansion of new schools where demand indicates may be necessary. should have regard to joint policy statement on 'Planning for Schools Development' (2011) re. development and delivery of state-funded schools through the planning system. In line with Duty to Cooperate on strategic community infrastructure priorities, ESFA request to be added to the SCI's list of relevant organisations to be engaged with in preparing the plan. ESFA commend London Borough of Ealing's approach to Planning for Schools DPD (May 2016) in providing evidence-based policy direction for providing primary and secondary school places, and allocating/safeguarding land for extensions and new sites. Essential there is an adequate supply of sites for schools to ensure Sunderland can flexibly respond to existing and future needs for school places over the plan period. ESFA support Strategy Priority 5. Welcomes Policy SA2 SSGA inclusion of provision for a new primary school. Site allocations or safeguarding policies should clarify delivery requirements for new school - minimum site area required, preferred site characteristics, any need to safeguard additional land for future expansion (eg. see Milton Keynes Plan policy CC7). Re. Policy SA2 SSGA and Chapter 14 Infrastructure & Delivery - ESFA are happy to meet to discuss opportunity for forward funding schools as part of large residential developments. Re. Infrastructure Delivery Plan evidence base - would be helpful if the Council carried out a specific assessment of education needs in areas of increased demand for school places (eg. North Sunderland, Washington and hotspots such as Millfield) to support the IDP. Recommend good practice in London Borough of Ealing's Planning for Schools DPD and the Education and Health Needs Study (2017) for the Old Oak & Royal Park Development Corporation. Developer Contributions and CIL - need to ensure that education contributions made by developers are sufficient to deliver the additional school places required to meet the increase in demand generated by new developments. ESFA would be interested in any IDP update or review of infrastructure requirements to inform any CIL documents - please add them to the database for future CIL consultations.	Comments noted. The Council will work with the ESFA when preparing the IDP with regard to education provision. The Council has prepared an Education Report which has been published as part of the evidence base. This has been updated to set out in more detail where new and improved facilities will be required to meet identified needs. Any new allocations will be made through the emerging Site Allocations and Designations Plan. The Council is not currently looking to implement a CIL, however it will engage with the ESFA should this position change.	7. Health, Wellbeing and Social Infrastructure	
1115	David	Gallagher	Sunderland Clinical Commissioning Group	The introduction to Chapter 7 outlines the number of health centres, doctors and pharmacies, but does not make reference to larger facilities such as the hospitals, hospice or urgent/primary care centres.	The map has been updated to reflect comments but is included in the IDP.	7. Health, Wellbeing and Social Infrastructure	
189	Taylor Wimpey		Taylor Wimpey	Policy HSW1 - suggest the requirements upon developers should be fair, fully justified and not overly onerous. Sub-point 9 - object to the requirement for submission of a HIA as part of application as too onerous. If progressed should have a threshold of greater than 300 dwellings.	Comments noted. It is considered that the policy requirements of Policy HWS1 are proportionate. The supporting text clarifies that this assessment can be incorporated within other assessments and should be proportionate to the scale of development.	7. Health, Wellbeing and Social Infrastructure	Policy HWS1: Health and Wellbeing
116	Sarrah	Seldon		Policy HWS1, point 5 - the plan is taking away green spaces when the policy aims to promote improvement and enhance accessibility to green spaces. Green belt land should not be used for housing - in particular land at West Park. Land is used by local people for recreation, haven for wildlife. Areas of green space increases health and wellbeing of local population.	Policy E9 indicates that the Council will protect, conserve and enhance the quality, community value, function and accessibility of the city's greenspace and wider green infrastructure. West Park has been discounted as a Housing Growth Area as the impact of losing the greenspace element of the site is considered to be unacceptable as it would compound the lack of amenity greenspace provision in the area and be at odds with the recommendations set out in the Greenspace Report.	7. Health, Wellbeing and Social Infrastructure	Policy HWS1: Health and Wellbeing
169	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy HWS1 - Requirements should be fully justified and not overly onerous Sub point 9 - judgement reserved on this until further clarity on the extent of the requirements is provided. Consideration of this issue could be incorporated into planning statement.	Comments noted. It is considered that the policy requirements of Policy HWS1 are proportionate. The supporting text clarifies that this assessment can be incorporated within other assessments and should be proportionate to the scale of development	7. Health, Wellbeing and Social Infrastructure	Policy HWS1: Health and Wellbeing
147	New Herrington Workmen's Club		New Herrington Workmen's Club and Institute	Policy HWS1: Health and Wellbeing Requirements set out in policy are onerous and need further justification. A number of the objectives are already addressed within planning policy and any additional can be tackled through new policies within the plan.	Comments noted. It is considered that the policy requirements of Policy HWS1 are proportionate. The supporting text clarifies that this assessment can be incorporated within other assessments and should be proportionate to the scale of development	7. Health, Wellbeing and Social Infrastructure	Policy HWS1: Health and Wellbeing

154	Dominic	Smith	Esh Developments Ltd	Requirements set out within policy are onerous and need further justification. A number of the objectives are already addressed within planning policy or guidance and any additional requirements can be tackled through new policies within the CSDP	Comments noted. It is considered that the policy requirements of Policy HWS1 are proportionate. The supporting text clarifies that this assessment can be incorporated within other assessments and should be proportionate to the scale of development.	7. Health, Wellbeing and Social Infrastructure	Policy HWS1: Health and Wellbeing
203			Kentucky Fried Chicken (Great Britain) Limited	Paragraph 7.4 and part 8 of Policy HWS1. Do not, agree that one, of the ways planning can have, the greatest impact on health and obesity levels, is the restriction of new hot food takeaways. There are a, variety of land uses in a variety of classes from food may be, purchased, of which food that may be considered healthy is available alongside food that might be considered unhealthy. So vague as to cover potentially all land uses where food may be purchased. Would be based on a subjective judgement as to what food is unhealthy and would not account for changes of menu, or operator within the same class. Concept of unhealthy food is unhelpful in isolation from an understanding of the health and lifestyle of the person eating it. The para and policy assume that people are unable to make such judgements and decisions for themselves. Ensuring variety is a matter that can be addressed by applying existing retail policy relating to vitality and viability, aspects of which could also be applied out-of-centre. Suggest delete para 7.4 and part 8 of policy HSW1. Disagree with Paragraph 7.4 Consider that there are many outlets selling ~healthy food alongside food that might be considered to be ~unhealthy Concept of unhealthy eating cannot be considered in isolation, lifestyle choices are also important. Any policy on unhealthy eating outlets should be based on protection vitality and viability Suggest that Paragraph 7.4 is deleted and Criterion 8 of Policy HWS1 is deleted.	Comments noted. The council acknowledge that hot food takeaways are just one of the contributory factors to obesity levels within the city and the plan contains a range of policies which seek to promote healthy communities. Public Health evidence prepared in support of the Plan shows that Sunderland is already well served by hot food takeaways. Following the recommendations of the Health Impact Assessment Policy VC4 has been amended to set out the council's approach to limiting hot food takeaways on health grounds.	7. Health, Wellbeing and Social Infrastructure	Policy HWS1: Health and Wellbeing
1198	Adam	McVickers	Persimmon Homes	Object to the requirement for a Health Impact Assessment for developments of 100 dwellings or more There is no justification why it has been assumed that developments of this scale would be expected to have significant impacts on health Further requirement is already set out in national and local policy to protect health and well-being i.e. noise assessments, Transport Assessments and Travel Plans etc This requirement will place additional burden on developers.	Comments noted. It is considered that the threshold of 100 dwellings for a Health Impact Assessment is appropriate. This would only affect the largest residential applications which may have an impact on health and wellbeing. As noted in the submission, it is not considered that the requirement for a HIA would result in the need to undertake a significant amount of additional work, as other submission documents may already cover similar issues.	7. Health, Wellbeing and Social Infrastructure	Policy HWS1: Health and Wellbeing
1120	Dave	McGuire	Sport England	Broadly support Policy HWS1, however would encourage that point 4 (iv) is linked to the principles outlined in Sport England's design guidance 'Active Design' Clarity is also needed as to how the policy will link to Policy E1.	Comment noted. The supporting text has been update to link to the principles in Sport England's design guidance document Active Design. The Plan should be read as a whole, so the requirements of Policies SP7 and BH1 should be read in tandem.	7. Health, Wellbeing and Social Infrastructure	Policy HWS1: Health and Wellbeing
1127	John	Seager	Siglion	Support the aims of the Policy Siglion's site at Seaburn aims to create housing, leisure uses and open space that will have a positive impact on existing and future residents However, there should be a greater focus on the quality of open space rather than just the quantity.	Comment noted. Policy NE4 seeks to conserve and enhance the quality of greenspaces within the city.	7. Health, Wellbeing and Social Infrastructure	Policy HWS1: Health and Wellbeing
1420	Tim	Wright		Section 7 - Question if influencing fast food environment is biggest impact and needs to be targeted as a number of interventions to influence behavioural change. HSW1 Health and Wellbeing Policy Suggest think about how HIA is linked to other statutory assessments. 7.6 Is the overarching document not the Sustainable communities plan underpinned by JSNA ? 7.7 developing primary care trust needs integration of other services. The position on tertiary specialist centres is missing and how this will be factored into the equation with other changes.	Comments noted. Health and wellbeing is a common thread across all aspects of the plan. The council undertook a Health Impact Assessment (HIA) as part of the draft Core Strategy and Development Plan. Amendments have been made to reflect the recommendations of the HIA, where possible.	7. Health, Wellbeing and Social Infrastructure	Policy HWS1: Health and Wellbeing
1260	Barbara	Hooper	Historic England	Policy HWS1 - support, contribution of historic environment to sense of place and wellbeing is at heart of HAZ proposals.	Comments noted.	7. Health, Wellbeing and Social Infrastructure	Policy HWS1: Health and Wellbeing
2	Ross	Anthony	Theatres Trust	Support for policies HWS2 and HSW3. Consider additional clause to HWS3- The temporary and meanwhile use of vacant buildings and sites by creative, cultural and community organisations will also be supported, particularly where they help activate and revitalise key city and town centre locations and the public realm.	Comments noted.	7. Health, Wellbeing and Social Infrastructure	Policy HWS2: Protection and Delivery of Community, Sport, Social and Cultural Facilities
1121	Dave	McGuire	Sport England	The policy does not offer the same level of protection as paragraph 74 of the NPPF or Sport England's Playing Field policy There are no other policies within the Plan which protect playing fields and sports facilities and therefore Sport England object to the policy as currently worded, as it is too weak.	Comment noted. The emerging Site Allocations and Designations Plan will include policy coverage to safeguard sports facilities. In the interim, the existing UDP Policies on this will remain in place. Policy NE4 includes a protection policy for Greenspace which includes playing fields.	7. Health, Wellbeing and Social Infrastructure	Policy HWS2: Protection and Delivery of Community, Sport, Social and Cultural Facilities

977	George	Mansbridge	South Tyneside Council	We have agreed that we need to jointly set up a meeting with the NHS to fully understand hospital proposals and to determine whether this would have implications on infrastructure, particularly given the high level of growth Sunderland is working towards.	Comment noted. The Councils have held a joint meeting with the NHS to discuss the proposals and agreed to continue to work together to understand potential impacts on our respective areas.	7. Health, Wellbeing and Social Infrastructure	Policy HWS2: Protection and Delivery of Community, Sport, Social and Cultural Facilities
1416	Barbara	Hooper	Historic England	Support the policy.	Comment noted.	7. Health, Wellbeing and Social Infrastructure	Policy HWS2: Protection and Delivery of Community, Sport, Social and Cultural Facilities
1391	Taylor Wimpey		Taylor Wimpey	Policy HSW2 - Requests revisions to sub points 6 and 7 to ensure less prescriptive. Additional text set out for sub-point 6 and suggest sub-point 7 removed as too onerous and discussed and agreed on a site by site basis.	Policy VC5 has been updated and no longer includes requirement.	7. Health, Wellbeing and Social Infrastructure	Policy HWS2: Protection and Delivery of Community, Sport, Social and Cultural Facilities
1392	Jennifer	Nye	Hellens Investments (Eppleton) LLP	HWS2 - request revisions to sub points 6 and 7 to ensure less prescriptive. Revised wording set out Sub point 7 should be removed as too onerous and should be agreed on a site by site basis	Policy VC5 has been updated and no longer includes requirement.	7. Health, Wellbeing and Social Infrastructure	Policy HWS2: Protection and Delivery of Community, Sport, Social and Cultural Facilities
1278	New Herrington Workmen's Club		New Herrington Workmen's Club and Institute	Policy HSW2: Protection and Delivery of Community, Sport, Social and Cultural Facilities. Suggested re-wording to policy to comply with CIL regs and NPPF.	Policy VC5 has been updated and no longer includes requirement.	7. Health, Wellbeing and Social Infrastructure	Policy HWS2: Protection and Delivery of Community, Sport, Social and Cultural Facilities
1277	Dominic	Smith	Esh Developments Ltd	Policy HSW2: Protection and Delivery of Community, Sport, Social and Cultural Facilities. Suggested re-wording of policy to comply with CIL regs and NPPF.	Policy VC5 has been updated and no longer includes requirement.	7. Health, Wellbeing and Social Infrastructure	Policy HWS2: Protection and Delivery of Community, Sport, Social and Cultural Facilities
1125	John	Seager	Siglion	The inclusion of Seaburn as a regeneration site is welcomed Siglion are committed to the redevelopment and regeneration of the site Support the wording of the Policy and the supporting text. Support the flexible wording of the policy regarding leisure proposals Whilst supportive of the policy, feel that additional supporting text could be provided to regarding modern leisure and the leisure activities that people engage in changing over time Particularly note the increase in the amount of leisure time spent eating out and in coffee shops Feel that the policy is consistent with the NPPF and supportive of leisure and tourism proposals at Seaburn.	Comment noted. It is acknowledged that food and drink uses do form an important leisure role, however it is not considered necessary to specifically reference this in the supporting text.	7. Health, Wellbeing and Social Infrastructure	Policy HWS3: Culture, Leisure and Tourism
1276	Ross	Anthony	Theatres Trust	Support for Policy HWS3. Consider additional clause to HWS3- The temporary and meanwhile use of vacant buildings and sites by creative, cultural and community organisations will also be supported, particularly where they help activate and revitalise key city and town centre locations and the public realm.	Comments noted. Policy VC6 has been amended to support temporary use of redundant buildings by creative, cultural and community organisations.	7. Health, Wellbeing and Social Infrastructure	Policy HWS3: Culture, Leisure and Tourism
1417	Barbara	Hooper	Historic England	Support the policy, but important to note that the historic environment can have a key role to play in helping to regenerate areas and providing stimulating visitor experiences.	Comments noted. It is acknowledged that the historic environment can have a key role in helping regeneration areas and stimulating visitor experiences, however it is not considered necessary to update Policy HWS3 to reflect this.	7. Health, Wellbeing and Social Infrastructure	Policy HWS3: Culture, Leisure and Tourism

125	Richard V	Bond		Homes 8.1 Prioritise brownfield land, give attention to affordable housing. Encourage downsizing by providing suitable properties in the right location making more family homes available. Provide support for people wanting to move but feel overwhelmed by it. Act on empty properties.	The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. Within the plan affordable housing is subject to a policy in its own right due to the need for this within the city. The requirement for affordable housing has increased from previous plans and as part of the CSDP housing developments are expected to provide 15% affordable housing on housing schemes that propose over 10 dwellings. Policy H1 seeks to deliver a mix of house types, sizes and tenures, which includes increasing the choice of accommodation for the elderly population. This in turn will assist in downsizing. Extra care schemes development throughout the city have been successful in freeing up larger properties and have offered assistance for those wanting to downsize. Policy H5 of the CSDP seeks to manage the existing housing stock by bringing empty properties back into use and supporting programmes of improvement, renewal and replacement.	8. Homes	
208			Story Homes Ltd	Storey homes broadly supports the Council's strategy for the delivery of new housing. Strongly supports inclusion of their sites at Burdon Lane, Washington and Springwell. Require additional points of clarity in relation to the OAN. Query over why there is a difference between jobs growth identified by Experian and that underpinning the CSDP. Clarity needed in respect of 'work -place based employment', which is referenced in SHMA as underpinning the economic led future scenarios. The sensitivities considered in the SHMA and demographic evidence paper all have the effect of reducing the dwellings required to support the identified future jobs growth. OAN by Lichfields of 880dpa set out along with the assumptions this is based upon. Concerns over adjusting economic activity rates beyond the OBR. Supports sub points 2 and 3 of policy H2. Support inclusion of sub point 3 of policy H3 and considered that Story sites will deliver a proportion of new executive homes. Policy H3 sub points 4,5,and 6 - should be 'encouraged' rather than 'required' as implications on viability. If a specific need is evidenced this should be balanced against other requirements. This should be properly tested through the area wide viability study. Concerns over Policy H3 in relation to self-build and custom house building and no information provided in relation to size or location intend for this to be delivered. More clarity required on self-build plots. Suggested revisions to policy- text set out. Like to see a lower affordability target to ensure not negatively impact on levels of future house building. Pepper-potting of affordable housing difficult on smaller sites and deters RP's from taking on units. Consider a revision to policy H4, sub point 3. Text set out. Revision also suggested to final paragraph in Policy H4. Text set out. Query how life time homes, adaptable homes, homes for the elderly and self-build plots will be sought along with affordable housing contributions. Consider that if specific identified local need this should be off set against affordable housing requirement	The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates.	8. Homes	
1041	A	Colling		Believes that providing housing in the suburbs will have a detrimental impact on the City Centre as people will go elsewhere to shop. Would like to see brown field sites and Gento sites used before Green Belt	The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites.	8. Homes	
1182	Malcolm G	Holmes	ABP Property Consultants	Considers a site at Dixon Square off Roker Avenue to have been overlooked in the SHLAA and Core Strategy calculations. 8,300sqm site (3,600sqm is currently cleared), multi-ownership but the 2 main cleared areas are in ownership of 2 parties so could be delivered quickly and independently of the rest. accessible for transport links, local facilities and services - attractions for residential development (other than student accommodation). monastery is on the market, recent applications for conversion and development of land to the south on Causeway. Client is in negotiation to acquire the church to amalgamate the 2 main development areas. pending outcome of negotiations, site is available and interest expressed. Other development avenues also being explored. Church Street frontage would require Council CPO or agreement/negotiation to assemble a larger area. Client owns Howard Arms on Roker Avenue frontage and adjacent sites on 141 Church Street. Adjacent Springboard and cafe commercial properties could be included in the scheme.	The site has been assessed and included within the 2018 SHLAA as developable within the 11-15 year period.	8. Homes	

48	Ann	Tully		Could utilise old Southwick Primary School site as a housing site. This will mean green belt land not needed for development.	The site is included in the SHLAA and as such contributes to the housing supply.	8. Homes	Policy H1: Sustainable Neighbourhoods
89	Lindsay	McMaughan		Policy H1: Sustainable Neighbourhoods Object to housing on some green belt area. Housing development at West Herrington would ruin the character of the area New Homes would spoil look to main entrance into Sunderland and congest the A19 Doxford park roundabout. Support development at Burdon and Chapelgarth.	West Park has been discounted as a Housing Growth Area as the impact of losing the greenspace element of the site is considered to be unacceptable as it would compound the lack of amenity greenspace provision in the area and be at odds with the recommendations set out in the Greenspace Report.	8. Homes	Policy H1: Sustainable Neighbourhoods
139	C S	FORD		Policy H1: Sustainable neighbourhoods Support content of policy.	Support noted.	8. Homes	Policy H1: Sustainable Neighbourhoods
1199	Adam	McVickers	Persimmon Homes	Generally support Policy H1 Point 1 of the policy should be amended to reflect the vision of ensuring sufficient supply of housing land is available to meet, as a minimum, the Council's Objectively Assessed Housing Needs.	Policy SP8 has been amended to reflect this comment.	8. Homes	Policy H1: Sustainable Neighbourhoods
1087	Suzanne	Todd	University of Sunderland	Support the Policy, particularly point 4.	Support noted.	8. Homes	Policy H1: Sustainable Neighbourhoods
1261	Barbara	Hooper	Historic England	Policy H1 - welcome reference in 7(l) to bringing empty properties back into use, as is being incorporated in HAZ including reuse of upper floors above shops.	Support noted.	8. Homes	Policy H1: Sustainable Neighbourhoods
1126	John	Seager	Siglion	Policy H1 is considered to be sound and would plan for a mix of homes in accordance with the NPPF However, would encourage the wording of the Policy to be revised to highlight that the Council would support delivery in excess of the objectively assessed need The Policy should encourage high density development in the city centre and urban locations, particularly on brownfield land.	Policy SP8 has been amended to reflect this comment.	8. Homes	Policy H1: Sustainable Neighbourhoods
1186	Paul	Dixon	Highways England	Believes that the policy can be strengthened through the inclusion of provisions relating to new housing development being supported by accessible and integrated transport infrastructure which reduces the need to travel by private car	The Plan should be read as a whole. This is included in the Transport Section of the Plan.	8. Homes	Policy H1: Sustainable Neighbourhoods
1188	Paul	Dixon	Highways England	Supports the approach set out by the policy however with regards to the approach for varying densities, it is considered that criteria 7 could be more explicit to recognise the approach detailed in para 8.16	Policy H1 indicates that proposals should be developed at a density which is appropriate for its location. Policy SP1 has been amended to indicate that higher densities close to transport hubs will be encouraged.	8. Homes	Policy H1: Sustainable Neighbourhoods
31	Andrew	Blackhall		The Govt are to change how housing requirements are to be calculated, this should be explained in the plan Emphasis on executive housing is not founded on proof of need.	The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The Council is timetabled to submit its Core Strategy and Development Plan for examination in late 2018. Under the transitional arrangements set out within the draft NPPF, the Plan will be examined against the existing NPPF and PPG, therefore it is not appropriate to use the Governments proposed standardised methodology.	8. Homes	Policy H2: Housing Delivery
55	C	Reid		Unconvinced that there is a proven need for the number of new dwellings outlined. Why are Sunderland not awaiting the Governments guidelines on new methodology to calculate housing needs ? Welcome your views on amount of brownfield land available for development in the borough and what is being put in place to bring these sites on stream. The council are in breach of the NPPF by deleting green belt land when brownfield options are available. Do not agree that exceptional circumstances have been demonstrated, as the evidence to support this claim is weak and out of date. Concerns that the public found out by chance that the LPA had been working on a plan which develops significant amounts of private housing on the Green Belt without any prior referral to stakeholders. By not involving residents at an earlier stage you have created the perception that the Council is working in isolation. Concerned that not taken into account the considerable number of representations made over the past two years and as such what attention will be paid now.	The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The Council is timetabled to submit its Core Strategy and Development Plan for examination in late 2018. Under the transitional arrangements set out within the draft NPPF, the Plan will be examined against the existing NPPF and PPG, therefore it is not appropriate to use the Governments proposed standardised methodology. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The council considers that there are exceptional circumstances which warrant an amendment to the Green Belt boundary. Details are set out within the councils Exceptional Circumstances paper	8. Homes	Policy H2: Housing Delivery
28	Frank	Beardow		Support proposals for new housing and social housing. Would like boarded up houses at Hastings Hill to be refurbished and made available for first time buyers and others in need. Questions when Holmeside will be demolished.	Support noted. The Council are not aware of problems in relation to empty properties within the Hastings Hill area. If empty properties are causing an issue within an area the council do have powers to intervene. Policy H1 within the CSDP aims to bring empty properties back into use The proposals for Holmeside are being reviewed and will be subject to a master planning exercise. As such details of any demolitions to take place will not be known until this work has been undertaken	8. Homes	Policy H2: Housing Delivery

190	Taylor Wimpey		Taylor Wimpey	The delivery of the Taylor Wimpey product would increase the level of housing choice and supports the creation of sustainable neighbourhoods. Policy H2 - Additional points of clarity in the evidence base as to why there is a difference between jobs growth identified by Experian (5,700) and 10,337 underpinning the CSDP. Clarity should be provided in respect of 'Work-place based employment' which is referenced in the SHMA update as underpinning the economic -led future scenarios. OAN undertaken by Lichfields set out and assumptions this is based upon also set out. Concerns over adjusting economic activity rates beyond OBR as considered policy-on adjustment. If increases in economic activity are not achieved there is a risk that the level of housing being planned for will be unable to support the economic drivers in Sunderland. Policy H3 - The delivery of a proportion of executive family homes at Penshaw, land east of Seaham Road, Houghton-le-Spring and south of Burdon Lane will strongly support the councils strategy to address shortfalls. Sub points 4,5,and 6 require additional information and clarity in relation to the proposed requirements. Would be committed to meeting this requirement where evidenced and fully justified. Sub-point 8 - require further information in relation to the size of sites or location where council intends for this to be delivered. Also council needs to clarify its intentions for self-build plots and what sections of the market this provision would cater for. Consider amendments to sub point 8 - additional text set out. Policy H4 - Needs to be balanced with viability. Like to see a lower affordability target to ensure does not negatively impact on levels of future housing delivery. Sub point 3 too restrictive as preference of registered providers that affordable dwellings are located in close proximity to one another. Pepper potting can actually deter registered providers from taking on units. Suggest revision - text set out. Recommend the final paragraph in H4 is amended- revised text set out. Queries over how the requirement for lifetime homes, houses for elderly and self-build plots will be sought along with contributions for affordable housing. If a specific identified local need for a particular housing type this should be off set against the affordable requirement.	The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates.	8. Homes	Policy H2: Housing Delivery
132	Janet	Wilkinson		Concerns over the suggested shortfall of housing and the increase in population between 2009 and 2015 not justifying this. Possible creation of jobs does not seem to be a valid reason to destroy the green belt. Sunderland has an unemployment rate much higher than the national average, which will not be improved by creating jobs to be filled by people moving into the city. Para 8.14 -No demand for larger 4+bed homes, these type of properties are on the market for years before sell at reduced prices. Does not seem to be a demand for these homes. Should be no building on Green Belt. Tyne and Wear already an urban environment. The development sites in Washington should not be pursued. HRS6 and HRS7 this will build on limited flat open space and take away leisure amenity.	Future population growth for the CSDP needs to consider the whole plan period (2015-2033) and not just the 2009-2015 period. Population growth cannot be looked at in isolation and is only one of a number of elements which need to be taken into consideration to determine the proposed housing numbers for the plan period. Other elements include, the number of additional households and future jobs growth. As such the number of new dwellings required over the plan period is 13,410 which cannot be met by the housing supply that has been identified and therefore green belt land has been considered to meet this shortfall. The housing needs assessment, which forms part of the evidence base for the housing chapter of the CSDP has indicated that the lack of larger properties are one of the reasons why people leave the city, moving to places like Durham, where this type of property is available. In order to retain these people, Sunderland needs to be able to offer this type of property throughout the city. With regards Washington, this is a sought after market area and evidence through the SHMA has indicated a demand for larger type properties. Insert standard text for site specifics (HRS5 and HRS6).	8. Homes	Policy H2: Housing Delivery
136	C S	FORD		Land west of Houghton Road, Houghton-le-Spring (SHLAA 181) submitted as a potential development site. Information given as to planning application route to be taken.	The site has previously been submitted via the SHLAA process. The SHLAA concluded that this site should be discounted as it is not considered to be a suitable site for housing development. Further details are included in the SHLAA.	8. Homes	Policy H2: Housing Delivery
199	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Lichfields have undertaken a critique of the Councils methodology for calculating its OAN on their behalf Consider that the real Objectively Assessed Housing Need for the city is circa 880 dwellings per annum Consider that the demographic starting point should be adjusted to address continued suppression in household formation and also to take account of the Mid-Year population estimates for 2015 and 2016 This would result in an adjusted baseline of 558 dwelling per annum, or 611 dwellings per annum if adjusted for a partial catch-up in Headship rates for 25-34 yr olds to 2008 projection levels It is not proposed to make any uplifts in response to market signals A final uplift to the baseline is proposed to support the Experian jobs growth figure of 317 jobs per annum, resulting in an OAN of 882 dwellings per annum (or 940 per annum if an adjustment is made for a partial return to Headship rates) Also suggest that an uplift for affordable housing should be considered.	The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates.	8. Homes	Policy H2: Housing Delivery

701	James	Reid	Barratt David Wilson Homes	Objects to Policy H2 and feel plan is not sound Policy should not have a lower housing requirement at the start of the plan Concern that this staggered approach could lead to Council not meeting its housing needs over plan period. Need for infrastructure should be factored in when considering which sites to allocate and should not be a constraint to deliverability Policy would not be consistent with NPPF which seeks to boost significantly the supply of housing Allocating Washington Meadows in the early years of the plan could address this More generally more housing sites and a greater choice of housing sites should be provided.	The Green Belt Boundary Review has assessed this site and has determined that it is appropriate to amend the Green Belt boundary. The council has designated this site as safeguarded land and consider it to be suitable to meet the longer term development needs beyond the plan period. The council do not consider it justified to allocate the site for residential development. The delivery of this site would require a comprehensive approach to ensure it is a sustainable location, this would require the delivery of significant infrastructure to connect the site within and beyond. The development would also require additional infrastructure such as a primary school and a local/neighbourhood centre.	8. Homes	Policy H2: Housing Delivery
577	Avant Homes			Broadly support quantum of development proposed, however raise concerns over ability to maintain a rolling five year supply of deliverable sites To provide greater certainty, additional sites should be released from settlement breaks for housing.	The Implementation and Monitoring Framework, which forms part of the evidence base for the CSDP sets out the potential action or contingency that will take place if there is a persistent under delivery on the five-year land supply In this instance the Council will prepare and publish an action plan setting out the key reasons and the actions to bring the building back on track. As part of the evidence base to inform the CSDP the 2017 Settlement Break Review has assessed the settlement break against its purpose to determine if any land could be released for development. This review sets out those settlement breaks to be retained and those which can be removed from the settlement break. It is not considered that any additional sites over and above those set out within the review need to be released.	8. Homes	Policy H2: Housing Delivery
1097	John	Tumman	Sunderland Civic Society	Scale of development proposed is unproven, unrealistic and over ambitious The housing requirement is based on a significant uplift to support economic growth, however the link between housing growth and economic growth is not straightforward as it depends on a lot of assumptions on where workers choose to live The jobs market (particularly for large employers) tends to be sub-regional People choose to live where they do for a range of factors Questions the evidence that underpins assumption that people are choosing to live outside of the city due to lack of housing supply If this was the case house prices could be expected to have increased, but they have not The UDP sought to reverse population decline through economic growth and improving the city, but this was unsuccessful The SHMA acknowledges that calculating an OAN requires certain judgements to be made, however the judgement that job-led house building may be achieved is questionable The mid-year population estimates since 2011 have only shown a small increase in population, but these are often unreliable, so should be treated with caution. Initiatives to bring empty homes back into use and release houses currently occupied by students should marginally reduce demand for housebuilding Concern over potential over allocation of housing land as builders will develop greenfield sites at the expense of brownfield inner urban areas making it more difficult to regenerate these sites, it will be difficult to control the location of development, and in the longer term there could be market collapse in older and inner areas Suggest alternative OAN figure of a maximum 10,791.	The council has undertaken a robust assessment to determine its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The Edge Demographics modelling report (2016) indicates that the council has suffered from significant levels of outmigration over a number of years, with an average net internal outmigration of over 1,000 people per annum over the period from 2001-2014. There are a wide range of reasons why people have chosen to leave the city. However, evidence from the household survey undertaken as part of the SHMA indicates that the main reasons why households planned to move out of Sunderland were to move to a better neighbourhood or more pleasant area, to be closer to work/new job, to move to a larger property and wanting to buy a new home. The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites. In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites.	8. Homes	Policy H2: Housing Delivery
1200	Adam	McVickers	Persimmon Homes	It is not clear how the Council will react to the publication of the Government's proposed approach to calculating local housing need, however there is concern that it could significantly constrain growth aspirations and housing delivery in the region Support the Council's approach to calculate the OAN under the current methodology, which would be in line with Govt's proposed transitional arrangements if the Plan is submitted prior to 31st March 2018 Support that the policy sets the requirement as a minimum target, however feel that the OAN should be higher Consider that the demographic starting point should be based on a return to Household formation rates for those aged 25-44 to pre-crisis levels Agree within using SENS A scenario as the basis for economic forecasts The uplift for IAMP is welcomed, but feel that Sunderland's share should be greater to support sustainable patterns of development Feel that a market signals uplift is warranted, due to historic undersupply of housing.	The Council has prepared its OAN under the existing NPPF and PPG as it is timetabled that the Plan will be submitted under the transitional arrangements. The approach to the OAN is set out in the SHMA addendum.	8. Homes	Policy H2: Housing Delivery
1187	Paul	Dixon	Highways England	Believes that there is a discrepancy in the numbers proposed and that works will be required on the SRN for sites to come forward Proposed mitigation works will have to be modelled.	The Council will continue to work with the Highways Agency to identify mitigation works. The Transport model has been updated to reflect the Publication Draft.	8. Homes	Policy H2: Housing Delivery
11	John	Seager	Siglion	Would like the policy to be amended to indicate that the Council will seek to meet and exceed its OAN.	Policies SP1 and SP8 set out the housing requirement within the Plan. This is set as a minimum housing requirement in accordance with the NPPF.	8. Homes	Policy H2: Housing Delivery



1440			Story Homes Ltd	<p>Storey homes broadly supports the Council's strategy for the delivery of new housing. Strongly supports inclusion of their sites at Burdon Lane, Washington and Springwell. Require additional points of clarity in relation to the OAN. Query over why there is a difference between jobs growth identified by Experian and that underpinning the CSDP. Clarity needed in respect of 'work -place based employment', which is referenced in SHMA as underpinning the economic led future scenarios. The sensitivities considered in the SHMA and demographic evidence paper all have the effect of reducing the dwellings required to support the identified future jobs growth. OAN by Lichfields of 880dpa set out along with the assumptions this is based upon. Concerns over adjusting economic activity rates beyond the OBR. Supports sub points 2 and 3 of policy H2. Support inclusion of sub point 3 of policy H3 and considered that Story sites will deliver a proportion of new executive homes. Policy H3 sub points 4,5,and 6 - should be 'encouraged' rather than 'required' as implications on viability. If a specific need is evidenced this should be balanced against other requirements. This should be properly tested through the area wide viability study. Concerns over Policy H3 in relation to self-build and custom house building and no information provided in relation to size or location intend for this to be delivered. More clarity required on self-build plots. Suggested revisions to policy- text set out. Like to see a lower affordability target to ensure not negatively impact on levels of future house building. Pepper-potting of affordable housing difficult on smaller sites and deters RP's from taking on units. Consider a revision to policy H4, sub point 3. Text set out. Revision also suggested to final paragraph in Policy H4. Text set out. Query how life time homes, adaptable homes, homes for the elderly and self-build plots will be sought along with affordable housing contributions. Consider that if specific identified local need this should be off set against affordable housing requirement</p>	<p>The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates.</p>	8. Homes	Policy H2: Housing Delivery
15	Lorraine	Bates		<p>Need for 2 bed bungalows in central areas Particularly Houghton that have better access to services and facilities to allow for independence and to prevent isolation When bungalows are in remote locations people become prisoners in their own homes because they can't access services and facilities to allow them to socialise and have a good standard of life Bungalows by Gentoo at Racecourse are not central enough and disabled people would not be able to access Houghton and themselves - particularly severely disabled people who need electric wheelchairs Need for more specialist housing.</p>	<p>The SHMA has identified a city wide need for bungalows. Comments noted in regards to facilities.</p>	8. Homes	Policy H3: Housing Mix
41	Norma	Thornton		<p>Concerns over condition of social housing and the areas. Enough housing being built.</p>	<p>New homes are currently being built throughout the city, however, as the plan has to ensure enough housing land is available until 2033 to meet identified needs. The Council does not hold any social housing stock and as such has limited powers with regards condition of properties and gardens.</p>	8. Homes	Policy H3: Housing Mix
78	Ray	Delaney		<p>Policy H3- Requires a specific reference to increasing the supply of executive housing in line with the SHMA.</p>	<p>The Plan will ensure that an appropriate mix of housing is delivered to meet our community's needs. Policy H1 Housing Mix has been revised to set out more clearly what is required of residential developments in relation to housing mix and what the council seeks developments to provide where appropriate and justified. The CSDP has moved away from the term executive homes within the policy, due to interpretation and as such specifies larger detached dwellings, which is considered easier to define. Requirements for larger detached dwellings, rather than Executive Homes is also more in line with wider City Council aspirations and strategies. The Strategic Housing Market Assessment (SHMA) 2017 sets out the evidence with regards Sunderland's need for executive dwellings, now referred to as larger detached dwellings.</p>	8. Homes	Policy H3: Housing Mix
80	Ray	Delaney		<p>Policy H3 page 59 / Glossary of Terms page 137 Objection that glossary should include definition of 'executive housing' and makes reference to distinctive features of executive housing, as set out in the SHMA update 2017.</p>	<p>The Plan will ensure that an appropriate mix of housing is delivered to meet our community's needs. Policy H1 Housing Mix has been revised to set out more clearly what is required of residential developments in relation to housing mix and what the council seeks developments to provide where appropriate and justified. The CSDP has moved away from the term executive homes within the policy, due to interpretation and as such specifies larger detached dwellings, which is considered easier to define. Requirements for larger detached dwellings, rather than Executive Homes is also more in line with wider City Council aspirations and strategies. The Strategic Housing Market Assessment (SHMA) 2017 sets out the evidence with regards Sunderland's need for executive dwellings, now referred to as larger detached dwellings.</p>	8. Homes	Policy H3: Housing Mix

188	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy H3- sub points 4,5 and 6 Further information needs to be set out in relation to the proposed requirements. sub point 8 - no information in relation to the size of sites or location where the council intend this to be delivered. To ensure not enforced upon all applicants/sites- suggest revision to sub point 8. -Text set out. Policy H4 - would like to see a lower affordability target to ensure that this does not negatively impact on levels of future housing delivery in Sunderland. Sub point 3 in relation to pepper potting - issues with this on small sites and Registered Providers reluctant to take on units. Too constrictive - suggest revision. Recommend the final paragraph in Policy H4 is amended - revised text set out.	Policy H1 Housing Mix has now been revised and sets out more clearly the requirements in relation to self-build and custom house building, stating that, developments should consider the inclusion of self-build and custom house building plots. The Plan will ensure that an appropriate mix of housing is delivered to meet our community's needs. Policy H1 Housing Mix has been revised to set out more clearly what is required of residential developments in relation to housing mix and what the council seeks developments to provide where appropriate and justified. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.	8. Homes	Policy H3: Housing Mix
192	Jennifer	Nye	Hellens Land Ltd	Policy H3- sub points 4,5 and 6 Further information needs to be set out in relation to the proposed requirements. sub point 8 - no information in relation to the size of sites or location where the council intend this to be delivered. To ensure not enforced upon all applicants/sites- suggest revision to sub point 8. -Text set out. Policy H4 - would like to see a lower affordability target to ensure that this does not negatively impact on levels of future housing delivery in Sunderland. Sub point 3 in relation to pepper potting - issues with this on small sites and Registered Providers reluctant to take on units. Too constrictive - suggest revision. Recommend the final paragraph in Policy H4 is amended - revised text set out.	Policy H1 Housing Mix has now been revised and sets out more clearly the requirements in relation to self-build and custom house building, stating that, developments should consider the inclusion of self-build and custom house building plots. The Plan will ensure that an appropriate mix of housing is delivered to meet our community's needs. Policy H1 Housing Mix has been revised to set out more clearly what is required of residential developments in relation to housing mix and what the council seeks developments to provide where appropriate and justified. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.	8. Homes	Policy H3: Housing Mix
194	Jennifer	Nye	Hellens Group Ltd	Policy H3- sub points 4,5 and 6 Further information needs to be set out in relation to the proposed requirements. sub point 8 - no information in relation to the size of sites or location where the council intend this to be delivered. To ensure not enforced upon all applicants/sites- suggest revision to sub point 8. -Text set out. Policy H4 - would like to see a lower affordability target to ensure that this does not negatively impact on levels of future housing delivery in Sunderland. Sub point 3 in relation to pepper potting - issues with this on small sites and Registered Providers reluctant to take on units. Too constrictive - suggest revision. Recommend the final paragraph in Policy H4 is amended - revised text set out.	Policy H1 Housing Mix has now been revised and sets out more clearly the requirements in relation to self-build and custom house building, stating that, developments should consider the inclusion of self-build and custom house building plots. The Plan will ensure that an appropriate mix of housing is delivered to meet our community's needs. Policy H1 Housing Mix has been revised to set out more clearly what is required of residential developments in relation to housing mix and what the council seeks developments to provide where appropriate and justified. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.	8. Homes	Policy H3: Housing Mix
148	New Herrington Workmen's Club		New Herrington Workmen's Club and Institute	Policy H3: Housing Mix - support Policy H4: Affordable Housing Sub-point 3 too restrictive - deters registered providers. Suggested revision put forward. suggested amendments/additions to final paragraph of policy.	Policy H1 Housing Mix has now been revised and sets out more clearly the requirements in relation to self-build and custom house building, stating that, developments should consider the inclusion of self-build and custom house building plots. The Plan will ensure that an appropriate mix of housing is delivered to meet our community's needs. Policy H1 Housing Mix has been revised to set out more clearly what is required of residential developments in relation to housing mix and what the council seeks developments to provide where appropriate and justified. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.	8. Homes	Policy H3: Housing Mix
704	James	Reid	Barratt David Wilson Homes	Object to Policy H3 and feel that the plan isn't sound Support need for affordable housing but feel that all policy requirements in plan could undermine delivery of affordable housing Concerned over need to undertake viability assessments on schemes on regular basis Viability assessment shows large proportion of urban sites unable to achieve affordable housing Feel that the values in the viability assessment are too low Suggest that the proposed approach is more flexible with regard to minimum affordable housing requirements.	Policy H3 Housing Mix has been revised (now policy H1) to set out more clearly what is required of residential developments in relation to housing mix and what the council seeks developments to provide where appropriate and justified. The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing. MORE REQUIRED IN HERE WHEN RECEIVE RESPONSE FROM SIMON RE: VALUES BEING TOO LOW	8. Homes	Policy H3: Housing Mix

1201	Adam	McVickers	Persimmon Homes	Object to Policy H3 Lifetime Homes standard has been replaced by Part M of the Building Regulations, so reference should be removed from the policy and supporting text Object to requiring new housing to be built to accessible, adaptable and wheelchair user standards There is a significant lack of evidence justifying the need for standards to be applied, other than a simplistic justification of an ageing population The impact on viability also needs to be considered.	The reference to Lifetimes homes has been removed altogether from the policy. This aspect is now covered by the policy requiring 10% of dwellings on developments of 10 dwellings or more to meet Building Regulations (M4)2 Category 2 accessible and adaptable dwellings. The evidence supporting this requirement is set out within the supporting reports, which demonstrate need and viability. The Council has determined that it would be appropriate to introduce the nationally described space standards through the Plan. The viability assessment which has been prepared in support of the plan demonstrates that site viability should not be adversely affected by the introduction of space standards. More information is set out within the Councils Space Standards report.	8. Homes	Policy H3: Housing Mix
1140	John	Seager	Siglion	Broadly supportive of the Policy, but to ensure delivery in the urban core and surrounding areas reference to Lifetimes should be in the supporting text rather than the policy.	The reference to Lifetimes homes has been removed altogether from the policy. This aspect is now covered by the policy requiring developments to meet Building Regulations (M4)2 Category 2 accessible and adaptable dwellings .	8. Homes	Policy H3: Housing Mix
1150	Carla	Fulgoni	The Planning Bureau Ltd.	Support for Policy H1 and H3, but some concerns over the aspects of the wording. Reference is made to NPPF, NPPG and Housing White Paper in relation to housing for older people. Provision of adequate support and accommodation for the ageing demographic profile is a significant challenge and needs to be properly planned for Best approach towards meeting diverse housing needs of older people is one that encourages both delivery of specialist forms of accommodation and extra care accommodation. Specificity towards bungalows and extra care accommodation may preclude other forms of specialist accommodation for the elderly. Reference is made to advice within 'Housing In Later Life: Planning ahead for specialist housing for older people toolkit' and an example policy which may be useful to council. Consideration should be given to new local centres for sites as appropriate locations for retirement housing developments. The cost of providing care and communal facilities in specialist accommodation requires critical mass of residents in order to be feasible. As such it is unlikely to expect provision of specialist housing to be met piecemeal in general needs housing developments. Should be a positive policy supporting older person's accommodation.	Policy H3 sets out to ensure a mix of housing is delivered and supports proposals that deliver specialist housing needs and extra care accommodation. Bungalows and extra care accommodation are referenced within policy H1 as suitable accommodation for the elderly, which will be supported. However, these are only examples and other specialist forms of accommodation which meet the needs of the elderly population will also be supported. In terms of housing delivery Policy H1 does set out to create and maintain mixed and balanced sustainable neighbourhoods by ensuring proposals for new housing provide an appropriate mix of house types and sizes. It is not the intention of Policy H1 to have general needs housing schemes also providing a proportion of suitable housing for elderly. The policy aims to increase the supply of suitable accommodation for the elderly and is in place to support these types of proposals.	8. Homes	Policy H3: Housing Mix
1441			Story Homes Ltd	Storey homes broadly supports the Council's strategy for the delivery of new housing. Strongly supports inclusion of their sites at Burdon Lane, Washington and Springwell. Require additional points of clarity in relation to the OAN. Query over why there is a difference between jobs growth identified by Experian and that underpinning the CSDP. Clarity needed in respect of 'work -place based employment', which is referenced in SHMA as underpinning the economic led future scenarios. The sensitivities considered in the SHMA and demographic evidence paper all have the effect of reducing the dwellings required to support the identified future jobs growth. OAN by Lichfields of 880dpa set out along with the assumptions this is based upon. Concerns over adjusting economic activity rates beyond the OBR. Supports sub points 2 and 3 of policy H2. Support inclusion of sub point 3 of policy H3 and considered that Story sites will deliver a proportion of new executive homes. Policy H3 sub points 4,5,and 6 - should be 'encouraged' rather than 'required' as implications on viability. If a specific need is evidenced this should be balanced against other requirements. This should be properly tested through the area wide viability study. Concerns over Policy H3 in relation to self-build and custom house building and no information provided in relation to size or location intend for this to be delivered. More clarity required on self-build plots. Suggested revisions to policy- text set out. Like to see a lower affordability target to ensure not negatively impact on levels of future house building. Pepper-potting of affordable housing difficult on smaller sites and deters RP's from taking on units. Consider a revision to policy H4, sub point 3. Text set out. Revision also suggested to final paragraph in Policy H4. Text set out. Query how life time homes, adaptable homes, homes for the elderly and self-build plots will be sought along with affordable housing contributions. Consider that if specific identified local need this should be off set against affordable housing requirement	The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates.	8. Homes	Policy H3: Housing Mix
13	C S	FORD		Policy H3: Housing Mix - Support content of policy, in particular reference to the need to increase the supply of larger detached dwellings in the city.	Support noted.	8. Homes	Policy H3: Housing Mix

142	Melanie	Smith	Gentoo Group	1. Affordable homes Recommend flexibility on how prescription of affordable units is worded, to ensure not impacting upon financial viability. as S106 do not attract HCA finding , recommend that 15% requirement is not a S106 requirement. Lifetime homes - A flexible approach should be taken to location, market demands and viability Pepper potting - May impact negatively on market sales as such needs to be flexible and decided on a site by site basis. Use of green belt - support	The revised affordable housing policy has removed the requirement for affordable housing to be pepper-potted throughout the site and replaced it with ~grouped in small clusters throughout the site, which should be three or four dwellings per cluster. The reference to Lifetimes homes has been removed altogether from the policy. This aspect is now covered by the policy requiring 10% of dwellings on developments of 10 dwellings or more to meet Building Regulations (M4)2 Category 2 accessible and adaptable dwellings. The evidence supporting this requirement is set out within the supporting reports, which demonstrate need and viability. Further advice from the Councils legal services will be sought as to being able to seek affordable housing requirements via planning condition, rather than a S106. It is considered that the current text within policy H3 is flexible in relation to life-time homes, as it is specified where possible and is not rigid in terms of requirement. Developers will still have to strive to build to lifetime homes standards and demonstrate why this isn't possible, if that is the case. Further consideration will be given to pepper-potting in relation to the flexibility the policy provides.	8. Homes	Policy H4: Affordable Housing
155	Dominic	Smith	Esh Developments Ltd	Policy H4- Affordable Housing Concerns over pepper-potting and deterring Registered providers from taking on units. sub point 3 too restrictive and as such sets out revised wording. Suggested changes to final paragraph in relation to viability - revised wording set out. Support Policy H3 - Sub-point 7- Density	The revised affordable housing policy has removed the requirement for affordable housing to be pepper-potted throughout the site and replaced it with grouped in small clusters throughout the site, which should be three or four dwellings per cluster.	8. Homes	Policy H4: Affordable Housing
1202	Adam	McVickers	Persimmon Homes	Concerned about the viability implications of the policy Appreciate that the policy allows flexibility on viability, but do not think that it is appropriate to plan via viability assessments Have concerns over the approach used in the Whole Plan Viability Assessment Viability Assessment does not take into consideration the expectations of landowners in more marketable areas of South Sunderland and Washington The policy should be reduced to ensure deliverability and the true reflection of higher land value expectations in better market areas Suggest greater flexibility is incorporated into the policy to allow deviation from housing mix in the SHMA for viability reasons.	The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing.	8. Homes	Policy H4: Affordable Housing
1048	Denise	Cranston		Would like clarification as to which sites will have social housing	Policy H4 Affordable Housing within the CSDP specifies that all developments over 10 dwellings or on sites of 0.5ha or more, will be expected to provide at least 15% affordable housing provision. This ensures that identified affordable housing needs are met, with provision on site in the first instance to achieve mixed and balanced communities.	8. Homes	Policy H4: Affordable Housing
1029	David	Williamson		Would like to see social housing encouraged more and the redevelopment of Pennywell	Policy H4 Affordable Housing within the CSDP specifies that all developments over 10 dwellings or on sites of 0.5ha or more, will be expected to provide at least 15% affordable housing provision. This ensures that identified affordable housing needs are met, with provision on site in the first instance to achieve mixed and balanced communities. The former Gentoo housing site at Pennywell is programmed to start on site within the next five years, delivering around 500 housing units	8. Homes	Policy H4: Affordable Housing
1139	John	Seager	Siglion	Within Policy H4, our client would encourage the first paragraph of the policy wording to read ~where possible or ~dependant on viability. We would also support the removal of the requirement for the housing to be ~pepper-potted throughout the site, again to ensure deliverability across Sunderland.	The 15% affordable housing requirement reflects the maximum level of affordable housing achievable when viability is taken into consideration and as such is considered reasonable. In addition the policy is flexible enough to allow those sites which may be unviable to demonstrate this and negotiate an acceptable % of affordable housing. The revised affordable housing policy has removed the requirement for affordable housing to be pepper-potted throughout the site and replaced it with grouped in small clusters throughout the site, which should be three or four dwellings per cluster.	8. Homes	Policy H4: Affordable Housing

1442			Story Homes Ltd	<p>Storey homes broadly supports the Council's strategy for the delivery of new housing. Strongly supports inclusion of their sites at Burdon Lane, Washington and Springwell. Require additional points of clarity in relation to the OAN. Query over why there is a difference between jobs growth identified by Experian and that underpinning the CSDP. Clarity needed in respect of 'work -place based employment', which is referenced in SHMA as underpinning the economic led future scenarios. The sensitivities considered in the SHMA and demographic evidence paper all have the effect of reducing the dwellings required to support the identified future jobs growth. OAN by Lichfields of 880dpa set out along with the assumptions this is based upon. Concerns over adjusting economic activity rates beyond the OBR. Supports sub points 2 and 3 of policy H2. Support inclusion of sub point 3 of policy H3 and considered that Story sites will deliver a proportion of new executive homes. Policy H3 sub points 4,5,and 6 - should be 'encouraged' rather than 'required' as implications on viability. If a specific need is evidenced this should be balanced against other requirements. This should be properly tested through the area wide viability study. Concerns over Policy H3 in relation to self-build and custom house building and no information provided in relation to size or location intend for this to be delivered. More clarity required on self-build plots. Suggested revisions to policy- text set out. Like to see a lower affordability target to ensure not negatively impact on levels of future house building. Pepper-potting of affordable housing difficult on smaller sites and deters RP's from taking on units. Consider a revision to policy H4, sub point 3. Text set out. Revision also suggested to final paragraph in Policy H4. Text set out. Query how life time homes, adaptable homes, homes for the elderly and self-build plots will be sought along with affordable housing contributions. Consider that if specific identified local need this should be off set against affordable housing requirement</p>	<p>The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018. The alternative methodology suggested by Lichfields was broadly consistent with that used by the Council, however alternative assumptions were used as part of the modelling work. The Council believe that the assumptions utilised within the Edge modelling are appropriate and have some concerns regarding the assumptions utilised by Lichfields, in particular the assumptions regarding commuting rates.</p>	8. Homes	Policy H4: Affordable Housing
24	Frank	Beardow		<p>Support focus for new student accommodation on city centre. Questions whether there will be sufficient student numbers to justify new accommodation. The Council need to work closely with the University.</p>	<p>Support noted. The accommodation requirements for students is more about providing choice in accommodation, particularly high quality accommodation, rather than just more numbers.</p>	8. Homes	Policy H5: Student Accommodation
60	M	Boak	U-Student Ltd	<p>Evidence base for Student accommodation policy is out of date and does not take cognisance of current supply and demand economics. As such do not accord with detail set out in NPPF regarding evidence. Reference is made to the student accommodation SPD, this document does not exist within the evidence base, as such appears to be an intended document to be prepared and published at a future date. Compounds the issue of lack of evidence. Current voids across the city suggest issues of affordability and quality which have not been addressed in developing policy H5. The identification of need in terms of quantity and or demand in terms of quality have not been addressed. The interim policy does not reference the issue of HMO and that stock addressing student demands, All future plans in relation to student accommodation must be substantive and take into account supply and demand, affordability, quality and the existing HMO capacity, licensed and otherwise. Issues of quantity, quality and affordability have not been detailed and as such the policy cannot be relied upon as a development control tool to inform the policy basis for decisions on applications. Use of the policy as a DC tool will lead to uninformed decision making, waste of capital and land resource and an oversupply of accommodation. Essential that supply and demand statistics are obtained from the University directly regularly to keep the plan updated and allow informed decisions to be taken. Supporting text to this policy should specify demands in a clear manner and would require early completion of an SPD or a review of the current interim policy, particularly in relation to needs and quality.</p>	<p>The Plan is based on the latest evidence available to the Council. With regards the reference to the SPD within the policy, the Interim Student Accommodation Policy was adopted by the Council in July 2015 as an interim measure. This will be updated upon adoption of the Plan and taken through the formal SPD process. The current SHMA which considers student accommodation does not indicate a need for affordable student housing, as such this is not a requirement of the plan. With regards HMO reference, as the plan is to be read as whole references to other policies are not required.</p>	8. Homes	Policy H5: Student Accommodation

1088	Suzanne	Todd	University of Sunderland	The Policy does not reflect the Interim Student Accommodation Policy The Policy sets a lower bar by not requiring proposals to demonstrate they are meeting an identified need in terms of both quantity and quality Would like the Policy to be changed so that it is consistent with the interim policy. Concern that the policy could result in an oversupply of student accommodation within the city Would like prospective developers of student accommodation schemes to consult with the University prior to submitting an application.	It is accepted that the student numbers within the university are falling and the demand for new accommodation may not be as high as it once was. However, the city still requires accommodation that is of high quality and as such the policy is considered flexible enough to ensure that if accommodation is of high quality and this demand can be demonstrated then proposals will be supported (subject to meeting other policy requirements). If the policy continues to require proposals to demonstrate need in numbers terms and we are aware they is no need, then the policy is undeliverable and could not be met. Notwithstanding this, a lot of student accommodation is accommodated within traditional cottage type properties within the inner urban areas of the city and as such it could accommodate non-students without any need for planning consent. Therefore, it is questionable as to whether this element of the stock should be counted within the supply. The LPA could not insist that private developers consult with the University prior to submitting an application. The LPA can ask this of the developer, and reference to this could be made within the Interim Student Accommodation Policy when updating.	8. Homes	Policy H5: Student Accommodation
1226	Paul	Dixon	Highways England	Supports the policy	Support noted.	8. Homes	Policy H5: Student Accommodation
7	David	Bourne		Concerns over Hetton and Houghton having to accommodate Travellers. Should consider other areas of the city.	The Publication draft of the plan does not include an allocated site for a stop-over site. Rather than allocate a formal site, the most appropriate approach to meeting the accommodation needs of Gypsies and Travellers within the city is to utilise the Councils acceptance policy for unauthorised encampments.	8. Homes	Policy H6: Travelling Showpeople, Gypsies and Travellers
9	Peter	Pall		Concerns over traveller site at Hetton due to being at entrance to the lovely country park.	The Publication draft of the plan does not include an allocated site for a stop-over site. Rather than allocate a formal site, the most appropriate approach to meeting the accommodation needs of Gypsies and Travellers within the city is to utilise the Councils acceptance policy for unauthorised encampments.	8. Homes	Policy H6: Travelling Showpeople, Gypsies and Travellers
43	Peter	Reed		Encouraged by most of the proposals in the plan. Understands that the Council is required to provide accommodation for all sections of the community including gypsies and travellers. Does not understand how after assessing 117 sites, why the 5 proposed (both gypsy and traveller and travelling showpeople) have been put forward. In particular, cannot understand why the site at the entrance to Hetton Lyons Country Park has been chosen.	The Publication draft of the plan does not include an allocated site for a stop-over site. Rather than allocate a formal site, the most appropriate approach to meeting the accommodation needs of Gypsies and Travellers within the city is to utilise the Councils acceptance policy for unauthorised encampments.	8. Homes	Policy H6: Travelling Showpeople, Gypsies and Travellers
45		Garbett		Object to the proposed gypsy site at Leechmere industrial estate, due to concerns for the nearby residential population. Concerns that the proposal hasn't been publicly advertised and older generation not knowing how to use the internet to express their views.	The Publication draft of the plan does not include an allocated site for a stop-over site. Rather than allocate a formal site, the most appropriate approach to meeting the accommodation needs of Gypsies and Travellers within the city is to utilise the Councils acceptance policy for unauthorised encampments.	8. Homes	Policy H6: Travelling Showpeople, Gypsies and Travellers
38	Norma	Thornton		No objection to gypsies and travellers staying short term then moving on.	Comment noted.	8. Homes	Policy H6: Travelling Showpeople, Gypsies and Travellers
54	George	Fairley		Concerns over the gypsy and traveller sites.	The Publication draft of the plan does not include an allocated site for a stop-over site. Rather than allocate a formal site, the most appropriate approach to meeting the accommodation needs of Gypsies and Travellers within the city is to utilise the Councils acceptance policy for unauthorised encampments.	8. Homes	Policy H6: Travelling Showpeople, Gypsies and Travellers
101	Paul	Stanley		Ryhope and Tunstall Villages must remain separate. Green space opposite Venerable Bede should remain as green space and become settlement break. Gypsy site at Leechmere is too close to the care home	The Publication draft of the plan does not include an allocated site for a stop-over site. Rather than allocate a formal site, the most appropriate approach to meeting the accommodation needs of Gypsies and Travellers within the city is to utilise the Councils acceptance policy for unauthorised encampments.	8. Homes	Policy H6: Travelling Showpeople, Gypsies and Travellers

107	Guy	Munden	Northumberland Estates	Object to policy H6. - Leechmere industrial estate G+T site. Contrary to criteria 5vi as would adversely affect the character of the immediate area and amenity of nearby residents and operation of adjoining land uses. Significantly impact upon the amenity of vulnerable residents within the care home, in terms of security, quiet surroundings and lack of disturbance. Would also impact upon the adjacent industrial estate. Threaten the business of the operators and deter customers from accessing trade counters as well as a security risk to stock. Tenants will seek to re-locate business elsewhere should the site be located here. Not conducive to retention of employment. Negative impact upon the reputation of the industrial estate and deter operators from positioning themselves here as well as rendering this plot unusable for future employment use. Should be encouraging employment uses in this type of location, may be required for employment over the course of the plan and should be safeguarded for such use. Contrary to policies which set out to retain and improve employment land and aims and objectives of the draft strategy.	The Publication draft of the plan does not include an allocated site for a stop-over site. Rather than allocate a formal site, the most appropriate approach to meeting the accommodation needs of Gypsies and Travellers within the city is to utilise the Councils acceptance policy for unauthorised encampments.	8. Homes	Policy H6: Travelling Showpeople, Gypsies and Travellers
109	Clare	Beard		Policy H6. Stephenson's car park unsuitable for G+T due to: local people already use this facility, so it is not unused. Preventing unlawful access to the park and leisure and cultural activities. Inconsistent information given from officers at the events. Consultation delivered to a poor standard, no signs, people not receiving information, events held during working hours and officers present without name badges, no T&C available Para 8.48 No map of existing housing stock, % stated is questionable and more consideration needed towards renewal of exiting housing stock	The Publication draft of the plan does not include an allocated site for a stop-over site. Rather than allocate a formal site, the most appropriate approach to meeting the accommodation needs of Gypsies and Travellers within the city is to utilise the Councils acceptance policy for unauthorised encampments.	8. Homes	Policy H6: Travelling Showpeople, Gypsies and Travellers
1384	James	Hudson	Environment Agency	Support policy H6(5) - where it is not possible to connect new plots/pitches to water and sewage infrastructure a foul drainage assessment would need to be carried out to minimise impact on water quality and Water Framework Objectives for the area.	Comment noted.	8. Homes	Policy H6: Travelling Showpeople, Gypsies and Travellers
1031	David	Williamson		Opposed to the provision of sites for Travelling Showpeople and Gypsy and Travellers	Local Planning Authorities are required by national policy, through the NPPF to plan for the accommodation requirements for both travelling showpeople and gypsies and travellers within their area. Sunderland has a need to identify sites for 33 plots for Travelling Showpeople over the plan period and a need to accommodate some form of stop-over provision for gypsies and travellers. Insert standard G+T response.	8. Homes	Policy H6: Travelling Showpeople, Gypsies and Travellers
1038	Tony	Taylor		Concerned that the proposed site would not be able to accommodate the number of travellers/gypsies that can sometimes set up an encampment	The Publication draft of the plan does not include an allocated site for a stop-over site. Rather than allocate a formal site, the most appropriate approach to meeting the accommodation needs of Gypsies and Travellers within the city is to utilise the Councils acceptance policy for unauthorised encampments.	8. Homes	Policy H6: Travelling Showpeople, Gypsies and Travellers
1109	Richard	Cowen	Durham Bird Club	Durham Bird Club is concerned about Policy H6 considering allocating the Hetton Lyons car park as a stopover pitch for up to 5 travellers - object if allocated. Close to a sensitive location, main pond hosts many wetland species, some rare. If allocated it would lead to considerable disturbance of the main and 2 intervening ponds, and a residential use in this location could pollute a stream running from the car park to the ponds which would be damaging for the birds.	The Publication draft of the plan does not include an allocated site for a stop-over site. Rather than allocate a formal site, the most appropriate approach to meeting the accommodation needs of Gypsies and Travellers within the city is to utilise the Councils acceptance policy for unauthorised encampments.	8. Homes	Policy H6: Travelling Showpeople, Gypsies and Travellers
1142	John	Seager	Siglion	Have concerns over the robustness of the methodology used to select potential sites Of the three proposed gypsy and traveller sites, two are 'washed over' by Key Employment Area designations, which would not meet the criteria in Policy H6 The ELR indicates does not justify the loss of employment land in these locations It has not been demonstrated that the land is not required for employment use and that the proposed alternative uses would be appropriate The four tests set out within policy EP3 have not been met for the proposed sites at Leechmere Industrial Estate and at Hendon The proposed site at Hetton Lyons Ponds is considered to represent the only appropriate site as the report emphasises demand is greater in the Coalfield than other parts of the city; the site is white land; it fulfils the tests in Part 5 of Policy H6; it is appropriate in terms of location, access, neighbouring uses and other environmental factors.	The Publication draft of the plan does not include an allocated site for a stop-over site. Rather than allocate a formal site, the most appropriate approach to meeting the accommodation needs of Gypsies and Travellers within the city is to utilise the Councils acceptance policy for unauthorised encampments.	8. Homes	Policy H6: Travelling Showpeople, Gypsies and Travellers
1089	Suzanne	Todd	University of Sunderland	Broadly support Policy H8, but feel that point 4 could be improved by also making reference to a potential oversupply of student accommodation.	The Plan should be read as a whole. This is referred to in the student accommodation policy.	8. Homes	Policy H8: Housing in Multiple Occupation

1058			Town End Farm Partnership	Paragraph 9.8 is incorrect as there is now no safeguarded land proposed at the IAMP It also needs updating to reflect the potential that the AAP growth scenarios are an unacceptable risk, unsupported by convincing evidence The plan is unsound as it is has not been positively prepared is not justified by up to date evidence and is overly optimistic.	Comments noted. Paragraph 9.8 has been updated to reflect the adopted IAMP AAP.	9. Economic Prosperity	
35	Norma	Thornton		Questions what jobs will be created.	The Plan is planning for an additional 7200 jobs during the Plan Period.	9. Economic Prosperity	Policy EP1: Economic Growth
105	David	Tatters		IAMP will create more traffic for residents of Sulgrave and Barmston. Currently suffer from noise and pollution. Also high level of light pollution from new building alongside the A1231.	Comment noted. An Area Action Plan has been prepared to provide the policy framework for the IAMP. This plan has now been adopted by Sunderland City Council and South Tyneside Council after being found sound following Examination in Public.	9. Economic Prosperity	Policy EP1: Economic Growth
710	James	Reid	Barratt David Wilson Homes	Concerned that the policy might not be achieved, the plan is therefore unsound. Text should be revised to reflect full 150 hectare allocation for IAMP Economic growth aspirations and inter-relationship between jobs and homes needs to be better intertwined in plan Without further housing opportunities close by, workers may choose to live outside city Proposed Washington Meadows site has the opportunity to offer some additional employment land Would like part of Washington Meadows allocated for employment land.	Comments noted. The IAMP AAP allocates the land for the IAMP. The jobs growth set out within this Plan and the housing target are aligned and are based on the same jobs forecast The OAN paper sets out how this takes account of the IAMP growth. The IAMP is a regional facility.	9. Economic Prosperity	Policy EP1: Economic Growth
1062			Town End Farm Partnership	Concerned that the plan states that the IAMP will be automotive focussed, however this would be risky in the event that there is no demand Should allow a scenario where the site can be delivered through a non-DCO route Point 1 conflicts with the AAP and the EiP The policy needs to be more flexible, in case IAMP is not delivered as envisaged The justification for Green Belt release for IAMP was to facilitate larger development including offshore, distribution and others This has not been translated into policy Plan is not consistent with updated AAP which no longer safeguards land Contest that the evidence base for the AAP, residential land to the west of IAMP and infrastructure strategy have been properly considered or based on the most recent evidence available Concerned that the growth scenario used is overly ambitious and should be amended for a lesser land take than 150ha The plan is unrealistic and does not use proportionate evidence It is unsound as it has not been positively prepared, is not justified by up to date evidence and is overly optimistic.	Comments noted. The policy framework for the IAMP is set out within the adopted IAMP AAP. The AAP was subject to Examination in Public and was found sound. The Core Strategy and Development Plan has been updated to reflect the 150ha allocation for Principal Uses within the adopted AAP.	9. Economic Prosperity	Policy EP1: Economic Growth
1030	David	Williamson		Supports the encouragement of industrial estates	Comment noted.	9. Economic Prosperity	Policy EP1: Economic Growth
1213	Paul	Dixon	Highways England	The proposed growth will require mitigation measures to be put in place along the A19 These need to be finalised and modelled	Comment noted. SCC will work with Highways England to ensure that the modelling work is completed to a satisfactory standard and that the identified mitigation measures have been appropriately assessed and provide deliverable and viable solutions.	9. Economic Prosperity	Policy EP1: Economic Growth
769	Chris	Dacre	Prestige Car Direct Properties Ltd	Would like land to the north of PEA4 (Sunrise Business Park) to be included within the Primary Employment Area Support the allocation of PEA4, but would like it to be extended north to include their land Site is well positioned in terms of connectivity The extension could result in economic benefits It would help to address shortage of employment land in Washington North identified through ELR Site is well served by sustainable transport linkages Site contains a number of trees and is identified as a High priority spatial woodland habitat, but this allocation has not been identified in the draft Core Strategy Site has not been identified as being designated for any specific ecological importance.	Comment noted. The ELR identifies that the Sunderland North and Sunderland South subareas are considered to form a single market area for employment purposes and that taken together, there would be an adequate supply of employment land to meet anticipated needs over the Plan period. Notwithstanding this, allocating the land for employment use may have an adverse impact upon the residential amenity of nearby residents by reducing the existing buffer that exists between the employment and residential uses and removing some of the planting in the existing buffer to the A19.	9. Economic Prosperity	Policy EP2: Primary Employment Areas
1063			Town End Farm Partnership	Objects to the omission of the IAMP land from this policy The land to the north of Nissan is essential to the long-term success of the city, whether delivered through a DCO or planning application The land is perfectly placed whether IAMP happens or not, so should be includes as Primary Employment Area.	The adopted IAMP AAP allocates the land to the north of Nissan and sets the policy framework.	9. Economic Prosperity	Policy EP2: Primary Employment Areas
1137	John	Seager	Siglion	The Policy does not place enough emphasis on the benefits of mixed use development Employment space provided as part of housing-led or leisure-led developments can provide significant benefits The policy presents a narrow view of the possibilities offered by the sites that it relates to and is considered to be an obstacle to sustainable development.	Comment noted. The site is required to provide an adequate supply of land to meet the need for B1, B2 and B8 use classes, as evidenced through the Councils ELR It is not considered appropriate to promote the site for mixed use development, as any loss of land to non B Use classes would result in an inadequate supply of land for such uses within the Coalfield area.	9. Economic Prosperity	Policy EP2: Primary Employment Areas



1227	Paul	Dixon	Highways England	Supports the policy	Comment noted.	9. Economic Prosperity	Policy EP2: Primary Employment Areas
165			Cowie Estate LLP	Serious concerns that policy EP3 proposes to allocate Cowie Estates land at Deptford Terrace as Key Employment Area. Site is considered suitable for a range of land uses such as B1(a), C3, C1, D1, D2, A1-A5, which was subject to a planning application and approved at planning committee subject to signing S106 agreement. Cowie estate have made it clear that they still intend to progress a mixed use development on this land The ELR states an oversupply of land in south Sunderland and further consideration should be given to the role and policy approach to several sites, including Deptford Terrace. Suggest the site being considered for a mixed-use allocation. It is evident that the council have not followed the advice of the ELR or update analysis and a such the approach is contrary to NPPF. Policy EP3 and EP6 both resist offices at Key Employment Areas, whereas the UDP Policy and approved development at Deptford included offices. This resistance to offices on some key employment areas has not been evidenced The site has been within the SHLAA as a developable site for the past 7 years and the 2017 SHLAA now advises that the site is unsuitable. Solutions to overcoming the constraints have been set out. The sudden change in the council's position on appropriateness cannot be justified or evidenced. Policy EP3 is considered unsound. Suggested text put forward for policy EP3. Request changes to the key diagram.	The ELR identifies that the overall quantum of available employment land within the city is at the bottom end of the range of identified needs. The Council therefore considers it necessary for this site to be retained as a Key Employment Area. The Employment Land Topic Paper provides further details on the overall supply of employment land within the city. Whist it is noted that a planning application was submitted for alternative uses on this site, this application has not been determined, as the positive recommendation at Planning Committee was subject to the applicant entering into a satisfactory legal agreement with the Council. A legal agreement has not been agreed and signed. Due to the passage of time since this recommendation was made (2013), the Council's evidence base has been updated significantly, which demonstrates the need to retain the site for employment use to ensure an adequate supply of employment land within the city over the plan period. However, as a Key Employment site, Policy EP3 will support the development of suitable alternative uses where if it can be demonstrated that there is no reasonable prospect of the site being brought forward for employment use (B Use Classes). The Council feels that this will provide sufficient flexibility should it become clear that the land is no longer required to meet employment needs in the future.	9. Economic Prosperity	Policy EP3: Key Employment Areas
1104	John	Tumman	Sunderland Civic Society	The policy does not give an indication as to what alternative appropriate uses may be Concerned over impact of fragmentation of employment sites resulting from indiscriminate development of retail uses Would like to see the Plan identify those industrial areas which it considers suitable for retail development Ideally, the Pan would identify the general locations within each area would be most favourably considered for retail use Any proposal outside of these areas would require a justification, as to why it should be treated as an exception.	Comment noted. The policy safeguards the Key Employment Sites for business and general industrial uses (B1.B2, B8), as it is considered that these sites are required to meet the future needs for such uses, as evidenced through the ELR It is not considered appropriate for the Plan to indicate which alternative uses may be acceptable, as this implies that the sites are not required for employment use. Any alternative proposals would need to be fully justified in accordance with the policy and will be treated on their merits. Retail proposals will be expected to follow the sequential assessment approach set out within Policy EP8 and the NPPF.	9. Economic Prosperity	Policy EP3: Key Employment Areas
1203	Adam	McVickers	Persimmon Homes	Welcome the flexibility ingrained within the policy.	Comment noted.	9. Economic Prosperity	Policy EP3: Key Employment Areas
1064			Town End Farm Partnership	The Policy omits reference to the land north of Nissan and excludes IAMP This land is needed to meet anticipated needs for employment floorspace over the plan period The policy should be amended to include the land to the north of Nissan.	The adopted IAMP AAP allocates the land to the north of Nissan for the Principal Uses of supply chain and distribution activities directly related to the Automotive and Advanced Manufacturing sectors.	9. Economic Prosperity	Policy EP3: Key Employment Areas
1147	John	Seager	Siglion	Feel that the policy places too much of a narrow view on employment development and does not consider the significant benefits that could be gained from mixed use development delivering employment space as part of housing-led or leisure-led schemes The representation makes specific reference to Key Employment Areas 1, 2, 8, 10 and 17	Comment noted. The Key Employment Areas are required in order to provide an adequate supply of land to meet the need for B1, B2 and B8 use classes, as evidenced through the Councils ELR. It is not considered appropriate to promote the sites for mixed use development, as any loss of land to non B Use classes would result in an inadequate supply of land for such uses. However, the policy does provide a flexible approach for Key Employment Areas allowing alternative uses where it can be demonstrated that the site is no longer required for B1, B2 or B8 use and there is no reasonable prospect of it being brought forward for such use within the plan period.	9. Economic Prosperity	Policy EP3: Key Employment Areas
1174	Paul	Mackings	Paul Mackings Consulting Ltd	Object to the inclusion of land at Hendon Paper Mill, Commercial Road, Hendon within Key employment area under policy EP3. Seek the removal of this designation and allocation of site as 'whitelands' on policies map pending an explicit allocation for housing development. Background to the site explained. Site and surroundings described. Site assessment for housing purposes set out. The southern most part of the site does not feature in the ELR calculations and as such it is not considered to play a role in meeting future employment needs. Reference is made to the ELR and the subsequent ELR post EU referendum analysis report 2017. The flexibility of policy EP3 is welcomed, it does not mean that should proceed to allocate land as a key employment area when evidence for re-use as employment land is remote. The development of the site will secure significant regeneration benefits on a site that has been lying vacant for years.	Comment noted. The ELR identifies that the overall quantum of available employment land within the city is at the bottom end of the range of identified needs. The Council therefore considers it necessary for this site to be retained as a Key Employment Area. The Employment Land Topic Paper provides further details on the overall supply of employment land within the city. However, as a Key Employment site, Policy EP3 will support the development of suitable alternative uses where if it can be demonstrated that there is no reasonable prospect of the site being brought forward for employment use (B Use Classes). The Council feels that this will provide sufficient flexibility should it become clear that the land is no longer required to meet employment needs in the future.	9. Economic Prosperity	Policy EP3: Key Employment Areas
1228	Paul	Dixon	Highways England	Support the policy	Comments noted.	9. Economic Prosperity	Policy EP3: Key Employment Areas

1259	Phil	Moorin	North East Property Partnerships	Concerns over policy EP3 - Key employment areas in relation to sites KEA3 (Pennywell Industrial estate) and KEA4 (Pallion Industrial Estate). Policy too restrictive Needs more flexibility to support the evolution of Pennywell and Pallion industrial estates. Employment land review is referenced in relation to sites in south Sunderland being de-allocated and the fact that additional reductions in employment land in south Sunderland are required. Changes in circumstances for the industrial estates are set out. Revised policy wording set out.	Comment noted The wording of the policy has been amended to provide greater clarity, however it is not considered reasonable to substantially change the proposed approach set out within the policy. The Councils ELR recommends that both Pallion and Pennywell Industrial Estates are retained for employment use. Of the Key Employment sites within the South Sunderland subarea, they represent the most accessible to the Strategic Road Network, particularly with the completion of the new Wear Crossing which will significantly improve accessibility to Pallion Industrial Estate. Paragraph 24 of the NPPF requires that local authorities avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. It is considered that the requirement for the site to have been vacant and actively marketed for a period of 24 months would align with the requirement to avoid long term protection, as set out within the NPPF. Furthermore, requiring the site to have been vacant for a period of just six months before permitting alternative uses would increase the likelihood that land owners may utilise this mechanism to use their land for higher value land uses to the detriment of the employment land supply within the city.	9. Economic Prosperity	Policy EP3: Key Employment Areas
1204	Adam	McVickers	Persimmon Homes	The Policy should make it clear that alternative uses will be considered in order to avoid the long term protection of employment sites if there is no reasonable prospect of the site being used for employment purposes.	The policy has been amended to make it clear that alternative uses will be supported where there is no reasonable prospect of the site being used for employment use.	9. Economic Prosperity	Policy EP4: Other Employment Sites
1229	Paul	Dixon	Highways England	Supports the policy	Comments noted.	9. Economic Prosperity	Policy EP5: New Employment Areas
1214	Paul	Dixon	Highways England	Supports the development of office space within the City Centre However there is potential concern over out of centre sites and should normally be resisted Consideration of the future growth of Doxford International, Hylton Riverside and Rainton Bridge South should be considered as part of the recommended further work	Comment noted. SCC will work with Highways England to ensure that the modelling work is completed to a satisfactory standard.	9. Economic Prosperity	Policy EP6: Offices
1105	John	Tumman	Sunderland Civic Society	Appreciate the need for a policy of this type, but object to it in its present form Concerned that the policy allows the sale of stored goods as well as those manufactured on site This could create competition with goods sold in traditional centres The maximum floorspace allowed appears to be too large It is suggested a range of 500-750sqm would be more appropriate.	Comment noted. The policy has been amended to reduce the maximum level of floorspace to 500sqm for ancillary retail use. The policy seeks to only support ancillary retail and limits the amount of floorspace allowable to 15% of the total unit size. Whilst it is acknowledged that the policy does allow for the sale of stored goods in addition to those made on the premises, it is considered that the restrictions on the scale of any retail use should ensure that there are no significant adverse impacts upon the vitality and viability of centres.	9. Economic Prosperity	Policy EP7: Trade Counters
33	Andrew	Blackhall		Feels that the internet is destroying the City Centre and questions the evidence that more retail space is needed.	The Sunderland Retail Needs Assessment provides the evidence base to demonstrate the needs for additional occupied retail floorspace within the city over the plan period.	9. Economic Prosperity	Policy EP8: Designated Centres
36	Norma	Thornton		Questions city centre development as there are boarded up shops. Work started on the Vaux site and then stopped. People choose to shop in Newcastle due to the variety of shops and clean streets. Sunderland city centre is filthy and parking is too expensive.	The Core Strategy and Development Plan includes policies which seek to protect and enhance the city centre as a sub-regional retail destination. Policy SA1 allocates the Vaux site for office-led mixed use development, which is consistent with the planning permission for the site Work is underway on the first building on the site.	9. Economic Prosperity	Policy EP8: Designated Centres
554	Neil	Angus		Questions the need for new retail floorspace, due to impact of internet retailing and downsizing of stores There are a lot of vacant units, so indicating a need for more retail floorspace is irrational.	The Sunderland Retail Needs Assessment provides the evidence base to demonstrate the needs for additional occupied retail floorspace within the city over the plan period.	9. Economic Prosperity	Policy EP8: Designated Centres
1248			Peel Investments (North) Ltd	It is not clear why the boundary of Washington Centre has been extended to include Washington Leisure Centre, sports pitches and amenity woodland In particular, it is not clear why the boundary has been extended so far south to include land not currently in use for 'town centre' uses and does not appear to be deliverable or developable The boundary should be redrawn to only include the Galleries and the retail park UDP retail allocation in the western car park of the Galleries was never implemented and therefore was clearly not deliverable Support the proposal not to include an allocation in the plan similar to that in the UDP which was not deliverable and would act as a barrier to development elsewhere to meet identified needs.	Comments noted. The wider town centre boundary is consistent with that within the previous UDP and the recommendations of the Retail Needs Assessment. The proposed Primary Shopping Area is broadly consistent with the Main Shopping Area identified within the UDP, albeit has been extended to include the units on the retail park, which have been developed since the adoption of the UDP. This plan does not contain site specific allocations for retail uses, therefore those within the UDP will continue to be saved until they are replaced by new retail allocations through the A&D Plan.	9. Economic Prosperity	Policy EP8: Designated Centres

1101	John	Tumman	Sunderland Civic Society	Policy EP8 does not give any indication of the preferred distribution of the retail floorspace required. The Policy should positively distribute the floorspace required to support the City Centre and Washington Town Centre. The floorspace for the City Centre should be considered as a minimum to support growth. Some concern that its development in Washington Town Centre was to proceed that in the City Centre, this could further undermine its vitality and viability. The Policy should be amended to promote at least 26,000sqm of comparison floorspace in the City Centre and between 10,000 and 13,000sqm in Washington, but state that significant development in the city centre must be achieved before development in Washington takes place.	Comment noted. The policy has been amended to include a spatial distribution for the retail floorspace set out within the policy. Washington is identified as a town centre within the retail hierarchy and therefore has an important role to play in meeting the retail, leisure and cultural needs of Washington residents. The Retail Needs Assessment identifies a need for approximately 10,000-13,000sqm of floorspace within Washington town centre. It is not considered appropriate to restrict the development of required retail floorspace within Washington town centre until significant retail floorspace is completed in Sunderland city centre first.	9. Economic Prosperity	Policy EP8: Designated Centres
1043	A	Colling		Would like to see a strategy that promotes the city centre	Comment noted. The city centre is identified at the top of the retail hierarchy as the principal location for major retail, leisure, entertainment, cultural facilities and services. Policy SS4 also sets out a development strategy for the urban core, including the city centre.	9. Economic Prosperity	Policy EP8: Designated Centres
1049	Denise	Cranston		Would like clarification as to what the plan is for the City Centre	The Core Strategy and Development Plan sets out a positive strategy to protect and enhance the vitality and viability of our designated centres. Policy SS4 identifies a number of Areas for Change within the Urban Core which will be the focus for regeneration activity.	9. Economic Prosperity	Policy EP8: Designated Centres
1273	Barbara	Hooper	Historic England	The Sunderland Historic High Streets HAZ includes parts of the city centre and Hendon centres. We therefore welcome the intention of the council to work to bolster community resilience and protect and enhance these areas.	Comment noted.	9. Economic Prosperity	Policy EP8: Designated Centres
1271	M&G Real Estate			Welcome Policy EP8 and its support for designated centres, including Washington town centre. Welcome the need for new proposals to address the sequential approach to development, but consider Policy EP8 needs to be revised to reflect that sites/allocation will be in a subsequent document, otherwise town centre sites may be prejudiced by premature proposals. While Policy EP10 refers to addressing impact, the Plan does not set a fully comprehensive test for assessment of impacts - para.9.46 references the retail needs identified in evidence but these do not emerge until after 2020. This timetable needs to be referenced/addressed in Policy EP8, noting allocations/designations will be in a forthcoming DPD (which is supported). Overall approach is consistent with NPPF para.156. In terms of para.157 the infrastructure to deliver the NPPF objectives, principles and policies is crucial to the Plan's specific retail proposals and the primary of town centres, so the Plan needs to ensure this (short-term) process is protected. Re. NPPF para.161 and Sunderland Retail Needs Assessment 2016 evidence base, consider Plan should stress that while generally healthy this is in the context of significant investment and interventions in the centre by the owners over the years. Some elements of fragility also indicated, so the policy should be amended to reflect the clear need to ensure opportunities for additional development are maximised (ie. capacity of the existing centre) and so proposals which might prejudice the strategy and its development should be strongly resisted.	Comment noted. It is considered that the policies within the Plan offer sufficient protection to the vitality and viability of Washington town centre until allocations are made through the emerging Allocations and Designations Plan. It should also be noted that the site specific retail allocations at Washington will not be deleted until they are replaced by new allocations within the emerging A&D Plan. Policy VC1 requires proposals for main town centre uses to follow the sequential assessment approach and Policy VC2 establishes a local threshold for Retail Impact Assessments which is significantly lower than the default threshold set out within the NPPF. At Washington will not be deleted until they are replaced by new allocations within the emerging Allocations and Designations Plan. Policy EP8 requires proposals for main town centre uses to follow the sequential assessment approach and Policy EP10 establishes a local threshold for Retail Impact Assessments which is significantly lower than the default threshold set out within the NPPF.	9. Economic Prosperity	Policy EP8: Designated Centres
1280	Barbara	Hooper	Historic England	Welcome reference to promotion of heritage and culture sectors and historic environment's role in helping to regenerate areas.	Comment noted.	9. Economic Prosperity	Policy EP8: Designated Centres
98	Yvonne	Boddy		Policy EP8 - Would like to see decent shopping facilities in Hetton.	Comment noted. Policy EP9 identifies Hetton as a district centre within the retail hierarchy and indicates that district centres will have role in providing key services including major retail facilities. In addition, Policy EP8 requires new retail development to be focussed within designated centres.	9. Economic Prosperity	Policy EP9: Retail Hierarchy
1102	John	Tumman	Sunderland Civic Society	Surprised at inclusion of Monkwearmouth as a District Centre within the retail hierarchy and the inclusion of the retail park within the centre boundaries. The original centre consists of small independent retailers with a local focus. The retail park has a more significant catchment, but it is not clear why only this would be treated as worthy of protection, but other retail parks not.	Comments noted. The amendments to the position of Monkwearmouth Centre within the hierarchy and the justification for its revised boundaries is set out within the Retail Needs Assessment. The retail park is only afforded protection as it would become part of an extended designated centre, however other retail parks would not.	9. Economic Prosperity	Policy EP9: Retail Hierarchy

1106	John	Tumman	Sunderland Civic Society	There is a requirement for an additional policy for existing retail parks. These are existing shopping destinations and the plan should clarify their ongoing role within the retail hierarchy. Any such policy should cover the importance of such sites for further retail development, unless it can be demonstrated that they are not appropriate for the use proposed. Their inclusion within impact assessments for new development, as they are in practice already part of the existing retail hierarchy. A new policy is required for the location of new retail development. Whilst the policy directs development to existing centres, the Society is concerned at the lack of a criteria based policy to set out acceptable parameters for retail development which cannot be accommodated. Such a policy should include accessibility by a range of transport modes, prominence of the site from the highway, preference to development in locations with a known deficiency in facilities and where development will lead to the creation of groupings of retail outlets rather than a random distribution. There is no policy covering amusement arcades and betting shops. Other planning authorities have such policies, but may be best dealt with by an SPD.	Comments noted. The Council has updated the Plan to set out its policy approach to retail parks. Policy EP8 already indicates that the development of main town centre uses will be focused within existing designated centres and that development outside of existing centres will be expected to follow the sequential assessment approach. Furthermore, Policy EP9 establishes the retail hierarchy. It is not considered necessary to include a specific policy for amusement arcades and betting shops within the Core Strategy.	9. Economic Prosperity	Policy EP9: Retail Hierarchy
1135	John	Seager	Siglion	Supportive of the general extend of Policy EP9 and identification of Sunderland City Centre as one of the principal locations for retail, leisure, entertainment, cultural facilities and services. Would encourage the policy to be tweaked to support higher density development in the city centre. Feel that the identification of Monkwearmouth as a District Centre is appropriate for the area which encompasses Stadium Village Area of Change.	Policy E1 also seeks to maximise the opportunities to create sustainable, mixed-use developments which support the function and vitality of the area in which they are located.	9. Economic Prosperity	Policy EP9: Retail Hierarchy
1249			Peel Investments (North) Ltd	In relation to point 2, the town centre focus should not place unnecessary barriers on investment and retail development in sustainable out of centre locations elsewhere. It is recommended that additional wording is provided to make it clear that development outside of centres can be acceptable if it has followed and passed the sequential assessment approach.	Comment noted. The supporting text to Policy EP8 has been revised to make it clear that out-of-centre development proposals may be supported where they have passed the necessary tests.	9. Economic Prosperity	Policy EP9: Retail Hierarchy
1158	Martin	Haswell	Wearside Liberal Democrats	Would like St Luke's Terrace to be included within the retail hierarchy protecting its retail nature. Through such protection planning applications to convert shops into Hot Food Takeaways could be restricted.	Policy EP9 identifies Pallion (which includes St Luke's Terrace) as a local centre within the retail hierarchy. Policy EP12 sets out the Council's proposed policy approach to new hot food takeaways within designated centres, including local centres. This seeks to restrict the number and concentration of hot food takeaways in designated centres in order to protect their vitality and viability.	9. Economic Prosperity	Policy EP9: Retail Hierarchy
128	Barbara	Hooper	Historic England	Welcome reference to promotion of heritage and culture sectors and historic environment's role in helping to regenerate areas.	Comment noted.	9. Economic Prosperity	Policy EP9: Retail Hierarchy
1274	Barbara	Hooper	Historic England	The Sunderland Historic High Streets HAZ includes parts of the city centre and Hendon centres. We therefore welcome the intention of the council to work to bolster community resilience and protect and enhance these areas.	Comment noted.	9. Economic Prosperity	Policy EP9: Retail Hierarchy
1250			Peel Investments (North) Ltd	Insufficient justification has been provided for the local threshold for Washington, which is considered to be too low, particularly as Washington Centre is considered to be in very good health. The policy should be amended to a 2500sqm threshold. The policy is imprecise over which threshold would apply when a development would impact on more than one centre.	Comments noted. The thresholds set are consistent with the recommendations of the Retail Needs Assessment. The supporting text indicates that the threshold will normally be based on the closest centre.	9. Economic Prosperity	Policy EP10: Retail Impact Assessments
1103	John	Tumman	Sunderland Civic Society	Difficult to assess which centres will be impacted upon until the development has taken place. For this reason a sliding scale of thresholds is inappropriate. The policy should be rewritten with one standard threshold for convenience and comparison retail. Concerned that the city centre is more fragile than the Policy indicates and that a threshold of 2,500sqm for comparison goods is too high. District and local centres should remain unaffected by this as they do not generally rely on comparison retail. Concerned that the policy does not make reference to existing retail parks. Believe the impact threshold should be in the range of 500-750sqm. For convenience retail, the Retail Needs Assessment suggests no need (other than for some additional floorspace in the Coalfield area), therefore the impact threshold set it too high. Concern that smaller format stores may fall beneath the set threshold and could have an impact on centres. Concerned about the 2000sqm threshold for the city centre, which may allow an Aldi/Lidl style store on an out of centre site (possibly employment land). Suggest a threshold potentially as low as 500sqm (except for the possible exception of the Coalfield area).	Comments noted. The thresholds set are consistent with the recommendations of the Retail Needs Assessment.	9. Economic Prosperity	Policy EP10: Retail Impact Assessments
1275	Barbara	Hooper	Historic England	We welcome the encouragement of a diversity of uses within the secondary frontages, which include part of the Sunderland Historic High Streets HAZ.	Comment noted.	9. Economic Prosperity	Policy EP11: Primary and Secondary Frontages

1262	Barbara	Hooper	Historic England	Welcome reference to promotion of heritage and culture sectors and historic environment's role in helping to regenerate areas.	Comment noted.	9. Economic Prosperity	Policy EP11: Primary and Secondary Frontages
1282	Barbara	Hooper	Historic England	Welcome reference to promotion of heritage and culture sectors and historic environment's role in helping to regenerate areas.	Comment noted.	9. Economic Prosperity	Policy EP11: Primary and Secondary Frontages
106	David	Tatters		Policy EP12 - Hot food takeaway- Current retail developments (Peel Centre) have a negative impact on residents living in Barmston and Sulgrave. Litter and parking problems, particularly from McDonalds. Suggests a shute type bin at exit.	Comment noted.	9. Economic Prosperity	Policy EP12: Hot Food Takeaways
11	John	Tumman	Sunderland Civic Society	Would like the inclusion of a policy restricting the positioning of hot food takeaways in the vicinity of schools similar to approach adopted in other areas.	Policy VC4 has been amended to include restrictions for hot food takeaways within 400m of an entrance point to a school.	9. Economic Prosperity	Policy EP12: Hot Food Takeaways
1159	Martin	Haswell	Wearside Liberal Democrats	Would like St Luke's Terrace to be included within the retail hierarchy protecting its retail nature Through such protection planning applications to convert shops into Hot Food Takeaways could be restricted.	Policy EP9 identifies Pallion (which includes St Luke's Terrace) as a local centre within the retail hierarchy. Policy EP12 sets out the Councils proposed policy approach to new hot food takeaways within designated centres, including local centres. This seeks to restrict the number and concentration of hot food takeaways in designated centres in order to protect their vitality and viability.	9. Economic Prosperity	Policy EP12: Hot Food Takeaways
37	Norma	Thornton		Concerned about the impact of new development on the environment for residents living on the outskirts of the city centre.	Comment noted.	10. Environment	
126	Richard V	Bond		Woodlands and Trees 10.75 Replace trees which have been lost. Council should seek to redress to cover the cost of replacing trees which become damaged by others. Planting shrubs and informal hedges along busy roads to help reduce impact of air pollution as well as looking better. Public Realm 10.13 Make sure rights of way are kept open and well signed.	The Plan seeks to protect trees and enhance trees where possible.	10. Environment	
1112	Durham County Council	Durham County Council	Durham County Council	Consider CSDP should include a specific policy on the Heritage Coast (extending from Saltfen Rocks to County Durham), to ensure no direct or indirect adverse impacts on the Heritage Coast. Culture, Leisure & Tourism Policy - no consideration of balancing aspirations with protection of the Heritage Coast and environmentally sensitive sites. No mention of the impact of the SSGA on the Heritage Coast.	The Plan has been updated to include a policy position on the Heritage Coast.	10. Environment	
1073	Sandra	Ferries		Enhance and protect our environment - parks and cemeteries are a disgrace, streets covered in litter, overflowing waste bins, health hazard. What culture does Sunderland have or project?	Comment noted.	10. Environment	
115	Zoe	Mackay		We would recommend consideration of Seascape is included within this section, Further information on Seascape can be found within Section 2.6.5 of the MPS;	The Plan has been updated to include a reference to seascape.	10. Environment	
1263	Barbara	Hooper	Historic England	Welcome the very positive and pro-active approach to the environment, good place making, urban design and public realm. Para.10.2 - recommend amend 2nd sentence to read 'High quality built, historic and natural environments...' to ensure reflects NPPF wording.	Support welcome. This paragraph has been removed altogether from the Plan following a review of the structure and to streamline the Plan and supporting text. The Environment Chapter has been split into 2 chapters - "Design and Historic Environment" and "Natural Environment". The Council consider that the importance of the historic environment is duly reflected in these chapters.	10. Environment	
1412	Barbara	Hooper	Historic England	Para 10.2350 - welcome very positive and comprehensive section on historic environment, its recognition to many elements of the plan and a key economics driver Para 10.24 - amend first sentence to 'the historic environment includes archaeological remains...' (rather than 'consists of') as it includes a diverse range of assets as well as archaeological features.	Text has been amended to state "includes".	10. Environment	
191	Taylor Wimpey		Taylor Wimpey	Policy E1- Request revisions to sub points 8,9,10 and 14 to ensure not overly restrictive and allows flexibility to consider the proposal on a site-by site basis - additional text set out. Final paragraph of policy E1- more clarity should be provided regarding the application scale thresholds for when documents required. Point 14 - requirement to meet nationally described space standards (NDSS), however no evidence to justify this element. If intend to require NDSS through the CSDP then the whole plan viability assessment needs to be updated and additional evidence relating to need and timings needs to be provided. At present lack of evidence to justify need for NDSS. A detailed assessment of the impact of this policy needs to be prepared and published and its impact on development density as yields may not take account of these standards and as such could lead to requirement for additional housing land	The Council has determined that it would be appropriate to introduce the nationally described space standards through the Plan. The viability assessment which has been prepared in support of the plan demonstrates that site viability should not be adversely affected by the introduction of space standards. More information is set out within the Councils Space Standards report.	10. Environment	Policy E1: Urban Design

170	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E1 Request revisions to sub points 9 and 10 Revised wording suggested. Final paragraph of policy E1 - more clarity regarding thresholds of the scale of applications when these document will be required and level of detail. Point 14 in relation to NDSS provides no evidence to justify the inclusion of this element of the policy. If intend to require NDSS then whole plan viability assessment needs updating as this confirms undertaken on the basis that not introducing NDSS. Additional evidence relating to need and timing needs to be provided. A detailed assessment of the impact of this policy needs to be prepared and published. Policy not considered sound.	The Council has determined that it would be appropriate to introduce the nationally described space standards through the Plan. The viability assessment which has been prepared in support of the plan demonstrates that site viability should not be adversely affected by the introduction of space standards. More information is set out within the Councils Space Standards report.	10. Environment	Policy E1: Urban Design
149	New Herrington Workmen's Club		New Herrington Workmen's Club and Institute	Policy E1: Urban Design No evidence to justify the requirement to meet space standards. If intend to require NDSS, then the whole plan viability assessment needs updating (8.19) and additional evidence needs to be provided Assessment of NDSS should consider impact across different housing market character areas. Detailed assessment of the impact of this policy needs to be prepared and published. Need to assess impact of NDSS on development densities as projected yields may not take them into account and as such require more housing land	The Council has determined that it would be appropriate to introduce the nationally described space standards through the Plan. The viability assessment which has been prepared in support of the plan demonstrates that site viability should not be adversely affected by the introduction of space standards. More information is set out within the Councils Space Standards report.	10. Environment	Policy E1: Urban Design
176	Jennifer	Nye	Hellens Land Ltd	Policy E1- Request revisions to sub points 8,9,10 and 14 to ensure not overly restrictive and allows flexibility to consider the proposal on a site-by site basis - additional text set out. Final paragraph of policy E1- more clarity should be provided regarding the application scale thresholds for when documents required. Point 14 - requirement to meet nationally described space standards (NDSS), needs to be justified.	The Council has determined that it would be appropriate to introduce the nationally described space standards through the Plan. The viability assessment which has been prepared in support of the plan demonstrates that site viability should not be adversely affected by the introduction of space standards. More information is set out within the Councils Space Standards report.	10. Environment	Policy E1: Urban Design
156	Dominic	Smith	Esh Developments Ltd	Policy E1: Urban Design No evidence to justify the requirement to meet space standards. If intend to require NDSS, then the whole plan viability assessment needs updating (8.19) and additional evidence needs to be provided Assessment of NDSS should consider impact across different housing market character areas. Detailed assessment of the impact of this policy needs to be prepared and published. Need to assess impact of NDSS on development densities as projected yields may not take them into account and as such require more housing land	The Council has determined that it would be appropriate to introduce the nationally described space standards through the Plan. The viability assessment which has been prepared in support of the plan demonstrates that site viability should not be adversely affected by the introduction of space standards. More information is set out within the Councils Space Standards report.	10. Environment	Policy E1: Urban Design
185	Jennifer	Nye	Hellens Group Ltd	Policy E1- Request revisions to sub points 8,9,10 and 14 to ensure not overly restrictive and allows flexibility to consider the proposal on a site-by site basis - additional text set out. Final paragraph of policy E1- more clarity should be provided regarding the application scale thresholds for when documents required. Point 14 - requirement to meet nationally described space standards (NDSS), needs to be justified.	Comments noted. Policy E1 (Objective ref 191): alternative wording included.	10. Environment	Policy E1: Urban Design
1205	Adam	McVickers	Persimmon Homes	Object to Policy E1 point 14 The Whole Plan Viability Assessment makes it clear that the Council does not intend to introduce minimum space standards It is therefore not clear what the justification for the shift in approach is.	The Council has determined that it would be appropriate to introduce the nationally described space standards through the Plan. The viability assessment which has been prepared in support of the plan demonstrates that site viability should not be adversely affected by the introduction of space standards. More information is set out within the Councils Space Standards report.	10. Environment	Policy E1: Urban Design
102	David	Caslaw		Should consider a corporate colour scheme for parks, sea front features and street furniture, etc.	Comments noted.	10. Environment	Policy E1: Urban Design
1128	John	Seager	Siglion	Agree urban design should result in high quality and inclusive development that incorporates public, private and open spaces and that the Policy is NPPF compliant The Policy aligns with the aims of Siglion in providing a high standard of urban design at Seaburn and Sunnyside.	Comments noted.	10. Environment	Policy E1: Urban Design
141	Barbara	Hooper	Historic England	Policy E1 - welcome positive approach but recommend amend 1st paragraph to read '... which protects and enhances the natural, built and historic environment...'	Comments noted. The policy has been amended to be inclusive.	10. Environment	Policy E1: Urban Design
46	Howard	Grieves		Core Strategy needs to address the fact that nothing in Sunderland for people to visit. Should consider a metal structure saying 'we are Sunderland'.	Comments noted. The Plan includes policies to attract culture and leisure.	10. Environment	Policy E2: Public Realm
112	John	Seager	Siglion	Support Policy E2 Agree that public realm should be of high quality design.	Comment noted.	10. Environment	Policy E2: Public Realm
134	Taylor Wimpey		Taylor Wimpey	Policy E2 - Practical public art should be encouraged.	Comment noted.	10. Environment	Policy E2: Public Realm
133	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E2 - Practical public art should be encouraged.	Comment noted.	10. Environment	Policy E2: Public Realm
131	Jennifer	Nye	Hellens Land Ltd	Policy E2 Practical public art should be encouraged.	Comment noted.	10. Environment	Policy E2: Public Realm
136	Jennifer	Nye	Hellens Group Ltd	Policy E2 - Practical public art should be encouraged.	Comment noted.	10. Environment	Policy E2: Public Realm

50	William	Greener Blackett		Policy E4: Historic Environment. Concerns over knocking down Speeding's factory for student accommodation as the city has more student accommodation than students. Concerns over council leaving buildings to become derelict so can demolish them when should be repairing heritage. Concerned over Ashburn house potentially being sold to developers, when it was gifted to the people.	Comments noted.	10. Environment	Policy E4: Historic Environment
64	Jennifer	Morrison	Newcastle City Council	Support with wording in policies E4 and E12. Policy E5- Needs reference to archaeological desk assessment being required. Alterations to para 10.43 required.	New Policy specifically created for "Archaeology and the recording of heritage assets", and this includes specific reference to desk based assessments. Additions to text have also been added.	10. Environment	Policy E4: Historic Environment
1168	Niall	Benson	Durham Heritage Coast partnership	The defined Heritage Coast is not recognised or acknowledged within the plan. The authority is an active partner in the Heritage Coast Partnership. The partnership idea described and its objectives set out. A formal management plan was published in April 2005, with a review nearing completion.	The Plan has been updated to include reference to Heritage Coast.	10. Environment	Policy E4: Historic Environment
1403	Barbara	Hooper	Historic England	Policy E4 -welcome comprehensive policy, but... (2) - reword to read '...makes a positive contribution to the historic character and townscape quality...'. (3) - remove final caveat 'that add to local character and distinctiveness', so as to provide greater flexibility re. interpretation of buried archaeology. (5) - insert 'reviewing existing local heritage designations' as unclear if it refers to statutory designations or the LA's role in developing and promoting local lists. (6) - insert caveat to state 'improving access and enjoyment of the historic environment where appropriate ...' as might not always be appropriate for sensitive sites. (8) - include 'the council will require clear and convincing justification in accordance with national policy, and archaeological investigation...'	The Council has considered these comment. In regards to (2) the policy has not been amended as it already mentions 'historic environment' (3), (5) and (6) have been altered accordingly. Point (8) has been altered significantly in light of the revised wording to the Historic Environment and Heritage Assets policies, and the new policy specifically relating to Archaeology.	10. Environment	Policy E4: Historic Environment
1349	Taylor Wimpey		Taylor Wimpey	Policy E4 - suggested revisions to ensure consistency with national policy- text set out. Amended also required to sub point 2 as currently over prescriptive and does not allow provision for a balanced planning judgement.	Alternative wording proposed has been agreed and either included or deleted, with the exception of the word ~valued, which has been retained.	10. Environment	Policy E4: Historic Environment
1333	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E4 - suggested revisions to ensure consistency with national policy- text set out. Amended also required to sub point 2 as currently over prescriptive and does not allow provision for a balanced planning judgement.	Alternative wording proposed has been agreed and either included or deleted, with the exception of the word ~valued, which has been retained.	10. Environment	Policy E4: Historic Environment
1317	Jennifer	Nye	Hellens Land Ltd	Policy E4 - suggested revisions to ensure consistency with national policy- text set out. Amended also required to sub point 2 as currently over prescriptive and does not allow provision for a balanced planning judgement.	Alternative wording proposed has been agreed and either included or deleted, with the exception of the word ~valued, which has been retained.	10. Environment	Policy E4: Historic Environment
1366	Jennifer	Nye	Hellens Group Ltd	Policy E4 - suggested revisions to ensure consistency with national policy - text set out. Amended also required to sub point 2 as currently over prescriptive and does not allow provision for a balanced planning judgement.	Alternative wording proposed has been agreed and either included or deleted, with the exception of the word ~valued, which has been retained.	10. Environment	Policy E4: Historic Environment
1398	New Herrington Workmen's Club		New Herrington Workmen's Club and Institute	Policy E4: Historic Environment amendment required to policy to be consistent with NPPF amendments suggested	Alternative wording proposed has been agreed and either included or deleted, with the exception of the word ~valued, which has been retained.	10. Environment	Policy E4: Historic Environment
1393	Dominic	Smith	Esh Developments Ltd	Policy E4: Historic Environment amendment required to policy to be consistent with NPPF amendments suggested.	Alternative wording proposed has been agreed and either included or deleted, with the exception of the word ~valued, which has been retained.	10. Environment	Policy E4: Historic Environment
102	David	Caslaw		Emphasise historic locations with blue plaques.	Comments noted.	10. Environment	Policy E5: Heritage Assets
1404	Barbara	Hooper	Historic England	Policy E5 - welcome policy, but it does not provide the level of protection required by NPPF for archaeological sites (para.132, 139)... suggest re-order and reword the sections on archaeology to reflect NPPF relative significance of assets and ensure they are afforded the appropriate level of protection with a focus on preservation in situ as a preferred solution. (2iv) - support this intention but include '...when acceptable plans for redevelopment or reuse have been agreed.' to allow flexibility where more appropriate to reuse as open space. (7) - include caveat '...that retain, create or facilitate public access to heritage assets where appropriate to increase...' to recognise instances where it might not be appropriate (eg. sensitive sites). Para.10.29 - excellent that 12 of 14 CAMS adopted, but commitment to adopt CAMS for the other 2 conservation areas would be very beneficial. Para.10.35 - amend final sentence to read '...full details of the impact of the proposal on its significance, so that...'. Para.10.42-43 - increase the sections on archaeology to sure reflect NPPF level of importance and provide the necessary level of protection and guidance (para.132, 139). Para.10.44 - Heritage at Risk Register 2016 shows 10 assets plus 2 conservation areas. 2017 annual update will be published in next few weeks.	Archaeology and the Recording of Heritage Assets is now a separate policy (Policy BH9). The Council has considered this submission and amended where possible. The Council has prepared a Compliance Statement which includes additional justification for the policy approach.	10. Environment	Policy E5: Heritage Assets

1350	Taylor Wimpey		Taylor Wimpey	Policy E5 -Revisions suggested to ensure consistency with national policy.	The reference to Heritage Statements has now been moved to the supporting text. The additional caveat proposed has been reviewed but it was not considered necessary to add additional text. The text reference referring to ensuring that heritage assets will be protected has been altered as requested.	10. Environment	Policy E5: Heritage Assets
1334	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E5 - Revisions suggested to ensure consistency with national policy.	The reference to Heritage Statements has now been moved to the supporting text. The additional caveat proposed has been reviewed but it was not considered necessary to add additional text. The text reference referring to ensuring that heritage assets will be protected has been altered as requested.	10. Environment	Policy E5: Heritage Assets
1318	Jennifer	Nye	Hellens Land Ltd	Policy E5 -Revisions suggested to ensure consistency with national policy.	The reference to Heritage Statements has now been moved to the supporting text. The additional caveat proposed has been reviewed but it was not considered necessary to add additional text. The text reference referring to ensuring that heritage assets will be protected has been altered as requested.	10. Environment	Policy E5: Heritage Assets
1367	Jennifer	Nye	Hellens Group Ltd	Policy E5 - Revisions suggested to ensure consistency with national policy.	The reference to Heritage Statements has now been moved to the supporting text. The additional caveat proposed has been reviewed but it was not considered necessary to add additional text. The text reference referring to ensuring that heritage assets will be protected has been altered as requested.	10. Environment	Policy E5: Heritage Assets
103	David	Tatters		10 Environment Disproportionate amount of industry surrounding Washington homes has reached a critical level for residents. Environment under strain due to heavy transport vehicles. Vehicles park in unauthorised parking areas in Peel Centre. Council not resolving the issue and further industrial estates will exacerbate the problem. Need to take account of where people live and residents living alongside roads should not be subject to the amount of heavy traffic noise and fumes.	Comments noted. The Plan is supported by a transport assessment.	10. Environment	Policy E6: Green Infrastructure
140	C S	FORD		Policy E6: Green Infrastructure Policy in current form is unsound in relation to its potential application in the determination of planning applications. The policy and accompanying figure 31 is imprecise and in relation to the location of inter-district and district corridors, it is not possible to identify actual or coherent boundaries. The scale of the figure and manner of its preparation is not sufficiently precise in order to allow proper interpretation in a manner which would allow the policy to be applied in the assessment of planning applications. Policy E6 - Precise Boundaries, capable of interpretation in decision making, must be brought forward	The Green Infrastructure Network has been defined in the Green Infrastructure Strategy. The Allocations and Designations will designate the network.	10. Environment	Policy E6: Green Infrastructure
988	Laura	Kennedy	Northumbrian Water Ltd	We are supportive of Policy E6 and supporting text that relates to the provision of green infrastructure which recognises the multifunctional benefits that such infrastructure can provide. We would however suggest that it would be helpful for point iv of part 1 to include specific reference to flood risk.	Comment noted Policy amended at end of point iv: "including flood risk, and watercourse management".	10. Environment	Policy E6: Green Infrastructure
1179	James	Hudson	Environment Agency	EA recommend Biodiversity and Geodiversity section should be taken to both open and culverted watercourses. Policy E6 - suggest the wording reflects that watercourses are wildlife corridors and that they should be retained, buffered and de-culverted where the opportunity arises through redevelopment.	Comment noted Policy updated at end of point iv including flood risk and watercourse management. GI Strategy also clarifies and supports this policy.	10. Environment	Policy E6: Green Infrastructure
1000	Gillan	Gibson	CPRE Durham	While CPRE supports this policy, we note the text refers to blue space and waterways. The policy itself however does not refer to water and the glossary also makes no reference to blue space or water.	Comment noted and policy updated to include reference to "bluespaces" GI Strategy also clarifies and supports this policy.	10. Environment	Policy E6: Green Infrastructure
1130	John	Seager	Siglion	Acknowledge the vital role that green infrastructure has to play in the management and enhancement of the natural environment, but consider that quality should be favoured over quantity Also feel that the wording of the policy is too restrictive and could prevent sustainable development which is not in line with paragraph 14 of the NPPF.	Policy E6 on GI is felt to be in line with Government policy, safeguarding from development where any proposals are likely to significantly reduce a GI corridor or link. Please also note Policy E9 (Greenspace), which allows some flexibility in terms of quality/quantity of greenspace in relation to residential development.	10. Environment	Policy E6: Green Infrastructure
1405	Barbara	Hooper	Historic England	Policy E6, para.10.52-54 - support this policy, but would be helpful to amend para.10.52 to include elements of the historic environment that contribute to and can be an integral part of GI (eg. designed landscapes, parks and gardens, cemeteries), and include in final sentence of para.10.53 '...and the conservation of heritage assets, including their setting'.	Reference to historic environment added to first paragraph relating to Green Infrastructure.	10. Environment	Policy E6: Green Infrastructure
1351	Taylor Wimpey		Taylor Wimpey	Policy E6 - Requests revisions as policy is considered too prescriptive - text set out.	Comments are note. However, the Council considers that the Policy is not overly prescriptive, relating to best practice planning principles that comply with the NPPF and which the policy states 'should' be followed. The final sentence has been altered to state "will not normally be permitted".	10. Environment	Policy E6: Green Infrastructure
1335	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E6 - Requests revisions as policy is considered too prescriptive - text set out.	Comments are noted. However, the Council considers that the Policy is not overly prescriptive, relating to best practice planning principles that comply with the NPPF and which the policy states 'should' be followed. The final sentence has been altered to state "will not normally be permitted".	10. Environment	Policy E6: Green Infrastructure



1319	Jennifer	Nye	Hellens Land Ltd	Policy E6 - Requests revisions as policy is considered too prescriptive - text set out.	Comments are noted. However, the Council considers that the Policy is not overly prescriptive, relating to best practice planning principles that comply with the NPPF and which the policy states 'should' be followed. The final sentence has been altered to state "will not normally be permitted".	10. Environment	Policy E6: Green Infrastructure
1368	Jennifer	Nye	Hellens Group Ltd	Policy E6 - Request revisions as policy is considered too prescriptive - text set out.	Comments are noted. However, the Council considers that the Policy is not overly prescriptive, relating to best practice planning principles that comply with the NPPF and which the policy states 'should' be followed. The final sentence has been altered to state "will not normally be permitted".	10. Environment	Policy E6: Green Infrastructure
1206	Adam	McVickers	Persimmon Homes	Object to Policy E7 and recommend that point 1.ii) is amended to indicate that net gains in biodiversity should be provided where possible.	The policy has been revised and now refers to any development that would have an impact on the integrity of European sites having to be fully assessed, including necessary compensation to be secured.	10. Environment	Policy E7: Biodiversity and Geodiversity
1001	Gillan	Gibson	CPRE Durham	While CPRE supports the thrust of this policy, we do question what is meant by the opening words where appropriate. We represent there needs to be guidance as to what is or is not appropriate in this case.	Comment noted. The Council will endeavour to protect biodiversity in accordance with the policy.	10. Environment	Policy E7: Biodiversity and Geodiversity
1131	John	Seager	Siglion	Policy E7 should be strengthened to ensure that a robust assessment of HRA can be carried out for developments where applicable	The policy has been revised and now refers to any development that would have an impact on the integrity of European sites having to be fully assessed, including necessary compensation to be secured.	10. Environment	Policy E7: Biodiversity and Geodiversity
1165	Clare	Rawcliffe		The maps do not show wildlife corridors and designated sites such as Local Wildlife Sites (LWS), Local Nature Reserves & SSSIs making it impossible to understand the potential impacts of the proposals on areas of ecological importance.	The wildlife corridor and designated local wildlife site, LNRs and SSS1 are designated in the UDP. These will be re-designated in part 2 of the councils local plan - Designations and Allocations Plans.	10. Environment	Policy E7: Biodiversity and Geodiversity
1241	Ellen	Bekker	Natural England	Supports the policy and suggests some alternative wording	Alternative wording has been included in the revised policy.	10. Environment	Policy E7: Biodiversity and Geodiversity
1108	Richard	Cowen	Durham Bird Club	Durham Bird Club welcomes policies which will help wildlife and birds. Wishes to see habitats protected as far as possible, or otherwise suitable compensatory measures to provide similar habitats for the displaced species. Welcomes Policy E7, but consider needs modifying so that it is: clear that compensation (where required) will be suitable for the species displaced; takes a more positive role for new buildings.	Comments noted. The policy has been reworded and is more precise and refers to biodiversity net gains, mitigation and compensation measures. At this strategic policy level, specific design comments cannot be supported, but a forthcoming Biodiversity and Geodiversity SPD will address these issues.	10. Environment	Policy E7: Biodiversity and Geodiversity
1352	Taylor Wimpey		Taylor Wimpey	Policy E7 - Request revision to sub point 1 and 5 to ensure a consistent approach with national policy - text set out.	Comment noted. However, Government policy has recently been tightened and clarified with regards to "net gains" and only minor changes to the wording here are proposed.	10. Environment	Policy E7: Biodiversity and Geodiversity
1336	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E7 - Request revision to sub point 1 and 5 to ensure a consistent approach with national policy - text set out.	Comment noted. However, Government policy has recently been tightened and clarified with regards to "net gains" and only minor changes to the wording here are proposed.	10. Environment	Policy E7: Biodiversity and Geodiversity
1320	Jennifer	Nye	Hellens Land Ltd	Policy E7 - Request revision to sub point 1 and 5 to ensure a consistent approach with national policy - text set out.	Comment noted. However, Government policy has recently been tightened and clarified with regards to "net gains" and only minor changes to the wording here are proposed.	10. Environment	Policy E7: Biodiversity and Geodiversity
1394	Dominic	Smith	Esh Developments Ltd	Policy E7: Biodiversity and Geodiversity Request revision to sub point 1 Wording put forward.	Comment noted. However, Government policy has recently been tightened and clarified with regards to "net gains" and only minor changes to the wording here are proposed.	10. Environment	Policy E7: Biodiversity and Geodiversity
1369	Jennifer	Nye	Hellens Group Ltd	Policy E7 - Request revision to sub point 1 and 5 to ensure a consistent approach with national policy - text set out.	Comment noted. However, Government policy has recently been tightened and clarified with regards to "net gains" and only minor changes to the wording here are proposed.	10. Environment	Policy E7: Biodiversity and Geodiversity
1399	New Herrington Workmen's Club		New Herrington Workmen's Club and Institute	Policy E7: Biodiversity and Geodiversity Request revision to sub point 1 Wording put forward	Comment noted. However, Government policy has recently been tightened and clarified with regards to "net gains" and only minor changes to the wording here are proposed.	10. Environment	Policy E7: Biodiversity and Geodiversity

765	Richard	O'Callaghan		Welcome Policy E8, but believes that more clearly stated protection for ancient woodland and veteran trees is necessary. Ancient woodland is irreplaceable, the benefits and contribution of this type of woodland are set out. There source is limited and highly fragmented and as such the associated wildlife are particularly vulnerable. Ancient woods are living history books, places of great aesthetic appeal. Benefits of health and well-being set out. Living cultural heritage and richest wildlife habitat. Ancient woodland is any wooded area that has been wooded continuously since at least 1600 AD. The list of types of woodland is set out. Veteran trees are also described. The value/contribution of veteran trees are set out. Suggested policy wording is put forward got Policy E8. Protecting ancient woodland from the impact of development Scope for the policy to better protect ancient woodland affected by nearby development. The impacts of development nearby ancient woodland and veteran trees are set out. Information on buffers, compensation, translocation Woodland access Proximity to woodland access is a key issue. The recommendations for woodland access standards are set out. Suggest Sunderland adopt the woodland access standard as a measure of accessibility to the natural environment.	Comments noted. More detail is now provided on ancient woodland, veteran and aged trees in the policy. Further clarity and detail (including in relation to buffer zones) will be addressed in the forthcoming Biodiversity and Geodiversity SPD. Access to woodland (Woodland Trust standards) is addressed and mapped in the city's Greenspace Audit and Report, which supports the Greenspace policy.	10. Environment	Policy E8: Woodlands/ Hedgerows and Trees
1002	Gillan	Gibson	CPRE Durham	Overall support, but better clarity needed on E7 point 3, how it conflicts with point 1, and how it should reflect potential impact to ancient woodland and veteran trees.	The reference in Policy E7 "where appropriate" has been removed. Further detail and clarity is now provided in relation to ancient woodland, veteran/aged trees and this provides distinction to point 3. Further detail will be provided in the forthcoming Biodiversity and Geodiversity SPD.	10. Environment	Policy E8: Woodlands/ Hedgerows and Trees
1054	Richard	O'Callaghan	Woodland Trust	Welcome Policy E8, but feel that a more clear statement on protection for ancient woodland and veteran trees is necessary Ancient woodland is any wooded area that has been wooded continuously since at least 1600 AD and includes 'Ancient semi-natural woodland and ~Plantations on ancient woodland sites The PPG advises that these sites have equal protection under the NPPF Alternative suggested Policy wording provided Also scope for policy to better protect ancient woodland affected by nearby development A minimum of 50m buffer should be maintained between a development and ancient woodland, a larger buffer may be necessary for particularly significant engineering operations Preference is for the creation of new habitat, including native woodland Ancient woodland is an irreplaceable resource, therefore its loss cannot be compensated for by creating new woodland However, where it is deemed that there is unavoidable residual damage or loss to ancient woodland, compensation must be of a scale and quality commensurate with the loss Based on Defra biodiversity metrics every hectare lost should be replaced by 30 hectares of new woodland Ancient woodland ecosystems cannot be replaced Translocation should only be considered as a last resort Where translocation is considered as a possibility for inclusion in compensation proposals, a monitoring period of at least 50 years will be required, along with alternative plans to ensure the stated benefits will be achieved Proximity to woodland access is a key issue. The Woodland Trust standards (endorsed by Natural England) recommend; no person should live more than 500m from at least one area of accessible woodland of no less than a hectare in size; and there should also be at least one area of accessible woodland no less than 20ha within 4km of people's homes The Woodland Trust would welcome Sunderland adopting the Woodland Access Standard as a measure of accessibility to the natural environment.	Comments noted. More detail is now provided on ancient woodland, veteran and aged trees in the policy. Further clarity and detail (including in relation to buffer zones) will be addressed in the forthcoming Biodiversity and Geodiversity SPD. Access to woodland (Woodland Trust standards) is addressed and mapped in the city's Greenspace Audit and Report, which supports the Greenspace policy.	10. Environment	Policy E8: Woodlands/ Hedgerows and Trees
1353	Taylor Wimpey		Taylor Wimpey	Policy E8 - Suggest revisions to ensure consistency with national policy - text set out Also suggest a revision to para 10.76 as currently goes further than prescribed in the NPPF-text set out.	Comments noted, and the proposed wording alterations to policy and text have been included in the revised report.	10. Environment	Policy E8: Woodlands/ Hedgerows and Trees
1337	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E8 - Suggest revisions to ensure consistency with national policy - text set out Also suggest a revision to para 10.76 as currently goes further than prescribed in the NPPF-text set out.	Comments noted, and the proposed wording alterations to policy and text have been included in the revised report.	10. Environment	Policy E8: Woodlands/ Hedgerows and Trees
1321	Jennifer	Nye	Hellens Land Ltd	Policy E8 - Suggest revisions to ensure consistency with national policy - text set out Also suggest a revision to para 10.76 as currently goes further than prescribed in the NPPF-text set out.	Comments noted, and the proposed wording alterations to policy and text have been included in the revised report.	10. Environment	Policy E8: Woodlands/ Hedgerows and Trees
1370	Jennifer	Nye	Hellens Group Ltd	Policy E8 - Suggest revisions to ensure consistency with national policy - text set out. Also suggest a revision to para 10.76 as currently goes further than prescribed in the NPPF - text set out.	Comments noted, and the proposed wording alterations to policy and text have been included in the revised report.	10. Environment	Policy E8: Woodlands/ Hedgerows and Trees

1400	New Herrington Workmen's Club		New Herrington Workmen's Club and Institute	Policy E8: Woodland/Hedgerow and Trees Proposed change to policy and revision set out.	Comments noted, and the proposed wording alterations to policy and text have been included in the revised report.	10. Environment	Policy E8: Woodlands/Hedgerows and Trees
1395	Dominic	Smith	Esh Developments Ltd	Policy E8: Woodland/Hedgerow and Trees Proposed change to policy and revision set out.	Comments noted, and the proposed wording alterations to policy and text have been included in the revised report.	10. Environment	Policy E8: Woodlands/Hedgerows and Trees
52	Allan	Rowell		Object to developing on green spaces in Sunderland as reducing crop yields, greater demand on the available food, challenges with biotechnology and soil is depleting. Developing green spaces with fertile soil which could be used to produce food ,biodiversity and build community spirit is foolish.	The Allocations and Designations Plan will allocate greenspace.	10. Environment	Policy E9: Greenspace
128	Angela	Wilkinson		Information given on proposed development on land to the rear of Fulwell Methodist Church and the village green application (submitted prior to resubmitted planning application), as well as details of application/petition submitted for the land to be designated as Local Green Space. Concerns over public consultation protocols by the council. reference made to the number of campaign groups being set up.	Any Local Green Space designations will be reflected in the Local Plans forthcoming Site Allocations & Designations Plan, whereas the Core Strategy & Development Plan only deals with strategic allocations, designations and development management matters.	10. Environment	Policy E9: Greenspace
91	Richard	Neath		Concerned over proposed major changes to Roker Park as part of Lottery funding.	Comments noted.	10. Environment	Policy E9: Greenspace
12				Suggests that the policy should be reworded slightly in terms of SANGS.	SANGS policy and text has been reconsidered, and SANGS is now included in the Glossary.	10. Environment	Policy E9: Greenspace
1090	Suzanne	Todd	University of Sunderland	Feel that criterion 5 of the Policy would be over and above the requirements of the NPPF Whilst criterion 1 and 3 broadly reflect the NPPF, the Framework does not contain a specific requirement for developments on such sites to demonstrate that they would create substantial benefits to the community that would outweigh the harm resulting from the loss of open space Criterion 5 is therefore unsound and should be amended so that reference to this is removed.	Reference to providing benefits to the community has been removed. The policy provides greenspace protection which is backed up by the city's Greenspace Audit and Report. The 3 caveats remain in the report that enable some flexibility in this approach.	10. Environment	Policy E9: Greenspace
1003	Gillan	Gibson	CPRE Durham	Concerned that the policy is confusing and how it relates to G1.	The Green Infrastructure and Greenspace policies have been reviewed and updated. Further clarity in approach can be gleaned from the Green Infrastructure Strategy and Greenspace Audit and Report.	10. Environment	Policy E9: Greenspace
115	Lyndsey	Middleton-Kitcatt	Save Dovedale Road Greenspace	Concerned with loss of specific greenspace in Fulwell, and request has been made to designate as a Local Green Space.	The site is not identified in the Plan. This matter relates to a planning application.	10. Environment	Policy E9: Greenspace
1077	Lynn	Hutcheon		Do not build on Green Belt and green spaces, use brownfield areas. Support Village Green application behind Fulwell Methodist Church on Dovedale Road, benefits of this green area far outweigh 6 houses. Stop deceitful applications like University-owned fields at South Bents to change the use of stables to build houses. Support more leisure and less houses at Seaburn. Reduce the amount of houses you need, plenty of empty properties, explore these options before building on green belt. Protect green areas and park land for children.	The plan encourages and prioritises the use of brownfield land. Approximately 43% of the housing supply identified in the SHLAA is on brownfield land. Historically within the city new homes have predominately been built on brownfield sites In fact 90% of recent housing development has been on brownfield land, however we are running out of viable sites. The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland. The Council has recorded more than 1700 separate greenspaces across the city, and considered each of these in terms of their value to the city Sixty questions have been considered in relation to each site, and a weighted scoring applied, where justified. Lower value greenspaces have been reviewed further, including those sites that may no longer provide a key greenspace function that they originally provided In a few cases where these sites could also demonstrate that they could provide sustainable and deliverable residential development sites they have been put forward for inclusion in the SHLAA. The vast majority of sites remain protected, included in the Greenspace Audit and Report and/or the Playing Pitch Plan, and protected by the CSDP Greenspace policy.	10. Environment	Policy E9: Greenspace

1406	Barbara	Hooper	Historic England	Policy E9 - support, but similarly worth noting the many elements of historic environment can contribute to greenspace, which can also contribute to and enhance the setting of heritage assets.	Support welcomed.	10. Environment	Policy E9: Greenspace
1354	Taylor Wimpey		Taylor Wimpey	Policy E9 - The requirements upon developers should be fully justified and not overly onerous. As such revisions sought to sub point 4 - text set out. Also suggest revision to sub point 6 to ensure the policy is effective - text set out.	The plan seeks to protect and enhance greenspace (open space). The policies in the plan will ensure that greenspaces which of a high value are protected from development, however the council has taken a flexible approach which will enable sites of low value to be considered as potential housing sites. The council has an up-to-date Greenspace Report which justifies which sites are considered to be high value and retained. The Allocations and Designations Plan will designate these sites, the SHLAA includes greenspaces which are considered to be surplus to requirement.	10. Environment	Policy E9: Greenspace
1338	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E9 - The requirements upon developers should be fully justified and not overly onerous. As such revisions sought to sub point 4 - text set out. Also suggest revision to sub point 6 to ensure the policy is effective - text set out.	The plan seeks to protect and enhance greenspace (open space). The policies in the plan will ensure that greenspaces which of a high value are protected from development, however the council has taken a flexible approach which will enable sites of low value to be considered as potential housing sites. The council has an up-to-date Greenspace Report which justifies which sites are considered to be high value and retained. The Allocations and Designations Plan will designate these sites, the SHLAA includes greenspaces which are considered to be surplus to requirement.	10. Environment	Policy E9: Greenspace
1322	Jennifer	Nye	Hellens Land Ltd	Policy E9 - The requirements upon developers should be fully justified and not overly onerous. As such revisions sought to sub point 4 - text set out. Also suggest revision to sub point 6 to ensure the policy is effective - text set out.	The plan seeks to protect and enhance greenspace (open space). The policies in the plan will ensure that greenspaces which of a high value are protected from development, however the council has taken a flexible approach which will enable sites of low value to be considered as potential housing sites. The council has an up-to-date Greenspace Report which justifies which sites are considered to be high value and retained. The Allocations and Designations Plan will designate these sites, the SHLAA includes greenspaces which are considered to be surplus to requirement.	10. Environment	Policy E9: Greenspace
1396	Dominic	Smith	Esh Developments Ltd	Policy E9: Greenspace Section 3 should be amended to reflect NPPF. Further detail required when bedspaces not known (outline application) propose amendment to sub point 6 - revised wording set out	The plan seeks to protect and enhance greenspace (open space). The policies in the plan will ensure that greenspaces which of a high value are protected from development, however the council has taken a flexible approach which will enable sites of low value to be considered as potential housing sites. The council has an up-to-date Greenspace Report which justifies which sites are considered to be high value and retained. The Allocations and Designations Plan will designate these sites, the SHLAA includes greenspaces which are considered to be surplus to requirement.	10. Environment	Policy E9: Greenspace
1371	Jennifer	Nye	Hellens Group Ltd	Policy E9 - The requirements upon developers should be fully justified and not overly onerous. As such revisions sought to sub point 4 - text set out. Also suggest revision to sub point 6 to ensure the policy is effective - text set out.	Alternative wording relating to original point 3 has been included Point 6 has been simplified and now relates to major development. Viability considerations are dealt with in policy ID2.	10. Environment	Policy E9: Greenspace
1401	New Herrington Workmen's Club		New Herrington Workmen's Club and Institute	Policy E9: Greenspace Section 3 should be amended to reflect NPPF. Further detail required when bedspaces not known (outline application) propose amendment to sub point 6 - revised wording set out	Alternative wording relating to original point 3 has been included Point 6 has been simplified and now relates to major development. Viability considerations are dealt with in policy ID2.	10. Environment	Policy E9: Greenspace
1004	Gillan	Gibson	CPRE Durham	CPRE has no particular comment regarding this but it does open the question as to whether any new crematorium may be necessary. This has been an issue in neighbouring County Durham recently.	Comment noted.	10. Environment	Policy E10: Burial Space
140	Barbara	Hooper	Historic England	Policy E10 - support, but worth noting some burial sites are designated heritage assets.	Comment noted.	10. Environment	Policy E10: Burial Space
39	Norma	Thornton		Object to greenbelt loss.	The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland.	10. Environment	Policy E11: Green Belt

51	William	Greener Blackett		Policy E11 - object to removing 100 hectares of green belt land for housing the city does not need.	The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland.	10. Environment	Policy E11: Green Belt
8	Mark	Veater		Concerns over IAMP, due to loss of green belt, farmland and breeding species. Concern that species which are in decline are found in this area and are also breeding here. The site is an important green corridor for birds and wintering site and development could disturb water voles which inhabit river Don.	The environmental impact has been specifically addressed within the IAMP AAP and includes land set aside for environmental mitigation.	10. Environment	Policy E11: Green Belt
158	Dominic	Smith	Esh Developments Ltd	Policy E11: Green Belt Requests amendments to the policy to ensure consistency with national policy. Revised wording set out	All alternative wording has been included in the revised policy, except for proposed reference to "South" Tyneside, which is not supported because this reference refers to Gateshead as well.	10. Environment	Policy E11: Green Belt
150	New Herrington Workmen's Club		New Herrington Workmen's Club and Institute	Policy E11: Green Belt Request an amendment to this policy to ensure consistency with NPPF. Wording set out.	All alternative wording has been included in the revised policy, except for proposed reference to "South" Tyneside, which is not supported because this reference refers to Gateshead as well.	10. Environment	Policy E11: Green Belt
1173	Steve	Gawthorpe	Homes England	Promotes the deletion of site 401 from the Green Belt	The NPPF requires that when a Local Plan revises Green Belt boundaries consideration should be given that the boundary will not need to be altered at the end of the plan period. Where necessary, plans should also identify safeguarded land in order to meet longer-term development needs stretching well beyond the plan period. The Publication draft identifies land East of Washington as safeguarded land. This approach is justified in the councils evidence base.	10. Environment	Policy E11: Green Belt
1005	Gillan	Gibson	CPRE Durham	CPRE fully supports measures to protect the Green Belt. We have questioned elsewhere whether there are in fact exceptional circumstances to justify any deletions from the Green Belt. However, if this proposed deletion is successful then we welcome a policy to identify and protect the remainder of the Green Belt but are concerned that points 2 and 3 are a little vague and so may not be consistent with the NPPF	Comments noted.	10. Environment	Policy E11: Green Belt
1060			Town End Farm Partnership	Support the deletion of Green Belt land to the north of Nissan to facilitate future employment allocation, where it is fully justified, on a scale which is based on sound, up to date evidence in accordance with national guidelines.	Comment noted. The IAMP Area Action Plan has been adopted and set the planning framework for land north of Nissan.	10. Environment	Policy E11: Green Belt
1032	David	Williamson		Opposed to housing development on the Green Belt	The council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland.	10. Environment	Policy E11: Green Belt
1149	John	Seager	Siglion	Agree with the overall wording of the Policy, however the Policy does not make reference to brownfield land within the Green Belt, which is encouraged for development in the NPPF (provided that it is not of high environmental value)	Comments noted. In line with Government advice, CSDP Policy does not repeat NPPF policy, and brownfield land within Green Belt is covered by NPPF paragraph 111.	10. Environment	Policy E11: Green Belt
1355	Taylor Wimpey		Taylor Wimpey	Policy E11 - Suggested amendments to ensure consistency with national policy.	All alternative wording has been included in the revised policy, except for proposed reference to "South" Tyneside, which is not supported because this reference refers to Gateshead as well.	10. Environment	Policy E11: Green Belt
1339	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E11 - Suggested amendments to ensure consistency with national policy.	All alternative wording has been included in the revised policy, except for proposed reference to "South" Tyneside, which is not supported because this reference refers to Gateshead as well.	10. Environment	Policy E11: Green Belt

1323	Jennifer	Nye	Hellens Land Ltd	Policy E11 - Suggested amendments to ensure consistency with national policy.	All alternative wording has been included in the revised policy, except for proposed reference to "South" Tyneside, which is not supported because this reference refers to Gateshead as well.	10. Environment	Policy E11: Green Belt
1372	Jennifer	Nye	Hellens Group Ltd	Policy E11 - Suggested amendments to ensure consistency with national policy.	All alternative wording has been included in the revised policy, except for proposed reference to "South" Tyneside, which is not supported because this reference refers to Gateshead as well.	10. Environment	Policy E11: Green Belt
21	Brian	Smith		Concerns over the development of potential housing site named Willow Carr (SHLAA Ref 181). The land in question is on a Settlement Break. Would like greater clarity on status of Settlement Breaks and the balance between need to additional housing and environmental protection.	The Settlement Break policy has been revisited in line with the results and conclusions drawn from a 2018 revision to the Settlement Break Review. A revised Settlement Break boundary is included in the CSDP and land within this will be protected by the policy. The land in question (SHLAA site 181) is included within the Settlement Break. It has also been considered as part of the SHLAA and discounted.	10. Environment	Policy E12: Settlement Breaks
100	Paul	Stanley		Ryhope and Tunstall Villages must remain separate. Green space opposite Venerable Bede should remain as green space and become settlement break.	Standard Settlement Break. The site in question is proposed to be removed from the Settlement Break but is recognised as greenspace in the city's Greenspace Audit and Report and is protected by the Greenspace policy. The Designation and Allocations Plan will review Green Space designations.	10. Environment	Policy E12: Settlement Breaks
584	Avant Homes			Strongly objects to inclusion of land at High Newport/Elstob/Tunstall Hills in settlement break Land parcel 5 and part of parcel 6 (as identified in the Settlement Break Review) could be deleted as they have a limited settlement break role and any impact could be mitigated for Has less of an impact than SHLAA Site 562 which is proposed for Green Belt deletion	The site has been assessed through the SHLAA. The Settlement Break policy has been revisited in line with the results and conclusions drawn from a 2018 revision to the Settlement Break Review. A revised Settlement Break boundary is included in the CSDP and land within this will be protected by the policy. The land in question (SHLAA site 562) is included within the Settlement Break.	10. Environment	Policy E12: Settlement Breaks
1207	Adam	McVickers	Persimmon Homes	Endorse the approach taken to reviewing Settlement Breaks and only retaining land which is fundamental to their purpose.	Support for policy noted.	10. Environment	Policy E12: Settlement Breaks
1006	Gillan	Gibson	CPRE Durham	Support for the Policy, but concern regarding what constitutes ~appropriate development and also whether parts 1 and 2 of the policy are consistent.	Settlement Breaks have been protected in Sunderland since the 1960s and follow 3 key purposes: to keep communities physically distinct; to aid urban regeneration, and to retain green infrastructure corridors. The Settlement Break Review has enabled critical analysis to take place and to create a new strong and defensible Settlement Break boundary that will endure over the plan period. Around 35% of the existing Settlement Break is to be removed as a result of this review, safeguarding the remaining land parcels and also including new land parcels to the Settlement Break area.	10. Environment	Policy E12: Settlement Breaks
1356	Taylor Wimpey		Taylor Wimpey	Policy E12 - should be defined based upon logical boundaries and landscape features. The use of settlement breaks is a restrictive policy which is not prescribed in national policy. The proposed settlement breaks could preclude development on sites which are sustainable. As such propose addition to policy to ensure CSDP is positively prepared and effective - text set out.	Any shortfalls in a 5-year supply would be subject to a Delivery Test in line with PPG/NPPF and would not be additionally referenced within this policy. It is not necessary for the Plan to repeat the NPPF.	10. Environment	Policy E12: Settlement Breaks
1364	CS	FORD		Policy E12: Settlement breaks not supported The policy has been expanded from UDP policy and is not justified as it now resembles Green Belt policy This does not provide sufficient flexibility with regards to policy, especially if any of the 3 aims of the settlement break were being impacted upon Inappropriate development should not be as a result purely of ecological grounds Specific comments relating to SHLAA site 181	Any shortfalls in a 5-year supply would be subject to a Delivery Test in line with PPG/NPPF and would not be additionally referenced within this policy. It is not necessary for the Plan to repeat the NPPF.	10. Environment	Policy E12: Settlement Breaks
1340	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E12 " suggested policy amendments to ensure consistency with national policy. It also recommends an addition to state that if the Council does not have a 5 year supply then housing in Settlement Breaks should be permitted if found sustainable.	Any shortfalls in a 5-year supply would be subject to a Delivery Test in line with PPG/NPPF and would not be additionally referenced within this policy. It is not necessary for the Plan to repeat the NPPF.	10. Environment	Policy E12: Settlement Breaks
1324	Jennifer	Nye	Hellens Land Ltd	Policy E12 " suggested policy amendments to ensure consistency with national policy. It also recommends an addition to state that if the Council does not have a 5 year supply then housing in Settlement Breaks should be permitted if found sustainable.	Any shortfalls in a 5-year supply would be subject to a Delivery Test in line with PPG/NPPF and would not be additionally referenced within this policy. It is not necessary for the Plan to repeat the NPPF.	10. Environment	Policy E12: Settlement Breaks
1373	Jennifer	Nye	Hellens Group Ltd	Policy E12 " suggested policy amendments to ensure consistency with national policy It also recommends an addition to state that if the Council does not have a 5 year supply then housing in Settlement Breaks should be permitted if found sustainable.	Any shortfalls in a 5-year supply would be subject to a Delivery Test in line with PPG/NPPF and would not be additionally referenced within this policy. It is not necessary for the Plan to repeat the NPPF.	10. Environment	Policy E12: Settlement Breaks
1007	Gillan	Gibson	CPRE Durham	Policy for developments in open countryside is too relaxed in prohibiting development.	The Council puts forward that the policy provides strong protection to the open countryside. The opening to this policy has been reworded and now states that the open countryside (as identified on the map) will be protected. The exceptions to this (listed) follow NPPF policy.	10. Environment	Policy E13: Development in the Open Countryside

1357	Taylor Wimpey		Taylor Wimpey	Policy E13 - This policy could preclude development on sites which are sustainable, whereas the NPPF seeks a more flexible approach. - suggest changes and text set out.	The Council has considered the comment and do not consider it necessary to modify this Policy. If this Plan was unable to achieve a five year land supply or meet the HDT, the Council has set out in the Housing Chapter how it would assess its approach to housing delivery. The Council do not consider it necessary to repeat the NPPF/PPG. Development will be determined in accordance with the presumption of sustainable development.	10. Environment	Policy E13: Development in the Open Countryside
1341	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E13 - This policy could preclude development on sites which are sustainable, whereas the NPPF seeks a more flexible approach - suggest changes and text set out.	The Council has considered the comment and do not consider it necessary to modify this Policy. If this Plan was unable to achieve a five year land supply or meet the HDT, the Council has set out in the Housing Chapter how it would assess its approach to housing delivery. The Council do not consider it necessary to repeat the NPPF/PPG. Development will be determined in accordance with the presumption of sustainable development.	10. Environment	Policy E13: Development in the Open Countryside
1325	Jennifer	Nye	Hellens Land Ltd	Policy E13- This policy could preclude development on sites which are sustainable, whereas the NPPF seeks a more flexible approach. - suggest changes and text set out.	The Council has considered the comment and do not consider it necessary to modify this Policy. If this Plan was unable to achieve a five year land supply or meet the HDT, the Council has set out in the Housing Chapter how it would assess its approach to housing delivery. The Council do not consider it necessary to repeat the NPPF/PPG. Development will be determined in accordance with the presumption of sustainable development.	10. Environment	Policy E13: Development in the Open Countryside
1374	Jennifer	Nye	Hellens Group Ltd	Policy E13- This policy could preclude development on sites which are sustainable, whereas the NPPF seeks a more flexible approach. - suggest changes and text set out.	The Council has considered the comment and do not consider it necessary to modify this Policy. If this Plan was unable to achieve a five year land supply or meet the HDT, the Council has set out in the Housing Chapter how it would assess its approach to housing delivery. The Council do not consider it necessary to repeat the NPPF/PPG. Development will be determined in accordance with the presumption of sustainable development.	10. Environment	Policy E13: Development in the Open Countryside
579	Avant Homes			Further clarification wanted on the identification of land through the Allocations and Designations Plan.	This is set out in the LDS.	10. Environment	Policy E14: Landscape Character
1008	Gillan	Gibson	CPRE Durham	CPRE supports this policy.	The Council welcomes this support.	10. Environment	Policy E14: Landscape Character
1408	Barbara	Hooper	Historic England	Policy E14, para.10.113-116 - include reference to key findings of the T&W Historic Landscape Characterisation Report.	Comment noted.	10. Environment	Policy E14: Landscape Character
1358	Taylor Wimpey		Taylor Wimpey	Policy E14 - Suggest revisions to ensure consistency with national policy.- text set out.	Policy E14 (1358) alternative wording included.	10. Environment	Policy E14: Landscape Character
1342	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E14 - Suggest revisions to ensure consistency with national policy - text set out.	Alternative wording has been included in the revised policy.	10. Environment	Policy E14: Landscape Character
1326	Jennifer	Nye	Hellens Land Ltd	Policy E14 - Suggest revisions to ensure consistency with national policy.- text set out.	Alternative wording has been included in the revised policy.	10. Environment	Policy E14: Landscape Character
1375	Jennifer	Nye	Hellens Group Ltd	Policy E14 - Suggest revisions to ensure consistency with national policy - text set out.	Policy E14 (1358) alternative wording included.	10. Environment	Policy E14: Landscape Character
580	Avant Homes			Further clarification wanted on the identification of land through the Allocations and Designations Plan.	Working of text in para 10.119 has been modified.	10. Environment	Policy E15: Creating and Protecting Views
1009	Gillan	Gibson	CPRE Durham	CPRE supports this policy.	The Council welcomes this support.	10. Environment	Policy E15: Creating and Protecting Views
1409	Barbara	Hooper	Historic England	Policy E15, para.10.117-119 - support this policy, but would be helpful to insert reference to the importance of views to and from some heritage assets, which can be a key element of their significance.	Comments noted, the policy covers all views and therefore would ensure views to and from heritage assets are protected.	10. Environment	Policy E15: Creating and Protecting Views
1359	Taylor Wimpey		Taylor Wimpey	Policy E15 - Concern that this matter can be subjective - more clarity required for applicants. Revisions proposed - text set out	Comment noted, but it is considered that the proposed additional text is not required as the existing policy wording does not exclude sympathetic design.	10. Environment	Policy E15: Creating and Protecting Views

1343	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E15 - Concern that this matter can be subjective - more clarity required for applicants. Revisions proposed - text set out.	Comment noted, but it is considered that the proposed additional text is not required as the existing policy wording does not exclude sympathetic design.	10. Environment	Policy E15: Creating and Protecting Views
1327	Jennifer	Nye	Hellens Land Ltd	Policy E15 - Concern that this matter can be subjective - more clarity required for applicants. Revisions proposed - text set out	Comment noted, but it is considered that the proposed additional text is not required as the existing policy wording does not exclude sympathetic design.	10. Environment	Policy E15: Creating and Protecting Views
1376	Jennifer	Nye	Hellens Group Ltd	Policy E15 - Concern that this matter can be subjective - more clarity required for applicants. Revisions proposed - text set out.	Comment noted, but it is considered that the proposed additional text is not required as the existing policy wording does not exclude sympathetic design.	10. Environment	Policy E15: Creating and Protecting Views
582	Avant Homes			Suggests amendment to policy wording to improve policy.	Comment noted.	10. Environment	Policy E16: Agricultural Land
1360	Taylor Wimpey		Taylor Wimpey	Policy E16 -Suggested revisions to ensure consistency with national policy - text set out.	Alternative wording has been included in the revised policy.	10. Environment	Policy E16: Agricultural Land
1344	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E16 suggested revisions to policy - text put forward.	Alternative wording has been included in the revised policy.	10. Environment	Policy E16: Agricultural Land
1328	Jennifer	Nye	Hellens Land Ltd	Policy E16 -Suggested revisions to ensure consistency with national policy - text set out.	Alternative wording has been included in the revised policy.	10. Environment	Policy E16: Agricultural Land
1402	New Herrington Workmen's Club		New Herrington Workmen's Club and Institute	Policy E16: Agricultural Land Suggest revision to Policy E16, wording set out	Alternative wording has been included in the revised policy.	10. Environment	Policy E16: Agricultural Land
1377	Jennifer	Nye	Hellens Group Ltd	Policy E16 -Suggested revisions to ensure consistency with national policy - text set out.	Alternative wording has been included in the revised policy.	10. Environment	Policy E16: Agricultural Land
1397	Dominic	Smith	Esh Developments Ltd	Policy E16: Agricultural Land Suggest revision to Policy E16, wording set out.	Alternative wording has been included in the revised policy.	10. Environment	Policy E16: Agricultural Land
964	Melanie	Lindsley	The Coal Authority	The Coal Authority supports the inclusion of this policy and criteria xii which relates to stability and subsidence issues and identifies that these should be a consideration of the planning process. The Coal Authority is pleased to see that this paragraph identifies the risks posed by past coal mining activity and that the submission of a Coal Mining Risk Assessment will be required for non-householder planning application	Comment of support noted.	10. Environment	Policy E17: Quality of Life and Amenity
1132	John	Seager	Siglion	Feel that the wording of the Policy is vague and does not provide a definition as to what unacceptable adverse impacts might be Section 2 of the Policy is too onerous and replicates the EIA regulations Any cumulative impacts should be screened and assessed as potential EIA proposal outwith the requirements of this policy The Policy could hinder sustainable development and would not accord with paragraph 14 of the NPPF.	Development impacts will need to be considered on a case-by-case basis, including consideration of potential cumulative impacts.	10. Environment	Policy E17: Quality of Life and Amenity
1361	Taylor Wimpey		Taylor Wimpey	Policy E17 - Revisions to sub point 1 suggested - text set out. sub point 3 does make provision for the mitigation measures to be taken into account, although it is considered that the additional text is required in sub point 1 for clarity. Suggested addition to policy E17 sub point 3 - text set out.	Alternative wording has been included in the revised policy.	10. Environment	Policy E17: Quality of Life and Amenity
1410	Barbara	Hooper	Historic England	Policy E17(2) - would be helpful to include reference to the setting of heritage assets (as per NPPF definition, ie. not just visual, but also noise, odour, traffic, etc).	Alternative wording has been included in the revised policy.	10. Environment	Policy E17: Quality of Life and Amenity
1345	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E17 - Revisions to sub point 1 suggested - text set out. sub point 3 does make provision for the mitigation measures to be taken into account, although it is considered that the additional text is required in sub point 1 for clarity. Suggested addition to policy E17 sub point 3 - text set out.	Alternative wording has been included in the revised policy.	10. Environment	Policy E17: Quality of Life and Amenity
1329	Jennifer	Nye	Hellens Land Ltd	Policy E17 - Revisions to sub point 1 suggested - text set out. sub point 3 does make provision for the mitigation measures to be taken into account, although it is considered that the additional text is required in sub point 1 for clarity. Suggested addition to policy E17 sub point 3 - text set out.	Alternative wording has been included in the revised policy.	10. Environment	Policy E17: Quality of Life and Amenity



1378	Jennifer	Nye	Hellens Group Ltd	Policy E17 - Revisions to sub point 1 suggested - text set out. sub point 3 does make provision for the mitigation measures to be taken into account, although it is considered that the additional text is required in sub point 1 for clarity. Suggested addition to policy E17 sub point 3 - text set out.	Alternative wording has been included in the revised policy.	10. Environment	Policy E17: Quality of Life and Amenity
1362	Taylor Wimpey		Taylor Wimpey	Policy E18 - To ensure flexibility within the plan period and to allow a planning judgement to be applied - revision suggested to sub point 4 - text set out.	The section referred to in the policy has been deleted. The policy has been re-worded and allows for planning judgement flexibility.	10. Environment	Policy E18: Noise-Sensitive Development
1346	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E18 - To ensure flexibility within the plan period and to allow a planning judgement to be applied - revision suggested to sub point 4 - text set out.	The section referred to in the policy has been deleted. The policy has been re-worded and allows for planning judgement flexibility.	10. Environment	Policy E18: Noise-Sensitive Development
1330	Jennifer	Nye	Hellens Land Ltd	Policy E18 - To ensure flexibility within the plan period and to allow a planning judgement to be applied - revision suggested to sub point 4 - text set out.	The section referred to in the policy has been deleted. The policy has been re-worded and allows for planning judgement flexibility.	10. Environment	Policy E18: Noise-Sensitive Development
1379	Jennifer	Nye	Hellens Group Ltd	Policy E18 - To ensure flexibility within the plan period and to allow a planning judgement to be applied - revision suggested to sub point 4 - text set out.	The section referred to in the policy has been deleted. The policy has been re-worded and allows for planning judgement flexibility.	10. Environment	Policy E18: Noise-Sensitive Development
1141	John	Seager	Siglion	Agree with the wording of the Policy, but feel that it should be better linked to the housing policies Wording that notes that higher densities or reduced contributions should be considered on a site by site basis should be included in order to ensure the delivery of contaminated sites.	The policy has been amended. The Plan should be read as a whole.	10. Environment	Policy E19: Contaminated Land
1363	Taylor Wimpey		Taylor Wimpey	Policy E19 - Developments which result in the de-contamination of land should be supported by the council, additional text suggested at end of policy - text set out. Considered that should be provision in policy E19 or supporting text for the requirements for planning obligations to be relaxed where the developer is able to demonstrate that development would not be unviable.	Comment noted. The proposed alteration is no longer considered to be appropriate given that the policy has been re-worded and now focuses on the processes to be considered rather than whether development will or will not be specifically supported.	10. Environment	Policy E19: Contaminated Land
1347	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy E19 -Developments which result in the de-contamination of land should be supported by the council, additional text suggested at end of policy - text set out	Comment noted. The proposed alteration is no longer considered to be appropriate given that the policy has been re-worded and now focuses on the processes to be considered rather than whether development will or will not be specifically supported.	10. Environment	Policy E19: Contaminated Land
1331	Jennifer	Nye	Hellens Land Ltd	Policy E19 -Developments which result in the de-contamination of land should be supported by the council, additional text suggested at end of policy - text set out.	Comment noted. The proposed alteration is no longer considered to be appropriate given that the policy has been re-worded and now focuses on the processes to be considered rather than whether development will or will not be specifically supported.	10. Environment	Policy E19: Contaminated Land
1380	Jennifer	Nye	Hellens Group Ltd	Policy E19 - Developments which result in the de-contamination of land should be supported by the council, additional text suggested at end of policy - text set out.	Comment noted. The proposed alteration is no longer considered to be appropriate given that the policy has been re-worded and now focuses on the processes to be considered rather than whether development will or will not be specifically supported.	10. Environment	Policy E19: Contaminated Land
14	Tim	Wright		Section 11- consider a carbon offsetting offer as well as something on support for low carbon infrastructure	Comments noted.	11. Climate Change and Water	
989	Laura	Kennedy	Northumbrian Water Ltd	The inclusion of a chapter specifically focusing upon climate change and water is welcomed as we believe this offers clear guidance on flood risk and sustainable water management in one distinct section.	Support noted.	11. Climate Change and Water	
1093	Richard	Bradley	Sunderland Green Party	Reference is made to Sunderland Climate Change Action Plan, but it is not included within the supporting documents Para 11.4 states that patterns of urban growth should help to secure the fullest possible use of sustainable transport The inclusion of developments in the Green Belt and Chapelgarth and Burdon Lane are not consistent with this as they promote car use.	The Plan includes reference to the Sunderland Climate Change Action Plan and it is included as one of the supporting evidence documents for the Plan. The council have undertaken a Green Belt Assessment and Site Selection process to ensure that the most sustainable deliverable sites have been allocated.	11. Climate Change and Water	
1153	Zoe	Mackay		Recommend the potential impacts in coastal locations or areas influenced by the effects of the tide should be included in this section;	Policy WWE3 has been updated to cover the risk of fluvial and coastal flooding The supporting text has been updated to include reference to the North East Inshore and Offshore Plans.	11. Climate Change and Water	
193	Taylor Wimpey		Taylor Wimpey	Policy CM1 - suggested change to policy to ensure policy not over prescriptive - text set out.	The Plan has been amended and no longer includes this Policy.	11. Climate Change and Water	Policy CM1: Climate Change and Water
171	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy CM1 Propose change- revised wording suggested.	The Plan has been amended as no longer includes this policy. Instead Climate Change will be addressed through other policies in the Plan.	11. Climate Change and Water	Policy CM1: Climate Change and Water
177	Jennifer	Nye	Hellens Land Ltd	Policy CM1 Propose change- revised wording suggested.	The Plan has been amended as no longer includes this policy. Instead Climate Change will be addressed through other policies in the Plan.	11. Climate Change and Water	Policy CM1: Climate Change and Water

182	Jennifer	Nye	Hellens Group Ltd	Policy CM1 Propose change- revised wording suggested.	The Plan has been amended as no longer includes this policy. Instead Climate Change will be addressed through other policies in the Plan.	11. Climate Change and Water	Policy CM1: Climate Change and Water
1267	Barbara	Hooper	Historic England	Policy CM1 - support positive approach in promoting sustainability and reducing the impacts of climate change.	Support noted.	11. Climate Change and Water	Policy CM1: Climate Change and Water
108	Gordon David	Bell		Consultee puts forward a number of ideas for the city in relation to greenhouses gasses, low carbon, carbon neutral and carbon negative, such as Sunderland having a green district and a series of air capture turbines and a biomass gas plant Biomass incinerator built to burn waste from brown bins, etc. All new buildings to have 30 degree south facing full roof covered with solar panels fitted. Need for electric ships, battery powered from wind turbine. More freight should be transported by sea, reducing need for more rds. Require a series of pontoons from ship to west of A19 bridge used to export and import cars or other goods from the city Narrow pontoons for pedestrians to visit the city. Lack of parking is a problem, suggest a multi-storey car park above the bridges. Small electric boats or floating caravans could be built close to the river or the sea, powered by wind, solar or batteries.	Comments and suggestions noted. Policy CM8 amended along the lines suggested. The Plan already encourages maximising the southern orientation of buildings for passive solar gain and the use of solar photovoltaic panels.	11. Climate Change and Water	Policy CM2: Decentralised, Renewable and Low Carbon Energy
1387	Barbara	Hooper	Historic England	Policy CM2, para.11.6-18 - welcome this policy and avoiding impact on heritage assets. Para.11.2 - might need to allow sufficient flexibility to recognise that new technologies may not have the same impact on landscapes as previously.	The Plan has been amended to reflect submission.	11. Climate Change and Water	Policy CM2: Decentralised, Renewable and Low Carbon Energy
85	Karen	Baglee		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas. Waste Arisings and Capacity requirements document dated July 2017 states at paragraphs 13.3 & 13.4 that for such a facility to be viable, waste would need to be brought in from surrounding areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
95	Tracy	Young		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
97	Paul	Young		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas, schools and businesses. No data to ensure safety.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
86	Linda	Hopper		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
93	Dean	Wrightson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
96	Shaun	Loader-Young		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
260	Rebecca	Wilkinson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
394	Christine	Scott		Object to policy CM3 proposed waste to energy building in Washington - detrimental impact on environment	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
320	Alexandra	Tye		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
415	Lisa	Robertson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
376	Chloe	Smail		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

319	Lesley	Tye		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
417	Kirsty	Ritzema		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and wildlife. Houses will devalue.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
211	Janine	Addison		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
213	Alana			Object to CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
215	Alison	Deborah		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
217	Pauline	Anderson		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
219	Julie	Anderson		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
221	Stuart	Anderson		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
224	Lisa	Apomah		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
226	Leanne	Youngusband		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
228	Gillian	Young		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
230	Ian	Winter		Objects to policy CM3. Will reduce standard of living and increase pollution with decreased air quality. Add to environmental issues re. waste disposal and litter.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
232	Glen	Winter		Objects to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
234	Luke	Winship		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
236	Martin	Asling		Object to CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
238	Pauline	Asling		Object to gasification plan	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
240	Rebecca	Wilson		Objects to policy CM3. Bad for health and environment. Behind houses and business, seen across Washington.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
242	Terry	Bailey		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
244	Stacy	Baillie		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

247	Helen	Wilson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and a school..	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
249	Geoffrey	Wilson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
251	A & S	Wilson		Object to policy CM3 - health, too close to homes and schools, infrastructure. Too much industry in a confined area.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
253	L	Barras		Object to gasification plant on the grounds of impact to health, the environment and infrastructure and proximity.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
255	Bell	Grant		Object to CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
257	Joanne	Williams		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
262	Lewie	Bell		I object to policy CM3 Waste to Energy.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
264	Rachel	Bellerby		Object to gasification plant on the grounds of impact to health, the environment and infrastructure, air quality and where the waste will come from.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
266	Andrew	Whitfield		Objects to policy CM3. Impact on environment. Shouldn't be near residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
268	Ian	Best		Object to gasification plant on the grounds of impact to health, the environment and infrastructure	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
270	Lois	White		Object to policy CM3 and proposed incinerator - CO2 emissions, air quality, health and wellbeing of residents.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
272	Andrew	White		Object to policy CM3 and proposed incinerator - impact to CO2 emissions, air quality, health and wellbeing of residents.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
274	Adam	Wheatley		Object to Policy CM3 - impact on health, environment, road and infrastructure. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
276	Mark	Welsh		Object to policy CM3 - adversive/negative impact on health and wellbeing of local residents as a result of CO2 emissions and major negative impact on air quality due to the release of harmful contaminants.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
278	Penny	Best		Object to gasification plant on the grounds of impact to health, the environment and infrastructure and proximity.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
280	Wendy	Bickley		Object to CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
282	Brian	Weightman		Object to policy CM3. A company spewing out carbons, heavy metals and toxic gases can't be a benefit to our area. Most people are all for creating new jobs but not at the cost of human health. Don't start the new business enterprise zone with a major polluter which will saturate our local community, people, wildlife and land over a period of time.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
284	Sandie	Weaver		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
286	Sarah	Weaver		Object to policy CM3 - damaging to the environment, increase traffic congestion/pollution, lack of research about such plants and their medical implications for those living in vicinity. Concerned about health.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

288	Toni	Black		Object to gasification plant on the grounds of impact to health, the environment and infrastructure and proximity.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
290	David	Blackburn		Object to policy CM3 Waste to Energy on impact to our environment and health .	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
292	Kevin	Blake		Object to gasification plant on the grounds of impact to health, the environment and infrastructure and proximity.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
294	Anthony	Blenkinsop		Object to policy CM3 waste to energy.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
296	Lucy	Blythe		Object to gasification plant on the grounds of impact to health, the environment and infrastructure and proximity.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
298	Emma	Bolland		Object on the following grounds; health, proximity and environmental impacts.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
300	John	Bollands		Object on the grounds of health, health, environment and infrastructure	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
302	Kristin	Bond		Object to gasification plant on the grounds of impact to health, the environment and infrastructure and proximity.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
304	Rachel	Walton		Object to policy CM3 - proximity to housing, experimental nature of the project, size and environmental impact.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
306	Gillian	Walton		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
210	B	Adamson		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
212	Karen	Addison		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
214	Lynsey	Alder		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
216	Gemma	Anderson		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
218	Anderson	J		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
220	Paul	Anderson		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
222	Angela	Arnot		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
225	Steve	Younghusband		Objects to Policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
227	Nicola	Young		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas Blot on landscape.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

229	Emma	Yendle		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas. Negative impact on community. Lack of transparency about proposal.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
231	Dom	Armstrong		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
233	Pamela	Armstrong		Object to CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
235	Zoe	Armstrong		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
237	Jessica	Wingate		Objects to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
239	Gill	Atkinson		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
241	Claire	Ayre		Object to gasification plant	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
243	James	Wilson		Object to Policy CM3 - long term health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
246	Carol	Bain		Object to gasification plant on the grounds of impact to health, the environment and infrastructure.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
248	Simon	Bain		Object to gasification plant on the grounds of impact to health, the environment, proximity and infrastructure	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
250	David	Barella		Object to gasification plant on the grounds of impact to health, the environment and infrastructure and proximity.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
252	Christine	Barrass		Objects to CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
308	Sophie	Walmsley		Object to policy CM3 - ecological, environmental and health risks, detrimental and unfair to local community.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
310	Susan	Walker		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
312	Christopher	Walker		Object to policy CM3 - environmental factors, traffic, air and noise pollution, health and psychological effects in close proximity to homes and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
314	Lisa	Wake		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
316	Brian	Usher		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
318	Gillian	Tyerman		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas for only small employment benefit.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
322	Norita	Turnock		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

324	Liz	Turner		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
326	Emma	Turnbull		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
329	Jonathan	Towers		Object to policy CM3 - potential damage to environment, health.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
331	Linda	Tobler		Object to policy CM3 and incinerator plan - environmental and infrastructure impact, location close to housing estates poses health and safety concerns to residents.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
333	Diane	Tinnion		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
335	Gemma	Thurlbeck		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
337	Natasha	Thompson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
339	Louise	Thompson		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
341	D	Thompson		Object to proposed gasification plant - emissions and impact on air quality, detrimental to the environment, health compromised. Potential safety issues, threat of explosion. Nuisance from increased traffic and noise pollution.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
343	Mark	Templeton		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
345	Sean	Taylor		Object to refuse incinerator - not a renewable energy centre, detrimental to Washington citizens. Pollution from toxic waste will be blown by wind, eyesore. Increased traffic. Unethical and flies in the face of Council's policies on the environmental, safety and wellbeing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
347	Leanne	Taylor		Object to policy CM3 - impact on environment/infrastructure/health/fire risk	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
349	Christine	Taylor		Object to policy CM3 - so close to housing	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
351	Linda	Tatters		Object to Policy CM3 - health impacts, impact on environment, roads and infrastructure. Not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
353	Gemma	Tatters		Object to policy CM3 - risk to local community and not enough research to warrant the risk.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
355	Amy	Tatters		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
357	Margery	Tait		Object to policy CM3 - bad location, affect housing and environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
359	Jason	Sweeney		Object to policy CM3 - already too many trucks past busy housing estate, litter blown from them and flies.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
361	Paul	Stuart		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

254	James	Battista		Object to gasification plant on the grounds of impact to health, the environment and infrastructure and proximity.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland	11. Climate Change and Water	Policy CM3: Energy from Waste
256	Lesley	Bell		I object to policy CM3 waste plans	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland	11. Climate Change and Water	Policy CM3: Energy from Waste
259	David	Williams		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
261	Lou	Wilkie		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
263	Janet	Whitfield		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
265	Helen	Whitfield		Objects to Policy CM3. Impact on environment, health, fire risks and infrastructure. Roads busy enough already, can't take more traffic. Already lots of recycling and refuse/waste processing places nearby, rubbish falling off lorries is horrendous for the local residents. Too close to housing and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
267	Pat	Whiteoak		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
269	Phillip	White		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
271	Julie	White		Object to policy CM3 - implications on environment, infrastructure and quality of life.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
273	Alex	Whitcombe		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
275	Carlton	West		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
277	Gail	Welsh		Object to policy CM3 - adverse/negative impact on health and wellbeing of local residents as a result of CO2 emissions and major negative impact on air quality due to the release of harmful contaminants	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
279	Ozzy	Bevmul		I object	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
281	Paul	Welch		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
283	Brenda	Billings		I object to CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
285	V	Birrell		Object to the gasification plant on the following grounds; proximity to services, import of waste, increase traffic, impact on smell and the environment, impact on health, no benefits for community.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
287	Kathryn	Watson		Object to policy CM3 - right near my housing estate.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
289	Fred	Waters		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
291	Gemma	Waring		Object to policy CM3 - impact to local environment, infrastructure and health risks associated. Totally unacceptable so near residential properties.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste



293	Tony	Blakie		Object to CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
295	Gareth	Waring		Object to policy CM3 - impact to the local environment, infrastructure and health risks associated Totally unacceptable so near residential properties.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
297	Kelly	Wardley		Object to policy CM3 - far too close to residential areas, impact on health and the environment, congested/damaged roads. Risk of fire doesn't comply with council environment policy.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
299	Rob	Warde		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland	11. Climate Change and Water	Policy CM3: Energy from Waste
301	Emma	Bond		object to policy CM3 Waste to Energy	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
303	Marilyn	Ward		Object to Policy CM3 - health impacts, impact on environment, road and pollution. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
305	Peter	Walton		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
363	Amanda	Stores		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland	11. Climate Change and Water	Policy CM3: Energy from Waste
365		Stobbs		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
367	Denise	Stevenson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
369	Bev	Spooner		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
371	Andrea	Snell		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
373	Sian	Smith		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
375	Charlotte	Smith		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
377	T	Sloaney		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
379	Michelle	Skeoch		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
381		Sinclair		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
386	Peter	Seward		Object to policy CM3 - devastating effect on local community	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
388	Jessica	Scully		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

390	Judith	Scott		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
392	Elizabeth	Scott		Object to policy CM3 - detrimental effect on residents and health, too close to schools, traffic exhaust and noise pollution.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
396	Alexandra	Scott		Object to policy CM3 - impact to health, environment, too close to residential areas. Roads already busy and noisy, added traffic adding to problems. Would make living standards work not improve them, could lower house prices.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
398	Nicola	Scorfield		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
400	Dawn	Sciberras		Object to policy CM3 - impact on environment, proximity to housing	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
402	Pauline	Sanderson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
404	Fay	Rutterford		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
406	Victoria	Rowntree		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
408	Kelly	Roddy		Object to policy CM3 - high traffic levels, area becoming more polluted and dangerous from industrial traffic, risk of injury deterring walking, increasing congestion, noise and air pollution, issues with flies.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
410	Sarah	Robson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
412	Karen	Robson		Object to CM3 waste energy plant in Washington - not acceptable so close to family homes. Harm from burning products, health and fire risks. Terrible for the environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
414	Julie	Robinson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Close to my property, so concerned about health and resale value.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
419	Jean & George	Ritzema		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
307	Bill	Walton		Object to policy CM3 - impact on environment/infrastructure/health/fire risk, right beside housing estates.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
309	Mr B & Mrs Julia	Walls		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
311	Kelly	Walker		Object to policy CM3 - public health and air pollution	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
313	Linda	Wales		Object to policy CM3 - impact on environment and health hazard, noise from lorries on already busy road.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
315	Sylvia	Usher		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
317	Darren	Tyrie		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

321	Adam	Tye		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
323	Neil	Turner		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
325	Ernest	Turnbull		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
327	Clare	Tufton		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
330	Tom			Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas. Air pollution impact on migratory birds attracted to Washington Wetlands Centre.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
332	Victoria	Tinnion		Object to Policy CM3 gasification plant - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
334	Katie	Tiffen		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
336	Sandra	Thompson		Object to policy CM3 - concerns about increase in traffic on already busy roads, increased noise and pollution from trucks, more dangerous for pedestrians and cyclists safety Close to a primary school.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
338	M	Thompson		Object to proposed gasification plant - emissions and impact on air quality, detrimental to the environment, health compromised. Potential safety issues, threat of explosion. Nuisance from increased traffic and noise pollution.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
340	Lee	Thompson		Object to policy CM3 and proposed plant - permission was refused in Northampton	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
342	Amy	Thompson		Object to proposed gasification plant - emissions and impact on air quality, detrimental to the environment, health compromised. Potential safety issues, threat of explosion. Nuisance from increased traffic and noise pollution.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
344	John	Teasdale		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
346	Liz	Taylor		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
348	Julie	Taylor		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
350	Andrew	Taylor		Object to policy CM3 - health risk and impact on environment	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
352	Graeme	Tatters		Object to policy CM3 - close to housing and densely population urban environment, disregards wellbeing Not a clean solution to waste disposal or renewable energy.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
354	David	Tatters		Object to policy CM3 - environmental factors, increase in traffic, resulting air and noise pollution, health and psychological effects of the plant in close proximity to homes and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
356	Paula	Tasker		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
358	Michael	Sweeting		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

360	T	Stuchlik		Object to policy CM3.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
421	Sylvia	Richardson		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
423	Alan	Richardson		Object to policy CM3 - damage to environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
425	Steven	Reid		Object to policy CM3 gasification plant - too close to housing, inappropriate area, future health issues and increase in toxins. Negative affect house prices. Diesel fumes from lorries and chimney, vermin due to waste at the site, potential for fire and increased environmental contamination from toxic emissions.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
427	Amanda	Reed		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
429	Kelly	Ray		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
431	Alexis	Ransome		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
433	Tracy	Race		Object to policy CM3 construction of gasification plant - too close to housing, devalue property. Impact on environment and risk to health and safety.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
435	Susan	Pye		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
437	Louise	Burt		Object to policy CM3 - health and increase risk of childhood cancer, pollution from incinerator.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
439	John	Price		Object to policy CM3 - residential area	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
441	Maggi	Porter		Object to policy CM3 and proposed plant - impact on health and environment goes against environmental policy. Toxic output not acceptable in built up and heavily populated area. Road and infrastructure, risk of fire close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
443	Susan	Pollard		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas. Toxic waste.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
445	Sally	Pickford		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
448	Sandra	Phillips		Object to policy CM3 proposed gasification/incinerator plant - health and environmental reasons, problem with flies and rodents from existing plants already having significant detrimental impact, rubbish falling from lorries. Roads already busy, won't cope. Detrimental impact to value of homes.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
450	Mark	Perry		Object to policy MC3 - risk to health, noise pollution, infrastructure disruption, environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
824	Carol	Dougherty		Object to policy CM3 - impact to air pollutant emissions, air quality, health and wellbeing of residents, increased traffic congestion and HGVs	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
488	Claire	Moss		Object to Policy CM3 - impact on environment/infrastructure/health/fire risk, and beside housing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
760	Karen	Gallon		Object to policy CM3 - impact on environment, contradiction to the Council's environmental policy. Health impact, road infrastructure and traffic. Impact on fire/ambulance station.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

496	Sylvia	Moan		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
754	Paul	Gaskin		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
548	Fiona	Mattless		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
794	Adrian	English		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
362	Lucy	Stothard		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas. Not safe or feasible, will harm wildlife, cause noise disruption, spewing toxins/fumes.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland	11. Climate Change and Water	Policy CM3: Energy from Waste
364	Helen	Stokes		Object to proposed gasification plant and policy CM3 - impact to health, toxins. Impact to environment, roads (lorries), risk of fire, not compatible with the council's environmental policy. Too close to residential areas and school.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
366	David	Stewart		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
368	Sonia	Stafford		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
370	Kevin	Spence		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
372	Susan	Smith		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
374	Heather	Smith		Object to policy CM3 - detrimental to the environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
378	Victoria	Sleightholme		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
380	Peter	Sissons		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
382	Paul	Simpson		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
385	Nigel	Shaw		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
387	Victoria	Selfridge		Object to policy CM3 and proposed incinerator - impact on health and wellbeing of residents, impact on environment and detrimental to wildlife, roads and infrastructure impact on already busy roads Risk of fire and explosion. Not compatible with the council's environmental policy. Close to residential areas and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
389	Liz	Scott		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
391	Emma	Scott		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

393	Colleen	Scott		Object to policy CM3 and proposed plant - against council's environmental policies, pollution, reduced air quality and smells, impact on health and wellbeing of residents. Residential areas and schools in immediate vicinity. Infrastructure already can hardly cope with lorries and congestion.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
395	Caroline	Scott		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
397	Alex	Scott		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
399	Mr Gibson & Mrs	Scorfield		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
401	Sarah			Object to policy CM3 - affected by the toxins	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
403	George	Sanderson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
405	Martin	Rutter		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
407	Paul	Roddy		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
409	Amy	Roddam		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
411	Sarah	Robson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
413	Claire	Robson		Object to policy CM3 - roads and infrastructure can't take more traffic. Goes against environmental policies, hypocritical close to where wildlife encouraged and wind turbines built. Too close to housing and schools, impact on air quality, health, house prices.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
418	Joanne	Ritzema		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
599	Christine	Liddle		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
847	Elaine	Davidson		Object to policy CM3 - Health and safety	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
729	Julie	Henderson		Object to policy Cm3 - impact on environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
462	Michelle	Pacey- Dixon		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
900	Deborah	Casey		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas, natural environment spoiled.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
562	Vivienne	Marley		Object to policy CM3 - proposed plant is too big and too close to housing, huge impact on environment and infrastructure, risk to health and possible fire risk.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
556	Matthew	Marshall		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

751	Lisa	Gladstone		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
470	John	Noble		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
876	Stephen & Maria	Cleminson		Object to policy CM3 - effects on health and environment. Roads already chaotic from lorries. Pollution in light.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
452	Thomas	Pavey		Object to policy CM3 - impact on environment/infrastructure/health/fire risk, beside housing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
454	Kelly	Pattison		Object to policy CM3 - impact on environment and risk to health, close to housing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
456	Victoria	Parkinson		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
458	Rebecca	Parker		Object to policy CM3 - too close to residential areas, negative impact on health and environment. Infrastructure already struggles to cope.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
460	Ann-Marie	Parker		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
464	Simon	Owens		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
466	Ian	Osmond		Object to policy CM3 - health concerns, chimney will look monstrous and not in keeping. Next to wetlands centre and damage a sanctuary for wildlife.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
468	Azita	O'Neill		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
472	Ivan	Nicholls		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
474	Robert	Nesbitt		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
476	Maria	Nazarova-Doyle		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
478	Paula	Muscroft		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
480	Clare	Murray		Object to policy CM3 - busy and potholed roads and mess from lorries, transport infrastructure cant's take more traffic, gridlocked. Recycling/waste places already, swarming with flies and foul smells. Housing estate with schools, major risk to health.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
482	Sherrn	Mullen		Object to policy CM3 gasification plant - health, environment, toxic waste consequences.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
484	Sarah	Mulheran		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
486	Leanne	Muir		Object to policy CM3 - impact to health and environment	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

490	Lisa	Morgan		Object to policy CM3 - busy potholed roads from lorries, transport infrastructure can't take more traffic. Rubbish and flies from waste processing already, goes against environmental policies. Too close to housing and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
492	Vincent	Moran		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
494	Catherine	Moist		Object to policy CM3 - health risk.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
498	Claire	Mitchinson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
500	Ian	Mitchell		Object to policy CM3 - health and fire risk	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
502	Helen	Milner		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
504	Alysa	Mills		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
506	Joanne	Milburn		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
508	Julie	Metcalfe		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
510	Ian	Meadows		Object to policy CM3 and incinerator - environmental and infrastructure impact, close to residential areas, health and safety concerns.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
512	Tracey	McManus		Object to policy CM3 gasification plant - massive, harmful to environment, damaging to infrastructure, inappropriate next to housing and those who live nearby.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
514	Noeleen	McKenzie-Fraser		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
516	David	McKellar		Object to policy CM3 and proposed 'Renewable Energy Centre' - protection of the environment and public amenity. Surrounded by residential areas, school and Washington Wetlands Trust. Traffic already a major issue, pollutants from HGVs and industry, rubbish on roads from waste lorries already.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
518	John	McGuire		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
520	Lee	McGuigan		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
522	Jan	McGowan		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
524	Emma	McGeorge		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
526	Catherine	McGee		Object to CM3 being built - impact on health and welfare.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
420	Mr & Mrs	Rinaldi		Object to policy CM3 - impact on public health	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste



422	Kerry	Richardson		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
424	A	Richards		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
426	Mark	Reid		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
428	Julie	Reay		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
430	Scott	Ransome		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure - increase in lorries. Risk of fire and not compatible with council's environmental policy. Too close to residential areas. Eyesore. Wildfowl park nearby.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
432	Tony	Randhawa		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
434	Stephen & Maria	Cleminson		Object to policy CM3 - health and environment, roads and lorries.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
436	Alexander	Purvis		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
438	Wendy	Price		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
440	Jason	Potts		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
442	Carolyn	Porter		Object to policy CM3 - negative impact on environment/infrastructure/health/fire risk and beside housing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
444	Steve	Pike		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
446	Johnny	Pickbourne		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
449	Mark	Perry		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
451	Angie	Pearson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
503	Andrew	Milne		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
899	Melanie	Casey		Object to policy CM3 and incinerator - environmental and infrastructure impact Close to housing, health and safety concerns.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
807	Janine	Edworthy		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
904	Megan	Campbell		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

895	Richard	Chamberlain		Object to policy CM3 - untried technology, near to residential and retail areas. Wagons and chimney smoke.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
837	Beth	Deans		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
463	Wendy	Pace		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
906	Christina	Murison		Object to policy CM3 - health, environment, roads, infrastructure and impact to those living in the area. Not compatible with the council's environmental policy.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
763	Cherie	Foster		Object to policy CM3 - impact on the environment, infrastructure, health, on housing estates.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
453	Alex	Patton		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
455	Christine	Patterson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas. Little jobs created.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
457	Shelley	Parker		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
459	Megan	Parker		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
461	Samantha	Palmer		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
465	Gemma	Owens		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
467	Paul	Ord		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas. Asthma - toxic fumes.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
469	Michelle & Andrew	Olds		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
471	J	Noble		Object to policy CM3 - impact on health and danger to environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
473	Samantha	Nesbitt		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
475	Deborah	Neill		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas. Impact on house prices and social lives of residents.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
528	Jamie	McElderry		Object to policy CM3 - health, pollution, environmental, noise, traffic.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
530	Ashley	McCourt		Object to policy CM3 - unsuitable location	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
532	Alison	McCombie		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

534	Ian	McCall		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
543	Katy	May		Object to policy CM3 and incinerator - harmful emissions, air quality and wellbeing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
545	Kelly	Maughan		Object to policy CM3 - impact on housing estate.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
550	David	Mason		Object to policy CM3 and proposed facility - health problems, potentially lethal output, roads and infrastructure cannot cope, rubbish on streets.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
552	Sharon	Martin		Object to policy CM3 - environmental and health risks, too close to housing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
558	Leigh	Marrs		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
560	David	Marriner		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
594	Nicole	Lloyd		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas. Toxic particles.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
564	Clare	Marian		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
566	Dianne	Mansueto		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
570	Marianne	Maddock		Object to policy CM3 - busy potholed roads, infrastructure can't take more road traffic. Rubbish and flies from refuse plants already. Goes against environmental policies. Too close to housing and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
572	Steven	Maddison		Object to policy CM3 - toxic fumes.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
574	Mark	Madden		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
576	Anne	MacDonald		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
578	Christine	Lowther		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
586	Amy	Loveday		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
588	Karen	Longstaff		Object to policy CM3 - don't know enough about the effects.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
590	Lynndsey	Long		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
592	Jodie	Loader-Young		Object to policy CM3 - too close to residential areas. Risk of fire, not compatible with the council's environmental policy. Impact to health and environment. Roads and infrastructure won't be able to cope.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

477	Sharon	Nagle		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
479	Paul	Muscroft		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
481	Julie	Murphy		Object to policy CM3 - traffic already horrendous, house shakes and cracked windows from passing lorries.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
483	Kayleigh	Mullen		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
485	Ged	Mulheran		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
487	Danielle	Mowbray		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
489	Adam	Moss		Object to policy CM3 - significant volume of waste, already facilities in the region. Adjacent to housing, devaluation, social degradation. Roads and infrastructure not suitable. Encroach onto green belt, no justification. Impact on ecology and environment, incompatible with environmental policy. Health and wellbeing, aesthetics/eyesore, no discernible benefit. Little economic benefit, devaluing land, property and social harmony.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
491	Andrea	Morgan		Object to Policy CM3 - health impacts, impact on environment, roads and infrastructure, busy potholed roads from lorries. Rubbish and flies from waste processing already, risk of fire and not compatible with council's environmental policy. Too close to residential areas and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
493	Pauline	Moore		Object to policy CM3 - impact to health, environment, risk of fire.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
495	Amanda	Moffett		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
497	Margaret	Mitford		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and schools - effect on young children.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
499	Robert	Mitchell		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
501	Kallista	Minutia		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
505	Caroline	Miller		Object to policy CM3 - impact on environment and children's future.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
507	John	Middleton		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
509	Angie	Mein		Object to policy CM3 - health and fire risks, impact on environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
511	Andrea	Meadows		Object to policy CM3 and incinerator - environmental and infrastructure impact, close to residential areas, health and safety concerns.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
513	Sheryl	McMann		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
515	Kerry	McKellar		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

517	Lynda	McGuire		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
519	Ashleigh	McGuire		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
521	Ron	McGowan		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
523	Paul	McGeorge		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
525	Bridie	McGeorge		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
527	Gavin	McElroy		Object to policy CM3 - lorry traffic, only Nissan would benefit. Health issues.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
529	Terry	McDermott		Object to policy CM3 - plant will have massive negative impact, environmental from burning toxic chemical waste and dangerous Dioxin pollutant emission, can affect human health (air and contaminated food). Trucks traffic, road wear and tear.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
596	Debs	Lloyd		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
601	Hellen	Lewis		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
603	Hilary	Lee		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
605	Michael	Leather		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure, noise. Not enough evidence to prove it is safe - risk of fire and not compatible with council's environmental policy. Too close to residential areas - additional dirt, dust and animals this project will attract.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
608	Linda	Lawton		Object to policy CM3 - impact to CO2 emissions, air quality, health and wellbeing of residents, pollution, noise, fumes, additional traffic etc.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
611	Emma	Laws		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
613	Leanne	Land		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
615	James & June	Lamb		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
617	James	Laing		Object to CM3 - impact to CO2 emissions, air quality, health and wellbeing of residents, schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
619	Debbie	Laing		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
621	Michael	Knight		Object to policy CM3 - dangers and health problems, will reduce house prices,	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
623	Carol	Knight		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

625	John	Kitchen		Object to policy CM3 - debris from wagons littering roads, potholed from heavy vehicles. Pollution, close to residential areas. Flies from existing recycling sites and smell from Northumbrian Water. Lorries parked up on roads, dangerous. Devalue home. Health damages. Impact on Nissan transportation and wind turbines.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
628	Jason	King		Object to policy CM3 - burning garbage to produce electricity is a terrible idea, for both economic and environmental reasons, harm to community's efforts to recycle and compost. Inefficient, harms environment, releases carbon with higher climate footprint and more expensive than landfill.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
631	Robin	Kennedy		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
633	Laura	Kennedy		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
635	Joyce	Kennedy		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
637	Claire	Kelly		Object to CM3 plant - irresponsible in growing housing area, schools nearby. Toxic waste lead to serious health concern.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
639	Allan	Kelly		Object to CM3 site - litter and flies problems from waste sites already. Harmful to area and health.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
641	Louise	Kelley		Object to policy CM3 - health hazard.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
645	Sarah	Judson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
647	Stephen	Jones		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
649	Hayley	Johnston		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
651	Katie	Johnson		Object to policy CM3 incinerator - impact untested in terms of environmental risk.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
653	Rachael	Jenkins		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
655	Angela	Jeffrey		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
531	Ashley	McCourt		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
533	Garry	McCartney		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
535	Venessa	McBurnie		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas, businesses and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
538	Neil	McBeth		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
546	Gary	Mattless		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

549	Verna	Mason		Object to policy CM3 - health worries, close proximity to living, traffic.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
551	Samantha	Maskell		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
553	Hayley	Wooton		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
555	Michelle	Marshall		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
559	Steve	Marriner		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
561	Amanda & Neil	Marriner		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
563	Kelly	Marku		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
567	Maurice	Makin		Object to policy CM3 and waste incinerator - health impacts	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
569	Shirley	Madeley		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
575	Kaye	MacLeod		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
581	Jessica	Lowery		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
583	Vivienne	Low		Object to policy CM3 - close proximity to housing, businesses and schools Children's safety, health risk. Fire risk.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
585	Robin	Low		Object to policy CM3 - close to residential areas and harmful to the environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
587	Brett	Lorraine		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
589	Eve	Longstaff		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
657	jdkftm			Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
659	Neil	Jackson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
663	Stacey	Ingram		Object to policy CM3 - impact on environment, health, traffic on already heavy roads, house prices.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
665	Alison	Imrie		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

667	Gary	Hume		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
671	Sarah	Hughes		Object to policy CM3 - environmental impact, pollution. Health implications. Industrial eyesore.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
673	Danielle	Huddleston		Object to policy CM3 - too close to housing, impact on health and environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
677	Marie	Howard		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
679	Caroline	Hopper		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
681	Paula	Honeyball		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas. Will drive down house prices, will be an eyesore.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
683	Hazel	Holland		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
685	Lorna	Hodson-Fraser		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
687	Peter	Hill		Object to Policy CM3 - contradicts core strategy to have cleaner air. Too close to residential areas and schools. Health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
689	Adam	Hill		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
693	Alison	Herron		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
695	Jessica	Hepple		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
697	Sandra			Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
699	Hayley	Hedley		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
703	Stuart	Hawkins		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
705	Phillip	Hattersley		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
707	Mike	Harrison		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Not compatible with council's environmental policy. Too close to residential areas. Localised pollution.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
709	Martin	Harper		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
711	Sarah	Harmieson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste



713	Andrea	Harland		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
715	Natalie	Harbron		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
717	Claire	Hammal		Object to policy CM3 - impact on environment/infrastructure/health/fire risk or beside housing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
591	Judith	Lodge		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
593	Jennifer	Loader		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
595	Keith	Lloyd		Object to policy CM3 - environmental issues, infrastructure, surrounding a housing estate.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
598	Linds			Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
600	Stephen	Lewis		Object to policy CM3 - dangerous plant.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
602	Claire	Lewis		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
604	Colin	Lee		Object to policy CM3 - impact to health, risk of gas and fire, impact to environment, roads and infrastructure, not compatible with the council's environmental policy, close to residential areas and factories. Fumes will contaminate Nissan paint plant and destroy high quality finish. Carbon monoxide effect on global warming. Effect on wildlife and migrating birds.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
607	Emma	Leather		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure, noise, air pollution. Risk of fire and not compatible with council's environmental policy. Too close to residential areas, affect quality of lives.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
609	Nicola	Lawson		Object to policy CM3 and proposed plant - eyesore, health and wellbeing and environment. Emissions detrimental effect - Washington wildfowl and wetlands.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
612	Joanne	Langley		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
614	Kelly	Lamb		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
616	James	Laing		Object to CM3 - impact to CO2 emissions, air quality, health and wellbeing of residents, schools, potential fire risk.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
618	Gary	Laing		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
620	Sara	Kulinich		Object to policy CM3 - environmental factors (and its incompatibility with council environmental policy), increase in traffic and noise pollution, negative impact on health, close proximity to residential areas and schools, and potential fire risk.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
622	Lea	Knight		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
624	Rebecca	Kitchen		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

626	Helen	Kirkland		Object to policy CM3 - impact to CO2 emissions, air quality, health and wellbeing of residents.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
630	Andrea	Kent		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
636	Jayne	Kelly		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
638	Allan	Kelly		Object to CM3 site - already litter and flies problems from waste sites, harmful to health. No benefit to residents.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
640	Louise	Kelley		Object to policy CM3 - environmental health hazard.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
642	Julie	Keating		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
644	Anthony	Kean		Object to policy CM3 and proposed plant - health and wellbeing concerns. Pollution impact, increased traffic and taking rubbish to be incinerated.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
646	Jason	Joyce		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
719	Carolyn	Hall		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
721	Peter	Hall		Object to Policy CM3 - health impacts, impact on environment, roads and lorries. Not compatible with council's environmental policy. Too close to residential areas and school.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
723	Caroline	Hainey		Object to policy CM3 - impact on health/environment/infrastructure, fire risk Very close to housing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
725	John	Haggan		Object to policy CM3 - damage environment, impact on health.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
727	Gemma	Haggan		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
731	Diane	Guy		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
733	Teresa	Green		Object to policy CM3 - emissions.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
735	Julie	Greathead		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
737	David	Gray		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
739	David	Gray		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
741	Sue	Graham		Object to policy CM3 plant - impact on environment, infrastructure, health risks and fire risks, right beside housing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

743	Michael	Graham		Object to policy CM3 plant - impact on environment, infrastructure, health risks and fire risks, beside housing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
745	Gemma	Graham		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
747	Carly	Graham		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
749	Louise	Gloyne		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
756	C	Garrett		Object to policy CM3 - health risks and impact on environment. Polluted atmosphere, oil burning wagons distributing the waste.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
758	Neil	Garraway		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
762	John	Frazer		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
764	Susan	Forster		Object to policy CM3 - increase CO2 emissions and worsen air quality. Potential danger to health.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
766	Michael	Forster		Object to policy CM3 - increase CO2 emissions and worsen air quality, potential danger to long term health.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
768	Laura	Forster		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
770	Helen	Forster		Object to Policy CM3 - impact on residents health and wellbeing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
772	Megan	Ford		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
774	Joanne	Flett		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
776	Moira	Fletcher		Object to policy CM3 - impact to CO2 emissions, air quality, health and wellbeing of residents.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
778	John	Fitzpatrick		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
648	Craig	Jonas		Object to policy CM3 - impact on the environment and proximity to housing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
650	Les	Johnson		Object to policy CM3 - environmental and infrastructure impact. Location close to housing, health and safety concerns.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
652	Greg	Johnson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
654	Eleesha	Jeffrey		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

656	Yvonne	Jeffers		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
658	Jamabelle	Design		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
660	Jools	J		Object to policy CM3 - too close to homes, impact on air quality and fire hazard.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
664	Philip	Ingram		Object to policy CM3 - impact on environment, health, traffic on already heavy roads, house prices.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
666	Gemma	Hunter		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
668	Elaine	Hume		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
670	Christine	Huitson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
672	David	Hughes		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
674	J	Howe		Object to Policy CM3 - health impacts, impact on environment and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
676	Estelle	Howarth		Object to policy CM3 - detrimental to the environment. Increase CO2 emissions, release toxic waste, encourage pests & vermin including birds, rats, flies etc. Increase in rubbish and odours & pollution from increase in traffic.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
678	Andrew	Howard		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas. Impact to wildfowl park, impact of extra electricity pylons and transformers. Not a renewable energy source.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
680	Andrew	Hope		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
682	Michelle	Hollis		Object to policy CM3 - impact on infrastructure/environment/health/fire and beside housing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
684	Karen	Hogg		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
686	Lucy	Hindmarch		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
690	Colin	Hickman		Object to policy CM3 - vehicles disruption and pollution.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
692	Tiia	Herron		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
694	Kevin	Hepple		Object to policy CM3 - negative impact to health and environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
696	Angie	Henry		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

698	Michelle	Henderson		Object to policy CM3 - close to homes and schools. Health risk. Character and environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
700	Paul	Heath		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
702	Ann	Heath		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
780	Christine	Firm		Object to policy CM3 - close to school and residential areas, detrimental to the environment and cause problems with the roads.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
782	Muriel	Findlay		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Not compatible with council's environmental policy.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
784	Catherine	Ferguson		Object to policy CM3 - impact to environment and risk to health.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
786	Hazel	Felton		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
788	Simon	Farrell		Object to policy CM3 proposed incinerator - close to a nature reserve, traffic already congested, emissions pollution plus increased traffic fumes. Will stop recycling efforts, green energy alternatives not been given equal consideration. Does not comply with the council's environmental policy.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
790	Philip	Ewart		Object to policy CM3 - impact on health and the environment. Roads and infrastructure not able to cope with additional traffic. Enough factories already.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
792	Natalie	Erskine		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
802	Ann & Keith	Scales		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
804	Scott	Ellens		Object to policy CM3 - children's health and impact on surrounding area.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
806	Janet	Eeles		Object to policy CM3 and proposed incinerator - impacts of CO2 emissions on the environment and residential areas Impacting on air quality, health and wellbeing of residents.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
808	Helen	Edwards		Object to policy CM3 proposed gasification plant - health problems, toxins, damage to people and the environment. Fumes and traffic. Detrimental impact to humans in nearby housing and wildlife, eg. at nationally important Wildfowl and Wetlands Trust.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
810	Eddie			Object to policy CM3 - impact on environment/infrastructure/health/fire risk and beside housing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
812	Maria	Dunville		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
814	Amanda	Dunlop		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
818	Chris	Duffy		Object to policy CM3 - impact on local environment/infrastructure, risks to health, potential for fire, too close to residential housing and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
820	Hazel	Draycott		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

822	Gill	Downey		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
826	Vikki	Doc		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
828	Derek	Dixon		Object to policy CM3 - busy roads already potholed from trucks and lorries, transport infrastructure can't take more road traffic. Rubbish and flies. Goes against environmental policies and close to wind turbines. Too close to housing and schools. No benefit to residents, only to industry.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
830	Damien	Dixon		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
832	Scott	Dibb		Object to policy CM3 - impact on environment and air pollution, health implications. Too close to housing. Increased traffic congestion, roads and noise pollution.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
834	Lorraine	Derrett		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
836	John	Derrett		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
838	Robert	Davison		Object to policy CM3 - environment and health and safety risk, increase in traffic, close to homes and schools, road traffic injuries and will attract vermin. Infrastructure, fire risk.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
841	Andrea	Davison		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
843	Nikki	Davies		Object to policy CM3 - no certainties of impact on residents.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
706	Robyn	Haswell		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
708	Joanne	Harris		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
712	Dawn	Harland		Object to policy CM3 - impact on environment/infrastructure/health/fire risk and beside housing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
714	Chris	Harkness		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
716	Joanne	Hammond		Object to policy CM3 - environmental and health effects.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
718	Sarah	Hamed		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
720	Susan	Hall		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
722	Brent	Hall		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
724	Philip	Haggan		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

726	Gillan	Haggan		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
728	David	Haddon		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
730	Les	Guy		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
732	Gav	Grieves		Object to policy CM3 - health, environment, safety, fire risk, infrastructure, traffic, congestion, kids future, green belt etc	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
734	Paul	Green		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
736	J	Gray		Object to policy CM3 - damage to area, pollution.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
738	David	Gray		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
740	Christopher	Gray		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
742	Michael	Graham		Object to policy CM3 - smelly toxic eyesore and long term health.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
744	Kayleigh	Graham		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
746	Chris	Graham		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
748	Anne	Golightly		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
750	Eddie	Glasgow		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
753	Julie	Gibbon		Object to CM3 plant - health, pollution.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
759	Lee	Gallon		Object to policy CM3 - roads already busy, existing waste companies disregard keeping areas clear of rubbish, vehicles not appropriately sealed. Goes against environmental policies. Too close to residents.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
761	Neil	Fulcher		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
767	Martin	Forster		Object to policy CM3 - increase CO2 emissions and worsen air quality, potential danger to long term health.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
845	Colin	Davies		Object to policy CM3 - health risk and would make Washington an unpleasant place to live.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
849	Lisa	Dakers		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

851	Ian	Cuthbert		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
854	Ed	Cushlow		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
856	Brenda	Cunningham		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
858	Craig	Crosby		Object to Policy CM3 - impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas. No benefit to residents.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
860	Michelle	Coxhead		Object to policy CM3 - too little is known about this technology. Close to schools and housing Emissions, health, impact on environment, health & safety, Nissan.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
862	John	Cowe		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
864	Natalia	Cosgrove		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
866	Julie	Coram		Object to policy CM3 - pollution	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
868	Janette	Cooper		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
870	Tiffany	Conlon		Object to policy CM3 - dangerous plant	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
872	Kathryn	Common		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
874	Helen	Cobain		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
878	Claire	Clasper		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
880	Sarah	Clarke		Object to policy CM3 gasification - increase in CO2 emissions, impact on health and wellbeing, air pollution and environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
882	Steven	Clark		Object to policy CM3 - near to where live.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
884	Lynn	Clark		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
886	Evelyn	Clark		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
888	Sarah	Clare		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
890	R & Jackie	Childs		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste



892	Faye	Chenery		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
894	Joanne	Chapman		Object to policy CM3 - too close to housing	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
896	Maria	Cellini		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
898	Pete	Casey		Object to policy CM3 - impact on environment, wildlife, health risk. Chimney will blight the landscape.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
903	Lee	Carrahar		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
771	Anthony	Forster		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
773	Carole	Foley		Object to policy CM3 - impact to environment, health risks, next to housing.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
775	Steven	Fletcher		Object to policy CM3 - impact to CO2 emissions, air quality, health and wellbeing of residents.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
777	Elaine	Fletcher		Object to policy CM3 - impact to CO2 emissions, air quality, health and wellbeing of residents.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
779	Stephanie	Fitzgerald-Clark		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
781	Juliet	Finley		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
783		Fidler		Object to policy CM3 - huge impact.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
785	Somayeh	Fenn		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
787	Lindsay	Fellows		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
789	Elizabeth	Farley		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
793	James	English		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
795	Sharon	Emery		Object to policy CM3 - impact on the people of Washington, health risk.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
801	Eileen	Taylor		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
803	E	McGee		Object to policy CM3 - impact on public health.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

805	Kathryn	Ellens		Object to policy CM3 - children's health and impact on surrounding area.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
809	Deborah	Edmonds		Object to policy CM3 proposed incinerator - road infrastructure already congested and poor quality, more traffic making it worse. Environmental aspects, air quality and pollution risking health. Too close to houses and schools. Risk with fires and emissions.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
811	Colin	Ebdale		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
813	Andy	Dunning		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
815	Sean	Dunbar		Object to policy CM3 - health and environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
817	Kelly	Dunbar		Object to policy CM3 - impact on environment/infrastructure/health/fire risk and beside housing	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
819	Donna	Duffield		Object to policy CM3 - impact on environment, health risks, fire risks.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
821	Paul	Doyle		Object to policy CM3 - impact on environment, infrastructure, health, fire risk or besides housing	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
823	Gerard	Dougherty		Object to policy CM3 - impact to air pollutant emissions, air quality, health and wellbeing of residents, increased traffic congestion and HGVs.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
825	Paul	Donnelly		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
827	Dawn	Dobson		Object to policy CM3 - impact on health.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
829	Damien	Dixon		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
831	Cathryn	Dickinson		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
833	Steven	Devlin		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
835	Lorraine	Derrett		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
840	Nathalie	Davison		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas and wildlife.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
842	Nikki	Davies		Object to policy CM3 - no certainties of impact on residents. HGVs and volume of waste, detrimental impact on environment and of the waste.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
844	Gail	Davies		Object to policy CM3 - risk to people's health, risk of fire, infrastructure will not cope. Too close to housing. Not compatible with the environmental policy.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
846	A	Davies		Object to policy CM3 plant - impact to public health and environment, impact on roads and infrastructure, risk of fire, toxins. It is against the City of Sunderland's environmental policy.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste



887	Chris	Clark		Object to policy CM3 waste plant - already mess and noise, close to residential properties, extra traffic on the roads.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
889	Peter	Chisholm		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
891	Keith	Chenery		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
893	Claire	Charlton		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
897	Chrisy	Castledine		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
902	Nicola	Carrahar		Object to Policy CM3 - health and safety impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
908	Debra	Burrell		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
910	Jessica	Burke		Object to policy CM3 - busy roads already potholed, infrastructure can't take more traffic, rubbish and flies. Goes against environmental policies. Health, too close to housing and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
912	Carol	Bunting		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
916	Bryan	Buckingham		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
918	Donna	Buchanan		Object to policy CM3 plant	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
920	Louise	Brown		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas, dangerous and hazardous.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
922	Gavin	Brown		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
924	Paula	Brooks		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
905	Julie	C		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
907	Joanne	Butterworth		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas. Great crested newts and cycleway missing link.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
909	Kristina	Burns		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
951	Emma	Bottoms		Object to policy CM3 - impact on health and environment.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
961	Susan	Irving		CM3 - object to proposed development - health, environmental and traffic management. Ingestion issues.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

957	Kristin	Bond		Object to policy CM3 - infrastructure, traffic, health implications, quality of life. Schools in vicinity. Harmful to health and wellbeing	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
959	Julia	Phipps		Policy CM3 - object to proposed waste incinerator - environmental, health, safety. Emissions and pollution.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
968	Margeret	Carter		Policy CM3 - oppose gasification plant - effects of CO2 emissions, air quality and impact on health and wellbeing So many unknowns about this project cannot guarantee long term safety.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
926	Diane	Briggs		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
930	Nicola	Brettle		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
932	David	Brettle		Object to policy CM3 plant	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
938	Leanne	Brennan		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
940	Vera	Brearey		Object to policy CM3 - impact to CO2 emissions, air quality, health and wellbeing of residents, schools. Fire risk, hazardous material.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
943	Nicola	Bramley		Object to policy CM3 - environmental impact, toxic by-products of gasification. Traffic increase problems to busy roads, congestion, noise and air pollution. Visual impact, unappealing negative impact. Safety, risks of fire and explosion. Proximity to residential areas and schools, negative impact on housing prices. New unproven technology.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
958	Joanne	Roberts		Waste incinerator - environmental impact assessment not finalised. Who would be responsible for testing omissions from the plant - would they be safe and impact on environment? Liable for impact on health and life. What types of waste at the plant.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
960	Danielle	Lloyd		CM3 - object to proposed waste plant in a built up residential area. Concerned about fumes and environmental impact.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
962	Tracey	Giles		CM3 - object to proposed gasification plant - negative effect on environment, health implications, increase in traffic and pollution. Proximity to residential areas and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
965	Gerard	Cushlow		Policy CM3 - object to gasification incinerator - health, environmental issues, devaluing properties. Increase of huge lorries emitting diesel fumes.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
911	Lynn	Burgess		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and toxins, and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
913	Lesley	Bunker		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
915	Bryan	Buckingham		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
917	B	Buckingham		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
919	Margaret	Brown		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and toxins, not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
921	Kevin	Brown		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas, dangerous and hazardous.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste

923	Caitlin	Brown		Object to policy CM3 gasification plant - increase in traffic on congested roads, litter, pests & vermin, air quality, odours, noise, safety, health, and effect on the environment. Effect residential areas, impact on local business, schools and neighbouring areas. Environmentally and economically disastrous.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
925	Sandie	Briggs		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
945	Emma	Bradburn		Object to policy CM3 - impact on environment, air pollution, health implications, fire risk, increase in trucks damaging already bad roads.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
947	Pauline	Bowman		Object to policy CM3 - environmental and health issues.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
949	Clare	Bowes		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
953	Kerry	Borrowdale		Object to policy CM3 - negative impact on house values. Busy roads already potholed, transport infrastructure can't take more road traffic. Rubbish and flies. Goes against environmental policies, close to wind turbines. Too close to housing and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
955	Rebecca	Bond		Object to policy CM3 and incinerator - environmental issues, damage to health. Close to residential homes. Road and infrastructure. Risk of fire and not compatible with council's environmental policy.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
927	Debbie	Brien		Object to policy CM3 - busy potholed roads already, transport infrastructure can't take more road traffic. Rubbish and flies. Goes against environmental policies - close to wind turbines. Damaging to health. Too close to housing and schools.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
935	Frances	Breslin		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
942	Billy	Bravo		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
944	Ashleigh	Bramley		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
946	Ashley	Boyle		Object to policy CM3 incinerator - impact to CO2 emissions, air quality, health & wellbeing of residents.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
948	Angie	Bowman		Object to policy CM3 plant - too close to housing and schools, water and air pollution to people and wildlife nature reserve.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
950	Suzanne	Bottoms		Object to policy CM3	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
952	Lee	Botcherby		Object to policy CM3 incinerator - close to residential and wetlands, pollution from increased traffic. Visual effects. Damage to house prices. No positive effect.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
954	Ann	Booth		Object to Policy CM3 gasification plant - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
956	Nicola	Bond		Object to Policy CM3 - health impacts, impact on environment, road and infrastructure. Risk of fire and not compatible with council's environmental policy. Too close to residential areas.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
1094	Richard	Bradley	Sunderland Green Party	Would like the policy to be removed. Waste is not a renewable resource and burning any fuel contributes to climate change. Instead would like to see strong policy promoting Reduce, Reuse, Recycle.	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM3: Energy from Waste
1388	Barbara	Hooper	Historic England	Policy CM3: Para.11.17 - reference to the electrical connectivity of wind turbine installations might be helpful (eg. overhead power lines can be intrusive).	The Plan has been amended to reflect submission.	11. Climate Change and Water	Policy CM3: Energy from Waste

383	Michael	Simpson		Object to policy CM4 - against waste to energy plant	The gasification plant is not identified in the Core Strategy and Development Plan. Any application submitted will be considered against the adopted development plan for Sunderland.	11. Climate Change and Water	Policy CM4: Flood Risk and Water Management
990	Laura	Kennedy	Northumbrian Water Ltd	Strongly support Policy CM4, subject to defining the situation in which a flood risk assessment is considered necessary under part 2 to avoid ambiguity and confusion.	Support noted. The Plan has been amended to clarify when a flood risk assessment is necessary.	11. Climate Change and Water	Policy CM4: Flood Risk and Water Management
994	Laura	Kennedy	Northumbrian Water Ltd	Support CSDP content and vision " strong suite of sustainable water management policies, and overall holistically supporting sustainable development.	Support noted.	11. Climate Change and Water	Policy CM4: Flood Risk and Water Management
1176	James	Hudson	Environment Agency	Support overall aim of Policy CM4 to focus development in the lower flood risk areas. Should manage flood risk on any land allocated for development by developing those parts of the site at lowest risk of flooding where possible.	Support noted.	11. Climate Change and Water	Policy CM4: Flood Risk and Water Management
1389	Barbara	Hooper	Historic England	Policy CM4: Para.11.19-29 - note Historic England advice and research projects on flooding and resilience within the historic environment.	Support noted.	11. Climate Change and Water	Policy CM4: Flood Risk and Water Management
1285	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy CM4 Revisions required to ensure consistency with national policy -additional text suggested. Revisions also suggested to sub point 4 - additional text set out.	Changes have been made to Policies WWE2 and WWE3 to incorporate most of the changes suggested.	11. Climate Change and Water	Policy CM4: Flood Risk and Water Management
1306	Taylor Wimpey		Taylor Wimpey	Policy CM4 - Suggest revisions to policy to ensure consistency with national policy - text set out. Also revision suggested to Policy CM4 sub point 4 to ensure consistency with national policy. Text set out.	Changes have been made to Policies WWE2 and WWE3 to incorporate most of the changes suggested.	11. Climate Change and Water	Policy CM4: Flood Risk and Water Management
1291	Jennifer	Nye	Hellens Land Ltd	Policy CM4 Revisions required to ensure consistency with national policy -additional text suggested. Revisions also suggested to sub point 4 - additional text set out.	Changes have been made to Policies WWE2 and WWE3 to incorporate most of the changes suggested.	11. Climate Change and Water	Policy CM4: Flood Risk and Water Management
1296	Jennifer	Nye	Hellens Group Ltd	Policy CM4 Revisions required to ensure consistency with national policy -additional text suggested. Revisions also suggested to sub point 4 - additional text set out.	Changes have been made to Policies WWE2 and WWE3 to incorporate most of the changes suggested.	11. Climate Change and Water	Policy CM4: Flood Risk and Water Management
1208	Adam	McVickers	Persimmon Homes	The policy should be amended to state that where necessary make developer contributions to ensure that the drainage infrastructure can cope with the capacity needed to support proposed new developments.	Comment noted and agreed- revised policy states "where needed".	11. Climate Change and Water	Policy CM5: Surface Water Management
991	Laura	Kennedy	Northumbrian Water Ltd	Strongly support Policy CM5, and reference to requiring new developments to discharge at equivalent greenfield runoff rates, and connection between SuDS and green infrastructure. Note part 8 requiring developer contributions and outline NWLs approach to investing in infrastructure to support growth. Welcome part 9 requirement for developments to manage surface water runoff quality throughout the development, but suggest water management should be intrinsic to all (not just major) developments. Define where a flood risk assessment is ~appropriate and that water management is intrinsic to all developments (not just major).	Support noted. Policy CM5(9) amended as suggested.	11. Climate Change and Water	Policy CM5: Surface Water Management
1383	James	Hudson	Environment Agency	Foul and Surface Water Management Support Policy CM5, but recommend policy includes a recommendation against deep infiltration SuDS within the Sunderland plan area, as supported by the Northumberland River Basement Management Plan. To avoid new development unnecessarily taking up capacity of the combined foul and surface water sewer system that serves most of Sunderland, surface water should be discharged to the environment wherever possible to protect the infrastructure and prevent uncontrolled surging and internal flooding leading to combined sewer overflow discharges into the environment.	WWE5 refers to the drainage hierarchy, but the text has been amended to recognise the likely unsuitability of the use of deep infiltration SUDS above Mag Lime Coal Authority impact too.	11. Climate Change and Water	Policy CM5: Surface Water Management

1307	Taylor Wimpey		Taylor Wimpey	Policy CM5 - Duplication in policies CM4 and CM5. Given that CM5 is intended to address surface water management, revision suggested- text set out.	Considerable changes have been made to policies CM4 and CM5 these have been more clearly separate in policies relating to flood risk and coastal management and water management. The reference to development must is retained because it is considered that this clearly follows Government policy, including the need to consider both on-site and off-site impacts. The suggestion in part (3) to include reducing run-off rates is resisted as this is not what is being requested. SUDS policy is further clarified in the text, including advice on infiltration systems. The recommended insertion where justified has been supported, though where needed has been inserted.	11. Climate Change and Water	Policy CM5: Surface Water Management
1286	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy CM5 Duplication in policies CM4 and CM5. suggested revisions to CM5- text set out.	Considerable changes have been made to policies CM4 and CM5 these have been more clearly separate in policies relating to flood risk and coastal management and water management. The reference to development must is retained because it is considered that this clearly follows Government policy, including the need to consider both on-site and off-site impacts. The suggestion in part (3) to include reducing run-off rates is resisted as this is not what is being requested. SUDS policy is further clarified in the text, including advice on infiltration systems. The recommended insertion where justified has been supported, though where needed has been inserted.	11. Climate Change and Water	Policy CM5: Surface Water Management
1297	Jennifer	Nye	Hellens Group Ltd	Policy CM5 Duplication in policies CM4 and CM5. suggested revisions to CM5- text set out.	Considerable changes have been made to policies CM4 and CM5 these have been more clearly separate in policies relating to flood risk and coastal management and water management. The reference to development must is retained because it is considered that this clearly follows Government policy, including the need to consider both on-site and off-site impacts. The suggestion in part (3) to include reducing run-off rates is resisted as this is not what is being requested. SUDS policy is further clarified in the text, including advice on infiltration systems. The recommended insertion where justified has been supported, though where needed has been inserted.	11. Climate Change and Water	Policy CM5: Surface Water Management
1292	Jennifer	Nye	Hellens Land Ltd	Policy CM5 Duplication in policies CM4 and CM5. suggested revisions to CM5- text set out.	Considerable changes have been made to policies CM4 and CM5 these have been more clearly separate in policies relating to flood risk and coastal management and water management. The reference to development must is retained because it is considered that this clearly follows Government policy, including the need to consider both on-site and off-site impacts. The suggestion in part (3) to include reducing run-off rates is resisted as this is not what is being requested. SUDS policy is further clarified in the text, including advice on infiltration systems. The recommended insertion where justified has been supported, though where needed has been inserted.	11. Climate Change and Water	Policy CM5: Surface Water Management
992	Laura	Kennedy	Northumbrian Water Ltd	Moving on to Water quality and foul disposal , we are supportive of the requirement for development to be aligned with capacity in wastewater infrastructure to protect the environment as outlined in Policy CM6. We further welcome references to water efficiency and flood resilience within Policy CM8.	Support noted.	11. Climate Change and Water	Policy CM6: Water Quality
998	Anneliese	Hutchinson	Gateshead Council	To support this cross-boundary working, it would be beneficial for Sunderland's emerging Local Plan to include a policy that supports the River Don Vision. The specific policy requirements for any housing allocations at Springwell Village and Usworth should also have regard to the integrated catchment management of the River Don.	The Plan includes a protection policy which cover all waterways in the city. The Council will ensure that Catchment Management Plan for the River Don is considered.	11. Climate Change and Water	Policy CM6: Water Quality
1385	James	Hudson	Environment Agency	Water Quality Support policy CM6, but could be reworded and strengthened - recommend to include the following: The quantity and quality of surface and groundwater bodies shall be protected and where possible enhanced in accordance with Northumbria River Basin Management Plan. i) Water quality assessments will be required for: a) any physical modifications to a watercourse; b) any development which could indirectly, adversely affect water bodies. ii) a) New development that discharges water into a watercourse will be required to incorporate appropriate water pollution control measures. b) New development that incorporates infiltration based SuDS will be required to incorporate appropriate water pollution control measures. iii) Development adjacent to, over or in a watercourse should consider opportunities to improve the river environment and water quality, particularly within the River Don, the River Wear and the Lumley Park/Hetton Burn catchments by: a) Naturalising watercourse channels; b) Improving the biodiversity and ecological connectivity of watercourses; c) Safeguarding and enlarging river buffers with appropriate habitat; d) Mitigating diffuse agricultural and urban pollution.	Comments noted and agreed. Policy comprehensively re-worded and based on Environment Agency recommendations.	11. Climate Change and Water	Policy CM6: Water Quality



128	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy CM6 Requests revisions - text set out.	Policy WWE4 has been updated to reflect submissions from the Environment Agency.	11. Climate Change and Water	Policy CM6: Water Quality
130	Taylor Wimpey		Taylor Wimpey	Policy CM6 - Request revisions to allow for a planning balance judgement to be applied - text set out.	Policy WWE4 has been updated to reflect submissions from the Environment Agency.	11. Climate Change and Water	Policy CM6: Water Quality
138	Jennifer	Nye	Hellens Land Ltd	Policy CM7 Revisions to address typing error.	Policy WWE4 has been updated to reflect submissions from the Environment Agency.	11. Climate Change and Water	Policy CM6: Water Quality
129	Jennifer	Nye	Hellens Land Ltd	Policy CM6 Requests revisions - text set out.	Policy WWE4 has been updated to reflect submissions from the Environment Agency.	11. Climate Change and Water	Policy CM6: Water Quality
12	Jennifer	Nye	Hellens Group Ltd	Policy CM6 Requests revisions - text set out.	Policy WWE4 has been updated to reflect submissions from the Environment Agency.	11. Climate Change and Water	Policy CM6: Water Quality
1309	Taylor Wimpey		Taylor Wimpey	Policy CM7 - Revision to typing error.	Comment noted. This policy has now been included within Policy WWE3.	11. Climate Change and Water	Policy CM7: Disposal of Foul Water
1288	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy CM7 Revisions to address typing error.	Comment noted. This policy has now been included within Policy WWE3.	11. Climate Change and Water	Policy CM7: Disposal of Foul Water
1299	Jennifer	Nye	Hellens Group Ltd	Policy CM7 Revisions to address typing error.	Comment noted. This policy has now been included within Policy WWE3.	11. Climate Change and Water	Policy CM7: Disposal of Foul Water
1209	Adam	McVickers	Persimmon Homes	Object to the suggestion that development should maximise energy efficiency and integrate the use of renewable and low carbon energy These are matters of Building Regulation control and now planning matters Govt Ministerial Note makes this clear This should be deleted from the policy.	Policy BH2 has been amended to indicate that where possible major development should seek to maximise energy efficiency and integrate the use of renewable and low carbon energy.	11. Climate Change and Water	Policy CM8: Sustainable Design and Construction
993	Laura	Kennedy	Northumbrian Water Ltd	Recommend making reference to the requirement for an appropriate buffer to be maintained between sensitive development and existing waste water treatment works to ensure amenity and that NWL can carry out their statutory duty as a sewerage undertaker. Note Defra 2006 Code of Practice guidance on Odour Nuisance from Sewage Treatment Works regarding encroachment of new development on waste water treatment assets.	Policy has been updated to reflect comments.	11. Climate Change and Water	Policy CM8: Sustainable Design and Construction
1289	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy CM8 Revisions suggested to policy - text set out.	Policy BH2 has been amended to indicate that where possible major development should seek to maximise energy efficiency and integrate the use of renewable and low carbon energy.	11. Climate Change and Water	Policy CM8: Sustainable Design and Construction
1390	Barbara	Hooper	Historic England	Policy CM8 - welcome positive approach, the reuse of historic buildings and materials can be a significant contributor towards achieving this goal.	Support noted.	11. Climate Change and Water	Policy CM8: Sustainable Design and Construction
1310	Taylor Wimpey		Taylor Wimpey	Policy CM8 - Revisions suggested to ensure policy requirements are applied where appropriate and justified as currently overly prescriptive - Text set out.	Policy BH2 has been amended to indicate that where possible major development should seek to maximise energy efficiency and integrate the use of renewable and low carbon energy.	11. Climate Change and Water	Policy CM8: Sustainable Design and Construction
1382	Jennifer	Nye	Hellens Land Ltd	Policy CM8 Revisions suggested to policy - text set out.	Policy BH2 has been amended to indicate that where possible major development should seek to maximise energy efficiency and integrate the use of renewable and low carbon energy.	11. Climate Change and Water	Policy CM8: Sustainable Design and Construction
1300	Jennifer	Nye	Hellens Group Ltd	Policy CM8 Revisions suggested to policy - text set out.	Policy BH2 has been amended to indicate that where possible major development should seek to maximise energy efficiency and integrate the use of renewable and low carbon energy.	11. Climate Change and Water	Policy CM8: Sustainable Design and Construction
16	Andrew	Devlin		Object to proposed road from Elba Park to Fence Houses. Question the need. Road will interfere with the park and effect wildlife and pollution. Concerns over road safety.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgely and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	
972	George	Mansbridge	South Tyneside Council	Look forward to further discussions on traffic modelling around major junctions and potential impacts on the wider network as part of the next phase of the Local Plan.	Comment noted.	12. Connecting the City	

999	Anneliese	Hutchinson	Gateshead Council	Support the broad approach to sustainable travel, but note that the evidence of transport impacts does not at this stage attempt to quantify the collective quantum of development outside of Sunderland. Also the presentation of traffic information within the assessment does not provide an opportunity to estimate those impacts. Require a more detailed understanding of the transport impacts of the CSDP before reaching a conclusion on the potential cross-boundary implications for Gateshead.	Support and comments noted. Further more detailed transport modelling will be carried for the next draft of the Local Plan.	12. Connecting the City	
1067	Carol	Dougherty		Object to Policies CC1 and CC2 - insufficient public transport options for Washington (bus/metro), poor footpaths for cycling and walking. Huge improvements to public transport required for IAMP employees.	Comment noted. The Plan seeks to increase public transport accessibility. The IDP for the IAMP AAP identifies essential infrastructure required to deliver the IAMP.	12. Connecting the City	
19	Loraine	Bates		Need to think of road/access to Houghton Town Centre - extension site. Roads in Houghton and paths need maintenance. Kerbs are too high for elderly and people with disabilities.	The Council has prepared a detailed Transport Assessment which considers the potential impacts of development on the transport network. Where necessary, appropriate mitigation has been identified within the Infrastructure Delivery Plan to address the impacts of the plan.	12. Connecting the City	Policy CC1: Sustainable Travel
25	Frank	Beardow		Encouraged that there will be a more extensive cycle network in Sunderland.	Support noted.	12. Connecting the City	Policy CC1: Sustainable Travel
26	Frank	Beardow		Further investment is needed in the Tyne and Wear Metro. Improvements to connections with London and via Newcastle should also be pursued. Improvements are needed to Sunderland Station, including provision of public toilets.	Policy SP10 includes reference to improvements to the Metro and Rail network. This includes extensions and new stations. The Policy does not safeguard routes as this information was not known by the Council at this time. The Council will consider safeguarding Metro routes in the Allocations and Designations Plan if appropriate.	12. Connecting the City	Policy CC1: Sustainable Travel
195	Taylor Wimpey		Taylor Wimpey	Policy CC1- Support	Support noted.	12. Connecting the City	Policy CC1: Sustainable Travel
99	Yvonne	Boddy		Houses to be built at North Road, Hetton-le-Hole will cause a lot more congestion. Requires either a roundabout or traffic lights.	The Council has prepared a detailed Transport Assessment which considers the potential impacts of development on the transport network. Where necessary, appropriate mitigation has been identified within the Infrastructure Delivery Plan to address the impacts of the plan.	12. Connecting the City	Policy CC1: Sustainable Travel
90	Lindsay	McMaughan		The planned Central Coalfield Route contradicts everything in this section since it is intended to create this through an existing green space Elba Park which serves a large local areas.	The alignment of the Central Route was considered whilst Elba Park was being created/land reclaimed. Outline planning approval granted for road alignment. Nevertheless, impact to parkland will be reviewed at Allocations DPD.	12. Connecting the City	Policy CC1: Sustainable Travel
183	Jennifer	Nye	Hellens Group Ltd	Policy CC1 - Support Policy.	Support noted.	12. Connecting the City	Policy CC1: Sustainable Travel
172	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy CC1 - Support Policy	Support noted.	12. Connecting the City	Policy CC1: Sustainable Travel
178	Jennifer	Nye	Hellens Land Ltd	Policy CC1 - Support	Support noted.	12. Connecting the City	Policy CC1: Sustainable Travel
1230	Paul	Dixon	Highways England	Supports the policy	Support noted.	12. Connecting the City	Policy CC1: Sustainable Travel
13	Louise	McMaughan		Object to policy CC2.1.iii Central Route Section of Coalfield Regeneration. It is now an area of natural beauty and wildlife conservation and a road will destroy this. The park is the only safe place for people to visit there is no need for a bypass here, the existing road network are sufficient. No congestion and traffic free-flowing.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgelych and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield. Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
17	Philip	Holbrow		Object to policy CC2 1.iii as waste of council money when area is a wildlife habitat. The gains from the road cannot outweigh the environmental distraction.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgelych and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield. Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network

14	Yvette	Thompson		Object to Policy CC2- Existing roads already generate a considerable amount of noise. Another road would be detrimental to the area and have a negative impact, in terms of sound/fumes/traffic and rubbish. Consultation process purposely infuriating to access. Make the park less pedestrian friendly.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
18	Karlene	Holbrow		Object to Policy CC2 1.iii variety of wildlife which flourishes in the park, whose habitat will be destroyed by new road. the road will also destroy the peace by producing noise and air pollution	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
40	Norma	Thornton		Concerns over Durham Road currently being overloaded with traffic. West Park used as a rat run.	The Council has prepared a detailed Transport Assessment which considers the potential impacts of development on the transport network. Where necessary, appropriate mitigation has been identified within the Infrastructure Delivery Plan to address the impacts of the plan.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
56	Gary	McManus		Policy CC2(4) - No mention of extending the Metro to Ryhope using existing track, with a possibility of extending to Seaham. Also an extension to Doxford Business Park.	Policy SP10 includes reference to improvements to the Metro and Rail network. This includes extensions and new stations. The Policy does not safeguard routes as this information was not known by the Council at this time. The Council will consider safeguarding Metro routes in the Allocations and Designations Plan if appropriate.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
135	Kevin	Johnston		Policy CC2 - Connectivity and Transport Network 2. V. A182 Houghton - Hetton Road This road is in much need of improvements and updating, especially at the following locations: The outdated traffic lights and crossing system at the Burn Inn (that crosses the B1260) The double roundabout located outside The New Inn in Hetton. That has access onto the B1284 / B1285 The junction from the A182 onto Regent Street (Hetton Downs) These locations have become extremely busy and with housing developments continuing to take place on sites along the A182 the number of vehicle numbers will only increase A bypass should be included in the plans for this area. Something that has been proposed or included in previous years. This would make a big difference to the road network and ease congestion along all of the A182	Policy CC2 already seeks improvements to the A182 Houghton/ Hetton Road to reduce congestion and encourage walking and cycling, and construction of the new Coalfield Regeneration Route bypass.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
162	Tim	Wilkinson		Section 12: Connecting the City. Support the reopening of the Leamside Railway Line for both metro and ordinary trains. Station at Peshaw should also be re-opened.	Support noted.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
73	Catherine	Mckie		Opposes building Coalfield Regeneration Route through Elba Park close to new homes. Road network already sufficient, noise, pollution and detrimental to wildlife. Road safety risks to children playing.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
81	Ella	Fielding		Object to building road through Elba Park, due to wildlife issues.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
83	Christopher	Hannah		Concerns over road link from Fence Houses to Chester Road Resident of Elba Park, this will cut the park in two. It will become a rat run. The park supports a wide range of wildlife.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network

87	Lindsay	McMaughan		CC2 1.iii Central Coalfield Route Object to road proposed through Elba Park. Area has now developed into a beautiful park with wildlife and open spaces well used by residents. Coalfield seen as an area to build more housing, yet proposing a road through the only useable park area. Noise issues for local residents. Contradicts core strategy with regards protecting green spaces and ensuring all homes have green spaces within 5min walk. Do not believe the road is needed, Would like to know what traffic surveys have been done to show a new highway is needed. Existing roads should be developed, rather than creating a new road. Council should consider re-locating the road completely to avoid the park or make it a cycle route only.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
121	Stephen	Dixon		Paragraph 12.8 and Policy CC2 Point 1, section iii Central Route section of Coalfield Regeneration Route Oppose plans to build the above route, based on existing drawings and suggested route. the road should not be built through the heart of established Elba Park, in use by hundreds of residents on a daily basis. If it has to be built it should be outside of Elba Park, using the abandoned railway or on existing fields.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
123	Kay	Farnie		Paragraph 12.8 and Policy CC2 Point 1, section iii Central Route section of Coalfield Regeneration Route Oppose plans to build the above route, based on existing drawings and suggested route. The road should not be built through the heart of established Elba Park, in use by hundreds of residents on a daily basis. If it has to be built it should be outside of Elba Park, using the abandoned railway or on existing fields.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
72	Marco	Bulmer-Rizzi		Paragraph 12.8 and Policy CC2 Point 1, section iii Central Route section of Coalfield Regeneration Route. Object to the section of Central route running through Elba Park. Area is now established as a park. If it has to be built, it should be outside of Elba Park, on abandoned railway or adjoining fields.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
74	Kelly	Plews		CC2 12.8 The central route in the coalfields area Object -due to wildlife now developed in the area, popular with children and dog walkers, which a road would ruin. Use old rail lines or fields behind instead. running it though an established nature park	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
84	Paul	Waring		Paragraph 12.8 and Policy CC2 Point 1, section iii Opposes Central Route section of Coalfield Regeneration Route through Elba park as it is an established park No requirement for road to be built, if it has to be built it should be outside Elba Park using existing abandoned railway or on existing fields.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The alignment of the Central Route was considered whilst Elba Park was being created/land reclaimed. The road will support housing and employment regeneration and improve connectivity in the Coalfield Developer contributions will be sought to fund completion of this road.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
82	Claire	Howells		Object to Section 12.8 - road through Elba Park. The road is not necessary and will be damaging to residents and wildlife. Current road structure copes quite well.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
816	Shirley	Carr		Would like road improvement scheme at Hetton Lots of development happening, but no road improvements proposed to deal with additional traffic The B1285 at its junction with Murton Lane should be reduced to 40mph.	The Council has prepared a detailed Transport Assessment which considers the potential impacts of development on the transport network. Where necessary, appropriate mitigation has been identified within the Infrastructure Delivery Plan to address the impacts of the plan.	12. Connecting the City	Policy CC2: Connectivity and Transport Network

757	Caroline	Strugnell	Bellway Homes Ltd	Broadly support the completion of the Ryhope Doxford Park Link Road, however suggest an amendment to the alignment. The revised alignment would follow the topography of the site and would not require the creation of a substantial cutting. The current alignment would sterilise land that could otherwise be used for housing. It would be difficult to mitigate the current alignment through planting/landscaping. The proposed alternative route would minimise the steepness making it easier to use for cyclists, help reduce traffic speeds, soften the impact on the landscape and make any associated landscaping more effective.	Comments noted. Further studies are underway regarding a more detailed alignment of this route, and the submitted proposal will be considered as part of this.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
1111	Durham County Council	Durham County Council	Durham County Council	Further discussions required on SSGA highways matters. Welcome proposed safeguarding of the Leamside line.	Comments noted. The council have held further discussions with Durham County Council on the South Sunderland Growth Area and consulted the council when planning applications for these sites have been submitted.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
1268	Barbara	Hooper	Historic England	Policy CC2: Para.12.8-28 - note Historic High Streets HAZ aspiration to improve connectivity with the city centre and make better use of the riverside, particularly addressing the barrier effect of the ring road (as recognised in Policy CC3), and key Urban panel recommendation to consider a new footbridge linking Old Sunderland with Monkwearmouth. Would like to discuss further.	Comments noted.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
1072	Claire	Evans		Opposes para.12.8 and Policy CC2(1iii) plans for Central Route section of Coalfield Regeneration Route. Plans for suggested route - main road should not be built in an established park close to new homes in the Elba Park development. No requirement for it as existing roads not congested and serve needs well, but if it must be built it should be done outside of Elba Park using the existing abandoned railway or run parallel to it at the edge of the park.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgelych and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield. Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
1022	David	Caslaw		Metro extension and rail link:- Push for Wearside's expansion to Metro network. Take traffic off roads and improve rail connections/trams Rail connections with neighbouring authorities. Cycle lane: Being used as car parking areas in places. Should be surfaced green and have clear runs	Policy SP10 includes reference to improvements to the Metro and Rail network. This includes extensions and new stations. The Policy does not safeguard routes as this information was not known by the Council at this time. The Council will consider safeguarding Metro routes in the Allocations and Designations Plan if appropriate.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
1070	Elba Park Residents Association			Elba Park Residents Association object to para.12.8 and Policy CC2(1iii) Central Route section of Coalfield Regeneration Route. Oppose suggested route as existing plans would see the construction of a main road in an area established as a park close to newly built homes. It would cut the park in two and incur unnecessary costs building footbridges/underpasses. Community of 300 houses and the park's green space and wildlife would be severely impacted. What traffic surveys have been undertaken to evidence the need, and when? how will noise, disturbance and risk be mitigated? why is an additional road being proposed in the Elba Park development? the transport infrastructure is already in place to support the significant number of houses under development, so what is the rationale for another road? Council should re-evaluate the requirements for the road - over 20yrs since original plans were submitted. Rationale for supporting the Nissan plant seem redundant and obsolete. If the road must be built it should be done outside of Elba Park using the existing abandoned railway or alongside it at the edge of the park. Residents request a meeting with the Infrastructure/Transportation team to discuss, as if route diversions or changes are needed they need to be considered in the funding and permission sought - want to work with the Council on a more suitable position for the construction/delivery of the road.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgelych and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield. Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
1076	Susan	Hudson		Opposes plans to build Central Route section of Coalfield Regeneration Route (Policy CC2(1iii) and para.12.8) based on suggested route through Elba Park. Road should not be built in an established well used park close to new homes in Elba Park development. A lot has changed in 20yrs and the plans need to change to accommodate that. Not any concrete requirement for the road (existing roads not congested and serve needs well), but if must be built it should be outside of Elba Park using the abandoned railway line or parallel to it at the edge of the park.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgelych and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield. Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
1028	David	Williamson		Supports the development of the Central Route	Comment noted.	12. Connecting the City	Policy CC2: Connectivity and Transport Network

1036	John	Weirs		Opposed to the removal of the Hetton By Pass from the Local Plan on the grounds that recent development in the area has resulted in an increase in traffic traveling through Hetton making it difficult for residents to get around and an increase in accidents and air pollution.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield. Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
1059			Town End Farm Partnership	Proposed bridge over A19 referred to in the IAMP AAP has not been justified from a cost benefit analysis point of view or its necessity from a highways capacity perspective. Object to the bridge. It would sterilise good quality employment land. There is a lack of evidence to justify the bridge, its location, cost or effectiveness. The growth scenarios which underpin the 150Ha allocation for IAMP are overly ambitious and the resulting mitigation overly ambitious. The bridge is proposed to solve an existing traffic issue. Mitigation proposals put forward are undeliverable, would have a negative impact on amenity and has not been considered against reasonable alternatives. The plan is unrealistic, is not based on proportionate evidence and is therefore unsound.	The IAMP AAP has been found to be sound, having been supported by robust evidence base, including the need for the proposed new road bridge in the location identified in the AAP.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
1215	Paul	Dixon	Highways England	Continue to support this policy however further work is required to consider the impact of the plan on the SRN and the infrastructure and mitigation that is required. Need to carry out a full review of the SATURN model before full support can be given to the plan.	Transport and traffic impact modelling will be updated to inform the next draft of the Local Plan.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
1418	George	Mansbridge	South Tyneside Council	Raised concerns over the deliverability of the South Hylton to Penshaw rail alignment, but realise that this is an aspiration.	Policy SP10 includes reference to improvements to the Metro and Rail network. This includes extensions and new stations. The Policy does not safeguard routes as this information was not known by the Council at this time. The Council will consider safeguarding Metro routes in the Allocations and Designations Plan if appropriate.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
1148	John	Seager	Siglion	Support Policy CC2 highways scheme Sunderland Strategic Transport Corridor for Port access.	Support SSTC which will improve access to the Port.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
1301	Taylor Wimpey		Taylor Wimpey	CC2 - The corridor of protection (Leamside Line and south Hylton to Penshaw lines) should be justified and not comprise any area of land greater than that which is required to re-instate the lines.	Comments noted.	12. Connecting the City	Policy CC2: Connectivity and Transport Network
1265	Andrew	Walker	Nexus	Welcomes policy CC3. Regarding point 8 currently working with SCC and the six other L/A's and bus operators to develop a NECA Bus Strategy. Nexus would like to be consulted early and included in discussions regarding strategic site allocations and significant developments.	Support noted.	12. Connecting the City	Policy CC3: City Centre Accessibility and Movement
1231	Paul	Dixon	Highways England	Supports the policy	Support noted.	12. Connecting the City	Policy CC3: City Centre Accessibility and Movement
974	George	Mansbridge	South Tyneside Council	There was some concern over proposals to use the Port of Sunderland for export of Nissan products but you have since clarified that this would involve additional exports generated by the IAMP, rather than any attempt to take existing business away from the Port of Tyne.	Comment noted.	12. Connecting the City	Policy CC4: Port of Sunderland
10	David	Caslaw		Agrees with the Port policy.	Support noted.	12. Connecting the City	Policy CC4: Port of Sunderland
1155	Zoe	Mackay		recommend the inclusion of reference to the MPS Section 3.1 and/or 2.6.1 to support consideration of MPAs and Biodiversity; In addition we would recommend reference to the MPS, Section 3.4 regarding the consideration of Ports & Shipping	Amendments made to the supporting text of Policies E7 and CC4 to include reference to the marine policy guidance as recommended.	12. Connecting the City	Policy CC4: Port of Sunderland
121	Paul	Dixon	Highways England	Support the future development of the port however confirmation of the implications of port development for any mitigation and supporting infrastructure is still required.	Support noted.	12. Connecting the City	Policy CC4: Port of Sunderland
12	Paul	Dixon	Highways England	Supports the policy	Support noted.	12. Connecting the City	Policy CC5: Local Road Network
1302	Taylor Wimpey		Taylor Wimpey	Policy CC5 - Do not support policy as currently drafted. sub point 2 sets an unreasonably high test which should be revised to ensure the policy is justified and consistent with national policy. Revision suggested - text set out.	Policy ST2 has been amended to indicate that development should have no unacceptable adverse impacts.	12. Connecting the City	Policy CC5: Local Road Network
130	Jennifer	Nye	Hellens Investments (Eppleton) LLP	CC5 - Do not support policy. Set point 2 set an unreasonably high test which should be revised. Additional text supplied.	Policy ST2 has been amended to indicate that development should have no unacceptable adverse impacts.	12. Connecting the City	Policy CC5: Local Road Network

13	Jennifer	Nye	Hellens Land Ltd	Policy CC5 - Do not support policy. Set point 2 set an unreasonably high test which should be revised. Additional text supplied.	Policy ST2 has been amended to indicate that development should have no unacceptable adverse impacts.	12. Connecting the City	Policy CC5: Local Road Network
13	Jennifer	Nye	Hellens Group Ltd	CC5 - Do not support policy. Set point 2 set an unreasonably high test which should be revised. Additional text supplied.	Policy ST2 has been amended to indicate that development should have no unacceptable adverse impacts.	12. Connecting the City	Policy CC5: Local Road Network
27	Frank	Beardow		Welcomes improvements to roads. Ormonde Street is very busy and hope that when the new bridge is completed this will help. There is pothole damage on road due to large lorries. Feels Govt should give consideration to restricting lorry use on main roads at weekends.	Support and comments noted.	12. Connecting the City	
1210	Adam	McVickers	Persimmon Homes	Further clarification is required on point 5 of the Policy It is unclear how this will apply to residential development schemes If the requirement is for publically accessible charging points this will result in additional development costs which have not been factored into the viability exercise and raises significant long term maintenance questions.	Policy ST3 and the supporting text has been updated to provide further clarity.	12. Connecting the City	Policy CC6: New Development and Transport
1266	Andrew	Walker	Nexus	More emphasis should be placed on the importance of public transport throughout the document. Benefits of walking and cycling highlighted same emphasis is not put on bus and metro. Nexus will utilise 'Nexus Planning Liaison Policy' to review planning applications to ensure consistency. Reference to this Policy should be included in policy CC6.	Policies SP10 and ST3 include specific reference to improving the public transport network. Policy ST1 has also been amended to emphasise the need to develop in sustainable locations in close proximity to transport hubs and encouraging higher density development close to transport hubs. The council will continue to consult with Nexus on relevant planning applications, however it is not considered necessary to include this process within the Plan.	12. Connecting the City	Policy CC6: New Development and Transport
1303	Taylor Wimpey		Taylor Wimpey	Policy CC6 -Revisions required to ensure policy is justified and consistent with national policy. Text A, set out.	Comments noted. Some minor amendments have been made to Policy ST3 to reflect this submission. The Council consider the revised policy to be justified and consistent with national policy.	12. Connecting the City	Policy CC6: New Development and Transport
1290	Barbara	Hooper	Historic England	Policy CC6 - amend 1st sentence to state clearly 'All types of new development...' as per title and text (ie. rather than refurbishment schemes). Some schemes involving the reuse/conversion of historic buildings which due to their location may be unable to meet vehicle parking standards.	Comments noted. Some minor amendments have been made to Policy ST3 to reflect this submission. The Council consider the revised policy to be justified and consistent with national policy.	12. Connecting the City	Policy CC6: New Development and Transport
1305	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy CC6 Revisions required to ensure consistency with national policy.	Comments noted. Some minor amendments have been made to Policy ST3 to reflect this submission The Council consider the revised policy to be justified and consistent with national policy.	12. Connecting the City	Policy CC6: New Development and Transport
1314	Jennifer	Nye	Hellens Land Ltd	Policy CC6 Revisions required to ensure consistency with national policy.	Comments noted. Some minor amendments have been made to Policy ST3 to reflect this submission The Council consider the revised policy to be justified and consistent with national policy.	12. Connecting the City	Policy CC6: New Development and Transport
1312	Jennifer	Nye	Hellens Group Ltd	Policy CC6 Revisions required to ensure consistency with national policy	Comments noted. Some minor amendments have been made to Policy ST3 to reflect this submission The Council consider the revised policy to be justified and consistent with national policy.	12. Connecting the City	Policy CC6: New Development and Transport
1233	Paul	Dixon	Highways England	Supports the policy	Support noted.	12. Connecting the City	Policy CC6: New Development and Transport
1055	Rory	Sherwood-Parkin	Virgin Media	Welcome the intention to ensure local developers place greater emphasis on availability of high capacity broadband infrastructure Concerns over current policy approach (both national and local) due to consultation and implementation with only with one provider Would like the plan to require developers to consult with more than one broadband supplier, consider preparation of a broadband-specific SPD; prepare guidance for developers to setting out the importance of ultrafast broadband and importance of having a choice of suppliers on new developments; and ensure Virgin Medias developer portal and contact details are made available to developers Support changes proposed through the Government's housing white paper.	Comment noted. Policy BH6 has been amended to require developers to include access to digital infrastructure from a range of providers.	12. Connecting the City	Policy CC7: Digital Infrastructure and Telecommunications
971	Melanie	Lindsley	The Coal Authority	The Coal Authority is disappointed to note that no text or policies have been included within the plan which relate to hydrocarbon extraction	There are currently no onshore or offshore oil and gas Petroleum Exploration & Development Licenses (PEDL) in the Sunderland area. This indicates that there is limited interest in hydrocarbon extraction within the city at this time. It is therefore not considered necessary to have a specific policy relating to hydrocarbon extraction. However, the supporting text to Policy WM5 has been updated to indicate that the Council will determine any planning application in accordance with relevant national policy and guidance.	13. Waste and Minerals	
1234	Paul	Dixon	Highways England	Supports the policy	Comment noted.	13. Waste and Minerals	Policy WM1: Waste Management
1177	James	Hudson	Environment Agency	Support policy WM2 - any new waste facility will need to be sensitive to local receptors and provide measures to reduce amenity impacts. Advice see EA advice about potential amenity issues where permitted waste sites are close to residential areas.	Comment noted.	13. Waste and Minerals	Policy WM2: Waste Facilities

123	Paul	Dixon	Highways England	Supports the policy	Comment noted.	13. Waste and Minerals	Policy WM2: Waste Facilities
129			THOMPSONS OF PRUDHOE	Policy WM3 " Springwell Quarry is an important facility for recycling (treatment and transfer) of construction, demolition and excavation waste (CD&I) and should be recognised in the Local Plan. CSDP only identifies and protects facilities for Local Authority Collected Waste (LACW), so fails to recognise other important waste facilities in the area that deal with the majority of waste, as identified in the Waste Arisings and Capacity Requirements (WACR) evidence base. Must protect facilities recycling construction industry and commerce waste streams, particularly given the areas lack of landfill capacity. Current planning application seeks to extend the life of the Springwell Quarry site beyond 2022 " WACR forecasts that CD&I waste is expected to increase to 600,000tonnes 2015-2035. Not clear if the WACR assessment has considered the loss of this regionally important recycling facility. Also the WACR currently uses Environment Agency Waste Data Interrogator (WDI) data set for 2015, so doesn't reflect Thompsons of Prudhoe recent EA permit to increase quantity of waste to 300,000tonnes.	Comment noted. The policy and supporting text has been amended to indicate that all strategically important waste management sites within the city will be safeguarded to maintain existing levels of waste management capacity and to aid the delivery of the Joint Municipal Waste Strategy.	13. Waste and Minerals	Policy WM3: Safeguarding Waste Facilities
1113	Durham County Council	Durham County Council	Durham County Council	Policy WM3 welcomed in principle, but only appears to safeguard existing and planned facilities required for managing Local Authority Collected Waste (LACW). Consider that all strategically important facilities for all waste streams should be safeguarded from loss end encroaching development to protect their capacity, ensuring availability and minimising pressure on new facilities in Sunderland and adjoining waste planning authority areas. Para.13.23-13.24 - note that the JBT Waste Services Transfer Station is in Chester-le-Street, County Durham.	Comments noted. The Waste and Minerals section of the Plan has been reviewed and updated to set out the aim of being net self-sufficient in waste, recognising the role that facilities in Sunderland play in managing waste from elsewhere. It is not considered that specific numbers are needed as waste managed from outside Sunderland is private sector waste and as such the amounts and subsequent requirements will vary year on year. The policy and supporting text to Policy WM3 has been amended to indicate that all strategically important waste management sites within the city will be safeguarded to maintain existing levels of waste management capacity and to aid the delivery of the Joint Municipal Waste Strategy. Supporting text has been updated to indicate that the JBT Waste Services Transfer Station falls within County Durham.	13. Waste and Minerals	Policy WM3: Safeguarding Waste Facilities
1217	Paul	Dixon	Highways England	Acknowledge that minerals can only be extracted where they are found and transport options can be more constrained Supportive of the approach and criteria proposed and welcome the policy requirement for such development to ensure that infrastructure is protected Acknowledged that sustainable transport cannot always be utilised for the transportation of minerals	Comment noted. Policy WM5 has been amended to ensure that sustainable transport methods are used where possible.	13. Waste and Minerals	Policy WM5: Mineral Extraction
1269	Barbara	Hooper	Historic England	Note that the reuse and refurbishment of historic buildings contributes to reduction of waste. Policy WM5 - welcome reference to conserve, manage and enhance the historic environment. Updated Historic England guidance on minerals and planning should be on our website shortly.	Comment and forthcoming guidance noted.	13. Waste and Minerals	Policy WM5: Mineral Extraction
966	Melanie	Lindsley	The Coal Authority	The Coal Authority supports the inclusion of this policy which identifies that within MSAs, as defined within the plan, non-mineral development will be considered against the noted criteria	Comment noted.	13. Waste and Minerals	Policy WM6: Mineral Safeguarding Areas and Minerals and Waste Infrastructure
1413	Durham County Council	Durham County Council	Durham County Council	Supports approach to mineral safeguarding in Policy WM6.	Comment noted.	13. Waste and Minerals	Policy WM6: Mineral Safeguarding Areas and Minerals and Waste Infrastructure
967	Melanie	Lindsley	The Coal Authority	The Coal Authority would request that the wording of this policy is revised to better reflect the current terminology used and in order to ensure that it is not unduly negative or repetitive	Comment noted. The wording of Policy WM7 has been amended to better reflect the current terminology used and ensure that it is not unduly negative.	13. Waste and Minerals	Policy WM7: Opencast Coal
1414	Durham County Council	Durham County Council	Durham County Council	Policy WM7 - important for Minerals Planning Authorities to seek a consistent policy approach to opencast coal across the Durham Coalfield. Suggests policy should be revised for consistency with NPPF para.149 to refer in criteria 3 to consideration of 'national' benefits rather than 'city wide' benefits, while criteria 1 should be reconsidered as the 'need' for coal extraction is not a matter that the NPPF requires to be considered. County Durham would welcome duty to cooperate discussions about the challenge that all 3 existing waste landfills in the City are due to close in the next 5 years.	Policy WM7 has been updated to ensure consistency of approach across the Durham Coalfield and with the NPPF.	13. Waste and Minerals	Policy WM7: Opencast Coal



196	Taylor Wimpey		Taylor Wimpey	Support policy WM8 as currently drafted.	Comment noted.	13. Waste and Minerals	Policy WM8: Land Instability and Minerals Legacy
969	Melanie	Lindsley	The Coal Authority	The Coal Authority supports this policy	Comment noted.	13. Waste and Minerals	Policy WM8: Land Instability and Minerals Legacy
1218	Paul	Dixon	Highways England	Welcomes the policy however consider that it could be more prescriptive with regards to the type of environmental effects that should be considered and would welcome its application to all types of development.	Comment noted. Policies WM2 and WM5 already set out the environmental effects to be considered. Policy WM5 has been updated to provide further detail on the environmental considerations for minerals development. Policy WM9 has been updated to make clear that the environmental considerations are set out within Policies WM2 and WM5.	13. Waste and Minerals	Policy WM9: Cumulative Impact
970	Melanie	Lindsley	The Coal Authority	The Coal Authority supports this policy	Comment noted.	13. Waste and Minerals	Policy WM10: Restoration and Aftercare
104	David	Tatters		Plan fail to understand the detrimental impact that existing industry having on housing areas in Washington today. Noise and air pollution issues. New development planned which will add to this. Residents of Barmston and Sulgrave facing significant problems due to amount of traffic routed near their homes. Need to rethink routing of traffic, think about residents quality of life.	Comments noted.	14. Infrastructure and Delivery	
1033	David	Williamson		Concerned about the pressure that has been and will be put on local infrastructure as a result of development	Comments noted. The Infrastructure Delivery Plan, transport modelling assessments and Education Planning Report assess the impacts of the expected population growth on the City's infrastructure and identify enhancements necessary. Land will be allocated for any required infrastructure developments in the Local Plans forthcoming Allocations and Designations Plan.	14. Infrastructure and Delivery	
167	Jennifer	Nye	Hellens Investments (Eppleton) LLP	Policy ID1: Delivering infrastructure Point iii) in this draft policy is not consistent with paragraph 204 of the NPPF nor compliant with the Community Infrastructure Regulations, namely part 122. suggest point iii) is removed and reference to the Planning Obligations Supplementary Planning Document moved to point i).	Comments noted. Policy ID1 has been amended.	14. Infrastructure and Delivery	Policy ID1: Delivering Infrastructure
179	Jennifer	Nye	Hellens Land Ltd	Policy ID1: Delivering infrastructure Point iii) in this draft policy is not consistent with paragraph 204 of the NPPF nor compliant with the Community Infrastructure Regulations, namely part 122. suggest point iii) is removed and reference to the Planning Obligations Supplementary Planning Document moved to point i).	Comments noted. Policy ID1 has been amended.	14. Infrastructure and Delivery	Policy ID1: Delivering Infrastructure
184	Jennifer	Nye	Hellens Group Ltd	Policy ID1: Delivering infrastructure Point iii) in this draft policy is not consistent with paragraph 204 of the NPPF nor compliant with the Community Infrastructure Regulations, namely part 122. suggest point iii) is removed and reference to the Planning Obligations Supplementary Planning Document moved to point i).	Comments noted. Policy ID1 has been amended.	14. Infrastructure and Delivery	Policy ID1: Delivering Infrastructure
159	Dominic	Smith	Esh Developments Ltd	Policy ID1- Delivering infrastructure point iii in the policy is not consistent with para 204 of the NPPF or community infrastructure regulations, part 122. Suggest point iii is removed and reference to Planning Obligations Supplementary Planning Document moved to point i.	Comments noted. Policy ID1 has been amended.	14. Infrastructure and Delivery	Policy ID1: Delivering Infrastructure
144	New Herrington Workmen's Club		New Herrington Workmen's Club and Institute	Policy ID1- Delivering infrastructure point iii in the policy is not consistent with para 204 of the NPPF or community infrastructure regulations, part 122. Suggest point iii is removed and reference to Planning Obligations Supplementary Planning Document moved to point i.	Comments noted. Policy ID1 has been amended.	14. Infrastructure and Delivery	Policy ID1: Delivering Infrastructure
198	Taylor Wimpey		Taylor Wimpey	Policy ID1 - Do not support this policy as currently drafted and considers revisions are needed to ensure policy is consistent with national policy. Suggested wording to make consistent with national policy. text set out. Concerns over policy ID1 sub-point 1(iii) and reference to requirements as set out in the draft SPD. Reserve the right to comment on this part of the policy and the SPD once a draft has been made available. The SPD should not introduce new policy burdens that are not rigorously tested and would hamper viability. Revised sub point 4 requested to ensure policy is effective. Policy ID2 - Consider changes in order to make policy sound. Revisions set out to make consistent with national policy. - text set out. Reference is made to affordable housing in Policy ID2 and it is considered the 15% requirement set out in policy H4 is not justified. The reference to monitoring fees should be removed from sub point 2(vi). Such clauses within planning obligations are not justified since they are not necessary to make development acceptable in planning terms. - No justification for the council to require developers to pay monitoring fees.	Comments noted. Policy ID1 has been amended.	14. Infrastructure and Delivery	Policy ID1: Delivering Infrastructure

1211	Adam	McVickers	Persimmon Homes	Support the policy, in particular 4.	Support noted.	14. Infrastructure and Delivery	Policy ID1: Delivering Infrastructure
1219	Paul	Dixon	Highways England	Support the policy However further work is required to ensure that new infrastructure is sufficient to support or mitigate the Plan's development aspirations and is viable deliverable and phased appropriately in line with the phased delivery of new development	The Council has updated the IDP to reflect the latest evidence including the TA and VA.	14. Infrastructure and Delivery	Policy ID1: Delivering Infrastructure
1212	Adam	McVickers	Persimmon Homes	For clarity should like that specific reference is made in the explanatory text to the policy that the three tests of when planning obligations should be sought as set out in NPPF paragraph 204.	Para.14.13 amended along the lines suggested.	14. Infrastructure and Delivery	Policy ID2: Planning Obligations
1251			Peel Investments (North) Ltd	The draft policy should refer to the tests set out in paragraph 204 of the NPPF to ensure that planning obligations meet all of the relevant tests.	The revised introductory text to the policy includes reference to the relevant planning obligations tests.	14. Infrastructure and Delivery	Policy ID2: Planning Obligations
1279	Taylor Wimpey		Taylor Wimpey	Policy ID2 - Consider changes in order to make policy sound. Revisions set out to make consistent with national policy. - text set out. Reference is made to affordable housing in Policy ID2 and it is considered the 15% requirement set out in policy H4 is not justified. The reference to monitoring fees should be removed from sub point 2(vi). Such clauses within planning obligations are not justified since they are not necessary to make development acceptable in planning terms. - No justification for the council to require developers to pay monitoring fees.	Policy ID2(2vi) amended along the lines suggested. Other issues addressed through amendments to Policy ID1.	14. Infrastructure and Delivery	Policy ID2: Planning Obligations
1236	Paul	Dixon	Highways England	Supports the policy	Support noted.	14. Infrastructure and Delivery	Policy ID2: Planning Obligations
12	Sarah	Treadwell		Object to road being built through Elba Park. The road would destroy wildlife and ruin people's quality of life.	The Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgely and Dubmire South to Rainton Bridge Industrial Estate. It was included in the adopted 1998 UDP and has outline planning permission. The road will support housing and employment regeneration and improve connectivity in the Coalfield Developer contributions will be sought to fund completion of this road. Careful design will be required to minimise the impact to Elba Park and severance of walking and cycle routes.	Appendix 1 Policies Map	
12	Ellen	Bekker	Natural England	Suggests the inclusion of SSSIs, SAC, SPAs and Ramsar Sites on the proposals map	The Allocations and Designations Plan will designate these and the policies map will reflect the designations. In the meantime, the UDP designations will remain.	Appendix 1 Policies Map	
643	The Late Mrs M R	Swinburn		Would like SHLAA sites 418 and 647 removed from the Green Belt The parcel suggested for removal is significantly smaller than that previously assessed. Site is low quality farmland Site would provide a natural expansion of an already built up area Green corridor between Gateshead and Springwell would be retained Site is brownfield land as it was previously quarried The site would not affect the special character of Springwell village There are no known constraints relating to landscape or townscape The sites do not contain any areas of designated biodiversity interest There are no historic designations on either of the sites There are no green infrastructure designations affecting the sites, or any public rights of way Neither site is at risk of long term flooding from rivers and sea, reservoirs or surface water There is access to the local road network The topography of both sites is predominantly flat The landowner is working in conjunction with a developer toward residential development of both sites. The sites are available, deliverable and achievable The site is in a sustainable location.	The Council has carried out a 3 Stage Green Belt Review which has concluded that the land in question is fundamental to the purposes of Green Belt Furthermore, a Green belt Boundary Assessment has also been commissioned and this has concluded that the existing Green Belt boundaries (most notably along the Wrakendike) provide strong, robust boundaries that should be retained In light of the above the Council does not support the deletion of these sites from the Green Belt.	Appendix 2 Evidence	
799	Julian	Borthwick		HRA - Failed to characterise land at Herrington Park, bounded by A690 and West Park as lowland mature Parkland, which is capable of EU protection under the habitats directive. Health Impact Assessment - Failed to make account of health giving benefits of mature parkland at Herrington. Sustainability Appraisal - failed to identify that all the housing sites are out of centre and car centric. Inadequacy of Heritage Assets Register (HAR) and selection process, as rural sites are less likely to have information recorded on the HAR. Sites appear to have been chosen by aerial photographs with no use of side elevations or photography Also sites appear to have been chosen using the council's assets register rather than a fuller assessment of sites.	West Park has been discounted as a Housing Growth Area as the impact of losing the greenspace element of the site is considered to be unacceptable as it would compound the lack of amenity greenspace provision in the area and be at odds with the recommendations set out in the Greenspace Report.	Appendix 2 Evidence	

634	M P	Carruthers	Pawz for thought	<p>SS5.37 The site is not urbanised, it is considered to be countryside. This site is also isolated and remote from facilities and is not countryside. SA3 6.14 Has an ecological survey been undertaken? This is not considered to be a low ecological value site. The diversity of habitats and proximity to the River Wear Strategic Wildlife Corridor is of ecological interest. Some of the priority species recorded on site rely upon open arable fields bounded by hedges. Where is this land that is available for mitigation? Concerned that the development would destroy biodiversity.</p>	<p>Development in the existing urban areas is the priority of the Plan the council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green Belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The Council has also prepared an Exceptional Circumstances Report and defined the Green Belt boundary. Since the Draft Plan was consulted on the Council has undertaken further studies to assess the site and potential impacts of development. The conclusions of these assessments are sets out in the Development Frameworks. The Publication Draft includes policies to ensure that any potential impacts are mitigated. The Council has undertaken technical assessments to ensure any impacts of the development. A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. The Council has also updated the Transport Assessment for the City which has assessed the impact of the development on the road network and identified mitigation measures needed, these have been included in the IDP. At the Planning Application stage, the applicant will be required to submit a Transport Assessment for the site. The education plan has been updated, if schools in the areas do not have capacity at the time that the site comes forward and a contribution will be required from the developer for further provision then this will be sought through a Section 106 agreement. The site is classed as Grade 3b agricultural land which is defined as being of moderate quality. Therefore using this land would not be contrary to the NPPF. The land is in private ownership. A public footpath runs across the site which will have to be considered as the site comes forward. However, other cycle and walking routes associated with the River Wear corridor lie to the south of the site and are not affected. The site is affected by surface water flooding and the initial scheme design has considered how this can be treated through the use of greenspace and SUDS. The final site design will fully address flood mitigation needs and adhere to CSDP policy.</p>	Appendix 2 Evidence
632	Stewart	Langlands	<p>Public open spaces in the vicinity of Seaburn/South Bents progressively being eroded, only ones left (comp field) not accessible to public and beach excluded to dog walkers so little space for exercising dogs and owners. Sea front housing expansion will need more schools/doctors etc, no provision for these in the plan. Private developers can't be relied on to provide the right appropriate housing in the right places, objective just to maximise profit. Make use of large areas of unused land in Hendon for industrial/commercial development. City centre in decline due to out of town retail with free parking and online shopping. Why pressure for retail space when vacant buildings and upper floors? Use some of the retail footprint to re-introduce housing to the town centre. Important to provide good quality provision for 'semi-permanent' and visiting travellers to diminish pressure for 'authorised' locations. Then re-open areas like Fulwell Quarry car park to the public. Green Belt housing proposals disappointing. Why are areas like 'Hetton' wetland not green belt? Unclear purpose for eastern relief road with no northern improvement, when Docks areas getting access from new 'central' relief road. No road improvements plans for north-south traffic using 'new crossing bridge' to alleviate Pallion/Southwick bottlenecks.</p>	<p>Comments noted. The Council has carried out Strategic Land Review, Employment Land Review, Green Belt Review, a review of city Greenspaces, Settlement Break Review, reviewed the housing SHLAA, and considered options to increase housing densities wherever feasible and viable. Where relevant, these reports have considered ways to bring as much urban and brownfield land back into use as possible. In some cases there has been loss of low value greenspace proposed and loss of greenfield sites within Settlement Breaks. Throughout this review, the most sustainable options have been sought. The CSDP and supporting reports have demonstrated that all viable and sustainable options for development have been considered and identified in the plan, but there remained a shortfall of housing land, hence a number of Green Belt sites have been put forward for deletion from the Green Belt.</p>	Appendix 2 Evidence	

1272	Peter	Callaghan	Pallion Engineering Ltd	Request that the provisional employment allocation as set out in the draft CSDP is revised to allocate the land for mixed use development. Reference is made to UDP Alteration No.2 and the fact that the site was allocated as a Strategic Location for change for mixed-use development. The current CSDP allocation for B1, B2 and B8 uses has changed considerably from allocated uses. Questions are asked about the ELR 2016 and the fact that East Woodbine Terrace and North Woodbine Terrace were assessed as part of the ELR and stated that consideration should be given to re-allocating as mixed-use development. Question why the remainder of Pallion Shipyard has not been assessed within the ELR and why allocated as a key employment area. Continuing the allocation of Pallion Shipyard for mixed-use development is a more sustainable option compared to the restrictive KEA5 allocation.	The Pallion Shipyard site was not specifically included within the ELR, as this only considered available employment land. The ELR identifies that the overall quantum of available employment land within the city is at the bottom end of the range of identified needs. The Council therefore considers it necessary for this site to be retained as a Key Employment Area. The Employment Land Topic Paper provides further details on the overall supply of employment land within the city. However, as a Key Employment site, Policy EG2 will support the development of suitable alternative uses where if it can be demonstrated that there is no reasonable prospect of the site being brought forward for employment use (B Use Classes). The Council feels that this will provide sufficient flexibility should it become clear that the land is no longer required to meet employment needs in the future.	Appendix 2 Evidence	
1078	Phil	James	Taylor Wimpey	Would like land to the East of Kingfisher Drive, Easington Lane, Houghton le Spring to be included in the SHLAA The site is available now and could accommodate approximately 190 dwellings.	The site has been assessed through the SHLAA process and discounted as unsuitable due to being a Greenfield site within the open countryside, within an area of high landscape value. Further details are included in the SHLAA.	Appendix 2 Evidence	
1386	James	Hudson	Environment Agency	Flood Risk and the SFRA Some of the allocated sites will be in flood zones 2 and 3 - these are not supported by Sequential and Exception Tests as required and outlined in the PPG. EA will object to such allocations if these assessments are not undertaken prior to the next Local Plan consultation. SFRA should be revised and a Level 2 SFRA carried out at the earliest opportunity: section 6.1 and para.6.7.3 - modelling should be use instead of climate change proxies for level 2. EA climate change models 20% allowance for pre-2015 models is not likely to be sufficient for more vulnerable developments with a 100yr lifespan that requires at least 25% allowance under updated 2016 guidelines. council must decide if updated modelling can be funded with the scope of a level 2, or otherwise note that the EA will expect a developer to pay for this during production of a site-specific FRA. policy recommendation 5 (p.69) - no longer required to consult EA re. surface water drainage, LLFAs now taken on this role. policy recommendation 7 - could add the specifics of protecting property from flood risk (ie. 1 in 100/200 year event standard of protection plus climate change and allowance for freeboard). could add permitting standing advice re. works within proximity of a main river, permit required prior to beginning of works. for minor ordinary watercourses, should be a minimum easement as advised by LLFA or Internal Drainage Board. Site 413 and 401 - <90% in flood zone 1 so Recommendation C is not valid in terms of criteria on p.48 of the SFRA, so Recommendation B should be chosen. definition of flood zone 3b is appropriate. footer ref.35 on p.65 is not provided in the footer. Sustainability Appraisal Agree with overall SA objectives and key guide questions. Re. point 9 of the SA framework (appendix C) EA advise that WFD status should be used as an indicator for water quality.	Comments noted. The Level 1 SFRA has been updated to reflect these comments and a Level 2 SFRA undertaken for the Port of Sunderland.	Appendix 2 Evidence	
12	Ellen	Bekker	Natural England	Welcomes objective 1 although recommends it is reworded. Gives examples of other local planning authority approaches to indicators.	Comment noted.	Appendix 2 Evidence	
1244	Ellen	Bekker	Natural England	HRA is confusing as it includes all sites within the SHLAA not just the housing release sites Document needs to be more specific and recommends that the SHLAA sites are excluded from the CS HRA. SANGS should be referred to as AANGS in the Core Strategy and should be maintained by the developer in perpetuity for 80 years rather than 20 unless the Council is confident it can fund the additional 60 years. The Wild Bird Directive should be referred to as the Bird Directive and that all of the documents referenced in section 2.9 should be available. It is unclear what the zone of influence has been used for screening Previous HRA on policy H5 states concludes no LSEs This needs to be shown in more detail Seaham and Whitburn fall within the 6km catchment area for the appropriate assessment Advises that anecdotes cannot be considered as evidence as mentioned in section 7.73 Questions the greenspace figures used in section 8.12. The provision if AANGS is questioned More detail is required in the Strategic Access Management and Monitoring measures Currently disagree that the Core Strategy will have no impact on the Northumbria Coast SPA and Ramsar sites as it is unclear what mitigation is proposed.	HRA has been updated and only includes policies and allocations made through the CSDP.	Appendix 2 Evidence	
979	Kath	Lawless	Newcastle City Council	Newcastle would request that the transport assessments of the identified growth scenarios, and implications for the existing transport network and assumed modal split, be shared with Newcastle City Council so that any implications to Newcastle and the City's planned improvements to the transport network can be understood.	The Transport Assessment has been published on the Council's website and this details the implications for the transport network and modal split. The Council will continue to work closely with Newcastle City Council on cross boundary transport issues.	Appendix 2 Evidence	

1118	Dave	McGuire	Sport England	Do not believe that the plan is sound as it has not been justified by an up-to-date playing pitch strategy or an up-to-date built sport facilities strategy, both of which should be carried out in accordance with a methodology approved by Sport England Sport England recognise that work on a new Playing Pitch Strategy is currently being undertaken, but is not aware that Sunderland has a Built Sports Facility Strategy.	Sunderland's Playing Pitch Plan was completed in February 2018 and in conjunction. The Council does have an Indoor Sports Facilities Assessment (Built Sports Facility), which was completed in December 2015.	Appendix 2 Evidence	
1170	CS	FORD		Representation on SHLAA in relation to site 181 (Land west of Houghton Road, Hetton) Planning application expected to be submitted soon for the site which is for approximately 200 dwellings, with an ecological buffer along the southern edge of the site Scheme has been designed to first address any potential adverse impacts upon the SSSI and LNR The scheme ensures that greenfield run off rates would be retained and would ensure a suitable buffer between the residential development and the Hetton Bogs site. It has been designed to stop unfettered access to the Hetton Bogs site The application will be submitted with a full range of technical assessments These should be taken into consideration by the SHLAA Disagree with the conclusions of the SLR, Settlement Break Review and the SHLAA Consider that the constraints identified can be overcome through careful design of the scheme and appropriate mitigation Consider that the site is suitable, available and deliverable for residential development within the next 5 years.	Comment noted.	Appendix 2 Evidence	
1172	CS	FORD		Comments in relation to Settlement Break Review Technical studies have been undertaken for land to west of Houghton Road and it is expected that planning application for up to 200 dwellings and an ecological buffer will be submitted soon Comments have previously been made on the Settlement Break Review and these remain Site is to be retained as a settlement break as a buffer to the designated ecological area, however this is not one of the stated purposes of settlement breaks The settlement break between Hetton le Hole and Houghton le Spring no longer exists as development already links both settlements The 200m buffer to the Hetton Bogs site is not a valid assumption, as an appropriately designed scheme does not require a buffer this large as impacts can be mitigated This is also not one of the stated reasons for settlement breaks There is currently unfettered access to the Hetton Bogs site, which the development proposals could effectively manage and protect the long-term status of the SSSI The proposals would manage run-off at greenfield rates and would maintain the green corridor Do not support the findings of the Settlement Break Review The land does not fulfil any practical purpose as a break between Hetton and Houghton as the site is bounded on 3 sides by development. Development permitted to the south of Hetton Bogs has had a greater impact by developing on open countryside The site would have a clearly retained settlement break in the form of Hetton Bogs, which could never be developed.	The site has been assessed through the SHLAA. The Settlement Break policy has been revisited in line with the results and conclusions drawn from a 2018 revision to the Settlement Break Review. A revised Settlement Break boundary is included in the CSDP and land within this will be protected by the policy. The land in question (SHLAA site 181) is included within the Settlement Break.	Appendix 2 Evidence	
1169	CS	FORD		Comments made in relation to the Strategic Land Review with regard to SHLAA site 181 Disagree with the SLR that the site is unsuitable for development. Development provides an opportunity to safeguard the SSSI and manage it in a manner not currently available It could also deliver expansion and enhancement of the site SSSI Work has been ongoing regarding this site and a planning application is expected to be submitted shortly This will consist of an outline application for approximately 200 dwellings and a detailed consent for an ecological buffer, mitigation and enhancement areas The proposals will seek to address existing impacts on the adjacent SSSI and LNR The proposals will ensure that greenfield run off rates are retained Do not believe that the settlement break boundary here is coherent as the site is bounded by development on 3 sides Do not consider that an assumption that a 200m buffer to the Hetton Bogs SSSI is required or necessary This does not take account of mitigation proposals Development proposed would have no direct impact on woodland or trees and is of low agricultural value The conclusion of a high impact on biodiversity is incorrect, as it does not take account of potential schemes to mitigate impact and enhance benefits of the site The site would have no impact on historic environment Proposed scheme would ensure all development is in Flood Zone 1, and greenfield run-off rates would be retained The conclusions on flood risk and therefore incorrect Any contamination is low level and limited in area and can be appropriately remediated The scheme proposed would maintain and enhance the green corridor The field is of low agricultural value The scheme has been assessed in relation to its impact on the road network and impacts will be acceptable.	The site has been assessed through the SHLAA. The Settlement Break policy has been revisited in line with the results and conclusions drawn from a 2018 revision to the Settlement Break Review. A revised Settlement Break boundary is included in the CSDP and land within this will be protected by the policy. The land in question (SHLAA site 181) is included within the Settlement Break.	Appendix 2 Evidence	

1074	Malcolm G	Holmes	ABP Property Consultants	SHLAA site 078 is not in Council ownership Part of the site is in the ownership of Timber Supplies, part is owned by Siglion and the remaining part is owned by the Council The overhead electricity cables have been rerouted by Sunderland arc The number of dwellings proposed in the SHLAA is too low Parts of the site (C and D) can be delivered sooner than the SHLAA indicates, with part D being deliverable within the next 5 years The Council would not be marketing the site otherwise.	The site has been assessed through the SHLAA and the most up to evidence indicates that the site could start to deliver in years 6-10. The yield of 69 is based on part of the site currently providing greenspace, which would need to be retained. Should it be demonstrated that this yield could be higher taking into account site constraints, consideration will be given through the next SHLAA update. The SHLAA is only an indication of when a site could potentially come forward, it does not preclude the site coming forward earlier than set out in the SHLAA .	Appendix 2 Evidence	
1018	Denis	Harley	Dennis Harley Developments	fundamental to the purpose(s) of the Green Belt and should be considered further for review at Stage Two which concluded that the site was not constrained by category 1 designations and overall performed moderately against the five Green Belt purposes Stage 3 concluded that the site was potentially suitable: however the review noted that there was uncertainty over the availability of the site for development. In this context the overall conclusion of the Stage Three review was that the site should not be selected for Green Belt deletion because its availability was not fully known. A recent ground investigation survey indicates contamination across the site. It is considered that the boundary of the Green Belt in the vicinity of Warren Lea should be amended to exclude this previously developed land such that it follows a readily recognisable physical feature, in this case the existing site boundary fence and the corresponding line of mature landscaping. The loss of this small area of land from the Green Belt would have no detrimental impact upon the wider Green Belt in terms of the five purposes of including land within the Green Belt. The exclusion of this site from the Green Belt would offer the opportunity for its redevelopment to provide two dwellings which would assist Sunderland in meeting its housing land requirements, whilst at the same time securing the restoration of this contaminated site. In contrast, there is now a clear commitment from Dennis Harley Developments to bring the site forward for development, making it now achievable, available and deliverable.	The 2018 Green Belt Boundary Assessment has concluded that this site should be retained as Green Belt as it provides an existing strong and durable boundary.	Appendix 2 Evidence	
1083	Karen	Graham	Sunderland Health and Wellbeing Board	The Health and Wellbeing Board (HWBB) endorse the 15 recommendations in the Health Impact Assessment It is requested that once the results from the consultation have been compiled and collated that ongoing discussions are held with the HWBB to detail how the recommendations of the HIA will be taken forward in practice The HWBB also requested further discussion on how the Plan could contribute to the city's Age Friendly Cities status.	The recommendations have been incorporated into the Publication Draft.	Appendix 2 Evidence	
1136	John	Seager	Siglion	The boundary identified in the SHLAA for the Vaux site is incorrect and should be updated The yield on the SHLAA site at Farringdon Row should be increased to accommodate 156 units The site is also classed as part greenfield and part brownfield The site is previously developed land and should therefore be classed as brownfield in its entirety The Numbers Garth sit is considered to be deliverable for up to 45 units The SHLAA should be updated to reflect this.	Vaux site boundary has been updated. Farringdon Row yield of 69 is based on part of the site currently providing greenspace. Due to the presence of greenspace within the site boundary the site is considered a mixed site. Numbers Garth site is considered developable longer term (outside of the plan period) for 45 units.	Appendix 2 Evidence	
123	John	Seager	Siglion	Submitted site for consideration as part of the SHLAA and would also like it to be included on the Brownfield Register	The site (Pennywell Business Centre) has been considered through the SHLAA process and is considered developable in years 6-10.	Appendix 2 Evidence	
1240	John	Seager	Siglion	Would like to be considered as part of the SHLAA and included on the Brownfield Register	The site (Websters Ropery) has been considered through the SHLAA process and is considered developable in years 6-10. The Brownfield Register will be review annually.	Appendix 2 Evidence	
1237	Paul	Dixon	Highways England	Acknowledge the work that has been carried out so far but that more needs to be done Highways England are happy to work with the council to identify any mitigation measures that are required as a result of development and will model the proposed designs to ensure they are acceptable	The Council has updated the TA and continues to work with HE to ensure it is fit for purpose.	Appendix 2 Evidence	



