

Core Strategy and Development Plan  
**Consultation Statement**

December 2018





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## 1. Local Plan

- 1.1 **Sunderland City Council's** Local Plan will guide how the City develops over the next 20-25 years. **It will supersede the 'saved' policies of the extant Unitary Development Plan (UDP, adopted 1998) and the UDP Alteration No.2 - Central Sunderland (adopted 2007).**
- 1.2 The new Sunderland Local Plan will comprise three Development Plan Documents:
- Core Strategy & Development Plan
  - Allocations & Designations Plan
  - International Advanced Manufacturing Park Area Action Plan
- 1.3 **Part One – Core Strategy and Development Plan (CSDP):** The CSDP will set an overarching strategy, strategic policies and strategic allocations and designations for the future change and growth of Sunderland. The Plan will also include local policies for Development Management purposes. **The Plan will cover the period 2015 to 2033 and is for development within Sunderland's administrative boundaries.**
- 1.4 **Part Two – Allocations and Designations Plan (A&D Plan):** this will set out local policies including site-specific policy designations and allocations for the development, protection and conservation of land in the city in order to deliver the overall strategy set out within this plan.
- 1.5 **Part Three – International Advanced Manufacturing Park (IAMP) Area Action Plan (AAP) 2017-2032<sup>1</sup>** (IAMP AAP): this was adopted by Sunderland City Council and South Tyneside Council in November 2017. This part of the Local Plan sets out site specific policies for the comprehensive development of the IAMP.
- 1.6 The timeline for the preparation of each of the Council's **Local Plan** Development Plan Documents is set out in the latest Local Development Scheme (LDS).

### Local Plan Preparation and Consultation

- 1.7 In preparing Local Plan documents, the Council is required to follow the procedures and regulations laid down in the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, and in its adopted Statement of Community Involvement in regard to consultation.

- 1.8 The Council adopted its Statement of Community Involvement (SCI) in February 2015<sup>1</sup>. This sets out the processes that the Council will follow to engage and consult with local communities and key stakeholders, including statutory and Duty to Cooperate consultees, in the course of drafting Local Plan documents.
- 1.9 The 2012 Regulations identify three key stages of plan preparation and the minimum level of public consultation required before a Local Planning Authority (LPA) can proceed to publish a submission version of a Local Plan document. The key stages are:
- Preparation of a Local Plan (Regulation 18)
  - Publication of a Local Plan (Regulation 19-20)
  - Submission of a Local Plan (Regulation 22)
- 1.10 Regulation 18 of the 2012 Regulations states that the following preparation must take place before a Local Plan can progress to Publication stage:

#### **Regulation 18**

- (1) A local planning authority must –**
- a. Notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and**
  - b. Invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.**
- (2) The bodies or persons referred to in paragraph (1) are –**
- a. Such of the specific consultation bodies as the local planning authority consider may have an interest in the proposed local plan;**
  - b. Such of the general consultation bodies as the local planning authority consider appropriate; and**
  - c. Such residents or other persons carrying on business in the local planning authority’s area from which the local planning authority consider it appropriate to invite representations**
- (3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).**

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

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<sup>1</sup> <https://www.sunderland.gov.uk/media/17902/Statement-of-Community-Involvement-SCI-/pdf/SCI.pdf?m=635991841742530000>

### Regulation 19

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

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

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

### Regulation 20

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

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

## **Purpose of this Consultation Statement**

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

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

- 1.16 This Consultation Statement in itself is a requirement of the 2012 Regulations and **forms one of the “proposed submission documents” referred to within Regulation 19.**
- 1.17 Although work on the Plan commenced as early as 2005, and consultation responses from these earlier stages have been taken into consideration, it was decided to rebase the Plan with a start date of 2015, to take account of the passage of time, updated evidence and changes to Government guidance. Consequently, this Consultation Statement will focus on plan compliance with Regulations 18, 19 and 20 from 2015 onwards.



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

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

**Figure 1: Sunderland Local Plan Preparation Consultation Timeline**

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

### Issues and Options (2005-2006)

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

### Core Strategy Preferred Options Draft (2007-2008)

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

### Alternative Approaches (2009)

2.4 Due to further changes in Government legislation and regional guidance (including adoption of “The North East of England Plan: Regional Spatial Strategy to 2021” in July 2008), together with changing local circumstances, the Council considered it necessary to consult on Alternative Approaches for **Sunderland’s** spatial development. In particular, there was a need to consider **how Sunderland’s housing and employment needs might change and the** implications of these for future development patterns.

2.5 This consultation took place between 15 September and 6 November 2009, and was based around four alternative strategic spatial options that had been informed by feedback from the previous Core Strategy consultation,

preparation of the UDP Alteration No.2 for Central Sunderland, the emerging Economic Masterplan and the principles of the Regional Spatial Strategy (RSS, July 2008). These alternative approaches were as follows:

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

2.6 As set out in the Alternative Approaches summary leaflet (see Appendix 1), each approach had different implications for the distribution of the RSS-based housing and employment land requirements across the city, and as such were accompanied by a detailed analysis of their relative strengths and weaknesses, together with a Sustainability Appraisal. The summary leaflet included a short questionnaire response form for Freepost return.

2.7 Responses from the 8-week public consultation highlighted that hybrid Approach D was the preferred option for **the Core Strategy's** spatial strategy.

### **Draft Core Strategy & Development Management Policies (2013)**

2.8 The responses received to the Alternative Approaches consultation and the **principles of the preferred 'hybrid' approach** were used to inform preparation of the Draft Core Strategy and Development Management Policies document (including a key diagram and proposals map). This was published for consultation from 1 August to 27 September 2013. The consultation period was extended by a further two weeks to 11 October 2013 at the request of local Members, to meet public demand.

2.9 The draft Core Strategy and Development Management Policies document was accompanied by a supporting Sustainability Appraisal (incorporating a Strategic Environmental Assessment), Habitats Regulations Assessment screening reports, draft Infrastructure Delivery Plan (IDP) and a draft Settlement Breaks

Review study report. The Draft Plan also reflected changes ensuing from the Localism Act 2011, **the Government's new** National Planning Policy Framework (NPPF, March 2012) and the revocation of the Regional Spatial Strategy for the North East on 15 April 2013.

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

### How was the consultation undertaken?

2.11 The consultation documents, including Core Strategy and Settlement Breaks Review executive summaries and leaflets (see Appendix 2) for each sub-area of the City, **were made available on the Council's website** and for public viewing at the Sunderland Civic Centre, customer service centres and public libraries. In addition to posters at various venues, the statutory notice and related articles were published in the Sunderland Echo and Evening Chronicle (1 and 8 August 2013), with the extended consultation period also advertised in the Echo (19 September 2013) – see Appendix 3. Publicity **also went out via the Council's** Facebook social media page. Letters were sent direct to all statutory consultees (together with a CD-ROM of the key documents) on both 18 and 30 July 2013, as well as to others registered on the Planning Policy mailing database and those households in close proximity to strategic development sites (eg. South Sunderland Growth Area and land North of Nissan) – see Appendix 4.

2.12 Responses were invited via the Council's online Limehouse **'Objective'** consultation portal, by e-mail and by post. Responses could also be submitted by completing a response form at one of the 20 public exhibition drop-in events held at 13 venues across the City, where people could come and discuss the proposed plans with Council officers (see Figure 2).

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

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

	Bunny Hill Library, Hylton Lane	5pm – 7pm
<b>Thursday 15 August</b>	Bunny Hill Library, Hylton Lane Shiney Row Library, Chester Road Hetton Centre Library, Welfare Road	9.30am – 12 noon 1pm – 4pm 5pm – 7pm
<b>Friday 16 August</b>	Washington Millennium Centre Library, Concord	9.30am – 12.30pm
<b>Saturday 17 August</b>	Fulwell Library, Dene Lane	9.30am – 12.30pm
<b>Monday 19 August</b>	Washington Millennium Centre Library, Concord	5pm – 7pm
<b>Tuesday 20 August</b>	Washington Library, The Galleries	9.30am – 3.30pm
<b>Wednesday 21 August</b>	Electronic Village Hall, mill Hill Road, Doxford	9.30am – 12.30pm
<b>Thursday 21 August</b>	Houghton Library, Newbottle Street	9.30am – 3.30pm
<b>Saturday 24 August</b>	Washington Library, The Galleries	9.30am – 12.30pm
<b>Saturday 31 August</b>	Houghton Library, Newbottle Street	9.30am – 12.30pm

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

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

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

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

### **South Sunderland Growth Area**

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

sufficient flexibility for possible future growth to meet potential housing needs **beyond the UDP's plan period**. Responses to public consultation at the Issues & Options stage in 2005/06 had also broadly accepted that some 'greenfield' development may be necessary to provide for growth.

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

## **Sustainability Appraisal Scoping Report**

- 2.23 To identify the scope of the Sustainability Appraisal (SA) for the revised Core Strategy, a draft SA Scoping Report was prepared which included a review of other plans and programmes, established the existing baseline position, and set out the proposed SA Framework against which the Core Strategy Vision, Objectives and Policies would be assessed. Following consultation on an initial draft SA Scoping Report for the LDF Core Strategy during May-July 2009, a revised SA Scoping Report for the new Local Plan Core Strategy was published for consultation for a 5-week period between 23 October and 27 November 2015.

2.24 In addition to publishing a statutory notice in the local press (see Appendix 8) and making the draft SA Scoping Report available on the Council's website, the three statutory SA consultation bodies (Natural England, Historic England and the Environment Agency) were directly consulted by letter (see Appendix 8), together with a number of other key stakeholders:

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

### **How was consultation undertaken?**

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

### 3. Consultation Post 2015: Growth Options (2016) (Regulation 18)

#### Background

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

**Figure 3: Consultation Stages Post-2015**

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

- 3.3 Each of the above stages signifies consultation on a document and subsequent amendments and refinement to policies within a document. Summary reports have been published which provide further details for each period of consultation, including the issues raised and how the comments received were used to inform the subsequent stage of the Plan (SP.63,SP.2,SP.62).
- 3.4 This chapter of the statement sets out the extensive efforts of engagement undertaken with relevant agencies and the local community in the refinement of the policies and proposals in the Plan, in accordance with the Statement of Community Involvement and legislation and guidance set out in the 2012 Regulations.

### Growth Options (2016) (Regulation 18)

#### Purpose of the consultation

- 3.5 In light of further changing circumstances, including the emerging proposal for a cross-boundary International Advanced Manufacturing Park (IAMP) to the north of Nissan, it was considered necessary to review and update the strategic approach and evidence base for the Plan, while also re-basing, to run from 2015.



- 3.6 A range of alternative Growth Options related to different scales of potential housing development and associated jobs and infrastructure were therefore consulted on between 18 May - 1 July 2016 to help determine the most appropriate scale of growth for the City:
- Low Growth (515 dwellings per year / decline of 10,000 working-age people)
  - Medium Growth (820 dwellings per year / increase of 2,000 working-age people)
  - High Growth (1,055 dwellings per year / increase of 7,000 working-age people)



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

- 3.7 A supporting Sustainability Appraisal (SA) March 2016 and Habitats Regulations Assessment (HRA) March 2016 of the Growth Options were also made available for consultation.
- 3.8 In parallel, the consultation additionally invited comments on supporting evidence base documents for the Plan. In particular, the Strategic Land Review May 2016, which assessed all potential development sites across the City, and



the Green Belt Stage 1 Review March 2016, which looked at the role of the Green Belt around Sunderland and assessed whether parts might have the potential to be released for development, should there be a need for land that could not be met within existing settlement boundaries. The latest demographic analysis of Sunderland's **projected population and household** changes, Strategic Housing Market Assessment (SHMA) and housing needs, Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Review (ELR) were also made available for consideration. All consultation documents and related background evidence were made available in local libraries and Sunderland Civic Centre.

### When did we consult?

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

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

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

### How were bodies and persons invited to make representations?

- 3.11 Various forms of communication were used to advertise the consultation and events to both statutory and non-statutory stakeholders, including:
- a. leaflets enclosing a short questionnaire about the alternative growth options (see Appendix 13);
  - b. posters (see Appendix 14);
  - c. **the Council's website** with an online version of the questionnaire (linked via the homepage carousel and Planning pages, plus a pop-up banner on staff computers and intranet Hub);
  - d. social media channels (Facebook and Twitter);
  - e. press release adverts and articles (Appendix 14);
  - f. distribution of emails and e-bulletins by Sunderland City Council Area Officers, to local groups which reached 500-1,000 of their contacts;
  - g. verbal presentations at various group meetings; and
  - h. Member briefings.
- 3.12 Leaflets and posters were made available at all local libraries, Sunderland City Council Customer Service Centres, **Sunderland Civic Centre, children's centres** and **doctor's surgeries**. The consultation events poster was published in the main *Sunderland Echo* local newspaper on 20th May 2016 (and also picked up

by the local *SunFM* online radio station), with related articles published in the newspaper on 9 June and 28 June respectively (see Appendix 14).

3.13 A series of 23 public consultation drop-in events took place at 12 venues across the city during May and June 2016 (see Figure 4 below), giving local people the opportunity to come and view exhibition displays about the Growth Options and to discuss issues and concerns with council officers. The footfall for the drop in events totalled 92 consultees, with 166 leaflets distributed across the events.

3.14 Presentations were given at various local group meetings, including:

- 20 May 2016 Wear Catchment Partnership (Rainton Meadows)
- 31 May 2016 **Springwell Residents' Committee (Springwell Methodist Church)**
- 23 June 2016 Sunderland Youth Inspectors Group (Sunderland Civic Centre)
- 29 June 2016 Sunderland Youth Parliament (Sunderland Civic Centre)

**Figure 4: Growth Options Consultation Drop-in Events**

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

3.15 Three briefing sessions for elected Members were attended by 34 Local Councillors.

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

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

### **Summary of the main issues raised by representations**

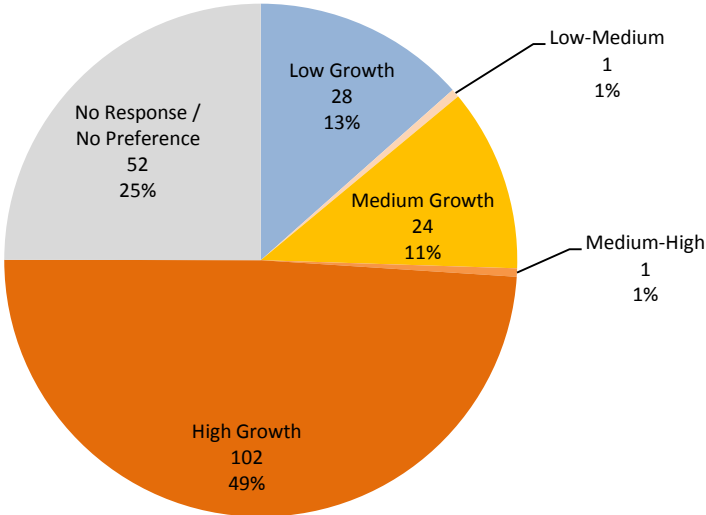
3.18 A total of 208 responses were received to the consultation. The majority of responses were received through the **Council's online Limehouse 'Objective'**

consultation portal (89 responses, 43%) with 47 leaflet questionnaires returned (22%) and 72 e-mails (35%). A schedule summarising all of the 331 representation points **received, together with the Council’s responses to them,** is set out at Appendix 15.

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

3.19 In response to Question 1 about which growth option people considered to be most appropriate for Sunderland, nearly half (49%) indicated a preference for the High Growth Option – see Figure 5. However, with 52 respondents giving no preference or not answering the question, the 102 respondents who favoured the High Growth option equated to a 65% majority. A small number of consultees considered an intermediate scale of growth somewhere between the alternative options to be a more reasonable approach.

**Figure 5: Growth Options Consultation Responses Summary - Scale of Growth Preference (Question 1)**



3.20 The majority of local residents and local groups supported the medium to high growth options. Where support for no development or low growth options were expressed, issues of existing infrastructure capacity and erosion of the Green Belt and its purposes were raised as concerns.

3.21 As might be expected, housebuilders, developers and other parties with land interests expressed a preference for the higher growth option in order to reduce the level of in-commuting and provide a more sustainable option for the growth of Sunderland in line with its economic aspirations.

3.22 Neighbouring Gateshead Council and Newcastle City Council implied that the lower growth option would be more acceptable. Along with South Tyneside Council, they raised concerns regarding the population growth and migration, which neighbouring local authority areas it would come from and what impact

this would have upon them and their adopted or emerging strategies. Duty to Co-operate meetings with neighbouring authorities were programmed to discuss these issues further and resolve issues where possible.

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

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

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

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

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

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

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

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

Summary of the Main Views by Sub-Area

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

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

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

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

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

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

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

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

- Consultation responses identified a disconnect between the sub-**area's** spatial strategy identified in the 2013 draft Core Strategy and the evidence base assessment of the Washington sub-area which presents a sustainable location for growth. Propose that the spatial strategy be changed to accommodate more housing in Washington sub-area;
- Developer support for Washington sub-area to accommodate higher housing growth to complement Nissan growth, IAMP proposals and capture the economic growth potential of the SEP. Notably support is offered by those developers with land interests in Washington sub-area;
- Developers supported and promoted the release of Green Belt sites around the periphery of Washington (north Washington and North of Nissan) and Springwell Village, as sustainable locations for housing growth with good connectivity and access to a range of infrastructure support services;
- Developers concerned that the Green belt boundary is drawn too tightly around the settlement, while Springwell Village residents oppose Green Belt release for housing around the village and support low growth;

- Gateshead MBC raised concerns in relation to medium and high housing growth options; in particular, development in the Green Belt at Springwell Village would threaten coalescence with settlements in Gateshead;
- Sunderland City Council Ecologists raised concerns regarding the cumulative effect of multiple development sites within corridors and the damage this could cause to green infrastructure and protected species and sites. Ecologists requested that development of greenfield sites be avoided around Springfield Village, north of Washington and north of Nissan due to its ecological sensitivity;
- Support for employment role of Washington, the IAMP proposals and Nissan role.

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

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

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

3.34 The issues raised through the Growth Options consultation were given full consideration and each representation was provided with a council response<sup>2</sup>.

3.35 The responses to the Growth Options consultation, together with further review and update of various aspects of the evidence base, informed preparation of the revised draft Core Strategy and Development Plan (CSDP) document, including Key Diagram Spatial Strategy Map and Policies Map. The following

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<sup>2</sup> Please refer to Growth Options Responses Report (Appendix F – Responses) available on the council's website [https://www.sunderland.gov.uk/media/19077/Core-Strategy-Growth-Options-Consultation-Responses-Report/pdf/41\\_Core\\_Strategy\\_Growth\\_Options\\_Consultation\\_Responses\\_Report.pdf](https://www.sunderland.gov.uk/media/19077/Core-Strategy-Growth-Options-Consultation-Responses-Report/pdf/41_Core_Strategy_Growth_Options_Consultation_Responses_Report.pdf)



main issues were addressed in the Plan, through policy changes or through update and commissioning of additional evidence base work:

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

## 4. Consultation Post 2015: Consultation on Draft Core Strategy and Development Plan (2017) (Regulation 18)

### Purpose of the Consultation

- 4.1 Further to the Growth Options consultation and the main issues raised for consideration, a Draft Plan (Draft CSDP) was prepared. The Draft Plan was supported by Sustainability Appraisal (SA), July 2017 and Habitats Regulations Assessment (HRA), August 2017 reports of the draft policies and strategic site allocations, together with a draft Infrastructure Delivery Plan (IDP), July 2017. Key evidence base updates as listed in Appendix 16 of this report details a full evidence base listing which supported the Draft Plan.
- 4.2 In parallel with the Draft Plan, public consultation also took place on a draft South Sunderland Growth Area Supplementary Planning Document (SSGA SPD) (January 2016) and a Planning Obligations SPD Scoping Report (July 2017) over the same period.

### When did we consult?

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

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

- 4.4 The Council wrote directly to all statutory consultees, general consultation bodies and those who had previously expressed an interest in the Plan. Over 1,200 direct letters and emails (see Appendix 17) were also sent out on 28 July 2017 direct to all statutory consultees and those who had previously responded to the Plan or requested to be included on the Plan database (see Appendix 18).
- 4.5 The Council undertook a variety of consultation methods and held a number of events to engage with stakeholders regarding the Draft Plan. Stakeholders were invited to make representations electronically via the Limehouse Objective Portal (<http://sunderland-consult.limehouse.co.uk/portal>), in writing by email ([planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk)) or letter, or through submission of a representation form.
- 4.6 The Council prepared a series of consultation documents, summary leaflets (see Appendix 19 & 20), feedback response forms (see Appendix 21) and FAQs to assist the public and stakeholders in understanding the purpose and content of the Plan. These documents were made publicly available on the **Council's website along with a wide** range of supporting evidence base. All documents were made available at the Sunderland Civic Centre, all libraries,

Washington Galleries and Houghton-le-Spring), as well as at the 30 public consultation drop-in exhibition events held around the city during August and September (see Figure 6).

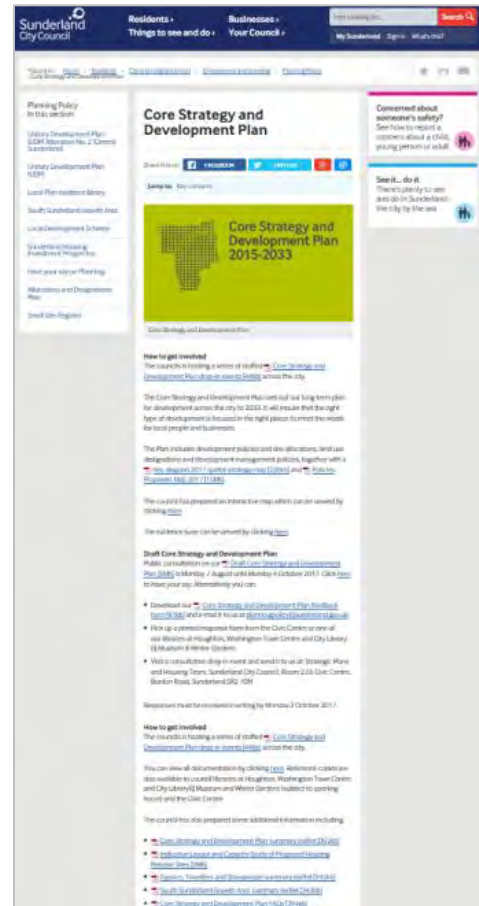
- 4.7 An interactive version of the CSDP Policies Map was also made available on the website, together with the facility to submit responses via the Council's online Limehouse 'Objective' consultation portal.

**Figure 6: Draft Core Strategy and Development Plan Consultation Drop-in Events**

<b>Wednesday 9 August</b>	<b>10am - 12noon</b>	<b>Springwell Village Hall, Fell Road, Springwell, Gateshead, NE9 7RP</b>
	2pm - 4pm	Ryhope Community Centre, 2 Black Road, Sunderland, SR2 0RX
	6pm - 8pm	Fulwell Methodist Church, Dovedale Road, Sunderland, SR6 8LN
<b>Thursday 10 August</b>	10am - 12noon	Philadelphia Cricket Club, Bunker Hill, Houghton- Le-Spring, DH4 4JE
	2pm - 4pm	North East Business & Innovation Centre (BIC), Wearfield, Enterprise Park East, Sunderland, SR5 2TA
	6pm - 8pm	Harraton Community Association, Bonemill Lane, Washington, NE38 8BQ
<b>Friday 11 August</b>	10am - 12noon	Hetton Centre, Welfare Road, Hetton-Le-Hole, DH5 9NE
	2pm - 4pm	Barnwell Primary School, (Monument Centre), Whitefield Estate, Penshaw, Houghton, DH4 7RT
<b>Monday 14 August</b>	10am - 12noon	Holy Trinity Church, High Usworth, Washington, NE37 1NR
	2pm - 4pm	<b>St Chad's</b> Church Hall, East Herrington, Durham Road, Sunderland, SR3 3ND
	6pm - 8pm	Houghton Welfare Hall, Brinkburn Crescent, Houghton-Le-Spring, DH4 5AF
<b>Tuesday 15 August</b>	10am - 12noon	Raich Carter Centre, Commercial Road, Hendon, Sunderland, SR2 8PD
	2pm - 4pm	Customer Service Contact Centre, Fawcett Street, Sunderland, SR1 1RE
	6pm - 8pm	Washington Leisure Centre, Washington, NE38 7SS
<b>Wednesday 16 August</b>	6pm - 8pm	Doxford Park Community Centre, Mill Hill Road, Sunderland, SR3 2 <sup>ND</sup>
<b>Monday 18 September</b>	10am - 12noon	Raich Carter Centre, Commercial Road, Hendon, Sunderland, SR2 8PD
	2pm - 4pm	Hetton Centre, Welfare Road, Hetton-Le-Hole, DH5 9NE
	6pm - 8pm	Barnwell Primary School (Monument Centre), Whitefield Estate, Penshaw, Houghton, DH4 7RT
<b>Tuesday 19</b>	10am -	The Secret Garden, Doxford Park, Silksworth Road,

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

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



4.9 Press coverage about the consultation saw a preview article published in the *Newcastle Chronicle* newspaper on 18 July 2017 focusing on the proposed Green Belt releases, with an article published on the national Planning Resource website on 4 August 2017. Articles were then published on 7 August 2017 in the *Sunderland Echo* newspaper and on the Council's *Make it Sunderland* and the *ITV News* websites, with it also featuring in a television news bulletin on the local *BBC Look North (North East and Cumbria)* programme. A related article was also published on the local *SunFM 103.4 radio station website* on 11 August 2017, with the Council's Head of Planning & Regeneration Iain Fairlamb, being interviewed on *BBC Radio Newcastle* on 14 August 2017. An article was also included in the Autumn 2017 edition (published 18 August) of the free *Sunderland Vibe* magazine distributed to all households.

4.10 Further articles appeared on the *Sunderland Echo* website on 8, 10 and 21 August, 18, 21, 26 and 28 September 2017 in relation to the proposed West Park Green Belt release site in East Herrington, with the *Newcastle Chronicle* also featuring an article for this site on 18 September 2017. The *Sunderland Echo* also published articles on 9 and 11 September about a meeting held by the Campaign for the Protection of Rural England (CPRE) concerning the Green Belt and Gypsy and Traveller site proposals, while an article reporting on the Sunderland Youth Parliament meeting about the CSDP appeared on 20 September 2017. Other articles were published on 2 October regarding the

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

- 4.11 A 'breakfast meeting' launch event for statutory and Duty to Co-operate consultees, and other key stakeholders was held on Friday 4 August 2017 at the Software Centre in Sunderland. The event was attended by 29 neighbouring local authority planning officers, infrastructure providers, consultants and developers.
- 4.12 Some 1,189 attendees signed in to the 30 public consultation events (Figure 7). The first series of consultation drop-in events during August were attended by approximately 750 local residents, business people and Councillors, with the events at **St. Chad's Church Hall, Harraton Community Centre, Springwell Village Hall, the Hetton Centre and Fulwell Methodist Church** proving the most popular. The second round of events in September were attended by around 439 people, with those at Barnwell Primary School, Springwell Village Hall and the Washington Millennium Centre recording the most attendees.

**Figure 7. Draft Core Strategy and Development Plan Consultation Drop-in Events Attendance**

<b>Date</b>	<b>Drop In Event</b>	<b>Number of attendees</b>
<b>Wednesday 9 August</b>	Springwell Village Hall	82
	Ryhope Community Centre	42
	Fulwell Methodist Church	54
<b>Thursday 10 August</b>	Philadelphia Cricket Club	7
	North East Business & Innovation Centre (BIC),	14
	Harraton Community Association	91
<b>Friday 11 August</b>	Hetton Centre	78
	Barnwell Primary School	23
<b>Monday 14 August</b>	Holy Trinity Church	25
	<b>St Chad's Church Hall</b>	186
	Houghton Welfare Hall	31
<b>Tuesday 15 August</b>	Raich Carter Centre	44
	Customer Service Contact Centre	19
	Washington Leisure Centre	23
<b>Wednesday 16 August</b>	Doxford Park Community Centre	31
<b>Monday 18 September</b>	Raich Carter Centre	20
	Hetton Centre	27

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

- 4.13 Presentations and Duty to Co-operate briefing meetings were also arranged for various stakeholder groups throughout the consultation period, including:
- 16 August 2017 Hetton Town Council (The Hetton Centre)
  - 7 September 2017 Durham County Council (Durham County Hall)
  - 11 September 2017 Environment Agency (Sunderland Civic Centre)
  - 12 September 2017 South Tyneside Council (Sunderland Civic Centre)
  - 13 September 2017 Sunderland Youth Parliament (Sunderland Civic Centre).

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

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

- 4.15 A total of 5,022 individuals responded to the Draft Plan consultation.
- 4.16 A total of 12 petitions relating to nine proposed sites/locations or associated issues were also initiated and received in response to consultation on the Draft Plan, comprising a mix of paper and online e-petitions (see Figure 8, with full details set out in Appendix 22). Four of the online e-petitions came **through the Council's own website, with** another three using independent petition websites to collate signatures, and formally submitting them as part of the consultation. For those petitions received where there was both a paper and an online petition, in most cases, these were recorded separately as they were worded differently. As a result some people may have signed both petitions which would lead to duplicates for some petition representations. However, the resource required to investigate and distinguish this discrepancy would be too onerous for the Council and therefore, remains unchanged.



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

**Figure 8: Petitions Received to the Draft Core Strategy and Development Plan Consultation**

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

4.18 The following summaries the keys issues raised at Regulation 18 and how these have been taken into account;

### General Comments on Draft CSDM

- Persimmon Homes and National Grid welcome the Plan



## Consultation

### Key Issues

Several residents and Springwell Residents Association commented that the consultation on the draft CSDP was insufficient. They raised the following key issues:

- Too reliant on electronic communication
- Documents were unclear and terminology was misleading
- Leaflets were not distributed to all residents
- Insufficient notice of the events
- Not enough staff at events
- The venues were not appropriate
- Not enough leaflets available at the events
- No presentation from officers at the event
- Council Officers were not able to answer the questions raised by residents at the events.
- Insufficient events during the evening.

### How Issues Have Been Taken into Account

In response to the comments raised:

- The Council has sought to ensure that consultation on the Plan is as open as possible and have gone beyond the legal requirement to ensure that the consultation was fair, transparent, proportional, effective and inclusive. However, consultation must be proportionate in resources to the scale and impact the Plan has on the community.
- At Regulation 18, the Council is legally required to notify statutory consultees and consultation bodies (those on the Councils Local Plan database) of the subject and invite them to make representations. Consultation normally last for six weeks, however there is no legal time limited. The Council is also required to be in accordance with its Statement of Community Involvement.
- The purpose of the consultation of the Draft Plan was to give people the opportunity to have their say and inform the next version of the Plan. In order **for the Council to accurately record people's views all representations must be** submitted to the Council in writing. The Council endeavoured to make this as easy as possible by preparing a consultation form which was available in print, word version and PDF, setting up a consultation portal where people could complete a questionnaire or submit their views against each policy and by encouraging people to write to us whether via post or email. At the event, Officers were available to assist people completing their representations. The Council printed and distributed over 3000 copies of the Form. In addition, the Council printed over 2000 site leaflets which were handed out at the events. Also, at the request of Springwell Residents Association, large format versions of the form were created. Copies of these were available at the events.
- Normal practice at this stage would be to undertake a six week consultation, but in recognition of the importance of this Plan and that it coincided with

summer holidays, the Council extended the consultation by an additional two weeks.

- **The Council has gone beyond the legal requirements of 'notifying consultees on the Local Plan database' by distributing leaflets to every household in Sunderland** to inform as many people as possible of the consultation. In addition to the leaflet distribution, the Council sent Letters/Emails to all consultees in the Local Plan database, Statutory Consultees, Members and MPs.
- The Council held 30 events across the city during the consultation period. The purpose of these events was to inform people of the content on the CSDP and to give people the opportunity to ask Officers any questions they may have. The drop-in events were designed to provide all attendees with an opportunity to read the exhibition boards and to speak to a Planning Officers. In total 1189 people attended these events. Given the level of turn out, it would not be possible for the Council to accurately record the conversations at these events and it is clearly preferable that written representations are sought to ensure respondents put their comments in their own words.
- The consultation and events were widely publicised via distribution of the main consultation leaflet to every household across the City (by an independent mail distribution company), plus posters, press release notices **and articles, as well as on the Council's website Home and Planning pages**, linking to the consultation portal. Articles about the consultation were published on the national Planning Resource website on 4 August 2017, and **on 7 August 2017, in the Sunderland Echo newspaper on the Council's Make it Sunderland** and the ITV News websites, with it also featuring in a television news bulletin on the local BBC Look North (North East and Cumbria) programme. A related article was also published on the local Sun FM 103.4 radio station website on 11 August 2017, with the Council's **Head of Planning & Regeneration Iain Fairlamb** being interviewed about it on BBC Radio Newcastle on 14 August 2017.
- A series of five sub-area based pre-consultation briefing workshop sessions for local elected Members were also attended by 25 Councillors.
- All documentation was also made available in printed form at Council Libraries and the Civic Centre. Leaflets and Forms were also available at these venues.
- The Council has prepared a Consultation Strategy which sets out how the Council will undertake consultation at the Regulation 19 stage.

## Evidence

### Key Issues Raised

As part of the consultation on the Draft Plan, the Council asked consultees for comments on the evidence base which was published (see Appendix 16). The following issues were raised:

- Town End Farm raised concern that the Plan is not based on up to date evidence as it does not reflect;
  - the Government's White paper,

- up to date employment and housing figures and the current figures rely too heavily on the LEP update which cannot be scrutinised in detail and is considered over optimistic, and
- growth scenarios post-Brexit
- the standardised methodology to the OAN
- **Historic England would like to see more evidence on the Council's website.**

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Council has undertaken a comprehensive review of its evidence base following the Draft Plan consultation to ensure that comments submitted have been taken into consideration. This has included
  - SHLAA update – the SHLAA report was updated to reassess sites, to assess new sites suggested during the consultation, to review delivery rates, to review densities and to update to reflect completions data. The SHLAA 2018 also includes an updated position on the five-year land supply and the Housing Delivery Test.
  - Green Belt – The Council has prepared an addendum to the Green Belt Reports. This addendum includes appraisals of new sites submitted to the Council and a justification if sites have been removed from the Housing Supply.
  - Green Belt Boundary – This paper was prepared by consultants and justifies/identifies a revised Green Belt boundary.
  - Exceptional Circumstances Paper – This paper sets out the case for amending the Tyne and Wear Green Belt
  - Compliance Paper – This paper justifies how the Council has met its legal and regulatory requirements when preparing a Development Plan.
  - Included in the Compliance Paper is a section which demonstrates how the outcomes of the Health Impact Assessment have been taken into consideration in the Publication Draft.
  - Sustainability Assessment incorporating Strategic Environmental Assessment – An SA and SEA has been undertaken on the Publication Draft
  - Habitats Regulations Assessment – An HRA has been prepared to assess the impacts of development in the Publication Draft
  - Gypsies and Travellers Addendum – This paper reflects the outcomes of the consultation and justifies the Council's approach for meeting **community's needs.**
  - SHMA Addendum – The SHMA has been reviewed to establish the Council's OAN and also justifies the needs for accessibility standards
  - Viability Assessment Addendum – This report has been prepared to justify the Council approach for Space Standards.
  - Infrastructure Delivery Plan Update – Updated to reflect the latest evidence to justify the infrastructure requirements to deliver the Plan

- Settlement Break Update – The Settlement Break study has been updated to reflect comments received and justify the boundaries proposed by the Council
- Green Space Report – The Green Space Report has been updated from 2012 to reflect the latest circumstances in the City.
- Green Infrastructure Strategy – A Green Infrastructure Strategy has been prepared to justify the policy and approach to green infrastructure as outlined in the Plan
- Transport Assessment update – These Addendums have taken into consideration the updates to the SHLAA and Publication Draft and modelled the impacts of the likely highways schemes.
- Strategic Flood Risk Assessment – In consultation with the Environment Agency and Northumbrian Water, the Level 1 SFRA has been updated and a Level 2 SFRA has been prepared specifically for the Port of Sunderland
- Public Health evidence in relation to the use of the planning system to control hot food takeaways – This report sets out the justification for the revised Hot Food Takeaway policy taking into account health considerations.
- Equality Analysis - The Equality Analysis report has been updated to reflect changes made to the Plan.

## Introduction

### Key Issues

- Persimmon supports the Plan.
- Historic England welcomes and congratulated the Council on a very positive strategy.
- National Grid has no comments to make on the Plan.
- Landowners/developers welcome the Plan.
- A resident was concerned that there is no need to prepare a Local Plan.

### How Issues Have Been Taken into Account

In response to the comments raised:

- The residents comment the Introduction chapter makes it clear that there is a need to have a Local Plan for the administrative boundary of Sunderland.

## How did we prepare this plan?

### Key Issues

- Residents considered that the Plan was not consulted on in an adequate standard.

## How Issues Have Been Taken into Account

In response to the comments raised:

- The Council has sought to ensure that consultation on the Draft Plan was open as possible and went beyond the legal requirements to ensure that the consultation was fair, transparent, proportional, effective and inclusive. The Consultation was in accordance with the legal requirements prescribed by the **Town and Country Planning Regulations 2012 and the Council's Statement of Community Involvement**. The comments received have been taken into consideration when preparing the Regulation 19 consultation.

## Sunderland Today

### Key Issues

- Nexus supports the strategic challenges identified in the draft Plan.
- Persimmon Homes supports the Strategic Challenges particularly 1, 11, 12 & 13.
- The Marine Management Organisation requests that the strategic objectives section reflects the potential impacts on coastal locations or areas influenced by the effects of the tide.
- Historic England requests that a reference to Heritage Action Zone is included.
- The University requests that the Plan is modified to reflect that although **student numbers have decreased, the University's aim is to increase student numbers** over the Plan period particularly in growth sections should as Health Science.
- Residents support strategic challenges 11 and 12 as it reflects the needs of the city for housing.
- Some residents opposed strategic challenge 3 as they were concerned that development in the Green Belt is contradictory to this challenge. They also challenged the need to build additional office development when properties are vacant.
- The Tyne and Wear Archaeologist requested that section 3.50 is updated to reflect the historic assets in Sunderland.

## How Issues Have Been Taken into Account

In response to the comments raised:

- The Sunderland Today chapter has been updated and where possible reflects comments received. However the chapter has been edited and content reduced as the text has been moved to the Compliance Statement. This is to ensure that the Plan does not date quickly and to help readability. The Plan no longer includes Strategic challenges.
- In response to the Tyne and Wear Archaeologist, the chapter includes more reference to the historic environment.

- The Council does not consider it necessary amend the chapter in response to the University of Sunderland comments as this section seeks to provide a snapshot of the city at a particular point in time not the future.
- In response to Historic England, the supporting text of SP2 has been updated to include a reference to the Heritage Action Zone.
- In response to Nexus comments, Policy SP10 includes reference to improvements to the Metro and Rail network. This includes extensions and new stations. The Policy does not safeguard routes as this information was not known by the Council at this time. The Council will consider safeguarding Metro routes in the Allocations and Designations Plan if appropriate.

## Vision and Strategic Priorities

### Key issues

- A resident considers that the Plan should prioritise the environment rather than housing development. The Council should also concentrate on improving the image of Sunderland. A resident was also concerned about health inequality in the city.
- Sunderland University, Persimmon Homes, Esh Development and Northumbrian Water support the spatial vision. Whereas, some residents oppose the vision for delivering more homes in the City.
- Persimmon request that that SP4 is modified to reflect that the Plan should meet not only housing need but also demand.
- Northumbrian Water supports Objective SP9, SP10 and SP14.
- Historic England supports the vision and SP5, 7, 8, 9, 10 and 11 but requests that the SP18 is modified to better reflect NPPF paragraph 126, for example, by including the need to sustain and enhance the historic environment.
- Sport England supports SP3.

### How Issues Have Been Taken into Account

In response to the comments raised:

- The Publication version of the Plan has been modified to reflect the comments. A Health Impact has informed the Publication version. The vision and strategic priorities have been updated to reflect comments made.

## Spatial Strategy

### Key Issues Raised

- Residents raised the following issues against the spatial strategy;
  - Would like the metro zone to be expanded.
  - Challenged the economic strategy to promote development in the urban core rather than Washington.
  - Concerned about the loss of Green Belt land.
  - Concerned development in Green Belt will have an impact on the road network.
  - The assumption for economic growth is not considered to be realistic.
- Barratt David Wilson Homes consider the Plan to be unsound as distribution of housing growth and economic growth is not aligned. They request **Washington to be designated as a “Principle Growth Settlement”** and the Spatial Strategy should allocate Washington Meadow as a Housing Release Site rather than safeguarded land.
- Town End Farm Partnership considers this strategy to be too optimistic and not justified. They also raise concerns that the strategy does not reflect the update to the IAMP AAP.
- The EA suggested it would be worth including some additional text on the viability work that has concluded that some brownfield SHLAA sites previously considered developable have since been discounted due to viability.

### How Issues Have Been Taken into Account

In response to the comments raised:

- Policy SP10 includes reference to improvements to the Metro and Rail network. This includes extensions and new stations.
- The number of Housing Growth Areas identified within the Publication version of the Plan has been reduced from 15 to 11.
- The Council has prepared a detailed Transport Assessment which considers the potential impacts of development on the transport network. Where necessary, appropriate mitigation has been identified within the Infrastructure Delivery Plan to address the impacts of the Plan. A further two Addendums to the Transport Assessment have been prepared to update the sites to reflect the latest evidence in the SHLAA and the Publication version of the Plan.
- The Plan has been updated to include strategic policies for each of the spatial areas, detailing the growth which will be supported.
- In response to the concerns raised by Barratt David Wilson Homes, the Plan allocates a number of Housing Growth Areas within the Washington sub-area. However the Council did not consider it necessary to allocate the Washington Meadows site to meet housing needs within this Plan period. Notwithstanding the above, the site has been identified as safeguarded land through Policy SS3.

- In response to comments expressed by Town End Farm Partnership, the Council has amended the publication draft to reflect that the IAMP AAP has been adopted.
- The Spatial Portrait section of the Plan has been amended to make reference to the viability challenges in delivering some brownfield land within the city.

## **Policy SS1 Presumption in favour of Sustainable Development**

### **Key Issues Raised**

- Overall this policy was supported by many residents.
- Developers including Persimmon, Highways England, Story Homes, Avant Homes, Peel Investments and Taylor Wimpey support the policy but request additional text to reflect the NPPF.
- Highways England supports the policy.
- CPRE are concerned that the policy does not include all of the wording of the NPPF.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The publication version of the Plan has deleted this policy as it repeats the NPPF. Instead, the Council has included supporting text which refers to the principles of Sustainable Development. The Plan requires development to be in accordance with the presumption of Sustainable Development as defined by the NPPF.

## **Policy SS2 Principles of Sustainable Development**

### **Key Issues Raised**

In response to the comments raised:

- Town End Farm Partnership is concerned that the IAMP does not make best use of land.
- Statutory stakeholders including the Highways England and Historic England support the policy.
- Developers including Siglion support the prioritisation of brownfield sites.
- Developers including Avant, Taylor Wimpey, Hellens, CS Ford and Story Homes broadly support the policy. Some developers have requested more flexibility to ensure that the cost of implementing the policy does not make the approach unviable.
- Northumbrian Water supports the policy.
- CPRE raised concerns that the policy goes further than the NPPF and is not in accordance with the NPPF.



## How Issues Have Been Taken into Account

In response to the comments raised:

- The Publication draft has deleted this policy as it repeats policies contained elsewhere in the Plan and the supporting text in chapter 4 has also been amended to state that the Plan must be read as a whole.
- In response to Town End Farm Partnerships representation, the IAMP AAP has been adopted and the Publication Draft does not include policies for the development within the IAMP AAP boundary.

## Policy SS3 Spatial Delivery and Growth

### Issues Raised

- Residents raised the following issues:
  - Justification for exceptional circumstance to amend the Green Belt.
  - The need to prioritise previously developed land.
  - Concerned regarding existing infrastructure, particularly the road and rail network.
  - Not convinced the population will increase and concerns of the impacts of Brexit.
  - Object to development in the greenbelt.
    - Impact on biodiversity
    - Schools
    - Roads
    - NHS.
  - Brownfield should be prioritised.
  - Do not support the distribution of housing across the city.
  - Do not support executive homes
  - Consider assumption for population growth to be unrealistic.
  - Further protection should be given to green spaces.
  - **Cumulative impact of Neighbouring Authority's Plans.**
  - Not justified through evidence base.
  - Object to growth.
  - Concerned about the ill consideration of cycling.
  - Should be using government figure.
- The EA suggested that additional text should be included to explain that some brownfield SHLAA sites previously considered developable have since been discounted due to viability. Also to ask what is meant by brownfield land typologies and why those in certain areas of the city aren't viable.
- Generally, the developers support the policy, including Story Homes, Esh Developments, Peel Developments and New Herrington Working Club.
- Developers including Story Homes challenge the difference in jobs number in Experian (5,700) and 10,337 jobs in the Plan. Developers also opposed the housing requirement and requested that the OAN is increased to 880dpa.

- Persimmon supports the amendment to the Green Belt and supports the identification of SSGA.
- Story Homes, Hellens and Taylor Wimpey requested the Council suggested an alternative OAN and recommended that the policy should include a buffer for 10% additional and 20% under delivery.
- David Wilson Homes considers the policy to be unsound as it does not reflect the impacts of IAMP and the additional land identified. They requested additional housing land to be identified in Washington and request a buffer in the housing supply.
- Landowners Mr Ford and Mr Delaney support the policy and the requirement to increase family homes.
- Some developers opposed the protection of open countryside, Settlement Breaks and Green Belt from development. Avant supports policy but opposed the protection of settlement breaks. Denis Harley Development recommends further deletions of Green Belt.
- Northumbrian Water supports the policy.
- Sunderland Civic Society challenges the ambitions of the Plan and consider them to be unrealistic. CPRE object to the OAN and considers there are no exceptional circumstances to release Green Belt land.
- Durham Council request further clarity on the assumption made on commuting and migration to surrounding authorities. Newcastle and Gateshead are concerned that the OAN will have impacts on migration flows.
- Alternative sites have been suggested by the development industry. O+H question why HO22 and HO26 were not progressed as housing release sites. O+H Properties also consider that Groves should be a strategic allocation and there will be a policy vacuum.
- Northumbrian Water request the further deletion of Green Belt land in Springwell at Mount Lane.

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Sunderland Today section has been updated to reflect the comments received and explain that a number of sites assessed in the SHLAA were discounted following the completion of the Viability Assessment.
- The housing overall housing requirement within the Plan has been reduced from 13,824 to 13,410 net additional dwellings over the Plan period and the number of Housing Growth Areas identified within the Publication version of the Plan has been reduced from 15 to 11.
- A number of background evidence reports have been updated to set out revised evidence for the Plan including, the SHMA Addendum, Viability Assessment, Transport Assessment Addendums, Infrastructure Delivery Plan, Education Plan, Exceptional Circumstances report and Settlement Break Review update.
- The terminology used in the Plan has been amended to change executive homes to larger family homes, which is more consistent with the SHMA
- The Council is timetabled to submit its Plan for examination in late 2018. Under the transitional arrangements set out within the draft NPPF, the Plan will be

examined against the existing NPPF and PPG, therefore it is not appropriate to **use the Government's proposed standardised methodology.**

- The jobs growth number within the Plan has been amended to 7,200 which is consistent with the Experian jobs growth forecast used for the Employment Land Review and the demographic modelling for the OAN. This includes a significant amount of jobs growth in IAMP related sectors.
- The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for revised the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018.
- The Council has identified sites to provide a buffer of approximately 10% above its housing requirement to ensure delivery.
- The Settlement Break Review has been updated to justify the proposed Settlement Breaks within the Plan.
- **The Council does not support Northumbrian Water's proposal for land safeguarding at Springwell.** The Council considers that exceptional circumstances do not exist to justify deletion of Green Belt land and a Green Belt Boundary Review confirms that the land should remain in Green Belt.
- **O&H's proposal is not supported as the Green Belt Review Stage 2 demonstrates** site HO22/HO26 as performing strongly against Green Belt purpose, and the Green Belt Boundary Review recommends retention of the existing Green Belt boundary.
- In response to Durham County Council the OAN paper made it clear that a fixed commuting rate has been assumed. The Council is continuing to develop evidence to justify changes to migration assumptions.

## SS4 Urban Core

### Issues Raised

- Residents were concerned that:
  - The Urban Core closes after 5.00pm
  - Is not an attractive environment
  - The Urban Core should focus on housing
  - Prioritised for jobs
  - The Urban Core needs more investment
  - That the existing railway station needs public realm improvements
  - The Urban Core needs a single large retail development
  - The Policy should encourage and facilitate entrepreneurship.
- Sunderland Civic Society is concerned that Holmeside has limited potential. Sunderland Green Party considers the Urban Core should encourage entrepreneurship.
- Sunderland University supports the policy approach but requests that the policy is expanded to include reference to need.
- ABP Property is concerned that business has been lost in city Urban Core due to a lack of suitable sites.

- Siglion supports policy but requests a focus on residential developments particularly at The Vaux and are Concerned about the restrictive approach to A1 uses.
- M&G Real Estate considers that the Plan should restrict out of centre proposals for retail development.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Publication draft has been updated in the Homes chapter to reflect the University of Sunderland comments.
- The Vaux Policy refers to the mixed-use allocation including residential development.
- The Policy has not been updated to reflect need in response to University of Sunderland comments, as other policies in the Plan incorporate this.
- The Policy has not been updated to reflect M&G retails comments as this would be repetitive of national guidance and guidance in the Policy VC1.
- The Allocations and Designations Plan will allocate sites required to deliver this policy.

## **Strategic Allocations**

### **Policy SA1 Vaux**

#### **Issues Raised**

- Residents object to additional offices when there are vacant offices in the urban core.
- CPRE supports the policy.
- Siglion request the policy enables mix use development in accordance with the planning application.
- Highway England request quantum of development to be included in the policy.

#### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The policy has been updated to include the mix of uses on the Vaux site and set the quantum of development.

### **Policy SA2 South Sunderland Growth Area**

#### **Issues Raised**

- Residents were concerned that development of SSGA:
  - Would increase traffic issues

- Does not require a health centre
- Does not require a bus only link road
- Persimmon supports the policy but is concerned that the viability assessment has not assessed the highest quality design.
- Barratt David Wilson Homes suggests that the policy is amended and only allocates the number of homes which will be delivered in the plan period.
- Bellway request that the Ryhope/Doxford road is included in the Plan.
- Durham Council would like to continue to work together to understand the impact of the site on rail network.
- Northumbrian Water, Persimmon and Homes England support the policy.
- Homes England suggests the removal of SHLAA site 674 from the Green Belt.
- The Tyne and Wear Archaeologist requests that additional archaeology work will be required on site
- Siglion supports the sites.

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- Concerns regarding the introduction of a bus only route will be considered as part of the SSGA SPD, which proposed the restrictions.
- The supporting text to the policy has been amended to indicate that the Council expects the scheme to be of high quality design, rather than the highest quality.
- The Council has had further discussion with Durham County Council and will continue to work together to minimise the impacts of the development.
- The supporting text has been amended to state how much development is expected during the Plan period. This is also reflected in the Plans trajectory.
- Stage 1 and 2 Green Belt Reviews show that removal of Site 674 from Green Belt would have a moderate overall adverse impact to Green Belt purpose. The Green Belt Boundary Review also recommends that the current boundaries are strong and durable and should remain. Therefore the site is recommended to remain in Green Belt.
- Further archaeological work has been undertaken at sites across the SSGA as planning applications have been considered and determined.

## **Policy SA3 Housing Release Sites**

### **Issues Raised**

- The following set concerns were raised for each of the proposed Housing Release Sites and included:
  - Increase in air and noise pollution from the additional traffic that would be generated and during the construction phases;
  - Increase strain on infrastructure including schools and GP surgeries. It is claimed that many are already struggling to provide for the existing population without any future development;

- Increase in traffic would not only increase pollution in the area, as outlined above, but also add to existing congestion and increase journey times. Routes to and from sites also need to be appropriate for non-motorised users:
- Loss of habitat for local flora and fauna;
- Loss of green space/play spaces that is used by local people for various recreational activities
- The County Archaeologist has requested further work is carried out at each of the sites and applicants are advised by the Council to contact the County Archaeologist to discuss further. CPRE take a neutral stance towards this policy.

## **How Issues Have Been Taken into Account**

### **HRS1 – North of Mount Lane**

Hellens support the inclusion of the site in the Plan but consider the site should be increased.

The following comments were made by local residents and stakeholders and are specific to the site:

- Development should ensure the significance of the designated Bowes Railway SAM is both sustained and enhanced
- Development would narrow the strategic gap between Springwell and Eighton Banks in Gateshead
- Increase in traffic and residents would have a detrimental impact on village character
- The proposed housing mix does not provide for the ageing population and there is no need for executive homes in the area
- Questions viability
- Further loss of Green Belt when the proposed reservoir is constructed to the south
- Access to the site is poor
- Impact on sewers that cross the site
- Detrimental impact on adjacent businesses

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- The impact to village character affects the south west of the village. Sensitive site design will retain open views and the impact can be minimised and appropriately mitigated for.
- Family housing is now proposed as opposed to executive housing, as well as a requirement to provide 15% affordable housing. The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land **release is required to meet the city's housing needs.**

- The gap to the west of Springwell Village will be narrowed very slightly in relation to Eighton Banks but not towards the wider Gateshead area.
- The Council has prepared a paper outlining the exceptional circumstances as **to why Green Belt land release is required to meet the City's housing** needs.
- A Transport Assessment has been prepared for the site and the findings will have to be implemented as the site comes forward. This assessment will also ensure that site access is safe and also take into account how it will be accessed not only by private cars but for people on foot and bicycle as well.
- The noise that would be generated during the construction of the site would be temporary and hours of work can be controlled by condition on the planning application. Once complete the development is not expected to generate any more noise than the residential dwellings that already exist.
- Primary schools within Springwell Village and Usworth are within catchment distances. If neither school has 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.
- A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. Site will be required to retain trees and hedgerows.
- The area in question is within private ownership. Land around Springwell Village is not used as a formal or informal play area, therefore has not been **included in the city's Green space Audit which states that Springwell has** above average green space in terms of both quality and quantity.
- The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement has been prepared. The recommendations of which will be brought forward as part of the development.
- The developer has proposed that the area of the site is increased to provide more dwellings on the site. However, the Council considers that the additional land put forward has a detrimental impact on the landscape and setting of the village. It is noted that any significant additional development in this area poses a further burden on local infrastructure, such as the existing network of narrow roads and the limits to local primary school capacity. As such, the extended area for development is not proposed.
- Concerns were raised over the impact that the additional houses would have on businesses, however the Council consider that it could potentially be beneficial to many, as their customer base will increase. The impact to **Thompson's operations is noted and has been considered** in detail- Site HGA1 is much smaller in size than that submitted by the developer and as such the **impact on housing from Thompson's is considered to be no worse than with** existing properties in the village.
- Site options have not been supported that would significantly impact on the SAM. The site is distanced from the railway and has negligible effect on the open setting to the railway alignment.

## **HRS2 – Peareth Hall Farm and Gospel Hall Trust**

The following comments were made by local residents and stakeholders and are specific to the site:

- Peareth Hall is mislabelled as Usworth Hall in the Plan, SA and SLR. Constraints fail to mention their significance, only requiring development to respect their setting
- Access to the site is difficult from Peareth Hall Road
- Development would narrow the strategic gap between Springwell and Washington
- An increase in traffic and number of residents would have a detrimental impact on village character
- The proposed housing mix does not provide for an ageing population and there is no need for executive homes
- Questions viability
- Increased noise
- Impact on sewers that cross the site

### **How Issues Have Been Taken into Account**

In response to the comments raised:

The site has been removed as a proposed allocation.

## **HRS3 – Land at Stoney Lane**

Story Homes support the allocation of this site. However they consider the boundary and capacity of the site should be increased. They also consider that the Council should safeguard other areas across the city. They expect the site could deliver 140 units. The Developers consider that this development would widen housing choice, improve vitality of schools and services and provide new open space.

There was some support for the development of the site however the following comments were made by local residents and stakeholders and are specific to the site:

- Development would narrow the strategic gap between Springwell and Washington
- The increase in traffic and number of residents will have a detrimental impact on the village character
- The proposed housing mix does not provide for an ageing population and there is no need for executive homes
- Questions viability
- Access to the site is dangerous
- The site floods and sewers run across it
- Increased noise.



## How Issues Have Been Taken into Account

In response to the comments raised:

- The impact to village character affects the east of the village. Development is **limited to the 'bowl' adjacent to Peareth Hall Road which limits impact to an extent**, though some impact is unavoidable. By contrast, the omitted land along Stoney Lane is at grade and is considered to have a significant impact with existing properties. Sensitive site design will retain open views and the impact can be minimised and appropriately mitigated for.
- Family housing is now proposed as opposed to executive housing, as well as a requirement to provide 15% affordable housing. The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land **release is required to meet the City's housing needs.**
- The gap to the east of Springwell Village is already compromised at Peareth Hall Road, so the corridor is viewed as incomplete. A tree buffer alongside the A194(M) will be retained.
- The Council has prepared a paper outlining the exceptional circumstances as **to why Green Belt land release is required to meet the city's housing needs.**
- The site would need to consider flood risk in light of CSDP policy, and it is considered that surface water flood risk can be mitigated for. A number of public sewers cross the site and would need to be considered appropriately within the scheme design.
- A Transport Assessment has been prepared for the site and the findings will have to be implemented as the site comes forward. This assessment will also ensure that site access is safe and also take into account how it will be accessed not only by private cars but for people on foot and bicycle as well.
- The noise that would be generated during the construction of the site would be temporary and hours of work can be controlled by condition on the planning application. Once complete the development is not expected to generate any more noise than the residential dwellings that already exist. Concerns were also raised over the noise that is generated by the A194(M) however appropriate mitigation can be put in place.
- Primary schools within Springwell Village and Usworth are within catchment distances. If neither school has 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 area in question is within private ownership. Land around Springwell Village is not used as a formal or informal play area, therefore has not been **included in the city's Green space Audit which states that Springwell has above average green space in terms of both quality and quantity.**
- The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement has been prepared. The recommendations of which will be brought forward as part of the development.

- The developer has proposed that the area of the site is increased to provide more dwellings on the sites. However, the Council considers that the additional land put forward has a detrimental impact on the landscape and setting of the village. It is noted that any significant additional development in this area poses a further burden on local infrastructure, such as the existing network of narrow roads and the limits to local primary school capacity. As such, the extended area for development is not proposed.
- Concerns were raised over the impact that the additional houses would have on businesses, however the Council consider that it could potentially be beneficial to many, as their customer base will increase.

## **HRS4 – George Washington Golf Course**

Barratt Homes are supportive of the site being included in the Plan but would like to see it extend to increase the capacity.

The following comments were made by the local residents and stakeholders and are specific to the site:

- Development would narrow the strategic gap between Springwell and Washington
- The increase in traffic and number of residents will have a detrimental impact on the village character
- The proposed housing mix does not provide for an ageing population
- Questions viability.

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- The impact to the village character of High Usworth would be marginal, especially given how well the site is already screened.
- Family housing is now proposed as opposed to executive housing, as well as a requirement to provide 15% affordable housing. The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land **release is required to meet the city's housing needs.**
- The gap between Washington and Gateshead is not impacted upon from this site.
- The Council has prepared a paper outlining the exceptional circumstances as **to why Green Belt land release is required to meet the city's housing needs.**
- A Transport Assessment has been prepared for the site and the findings will have to be implemented as the site comes forward. This assessment will also ensure that site access is safe and also take into account how it will be accessed not only by private cars but for people on foot and bicycle as well.
- The noise that would be generated during the construction of the site would be temporary and hours of work can be controlled by condition on the planning application. Once complete the development is not expected to generate any more noise than the residential dwellings that already exist.

Concerns were also raised over the noise that is generated by the A194(M) however appropriate mitigation can be put in place.

- Primary schools within Springwell Village and Usworth are within catchment distances. If neither school has capacity at the time that the site comes forward and a contribution is required from the developer for further provision then this will be sought through a Section 106 agreement. Access to doctors surgeries is an ongoing national problem and further advice from NHS will be sought.
- The area in question is within private ownership. The greenspace at the pitch & putt course is shown on the Greenspace Audit but will not have an impact on the main golf course.
- The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement has been prepared. The recommendations of which will be brought forward as part of the development.
- Concerns were raised over the impact that the additional houses would have on businesses, however the Council considers that it could potentially be beneficial to many, as their customer base will increase.

### **HRS5 – West of Waterloo Road, Usworth**

Story Homes support the allocation of the site however they would like the Council to consider a larger area of land.

The following comments were made by local residents and stakeholders and are specific to the site:

- Should be reference made to the need to sustain and enhance the significance of the Grade II Usworth Hall
- Development would narrow the strategic gap between Washington and Gateshead
- The site has drainage issues.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. Scheme design will need to ensure that impact to the wildlife corridor to the north is minimised.
- The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement have been prepared. The recommendations of which will be brought forward as part of the development.
- A Transport Assessment has also been prepared for the site and the findings of this will have to be implemented as the site comes forward. This assessment will also ensure that the access to the site is safe and also takes

into account how it will be accessed not only by private cars but for people on foot and bicycle as well.

- Further work demonstrates that appropriate mitigation can be carried out to the natural swale that exists to the north west of the site. The developer has avoided the area that is affected by Flood Zone 2 and 3 to the south east of the site and is proposing an easement with regards to the public sewer that affects the site.
- The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt **land release is required to meet the City's housing needs.**

## **HRS6 - James Steel Park, Fatfield**

The following comments were made by local residents and stakeholders and are specific to the site:

- Development would cut off access to the river from woodland
- Potential impact on the adjacent designations
- Loss of playing pitches
- The site has flooding issues
- Development would leave two tongues of Green Belt without any real meaning
- Detrimental impact of the River Wear green infrastructure corridor
- There is a legal covenant restricting development of the site
- Pressure would be put on neighbouring sites to be developed

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Fatfield area has a very high proportion of greenspace (almost 3 times the city average), which equates to 41ha surplus according to the 2012 Greenspace Audit. The space in question also includes a number of car parking spaces which are used infrequently. Sensitive design will allow the trees on the site to be retained and enable access to the riverside and towards Princess Anne Park. The environmental impacts and loss of open space has been taken into consideration when identifying housing release sites.
- A Green Belt Boundary Review has been prepared and the Green Belt boundary is recommended to follow the River Wear to the Chartershaugh Bridge.
- If local primary school do not have capacity at the time that the site comes forward and a contribution is required from the developer for further provision then this will be sought through a Section 106 agreement. There is scope in the locality to bring a former school back into school use. Access to doctor's surgeries is an ongoing national problem and further advice from NHS will be sought.
- A Transport Assessment has been prepared for the site and the findings of this will have to be implemented as the site comes forward. This assessment also ensures that the access to the site is safe and also takes into account

how it will be accessed not only by private cars but for people on foot and bicycle as well. The report will also consider the potential impact of noise and vibration from the A182.

- The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement have been prepared. The recommendations of which will be brought forward as part of the development.
- With regards to flooding the development will be set back from the river and will not be effected by Flood Zones 2 and 3. The site design will also fully address flood mitigation needs and adhere to CSDP policies.
- A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place. As mentioned above the woodland would remain in place and the overall impact on the Green Infrastructure is not considered to be high given the scale of green space existing in the area.
- Some local residents questioned whether the site can actually be built on as they believed that there was a covenant in place that meant that the land could not be built on. This has been investigated and development of the land can go ahead.
- The site would not be brought forward for 100% executive housing, and would seek larger family homes as well as a requirement to provide 15% affordable housing.
- The Council has prepared a paper outlining the exceptional circumstances as to why **Green Belt land release is required to meet the City's housing needs.**

### **HRS7 - Southern Playing Fields, Rickleton**

The following comments were made by local residents and stakeholders and are specific to the site:

- There is no mention of the site being directly adjacent to Grade II Lambton Castle Registered Park and Garden
- Loss of playing pitches
- Development would change character of the area
- Lack of public transport to and from the area
- Impact on adjacent designations
- Development would allow pollutants to enter the local water source as an underground watercourse crosses the site
- Site is a former landfill site and former pit heads
- Concern over lack of affordable housing on the site
- There is a legal covenant restricting the development of the site
- Increased traffic.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Rickleton/Harraton area has a very high proportion of greenspace (50% above the city average), which equates to over 15ha of surplus according to

the 2012 Greenspace Audit. The 2018 Playing Pitch Plan states that the long term future of the site is to be considered in the context of Parklife local Hub provision at the Northern Area Playing Fields. The site is in use at present, but as part of the Parklife Hub provision is due to cease in 2019. If at that stage, the revised Playing Pitch Plan does identify the site as surplus to need, then CSDP Policy E9 would allow for a contribution to be made to enhance nearby Rickleton Park to help compensate for the area loss.

- If the local primary school does not have capacity at the time that the site comes forward and a contribution is required from the developer for further provision then this will be sought through a Section 106 agreement. There is scope in the locality to bring a former school back into school use. Access to **doctor's** surgeries is an ongoing national problem and further advice from NHS will be sought.
- A Transport Assessment has been prepared for the site and the findings of this will have to be implemented as the site comes forward. This assessment also ensures that the access to the site is safe and also takes into account how it will be accessed not only by private cars but for people on foot, bicycle and public transport as well. It is noted that the site is between 400-800m from Rickleton village centre, which is served by a regular bus link.
- The site is affected by surface water flooding and the initial scheme design has considered how this can be treated through the use of greenspace and SUDS. The final site design will fully address flood mitigation needs and adhere to CSDP policy.
- The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement have been prepared. The recommendations of which will be brought forward as part of the development. Further investigations have been undertaken and have considered the historic mining and landfill on the site.
- The site would not be brought forward for 100% executive housing, and would seek larger family homes as well as a requirement to provide 15% affordable housing.
- Further investigation has taken place regarding the covenant on the site and the situation has been clarified and the site is available for development.
- The Council has prepared a paper outlining the exceptional circumstances as **to why Green Belt land release is required to meet the city's housing needs.**

### **HRS8 – Glebe House Farm**

- Concern was raised by nearby businesses over the use of the site for housing and that it is not an appropriate use for the site given their operations in close proximity. The adjacent businesses are looking to increase their operations which would increase the number of HGVs in the area.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- This site has now been removed as a proposed allocation.

## **HRS9 – Land to the north and west of Ferryboat Lane, North Hylton**

There is some support for the development of the site although the following comments have been received from local residents and stakeholders:

- Potentially impact on the Grade II listed Shipwrights Public House should be recognised and significance understood
- Loss of agricultural land
- Impact on panoramic views
- No services in close proximity
- Natural springs and watercourses within the site
- Site would be on the receiving end of noise and air pollution from the A19 and A1231
- Development would cause flooding to existing homes
- Site was considered unsuitable for development in earlier stages of the Green Belt Review and is not suitable for development
- Access to the site is difficult especially for larger vehicles
- Questioned whether the required buffer zones can be accommodated.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The land is classed as Grade 3b agricultural land which is defined as being of moderate quality. Therefore using this land would not be contrary to the NPPF.
- The land is in private ownership. A public footpath runs across the site which will have to be considered as the site comes forward. However, other cycle and walking routes associated with the River Wear corridor lie to the south of the site and are not affected.
- The Green Belt Boundary Review recommends that the land that was originally identified as unsuitable for development is retained in Green Belt and therefore the site has been reduced accordingly.
- The site has been assessed as part of the Sustainability Appraisal which states that impacts can be mitigated against and that development will be limited by the buffering constraints.
- A Transport Assessment has also been prepared for the site and the findings of this will have to be implemented as the site comes forward. This assessment also ensures that the access to the site is safe and also takes into account how it will be accessed not only by private cars but for people on foot, bicycle and public transport as well.
- A Phase 1 Habitat Survey has been prepared to determine the species that are present and it is considered that suitable mitigation can be put in place.
- The Council has prepared a paper outlining the exceptional circumstances as **to why Green Belt land release is required to meet the City's housing needs.**

- The site is affected by surface water flooding and the initial scheme design has considered how this can be treated through the use of greenspace and SUDS. The final site design will fully address flood mitigation needs and adhere to CSDP policy.
- The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement have been prepared. The recommendations of which will be brought forward as part of the development.

### **HRS10 – Land at Newcastle Road, Fulwell**

The following comments were made by local resident and stakeholders and are specific to the site:

- There is no mention of the adjacent/nearby WW1 acoustic mirror, Grade II\* Fulwell Mill and Grade II Lime Kilns at Fulwell Quarry. Their significance should be understood to be compliant with NPPF
- Loss of playing pitches
- Site is visible from the surrounding area
- Former landfill site
- The driving range is referred to as a golf course and needs to be amended.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The playing fields have not been used for at least 3 years. The Greenspace Report indicates that the area is shown to have amenity greenspace levels above the city average. The loss of greenspace within the neighbourhood can be offset by the enhancement to the wider Fulwell Quarry area, which is proposed for upgrading into a country Park.
- The County Archaeologist requested that archaeological work was carried out on the site and an Archaeology Study and Heritage Statement have been prepared. The recommendations of which will be brought forward as part of the development. Sensitive design will ensure that there is zero effect to nearby designated assets. There is potential to enhance the setting of the Acoustic Mirror from the development.
- A Transport Assessment has also been prepared for the site and the findings of this will have to be implemented as the site comes forward. This assessment also ensures that the access to the site is safe and also takes into account how it will be accessed not only by private cars but for people on foot, bicycle and public transport as well.
- A number of studies have been carried out on the site including a Phase 1 Habitat Survey, visual impact assessment, ground investigations. The findings and recommendations of these studies will be implemented as the site comes forward.
- The Council has prepared a paper outlining the exceptional circumstances as **to why Green Belt land release is required to meet the city's housing needs.**



## **HRS11 – West Park**

The following comments have been made by local residents and stakeholders and are specific to the site:

- The site has flooding issues which could potentially be made worse
- Loss of historic assets
- Land was gifted to the City and there is a covenant on the land preventing it from being developed
- There are parking problems in the area
- Impact on health and wellbeing
- City has a falling population
- Houses for sale in the area are not selling
- Concerns over drainage and sewage capacity
- Concern over the number of houses proposed
- Park should be protected as a Village Green
- Site is lowland park land which should be protected under EU Directive
- Executive homes are not needed, more social housing is needed
- Listed structures on the site
- Contrary to PPS1/NPPF and there are no exceptional circumstances
- Loss of important Waxcap Grasslands and other tree species
- Public Rights of Way cross the site
- Building should be focussed in the City Centre
- Development would create urban sprawl
- Loss of trees

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- This site has now been removed as a proposed allocation.

## **HRS12 – Land adjacent to Herrington County Park**

The Developer Taylor Wimpey supports the inclusion of the site and suggests the site could be increased to accommodate more homes than identified in the Plan. Comments have also been received from Historic England welcoming the recognition of maximising views of Penshaw Monument but the development should not be to **the detriment of the asset's setting.**

The following comments were made by local residents and stakeholders and are specific to the site:

- Lack of public transport to and from the site
- No local facilities nearby
- Detrimental impact on semi – rural identity of the area
- No need for executive homes.

## How Issues Have Been Taken into Account

In response to the comments raised:

- The main concern raised regarding this site was the impact that the development would have on the character of the area and the loss of open space. However as the land is privately owned there would be no loss of amenity green space as it is not used by the public and sensitive design can enable the site to blend with the local landscape and enable suitable buffers to Herrington Burn and Herrington Country Park.
- A Transport Assessment has also been prepared for the site and the findings of this will have to be implemented as the site comes forward. This assessment also ensures that the access to the site is safe and also takes into account how it will be accessed not only by private cars but for people on foot, bicycle and public transport as well.
- The main service impact foreseen is in relation to school capacity. A contribution will be required from the developer which will be sought through a Section 106 agreement. There is scope in the locality to create a new school. Access to doctors surgeries is an ongoing national problem and further advice from NHS will be sought.
- A number of studies have been carried out on the site including a Phase 1 Habitat Survey, visual impact assessment, ground investigations. The findings and recommendations of these studies will be implemented as the site comes forward.
- Family housing is now proposed as opposed to executive housing, as well as a requirement to provide 15% affordable housing. The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land **release is required to meet the City's housing needs.**
- The Council has prepared a paper outlining the exceptional circumstances as to why Green Belt land release **is required to meet the City's housing needs.**

## HRS13 – New Herrington Working Men's Club

New Herrington Workmen's Club and Institute support the inclusion of the sites in this policy.

The following comments were made by local residents and stakeholders and are specific to the site:

- Loss of parkland
- Should build on brownfield land rather than greenfield sites
- There are ownership issues on the site.

## How Issues Have Been Taken into Account

In response to the comments raised:

- A Transport Assessment has been prepared for the site and the findings of this will have to be implemented as the site comes forward. This assessment

also ensures that the access to the site is safe and also takes into account how it will be accessed not only by private cars but for people on foot, bicycle and public transport as well.

- The Council has prepared a paper outlining the exceptional circumstances as **to why Green Belt land release is required to meet the city's housing needs.**
- Many people were concerned regarding the loss of open space. However as the land is privately owned there would be no loss of amenity green space as it is not used by the public.
- A Phase 1 Habitat Survey has been prepared that will consider the impact on wildlife and it is considered that suitable mitigation can be put in place. There are numerous trees on the site which are protected by Tree Preservation Orders therefore the site will be carefully designed to preserve them unless individually they are considered to be dead, dangerous or dying at the time of development.

### **HRS14 – Land at Offerton**

The Developer support the inclusion of the site in the Plan but suggests an alternative boundary and an additional site in the village.

The following comments were made by the local residents and stakeholders and are specific to the site:

- Development will affect the sewers
- The site will suffer from noise pollution from the A19 and the farm as well as dust
- Access to the site is poor
- Design of the new dwellings needs to take the existing dwellings into account

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The site has now been removed as a proposed allocation.

### **HRS15 – Land to the south of Philadelphia Complex**

Persimmons support the inclusion of Philadelphia.

The following comments were made by local residents and stakeholders and are specific to the site:

- Too much development in the Coalfield recently
- Detrimental impact on neighbouring properties at Graswell
- Extends the site southwards towards Newbottle
- The area is run down and would benefit from regeneration
- **This site was considered by Government "not to develop" so what has changed.**

## How Issues Have Been Taken into Account

In response to the comments raised:

- One of the main concerns regarding the development of this site is the scale of development that has already taken place in the Coalfields and the impact that it has had on the local area and services. The main service impact foreseen is in relation to school capacity. A contribution will be required from the developer which will be sought through a Section 106 agreement. There is scope in the locality to create a new school. Access to **doctor's** surgeries is an ongoing national problem and further advice from NHS will be sought.
- A number of studies have been carried out including a Phase 1 Habitat Survey, Archaeology Study and Heritage Statement, Transport Assessment and Noise survey relating to this site and also the wider redevelopment of the Philadelphia Complex and it is anticipated that the issues raised can be mitigated against. In particular sensitive design is needed to minimise impact to neighbouring properties and to blend with the remainder of the Philadelphia Complex development, including the listed buildings.
- The Council has prepared a paper outlining the exceptional circumstances as **to why Green Belt land release is required to meet the city's housing needs.**
- With regards to the loss of green space the land is privately owned therefore there will be no impact on green space provision in the area and the impact to open countryside is considered to be limited, with little impact to Newbottle Village to the south or to the woodland and Magnesium Limestone Escarpment to the east.

## Policy SA4 Safeguarded Land

### Issues Raised

- Homes England support the approach to safeguarded land.
- Highways England supports the policy.
- South Tyneside Council oppose the policy as it would have significant impacts on the wildlife corridor.
- Persimmon and Barratt David Wilson Homes oppose the policy and consider the land should be allocated in the Plan.
- Other developers have suggested alternative sites to be safeguarded.

### How Issues Have Been Taken into Account

In response to the comments raised:

- The Publication Draft Plan continues to support safeguarded land, and has identified two sites, one to the east of Washington and the other to the south east of Springwell Village.

## Health and Wellbeing and social infrastructure Policy HWS1

### Issues Raised

- A resident requests the Plan be aligned to changes to the NPPF.
- Sunderland Clinical Commissioning (SCC) group requested reference to larger facilities.
- Education and skills Agency requests the Plan consider the education requirements and funding opportunities.
- Developers including Persimmon, Taylor Wimpey, Hellens, New Herrington **Working man's Club and Esh Developments consider the requirement for HIA** to be unjustified and onerous.
- Kentucky Fried Chicken opposes the policy requirement to limit hot food takeaways, as hot food takeaways can also sell healthy food. KFC suggest that hot food takeaways policy should be based on protection of vitality and viability.
- Sports England broadly supports the policy.
- Siglion request a flexible approach to open space.
- Residents questioned if hot food takeaways would have the biggest impact on health.
- Historic England supports the policy.

### How Issues Have Been Taken into Account

In response to the comments raised:

- To the SCC, the Plan makes reference to larger health facilities.
- The Education Plan and IDP have been updated to include more detail on where provision for schools would be needed.
- In response to developers concerns, the Plan includes the need to undertake an HIA on sites of 100 dwellings or more or if the development requires and EIA. To reduce the burden to developers, the Council has updated the supporting text to ensure that the HIA is proportionate to the scale of the development and can be included in other assessments such as a Design and Access Statement.
- **In response to KFC's response, the** Council acknowledge that hot food takeaways are just one of the contributory factors to obesity levels within the city and the Plan contains a range of policies which seek to promote healthy communities. Public Health evidence prepared in support of the Plan shows that Sunderland is already well served by hot food takeaways. Following the recommendations of the Health Impact Assessment, Policy VC4 has been amended to set out the Council's approach to limiting hot food takeaways on health grounds.
- Health and wellbeing is a common thread across all aspects of the Plan. The Council undertook a Health Impact Assessment (HIA) as part of the draft Core

Strategy and Development Plan. Amendments have been made to reflect the recommendations of the HIA, where possible.

## Policy HWS2

### Issues Raised

- Theatre Trust supports the policy.
- South Tyneside Council requested further work to consider growth agenda on hospitals.
- Sport England were concerned that policy does not protect sport facilities.
- Herrington Working Men's Club and Institute and Esh requested the policy is changed to reflect the NPPF.
- Developers including Taylor Wimpey and Hellens requested that the requirement for developers to contribute/make provision towards community facilities is onerous.
- Historic England supports the policy.

### How Issues Have Been Taken into Account

In response to the comments raised:

- Council has held discussions with local hospitals and updated the IDP accordingly.
- The Plan has been updated to ensure that Greenspaces which includes sport facilities are protected.
- In response to the developers comments, Policy VC5 has been updated and no longer includes requirements

## Policy HWS3

### Issues Raised

- Siglion supports the policy.
- Theatre Trust supports the policy and requested the inclusion of temporary uses.
- Historic England supports the policy.

### How Issues Have Been Taken into Account

In response to the comments raised:

- To reflect the Theatre Trusts comments, Policy VC6 has been amended to support temporary use of redundant buildings by creative, cultural and community organisations.

## Homes

### Policy H1 Sustainable neighbourhoods

- Residents raised the following concerns regarding Policy H1: Brownfield development should be prioritised.
  - The Council should consider Gentoo site in advance of Brownfield Land.
  - The Council should await the new population projections.
  - There are no exceptional circumstances to amend the Green Belt Boundary.
  - Empty properties should be bought back into use.
  - Developers/landowners including Story Homes and Persimmon Homes broadly supported the policy and the Plans strategy for delivering housing. Some developers including Story Homes questioned the inconsistency in the Plan and the Experian jobs forecasts and sought additional explanation. Developers also suggested an alternative OAN of 880per annum.
  - Developers suggested the policy should be amended to state that the housing requirement would be a minimum.
  - Stakeholders including University of Sunderland supported the policy.
  - Statutory bodies including Highways England and Historic England supported the policy. Historic England supported the strategy to bring empty properties in the City back into use. Highways England requested that the policy was amended to include reference to developments being of a higher density if they were in close proximity to sustainable transport hubs.
  - Alternative sites were also suggested by Developers including ABP Property who suggested Dixon Square.
  - A resident suggested the Council consider Southwick Primary School.

### How Issues Have Been Taken into Account

In response to the comments raised:

- The Publication Draft Policy H1 has been removed from the Plan, as it is repetition of other policies in the Plan. The Council has addressed the issues raised in the Plan by;
- The Council has considered through the SHLAA the sites suggested through the Consultation including Dixon Square and Southwick School and have included them in the housing supply.
- Updating Policy SP8 to include the updated annual housing requirement target and state that this is a minimum target. The Plan should be read as a whole and therefore the Council does not feel it necessary to repeat this text in other policies.
- Amending Policy SP1 to reflect that development should be of a higher density in locations with sustainable transport links.

- To reflect Highways England comments Policy H1 indicates that proposals should be developed at a density which is appropriate for its location. Policy SP1 has been amended to indicate that higher densities close to transport hubs will be encouraged.
- The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for revised the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018.

## Policy H2 Housing Delivery

### Issues Raised

- Residents raised the following concerns regarding Policy H2:
  - Empty properties should be brought back into use
  - The Council should wait for the governments standardised methodology before setting a housing target.
  - It is not justified to project an increase in population for Sunderland when historically the City has experienced population decline
  - There is no demand for housing especially larger family homes/executive homes.
  - Some developers including Taylor Wimpey questioned the inconsistency in the Plan and the Experian jobs forecasts and sought additional explanation. Developers also suggested an alternative OAN of 880per annum.
  - Developers including Siglion requested that the policy was updated to be a minimum target.
  - David Wilson Home objected to the Policy H2 on the ground that the trajectory us staged and lower at the start of the Plan period. They requested that additional supply is identified and suggest Washington Meadows could accommodate that supply.
  - Persimmon Homes support the Policy but consider the OAN should be higher. They support the SENS A scenario but consider that Sunderland should include a greater uplift for Market signals.
  - Avant homes broadly supported the policy but were concerned that the Council would not be able to maintain a five year rolling housing land supply.
  - Developers suggested alternative sites including land west of Houghton Road
  - Sunderland Civic Trust was concerned about the housing targets in the Plan being unrealistic, challenged the assumptions for economic growth including the assumptions of people leaving the city. The Trust considered it more appropriate to be in accordance with the Governments standardised methodology.
  - Highways England advised that mitigation works would be required on the SRN to support growth.



## How Issues Have Been Taken into Account

In response to the comments raised:

- The Publication Draft and Policy H2 has been updated to address the issues raised including;
- Updating Policy SP8 to include the updated annual housing requirement target and state that this is a minimum target. The Plan should be read as a whole and therefore the Council does not feel it necessary to repeat this text in other policies.
- The housing overall housing requirement within the Plan has been reduced from 13,824 to 13,410 net additional dwellings over the Plan period and the number of Housing Growth Areas identified within the Publication version of the Plan has been reduced from 15 to 11.
- The Council has calculated its objectively assessed housing needs in accordance with Government guidance contained within the NPPF and PPG. The justification for revised the OAN figure within the Publication Plan is set out within the SHMA Addendum 2018.
- The jobs growth number within the Plan has been amended to 7,200 which is consistent with the Experian jobs growth forecast used for the Employment Land Review and the demographic modelling for the OAN. The job numbers utilised within the Edge modelling work are derived from the same jobs growth forecast as the jobs numbers included within the Plan. Edge have **utilised the 'workplace-based employment' figures for the modelling work as** this is the statistic that is considered to be most consistent with that derived from POPGROUP output, however, the jobs figure included within the Plan is a workforce jobs figure.
- The Policy does not refer to a requirement for Executive Homes but the Policy has been updated to require a mix of homes and to meet the needs identified in the most current SHMA. Policy H1 requires where appropriate and justified should seeks to provide larger detached dwellings.
- Land to the west of Houghton Road has been considered through the SHLAA and considered as not suitable due to fundamental impact to the Settlement Break and to significant issues associated with the proximity to Hetton Bogs SSSI/LNR.

## Policy H3 Housing Mix

### Issues Raised

- Residents raised the following concerns regarding Policy H3:
  - No need for affordable homes
  - Concerns over the quality of social stock
  - Concern that enough homes have been built.
- Developers raised viability concerns if they are expected to deliver affordable homes, accessible homes and build to lifetime homes and national standards.

- Developers concerned over the requirement for building self-build and custom build homes in regards to size and location.
- Developers request specific policy reference to increasing the supply of executive homes. Some developers supported the requirement to increase the amount of larger family homes
- Persimmon objects to the reference to Lifetime Homes in the policy. Siglion requested the reference is moved to supporting text. They also oppose the requirement for accessibility homes on the grounds that there is no evidence to justify this approach.
- The Planning Bureau requested that the policy is re-written to be more supportive of older persons accommodation including specialist/purpose built.

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Publication Draft and Policy H3 has been updated to address the issues raised:
- Policy H1 Housing Mix has been revised to set out more clearly what is **'required' of residential developments in relation** to housing mix and what the Council **'seeks developments to provide' where appropriate and justified.** Accommodation provision for older people is included within where appropriate and justified.
- Policy H1 Housing Mix has now been revised and sets out more clearly the requirements in relation to self-build and custom house building, stating that, **'developments should consider the inclusion of self-build and custom house building plots'.**
- The reference to Lifetimes homes has been removed altogether from the policy. This aspect is now covered by the policy requiring 10% of dwellings on developments of 10 dwellings or more to meet Building Regulations (M4)2 Category 2- accessible and adaptable dwellings. The evidence supporting this requirement is set out within the supporting reports, which demonstrate need and viability.
- The Viability Assessment has been updated to demonstrate that all policy requirements have been taken into consideration and that sites would be viable.
- As the Council does not own any social housing it has limited powers to improve existing stock. Gentoo are currently undertaken a programme to ensure all of its stock achieve the Decent Homes Standard. The Plan encourages through policy that affordable homes are of the same quality and design as market homes. Policy H5 has been amended however to indicate that the Council will support development which brings empty properties back into use.
- The Policy does not refer to a requirement for Executive Homes but the Policy has been updated to require a mix of homes and to meet the needs identified in the most current SHMA. Policy H1 requires where appropriate and justified should seeks to provide larger detached dwellings.

## Policy H4 Affordable Housing

### Issues Raised

- Residents raised the following concerns regarding Policy H3:
  - More affordable homes needed at Pennywell
- Developers were concerned about the reference to pepper-potting affordable homes throughout a site.
- Developers raised viability concerns if they are expected to deliver affordable homes, accessible homes and build to lifetime homes and national standards.
- Developers suggest lowering the affordable housing target to ensure that Sunderland can deliver homes. Barratt David Wilson Homes considers the Viability Assessment to be values to be too low and suggest a more flexibility approach to affordable homes. Gentoo requested a more flexible approach to delivering affordable homes and recommended that the requirement is not just Section 106.

### How Issues Have Been Taken into Account

In response to the comments raised:

- The submission received the Publication Draft and Policy H4 has been updated to address the issues raised including;
- The Council has considered **developer's concerns regarding the policy** requirement of pepper potting in the Draft Plan. The Publication Draft has been amended to state clusters. The Council does not want an over concentration of affordable homes on sites. The Council has amended the policy to ensure that affordable homes are of a similar design and style as market homes.
- The Council has reviewed the need for adopting national housing standards in Sunderland. The Council has prepared a Study which has considered the need and the changes trends towards smaller homes in the City. The Council has assessed the viability of this requirement in the Viability Assessment which concluded that all typologies would be viable. Therefore, the Plan has been updated to reflect this evidence.
- The Council has prepared additional evidence to demonstrate that Sunderland has a need for requiring Accessible Homes in Sunderland. This is set out in the Addendum to the SHMA. The Council assessed the requirement of 10% of homes on sites of 10 or more or on sites of 0.5ha or more being viable to deliver this requirement.

## Policy H5 Student accommodation

### Issues Raised

- Residents raised the following concerns regarding Policy H5:

- Support the focus of student home in the Urban Core, but concerned there will not be sufficient students to fill accommodation.
- U-Student consider Policy H5 to be out-of-date and not in accordance with the latest evidence
- The University of Sunderland objects to the Policy as it is not in accordance with the interim guidance as it does not refer to demand.
- Highways England supports this policy

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Council consider that the Policy is based on the latest evidence. With regards the reference to the SPD within the policy, the Interim Student Accommodation Policy was adopted by the Council in July 2015 as an interim measure. This will be updated upon adoption of the Plan and taken through the formal SPD process.

## **Policy H6 Travelling Showpeople, Gypsies and Travellers**

### **Issues Raised**

- Residents were particularly concerned that the Plan would allocate a permanent site for stop-over gypsies.
- The Environment Agency supports the policy but requests it is amended to ensure that where it is not possible to connect to water and sewage infrastructure a foul drainage assessment would need to be carried out.
- Siglion challenged the methodology for selecting the stop-over site. They expressed concerns that that two of the sites are designated employment sites and therefore the Council must demonstrate in accordance with Policy E3 how the sites are surplus to requirement. They consider the most appropriate site to be Hetton Lyons.
- Residents raised the following concerns
- The methodology for selecting the sites.

In regards to the three potential sites identified residents expressed the following comments:

#### Leechmere

- Impact on surrounding residential population
- Impact on residential amenity
- Proximity to industrial estate
- Businesses will relocate
- Proximity to care home

#### Hetton

- Proximity to Park
- Loss of cultural facilities

- Durham Bird Club raised concerns that a stop-over site is in a sensitive area and could have an impact on wetland species.

Hendon

- Impact on residential amenity
- Proximity to industrial estate
- Impact of existing businesses on gypsy site
- Utilities impact

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- As the city has a small number of encampments each year, the Publication draft of the Plan does not include an allocated site for a stop-over site. Rather than allocate a formal site, the Council consider that the most appropriate approach to meeting the accommodation needs of Gypsies and **Travellers within the city is to utilise the Councils 'acceptance policy' for unauthorised encampments.**
- Reference to the requirement for a foul drainage assessment will be set out within the relevant compliance paper.

### **Policy H7 Residential conversion and change of use**

The Council received no submissions to this policy.

### **Policy H8 Housing in Multiple Occupation**

#### **Issues Raised**

- The University of Sunderland broadly supported the policy but asked for further text to make reference to a potential over supply.

#### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Council has updated this Plan to reflect comments from the University, but as the Plan should be read as a whole these updates have been made in the Student Accommodation policy.

## Economic Prosperity

### Issues Raised

- Town End Farm Partnership objects to the Plan on the grounds that the evidence to justify IAMP is not sound.

### How Issues Have Been Taken into Account

In response to the comments raised:

- The IAMP AAP provides the policies for the delivery of the IAMP.

## Policy EP1 Economic Growth

### Issues Raised

- Residents raised the following points:
  - No jobs will be created
  - IAMP will create additional traffic for Washington
  - Support the encouragement of industrial estates
- Barratt David Wilson Homes object to the Policy as the inter-relationship between jobs and homes is not explicit in the Plan. The Developer suggests their site should be allocated to accommodate the housing impacts of IAMP.
- Highways England identified that mitigation measure may be required along the A19 to deliver this policy

### How Issues Have Been Taken into Account

In response to the comments raised:

- Based on the Experian forecasts it is expected that during the Plan Period 7,200 new jobs will be created in Sunderland. The Plan has been updated to reflect this.
- In regards to Barratt David Wilson Homes, the IAMP AAP allocates the land for the IAMP. The jobs growth set out within this Plan and the housing target are aligned and are based on the same jobs forecast. The OAN paper and SHMA Addendum (2018) sets out how this takes account of the IAMP growth.
- In regards to Highways England comment, the Council has updated the Transport Modelling Assessment and will continue to work with Highways England to ensure that the modelling is complete to a satisfactory level. The Council will continue to work with Highways England to identify appropriate mitigations schemes and update the Infrastructure Delivery Plan when required.

## Policy EP2 Primary Employment Area

### Issues Raised

- Town End Farm Partnership suggest that the IAMP should be included in this policy.
- Siglion consider the Policy should be more flexible to allow for mixed use development.
- Highways England support this policy.

### How Issues Have Been Taken into Account

In response to the comments raised:

- The Plan has not been updated to include IAMP in the Policy as it will be delivered through the IAMP AAP which establishes a policy framework for its development.
- The ELR has identified the amount of land needed for employment during the Plan period. The sites proposed to be designated in this policy are required to meet this need and therefore it is not appropriate to allow residential development on these sites. The policy is flexible to enable land to come forward for alternative uses, where exceptional circumstances exist.

## Policy EP3 Key Employment Areas

### Issues Raised

- Cowie Estates raised concerns regarding the designation of their land as they currently have an application for mixed use. The Developer requests the Plan is more flexible and designates the site for mixed use. Developers also object to the inclusion of the Hendon Paper Mill and requests the site is not designated. North East Property Partnership objects to the inclusion of KEA3.
- Sunderland Civic Society highlighted that the policy does not state what alternative uses could be. The Society requests that the Plan identifies industrial sites where retail development would be favoured.
- Siglion requests are more flexible approach and to identify these site for mixed use development.
- Persimmon welcomes the policy and its flexibility.
- Town End Farm Partnership request the IAMP is designated in this policy.

### How Issues Have Been Taken into Account

In response to the comments raised:

- The ELR identifies that the overall quantum of available employment land within the city is at the bottom end of the range of identified needs. The Council therefore considers it necessary for these sites to be retained as Key

Employment Areas. The Employment Land Topic Paper has been prepared and provides further details on the overall supply of employment land within **the city. The Council's evidence base has been updated significantly, which** demonstrates the need to retain the Cowies and Hendon Paper Mill sites for employment use to ensure an adequate supply of employment land within the city over the plan period. However, as a Key Employment site, Policy EG2 will support the development of suitable alternative uses where if it can be demonstrated that there is no reasonable prospect of the site being brought forward for employment use (B Use Classes). The Council feels that this will provide sufficient flexibility should it become clear that the land is no longer required to meet employment needs in the future.

- In regards to the Pennywell site, the wording of the policy has been amended to provide greater clarity, however it is not considered reasonable to substantially change the proposed approach set out within the policy.
- In response to the Civic Society and Siglion comments, the Plan has not been amended as this policy safeguards Key Employment Areas for business and general industrial uses as it is considered that they are necessary to meet the identified need. Alternative uses would be assessed on their own merits and the Plan ensures this flexibility. Any retail development would be required to be in accordance with the sequential test.
- The Plan has not been updated to include IAMP in the Policy as it will be delivered through the IAMP AAP which establishes a policy framework for its development.
- The Plan has been amended to state that alternative uses will be supported where there are no reasonable prospects of the site coming forward for employment uses (B use classes).

## **Policy EP4 Other Employment sites**

### **Issues Raised**

Persimmon requested that the Plan is amended to ensure that employment land that has no reasonable prospects of development for employment uses is not unnecessarily protected.

### **How Issues Have Been Taken into Account**

The Plan has been amended to state that alternative uses will be supported where there are no reasonable prospects of the site coming forward for employment uses.

## **Policy E5 New Employment Sites**

### **Issues Raised**

Highways England supports this policy.



## **How Issues Have Been Taken into Account**

In response to the comments raised:

No issues raised which require further amendments to this policy.

## **Policy EP6 Office**

### **Issues Raised**

- Highways England support the development of offices in the Urban Core, however resists the potential development of offices out of centre.

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Council will continue to work with Highways England to model the potential impacts of this policy on the SRN.

## **Policy EP7 Trade Counters**

### **Issues Raised**

- Sunderland Civic Society objected to this policy as they consider the threshold to be too high and the approach create completion for goods sold in centres.

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Plan has been amended to reduce the threshold to 500sqm. The Council recognises that the Policy does allow for the sale of goods in addition to those manufactured on the premises, it is considered that the restrictions on the scale would ensure that proposals would not have an impact on the vitality and viability of centres.

## **Policy EP8 Designated Centres**

### **Issues Raised**

- Residents raised the following points:
  - Too many shops boarded up and not enough choice
  - Retail space is not needed because of online shopping
  - Want to see a strategy which promotes the City Centre.
- Sunderland Civic Society request that the policy be updated to reflect the spatial distribution of retail provision across Sunderland.

- Historic England welcomes the Policy.
- Peel investment are not clear why the boundary of Washington Centre has been extended to include Washington Leisure Centre, sports pitches and amenity woodland.
- M&G Real Estate welcomes the policy but consider that the Plan should be amended to state that there is clear need to ensure opportunities for additional development are maximised (ie. capacity of the existing centre) and so proposals which might prejudice the strategy and its development should be strongly resisted.

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Plan includes policies to protect and enhance the city centre as a sub-regional retail destination. In regards to the amount of retail space needed, the Retail Needs Assessment has calculated the needs and taken into consideration likely future trends.
- The Plan has been amended to include an indicative spatial distribution for the retail floorspace, as set out in Policy SP9.
- The Plan has been updated to include a Strategic Policy on the Urban Core.
- In regards to Peel Investments comments, the wider town centre boundary is consistent with that within the previous UDP and the recommendations of the Retail Needs Assessment. This Plan does not contain site specific allocations for retail uses, therefore those within the UDP will continue to be saved until they are replaced by new retail allocations through the A&D Plan.
- It is considered that the policies within the Plan offer sufficient protection to the vitality and viability of Washington town centre until allocations are made through the emerging Allocations and Designations Plan.

## **Policy EP9 Retail Hierarchy**

### **Issues Raised**

- Historic England welcomes the reference to heritage and culture in the policy.
- Sunderland Civic Society raised concerns regarding the inclusion of Monkwearmouth as a District Centre. The Society would also like the Plan to include a policy on out of centre retail parks, amusement arcades and betting shops.
- Wearside Liberal Democrats request St **Luke's** Terrace to be included in the Policy

### **How Issues Have Been Taken into Account**

- The amendments to the position of Monkwearmouth Centre within the hierarchy and the justification for its revised boundaries are set out within the Retail Needs Assessment. The retail park is only afforded protection as it

would become part of an extended designated centre; however other retail parks would not.

- Policy VC1 has been updated to include a reference to out-of-centre retail parks, however it is not considered necessary to include a specific policy for amusements arcades and betting shops.
- In response to Wearside Liberal Democrats, the Plan identifies Pallion as a Local Centre within the retail hierarchy, which includes this St **Luke's** Terrace.

## **Policy EP10 Retail Impact Assessment**

### **Issues Raised**

- Sunderland Civic Society considers that it is difficult to determine which centre the development would have an impact on and therefore which threshold should apply. Peel Investments also oppose the threshold policy in regards to the impacts on Washington.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The thresholds set are consistent with the recommendations of the Retail Needs Assessment. The supporting text provides clarity on which threshold will apply.

## **Policy EP11 Retail Impact Assessment**

### **Issues Raised**

- Historic England welcomes the policy.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- No issues raised which require further amendments to this policy.

## **Policy EP12 Hot food Takeaways**

### **Issues Raised**

- Resident oppose the over concentration of hot food takeaways in centres
- Sunderland Civic Society would like the policy to be updated to limited hot food takeaways in close proximity to schools.

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Plan has been updated to include restrictions for hot food takeaways within 400m of an entrance point to a school.

## **Environment**

### **Issues Raised**

- Residents are concerned about the impact development will have on the environment. They are also concerned about the loss of trees. A resident requested that seascape was included in the policy.
- Durham County Council noted that the Plan does not include a policy on Heritage Coast.
- Historic England supports the chapter on the environment.

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Plan has been updated to include a policy on the Heritage Coast and make reference to seascape.

## **Policy E1 Urban Design**

### **Issues Raised**

- A resident suggests that a colour scheme should be included when undertaking public realm works.
- Developers including Taylor Wimpey, Hellens, New Herrington Workmens Club, Persimmon and Esh suggest the policy is amended to be not be overly restrictive and allow flexibility. They also object to the inclusion of national space standards and consider the Plan to be unviable. They also consider there is no evidence to justify the need for such a policy.
- Siglion and Historic England support the policy.

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Council has determined that it would be appropriate to introduce the nationally described space standards through the Plan. The viability assessment which has been prepared in support of the Plan demonstrates that site viability should not be adversely affected by the introduction of space

standards. More information is set out within the Council's Space Standards report.

## **Policy E2 Public Realm**

### **Issues Raised**

- A resident suggested that there is nothing in Sunderland to visit.
- Siglion support the policy.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- No changes have been proposed to the policy to address issues raised.

## **Policy E3 Advertisement/Shopfronts**

### **Issues Raised**

- No comments raised.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- No issues identified.

## **Policy E4 Historic Environment**

### **Issues Raised**

- Historic England recommend alternative wording to the policy.
- The Tyne and Wear Archaeology Officer supports the policy and requests further reference to archaeology.
- Developers such as Hellens and agents acting on behalf of New Herrington Workingman's Club suggested alternative wording to be consistent with the NPPF.
- A resident has raised concerns regarding the loss or deterioration of specific buildings within the city.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- Historic England's alternative wording has been accepted and the policy has been altered.

- **The Tyne and Wear Archaeology Officer's comment has been** addressed within a new policy relating to Archaeology and the Recording of Heritage Assets.
- With one minor exception, the alternative wording put forward by developers and agents has been agreed and altered in the report.
- **The resident's concern regarding** specific building loss has been noted and been raised with the Council's Historic Environment Team.

## Policy E5 Heritage Assets

### Issues Raised

- Historic England requests policy bolstering regarding archaeology and the recording of heritage assets, and also recommend alternative wording to the policy.
- A resident would like to see more blue plaques in the city.
- Developers including Hellens and Taylor Wimpey suggested alternative wording to be consistent with the NPPF.

### How Issues Have Been Taken into Account

In response to the comments raised:

- **In line with Historic England's comments, a separate policy now exists (Policy BH9)** relating to Archaeology and the Recording of Heritage Assets (more in line with NPPF). The policy has been considerably updated and alternative wording has been accepted where possible and still applicable.
- The proposal for more blue plaques in the city has been noted and passed to the Historic Environment Team.
- In relation to the alternative wording put forward by developers, the policy has been changed and split into two policies, with some of the comments accepted, and reference to Heritage Statements has now been moved to the supporting text.

## Policy E6 Green Infrastructure

### Issues Raised

- A resident is concerned that the GI network is not precise or clear and therefore it is difficult to identify the boundaries of the network.
- Northumbrian Water supports the policy and requests a reference to flood risk. CPRE also support the policy but request a reference to blue spaces and waterways.
- The Environment Agency suggests that the wording reflect that watercourses are wildlife corridors and they should be retained.

- Siglion support the Policy. Developers including Taylor Wimpey, Siglion and Hellens request revisions to the Policy as they consider it to be too prescriptive.
- Historic England request that reference is include to the contribution historic assets can make to the GI network.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Plan has been updated to reflect the outcomes of the Green Infrastructure Strategy. The Allocations and Designations Plan will designate the GI network.
- In response to the Northumbrian Water, Environment Agency and CPRE comments, the Policy has been updated to include a reference to bluespaces and to flood risk and watercourse management.
- **In relation to the developers' comments, the policy was reviewed and partly amended to make the approach less prescriptive.**
- **Historic England's comment has been incorporated** into the text as requested.

## **Policy E7 Biodiversity and Geodiversity**

### **Issues Raised**

- A resident was concerned that the Plan does not show on the Policies Map where the wildlife corridors are.
- CPRE supports the majority of the Policy but does not agree with the **reference to 'where appropriate'**.
- Natural England supports the policy but suggest alternative wording.
- Siglion would like the Policy to be amended and strengthened in relation to HRA.
- Persimmon, Taylor Wimpey and Hellens requested the policy be amended in relation to net gains in biodiversity in accordance with the NPPF.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- Alternative wording put forward by Natural England has been incorporated into the policy.
- The reference made by CPRE has now been removed from the opening sentence of the Policy.
- **In relation to Siglion's request, the policy has been revised and now refers to any development that would have an impact on the integrity of European sites having to be fully assessed, including necessary compensation to be secured.**

- In response to Persimmon, Hellens and Taylor Wimpey's comments, recent Government policy has strengthened and clarified with regards to "net gains" and only minor changes to the wording are therefore proposed.
- Designations for Wildlife and LNRs will not be made until Part 2 of the Local Plan, the Allocations and Designations Plan, which formally review and designate.

## Policy E8 Woodlands/Hedgerows and Trees

### Issues Raised

- Residents welcome the policy but request the Council adopts the woodland access standards.
- The Woodland Trust also requests that the Council adopted the woodland access standards.
- The CPRE has requested further clarity regarding the approach towards ancient woodland and veteran trees.
- Developers including Hellens, Taylor Wimpey and Esh request that the policy is amended to in accordance with the NPPF.

### How Issues Have Been Taken into Account

In response to the comments raised:

- In relation to the CPRE request, further clarity has now been provided in relation to ancient woodland and veteran trees.
- In relation to The Woodland Trust and resident's request for woodland access standards to be adopted, the Council already maps access to woodland (Woodland Trust standards) in the city's Greenspace Audit and Report, and this is supported by the Greenspace policy. Further clarity is also provided relating to ancient woodland and veteran trees.
- In response to developer's comments, the proposed wording alterations to policy and text have been included in the revised report.

## Policy E9 Greenspace

### Issues Raised

- Residents are concerned in regards to the loss of open space. A resident also requested that the policy was re-worded in regard to SANGS.
- CPRE consider the policy to be confusing in regards to the relationship with Green Infrastructure.
- Although the University of Sunderland support the Policy, they object to criterion 5. Some developers object to criterion 3 as it is not in accordance with the NPPF whereas other developers object to criterion 4.
- Developers including Hellens and Taylor Wimpey have requested policy revision and raise issues relating viability of contributions.



## How Issues Have Been Taken into Account

In response to the comments raised:

- The Plan seeks to protect and enhance greenspace (open space). The policies in the Plan will ensure that greenspaces which of a high value are protected from development, however the Council has taken a flexible approach which will enable sites of low value to be considered as potential housing sites. The Council has an up-to-date Greenspace Report which justifies which sites are considered to be high value and retained. The Allocations and Designations Plan will designate these sites, the SHLAA includes greenspaces which are considered to be surplus to requirement.
- **Regarding resident's concerns regarding the loss of specific open spaces,** these sites are not identified in the Plan and are a matter of individual planning applications. With regards to the reference to SANGS, the policy and text has been reconsidered, and SANGS is now included in the Glossary.
- **In response to developer's comments alternative wording has been included** and a further point has been simplified and now relates to major development. Viability considerations are dealt with in policy ID2.
- **In light of the CPRE's concerns, the Green Infrastructure and Greenspace** policies have been reviewed and updated. Further clarity in approach can be gleaned from the Green Infrastructure Strategy and Greenspace Audit and Report.

## Policy E10 Burial space

### Issues Raised

- The policy was supported by Historic England and CPRE.

### How Issues Have Been Taken into Account

In response to the comments raised:

- No issues raised.

## Policy E11 Green Belt

### Issues Raised

- Residents objected to the loss of Green Belt. A resident was also concerned of the loss of Green Belt at the IAMP and the impact on wildlife.
- Esh and New Herrington Working Club requested the policy be amended to be consistent with the NPPF.
- CPRE support the policy.

- Other sites for deletion from the Green Belt were promoted through this policy including site 401.
- Town End Farm Partnership supports the deletion of Green Belt north of Nissan.
- Siglion would request the Policy makes reference to brownfield land.

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- The IAMP AAP removed land from the Green Belt to facilitate the delivery of the IAMP and sets out the policy framework for the site.
- The Council has identified sites throughout the city to accommodate approximately 90% of housing needs within the existing urban area, however there remains a shortfall. Prior to considering the Green Belt, the Council undertook a Strategic Land Review and reviewed its employment land, greenspace, Settlement Breaks and open countryside to identify potential housing sites. Nevertheless, a shortfall remains and the only remaining sustainable and viable option left is to release parts of the Green Belt. The 3 stage Green Belt Review (accompanied by a Green Belt Boundary Review and Exceptional Circumstances Paper) has identified 11 Housing Growth Areas in the Green Belt which will deliver sufficient sites to provide the city with a 15 year supply. The sites within Washington and Sunderland North also help to provide more of a balance of housing options across the city, which otherwise would be dominated by sites in the Coalfield and South Sunderland.
- In response to the developers' comments, all alternative wording has been included in the revised policy, except for proposed reference to "South" Tyneside, which is not supported because this reference refers to Gateshead as well.
- Site 401 was considered at all 3 Green Belt Review stages and it was concluded that the site should be included as safeguarded land as part of a wider identified site.
- The Council does not consider it necessary to include brownfield land in the policy as this is included in the NPPF.

## **Policy E12 Settlement Breaks**

### **Issues Raised**

- Residents raised concerns of the loss of Settlement breaks and the merging of settlement particularly Ryhope and Tunstall.
- Developers requested the policy be amended to be in accordance with the NPPF. Persimmon supported the policy. Avant homes objected to the policy and promoted a site for removal at Tunstall Hills.

## How Issues Have Been Taken into Account

In response to the comments raised:

- **Settlement Breaks have been protected in Sunderland since the 1960's** and follow 3 key purposes: to keep communities physically distinct; to aid urban regeneration, and to retain green infrastructure corridors. The Settlement Break Review has enabled critical analysis to take place and to create a new strong and defensible Settlement Break boundary that will endure over the plan period. Around 35% of the existing Settlement Break is to be removed as a result of this review, safeguarding the remaining land parcels and also including new land parcels to the Settlement Break area.
- No changes proposed in response to the developers comments, as any shortfalls in a 5-year supply would be subject to a Delivery Test in line with PPG/NPPF and would not be additionally referenced within this policy.
- The site at Tunstall Hills (put forward by Avant Homes) has been assessed through the SHLAA. The Settlement Break policy has been revisited in line with the results and conclusions drawn from a 2018 revision to the Settlement Break Review. A revised Settlement Break boundary is included in the CSDP and land within this will be protected by the policy. The land in question (SHLAA site 562) is included within the Settlement Break.

## Policy E13 Development in the open countryside

### Issues Raised

- CPRE comment that the policy for developments in open countryside is too relaxed in prohibiting development.
- Developers including Hellens and Taylor Wimpey requested the policy be amended to be consistent with the NPPF.

## How Issues Have Been Taken into Account

In response to the comments raised:

- The CPRE comment, the Council puts forward that the policy provides strong protection to the open countryside. The opening to this policy has been reworded and now states that the open countryside (as identified on the map) will be protected. The exceptions to this (listed) follow NPPF policy.
- Regarding developers comments, the Council has considered the comment and do not consider it necessary to modify this Policy. Any shortfalls in a 5-year supply would be subject to a Delivery Test in line with PPG/NPPF and would not be additionally referenced within this policy.

## Policy E14 Landscape character

### Issues Raised

- Developers suggested alternative wording to be consistent with the NPPF.
- Historic England requests reference to the Tyne and Wear Historic Landscape Characterisation Report in the text.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- **Developers'** alternative wording has been broadly agreed and included in the revised policy.
- **Historic England's additional text has been included.**

## **Policy E15 creating and protecting views**

### **Issues Raised**

- CPRE welcomes the policy as does Natural England.
- Developers suggest alternative wording to be consistent with the NPPF.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The developers' comments are noted, but it is considered that the proposed additional text is not required as the existing policy wording does not exclude sympathetic design.

## **Policy E16 Agricultural Land**

### **Issues Raised**

- Avant, Taylor Wimpey, Esh, Hellens and New Herrington Workmens Club suggested that the policy wording was revised to be more consistent with the NPPF.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- Alternative wording has been broadly agreed and included in the revised policy.

## **Policy E17 Quality of life and amenity**

### **Issues Raised**

- Developers suggest alternative wording to be consistent with the NPPF.

- Siglion consider the policy to be vague, onerous and replicates EIA regulations.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- In response to the developers' comments, alternative wording has been broadly agreed and included in the revised policy.

## **Policy E18 Noise sensitive development**

### **Issues Raised**

- Developers suggest alternative wording.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- Alternative wording has been broadly agreed and included in the revised policy.

## **Policy E19 Contaminated land**

### **Issues Raised**

- Siglion supports the policy but suggests that it should be aligned with the housing policies. Developers also suggested alternative wording to be consistent with the NPPF.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Council does not consider it necessary to amend the Policy to reflect comments raised as the Plan should be read as whole.

## **Policy E20 Health and Safety**

### **Issues Raised**

- No issues raised.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- No issues identified.

## Climate Change and Water

### Policy CM1 Climate change and water

#### Issues Raised

- Historic England supports the policy.
- Developers consider the Policy to be too prescriptive.
- It was requested that the Plan includes reference to potential impacts in coastal locations or areas influence by the effects of the tide.

#### How Issues Have Been Taken into Account

In response to the comments raised:

- The Council has deleted this policy as it was considered to be repetitive. The Plan includes reference to Climate Change in the Spatial Strategy section of the Plan.
- Policy WWE3 has been updated to cover the risk of fluvial and coastal flooding. The supporting text has been updated to include reference to the North East Inshore and Offshore Plans.

### Policy CM2 Decentralised, renewable and low carbon energy

#### Issues Raised

- Historic England supports the policy.

#### How Issues Have Been Taken into Account

In response to the comments raised:

- No issues identified.

### Policy CM3 Energy from Waste

#### Issues Raised

- Historic England supports the policy.
- Residents strongly opposed the policy as they considered the Plan allocated a site for an energy from waste facility at Washington.

## How Issues Have Been Taken into Account

In response to the comments raised:

- The Plan does not identify any need or specific locations for an energy from waste facility. The policy will be used to assess any applications for this type of development in Sunderland.

## Policy CM4 Flood risk and water management

### Issues Raised

- Northumbrian Water supports the policy but requests further clarification. EA also supports the policy.
- Developers suggested alternative wording.

## How Issues Have Been Taken into Account

In response to the comments raised:

- Changes have been made to Policies WWE2 and WWE3 to incorporate most of the changes suggested by the developers.
- Support noted from Northumbrian Water and Environment Agency. The Plan has been amended to clarify when a flood risk assessment is necessary.

## Policy CM5 Surface water management

### Issues Raised

- Northumbrian Water supports the policy.
- Persimmon suggested the policy should include "where necessary". Developer's consider the policy is a duplicate of CM4.

## How Issues Have Been Taken into Account

In response to the comments raised:

- Considerable changes have been made to policies CM4 and CM5- these have been more clearly separate in policies relating to "flood risk and coastal management" and "water management". The reference to "development must" is retained because it is considered that this clearly follows Government policy, including the need to consider both on-site and off-site impacts. The suggestion in part (3) to include reducing "run-off rates" is resisted as this is not what is being requested. SUDS policy is further clarified in the text, including advice on infiltration systems. The recommended insertion "where justified" has been supported, though "where needed" has been inserted.

## Policy CM6 water quality

### Issues Raised

- Gateshead suggested the Council includes a policy on the River Don.
- EA support the policy but suggest alternative wording.

### How Issues Have Been Taken into Account

In response to the comments raised:

- The Council do not consider it necessary to include a policy on the River Don as the Plan includes numerous policies on waterways, water quality and GI to protect the River Don.
- **The Environment Agency's comments have been noted and agreed. The policy has been comprehensively re-worded and based on Environment Agency recommendations.**

## Policy CM7 disposal of foul water

### Issues Raised

- Developers suggested alternative wording to address a typing error.

### How Issues Have Been Taken into Account

In response to the comments raised:

- This policy has now been included within Policy WWE3.

## Policy CM8 sustainable design and construction

### Issues Raised

- Northumbrian water recommends that the policy requires an appropriate buffer to be maintained between sensitive development and existing waste water treatment works.
- Historic England welcomes the approach.
- Developers object that development should maximise energy efficiency.

### How Issues Have Been Taken into Account

In response to the comments raised:

- **Northumbrian Water's comments have been agreed and the policy has been duly updated.**



- Policy BH2 has been amended to indicate that where possible major development should seek to maximise energy efficiency and integrate the use of renewable and low carbon energy.

## Transport

### Issues Raised

- Residents objected to the proposed road through Elba Park. Residents requested more buses in Washington, they also requested that the Metro is extended. A resident supported the expansion to the cycle network. Other residents were concerned about the impact development will have on Houghton.
- Gateshead, Newcastle and South Tyneside request additional modelling is undertaken to understand the impacts in Neighbouring Authorities.

### How Issues Have Been Taken into Account

In response to the comments raised:

- 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.
- Policy SP10 supports improvements to the Metro network where these are deliverable.
- The Council has updated the Transport Assessment and will continue to work with neighbouring authorities to understand the impacts each Plan will have on the Local Road Network.

## Policy CC1 Sustainable travel

### Issues Raised

- Developers, Gateshead and Highways England support the policy.

### How Issues Have Been Taken into Account

In response to the comments raised:

- No issues identified.

## Policy CC2 Connectivity and transport network

### Issues Raised

- Residents object to the inclusion of the Central Route (from Elba Park) in the Policy. Residents welcome Metro extensions and would like to see the Plan make reference to the extension to Seaham. One resident supported the policy.
- Residents would like improvement made to the network at Hetton to address the impacts of development.
- **Bellway's suggested an alternative alignment of the Ryhope Doxford Link road** to prevent the serialisation of land.
- Durham County Council supports the re-opening of the Leamside Line and requests further discussions to determine the impacts of the SSGA.
- Town End Farm Partnership oppose all infrastructure identified in the IAMP.
- Highways England supports the policy but require the Council to undertake further work to assess the impacts on the SRN.
- Developments including Taylor Wimpey suggested that land safeguarded for the Leamside Line should be a minimum.
- Siglion supports Sunderland Strategic Transport Corridor.
- South Tyneside Council raised concern over the deliverability of South Hylton to Penshaw alignment.

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- 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.
- The Council has prepared a detailed Transport Assessment which considers the potential impacts of development on the transport network. Where necessary, appropriate mitigation has been identified within the Infrastructure Delivery Plan to address the impacts of the Plan.
- Policy SP10 supports improvements to the Metro network where these are deliverable.
- The Council has updated the Transport Assessment and will continue to work with neighbouring authorities to understand the impacts each Plan will have on the Local Road Network.
- In regards to IAMP, all necessary infrastructure is identified in the adopted IAMP AAP.
- The South Hylton to Penshaw alignment has been included within the IDP as an aspirational scheme.
- The alignment of the Doxford-Ryhope link road shown on the Policies Map is indicative at this stage and is subject to detailed design.
- The alignment of the Leamside line is shown on the Policies Map. No specific buffer has been identified; however the policy seeks to ensure that any

development would not be incompatible with the rail line coming back into use.

## **Policy CC3 City centre accessibility and movement**

### **Issues Raised**

- Nexus and Highways England supports the policy.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- No issues identified.

## **Policy CC4 Port of Sunderland**

### **Issues Raised**

- Residents and Highways England support the approach to the Port.
- South Tyneside Council raised concerns over the Port having an impact on the Port of Tyne.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Council has held further discussion with South Tyneside in regards to the future uses of the Port. The Council will continue to work with the South Tyneside Council on this matter.

## **Policy CC5 Local road network**

### **Issues Raised**

- Highways England support the policy.
- Developers consider the policy to be unreasonable.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- Policy ST2 has been amended to indicate that development should have no unacceptable adverse impacts.

## Policy CC6 New development and transport

### Issues Raised

- Developers requested further clarification for point 5 as it is not in accordance with the NPPF.
- Highways England support the policy.
- Nexus request more reference to public transport.
- Historic England request that some conversion/historic building could not meet parking standards.

### How Issues Have Been Taken into Account

In response to the comments raised:

- Policy ST3 and the supporting text have been updated to provide further clarity. The Council consider the revised policy to be justified and consistent with national policy.
- Policies SP10 and ST3 include specific reference to improving the public transport network. Policy ST1 has also been amended to emphasise the need to develop in sustainable locations in close proximity to transport hubs and encouraging higher density development close to transport hubs. The Council will continue to consult with Nexus on relevant planning applications, however it is not considered necessary to include this process within the Plan.
- It is acknowledged that some conversions of historic buildings may not be able to meet parking standards, but it is not considered necessary to update the policy to reflect this.

## Policy CC7 Digital infrastructure and telecommunications

### Issues Raised

- Virgin Media request that the policy should require developers to consult with digital and telecommunication providers.

### How Issues Have Been Taken into Account

In response to the comments raised:

- Policy BH6 has been amended to require developers to include access to digital infrastructure from a range of providers.

## Waste and Minerals

### Policy WM1 Waste Management

## **Issues Raised**

- Highways England Support the Policy.

## **How Issues Have Been Taken into Account**

In response to the comments raised:

- No issues identified.

## **Policy WM2 Waste Facilities**

### **Issues Raised**

- Highways England and the Environment Agency generally support the policy.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- No issues identified.

## **Policy WM3 Safeguarding Waste Facilities**

### **Issues Raised**

- Thompsons of Prudhoe would like the policy to safeguard other waste management sites including Springwell Quarry.
- Durham Council also indicated that the policy should safeguard strategically important sites for all waste streams, not just local authority collected waste. Durham Council also indicates that the JBT Waste Transfer site was located in County Durham.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The policy has been amended to safeguard all waste management sites.
- The supporting text was also updated to indicate that the JBT Waste Transfer Station is in County Durham.

## **Policy WM4 Open Waste Facilities**

### **Issues Raised**

- No issues raised.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- No issues identified.

## **Policy WM5 Mineral Extraction**

### **Issues Raised**

- Highways England generally supports the policy, but would support text within the policy for the transportation of minerals by sustainable transport methods, where possible.
- Historic England supports the policy.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The Policy has been amended to require minerals to be transported by sustainable transport modes where possible.

## **Policy WM6**

### **Issues Raised**

- Coal Authority and Durham County Council supports the policy.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- No issues raised.

## **Policy WM7 Opencast Coal**

### **Issues Raised**

- Coal Authority request policy is amended to reflect latest terminology.
- Durham County Council suggests alternative wording to be consistent with NPPF.

### **How Issues Have Been Taken into Account**

In response to the comments raised:

- The policy has been updated to be consistent with Durham County Councils approach and the NPPF. The policy is now refers to surface coal extraction.

## Policy WM8 Land Instability and Minerals Legacy

### Issues Raised

- Developers and Coal Authority supports the policy.

### How Issues Have Been Taken into Account

In response to the comments raised:

- No issues raised.

## Policy WM9 Cumulative Impact

### Issues Raised

- Highways England support the policy, but feel that it could be more prescriptive with regard to the types of environmental effects that should be considered and would welcome its application to all types of development.

### How Issues Have Been Taken into Account

In response to the comments raised:

- This policy has now been deleted and cumulative impacts incorporated into other policies within the Plan.

## Policy WM10 Restoration and Aftercare

### Issues Raised

- Coal Authority supports the policy.

### How Issues Have Been Taken into Account

In response to the comments raised:

- No issues raised.

## Infrastructure and Delivery

Residents are concerned about the impact development will have on the infrastructure in the city.

## Policy ID1 Delivering infrastructure

### Issues Raised

- Developers suggested alternative wording to be in accordance with the NPPF and CIL regulations. Persimmon supports the policy.
- Highways England supports the policy.

### How Issues Have Been Taken into Account

In response to the comments raised:

- Developer's comments have been noted and the policy has been duly amended.

## Policy ID2 Planning Obligation

### Issues Raised

- Persimmon and Peel request the policy is aligned to the three tests of planning obligations in the NPPF. Developers have considered there is no justification to pay monitoring fees.
- Highways England support the policy.

### How Issues Have Been Taken into Account

## Policy ID3 Enforcement

### Issues Raised

- None.

### How Issues Have Been Taken into Account

In response to the comments raised:

- This policy has now been deleted, as it was not considered necessary.



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

### **Purpose of the Consultation**

- 5.1 Having had regard to the responses received to the Plan and published changes to Government guidance, the Council reviewed its evidence base and Plan policies and made alterations to the Plan where appropriate and reasonable to do so. This has culminated in the Publication Draft Core Strategy and Development Plan and Key Policies Map.
- 5.2 Consultation on the draft Publication Plan took a different form as it requires adherence to Regulations 19 and 20 of the 2012 Regulations, which make provisions for the publication of a Plan and the representations received in relation to a Plan.
- 5.3 Consultation and public engagement at this stage of the Plan required representations to be made only in relation to the legal and procedural compliance of the Plan and the four tests of soundness. Soundness tests will assess whether a plan has been:
- Positively prepared;
  - Is Justified;
  - Is Effective; and
  - Is Consistent with national policy.
- The tests of soundness and procedural and legal requirements are examined by an appointed Independent Planning Inspector at a public examination to establish if a **plan can be found "sound"**.

### **Publication Draft Core Strategy and Development Plan Supporting Documents**

- 5.4 The Publication Draft Plan was supported by Sustainability Appraisal (SA) (June 2018) and Habitats Regulations Assessment (HRA) (June 2018) reports of the draft policies and strategic site allocations, together with a draft Infrastructure Delivery Plan (IDP), (June 2018). These reports were all updated in 2018.
- 5.5 Key evidence base updates were also made available as listed in Appendix 23.

### **When did we Consult?**

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

### **Which bodies and persons were invited to make representations in accordance with Regulations 18 & 20**

- 5.7 The Council engaged with all statutory consultees, general consultation bodies and all persons who had previously been involved or expressed an interest in **the Plan's consultation stages, via written correspondence in the form of a letter or email** (Appendix 24). Written correspondence was sent to all consultees the week commencing 12 June 2018, in anticipation of the consultation start date on 15 June (See Appendix 25 for the list of consultees).
- 5.8 A Statement of Fact was made available on the Council's **website and at the Civic Centre**, which detailed the locations and times that submission documents would be made available for inspection. The Statement of Fact and Representations Procedure was sent to each of the general consultation bodies and each of the specific consultation bodies invited to make representations under regulation 18 (see Appendix 26).
- 5.9 The statements made clear that representations had to be submitted to the Council **by 5pm on Friday 27 July 2018, to be "duly made", in accordance with Regulation 20 (2)**. Regulation 20 specifies that any persons making representations to a Publication Plan must do so by the date and time specified in the statement of representations procedure. Representations received within this time period, will be submitted to the Secretary of State and considered at Independent Examination by an appointed Planning Inspector. Those submitted outside of the time period will not be duly made and will be submitted to the Planning Inspector as not duly made.

### **How did we consult?**

- 5.10 The Council used a variety of publicity/engagement methods and events to consult upon the Publication Draft Plan and its Key Policies Map.
- 5.11 **In order to actively publicise the final stage of the Plan's consultation** to as wide an audience as possible, the Council advertised via:
- A series of posters at public service buildings such as doctors surgeries, **libraries and community/children's centres to promote the consultation;**
  - The Council's **website;**
  - The Council's **social media accounts, Twitter and Facebook;**
  - Press release and/or adverts in the local press;
  - Distribution of emails and e-bulletins by Sunderland City Council Area Officers to local groups;
  - Core Strategy and Development Plan animation video;
  - Verbal presentations; and
  - Member briefings.
- 5.12 A series of Local Plan meetings were held with Councillors to brief them on the content of the Plan. Appendix 27 provides a list of all Councillors who attended the events.
- 5.13 The Council implemented a social media campaign to advertise the consultation and its events widely. The platforms of Facebook and Twitter were used to

engage with the public. Over the course of the Twitter campaign there were 19 comments, 106 retweets and 98 likes. The Facebook campaign achieved a reach of 20,276 people and generated 16 likes, 18 comments and 29 shares (Appendix 28).

- 5.14 The Council issued four press releases in relation to the Plan which were featured in the Sunderland Echo and Sun FM (see Appendix 29). The releases advertised the last opportunity for public engagement on 30 and 31 May and 16 June 2018, and highlighted the removal of a permanent stopover site for Gypsies and Travellers in the Publication Draft Plan on 30 May 2018.
- 5.15 A series of further press articles were published by local newspapers, the Sunderland Echo and Evening Chronicle, in regards to the Publication Draft Plan proposals of public interest, including the proposal to remove West Park as a Green Belt release for housing, the inclusion of a policy to restrict takeaways and the potential for Metro expansion in Sunderland. Articles were also published campaigning against the release of HGA sites 1-3 and 9 from the Green Belt for housing (see Appendix 29).
- 5.16 In accordance with Regulation 19 (a) the Publication Draft Plan and its evidence base were made publically available on the Council's **website** and on **the Limehouse 'Objective' consultation portal**, along with an online interactive Key Policies Map. A statement of representation procedure was also made available, detailing how representations could be made, the deadline for making representations, how consultees could make representations, locations and times the consultation documents would be made available for the public and interested parties to inspect them, and how interested parties could express an interest in appearing at the public examination of the Plan.
- 5.17 A series of supporting evidence documents was published alongside the Plan to assist consultees to submit their representations, ensuring they are duly made **in respect of the Plan's compliance with the Duty to Cooperate, legal and procedural requirements** and the four tests of soundness identified in paragraph 182 of the NPPF. These documents were published on the Council's website during the consultation period (Friday 15 June 2018 to 5pm on Friday 27 July 2018) and made available at the Civic Centre (between 8.30am to 5.00pm Monday to Friday, during the consultation) and at the drop in events (see Figure 9).
- 5.18 A Publication Draft summary leaflet, a feedback response form, a representation guidance form **and a FAQ's sheet** were made available to all consultees to guide them through the representations process (see Appendix 30).
- 5.19 A series of ten consultation drop in events were organised across Sunderland over a two week period. The first week of consultation commenced on Monday 18 June 2018 and finished on Friday 22 June 2018, with the second week commencing on Monday 16 July 2018 and finishing on 20 July 2018. A range of

morning, afternoon and evening sessions were organised to help to reach as wide an audience as possible during the consultation period (see Figure 9). In total 293 people attended the events, with Barnwell Primary achieving the highest turnout which was associated with opposition to HGA9- Penshaw.

**Figure 9: Consultation Events – Publication Draft Core Strategy and Development Plan**

Date	Time	Venue Address	Attendees
<b>18 June 2018</b>	9.30am – 11.30am	Bunnyhill Community Room, Hylton Lane, Sunderland SR5 4BW	11
<b>18 June 2018</b>	4.30pm to 7.00pm	Wessington Primary School, Lanercost, Washington NE38 7PY	13
<b>19 June 2018</b>	11.00am - 1.30pm	Houghton Sports Complex Dance Studio, Station Road, Houghton le Spring DH4 5AH	26
<b>20 June 2018</b>	9.30am – 11.30am	Thorney Close Action & Enterprise Centre, Thorndale Road, Thorney Close, Sunderland SR3 4JQ	4
<b>22 June 2018</b>	4.30pm – 6.30pm	Ryhope Community Centre, Black Road, Ryhope, Sunderland SR2 0RX	3
<b>16 July 2018</b>	9.30am – 11.30am	University Sports Hall, Chester Road, Sunderland	10
<b>17 July 2018</b>	4.30pm – 7.00pm	Barnwell Primary School Sports Hall, Whitefield Estate, Houghton le Spring DH4 7RT	198
<b>18 July 2018</b>	5.00pm – 6.30pm	Bunnyhill Community Room, Hylton Lane, Sunderland SR5 4BW	5
<b>19 July 2018</b>	4.30pm – 6.30pm	Silksworth Community Centre, Tunstall Village Road, Sunderland SR3 2BB	8
<b>20 July 2018</b>	10.00am – 12 noon	Washington Millennium Centre, The Oval, Concord Washington NE37 2QD	15
Total			293

5.20 Consultation events were staffed by Strategic Planning Officers and supporting staff, who were on hand to answer questions and assist members of the public to submit “duly made” responses.

5.21 **Springwell Resident’s Association invited the Strategic Planning team** to attend a self-organised event regarding elements of the Plan. The event was hosted on 24 July 2018 and the Council engaged with 128 people who chose to attend the event. This time around, the Council employed a new engagement method in the form of a two minute animation explaining the key purposes of a plan and the changes that had been made to the Publication Draft Plan since the last stage of consultation. The animation was promoted via the Council’s web

and Facebook pages and was also available on YouTube to view<sup>3</sup>. To date, the video has been viewed 519 times, has received 7 likes and 1 dislike.

5.22 Submission of representations was encouraged through the Limehouse **'Objective' consultation portal**. However, email, written representations and completed response forms were also accepted, Drop boxes were provided at all consultation events and Sunderland Civic Centre for completed response forms.

5.23 All consultees, both statutory and non-statutory, were given the opportunity to express their interest in attending the Public Examination of the Core Strategy and Development Plan to raise matters of objection or support with the Planning Inspector. This opportunity was provided on the Representation Form, at questions 7 and 8 which was available to download on the website or pick up from the Civic Centre and consultation events (see Appendix 30).

5.24 In total, 530 people stated they wished to attend the EIP, these are listed in Appendix 34.

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

5.25 In total, 8,283 representations were duly made by 2,140 consultees. The Council took into consideration all of these representations and prepared a Schedule of Representations (SD9) which summarises all representations received and includes a Council response. This schedule should be read alongside the Report of Representations<sup>4</sup>. The following section of this statement in accordance with Regulation 22 summarises the key issues raised during the consultation and how the Council has taken these issues into account.

### **General Comments on Publication Draft CSDP**

Representations were made generally to the Plan, the main issues identified included:

- The Trustees of Athenaeum Pension Scheme (APS) (PD38), Mr. Delaney (PD25) and Sunderland Clinical Commissioning Group (CCG) (PD62) supports the Plan. **The CCG considers it is a vital component to securing Sunderland's long term economic future.**

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<sup>3</sup> <https://youtu.be/K-ATLgEussI>

<sup>4</sup> <http://sunderland.limehouse.co.uk/file/5230054>  
<http://sunderland.limehouse.co.uk/file/5230053>  
<http://sunderland.limehouse.co.uk/file/5230055>  
<http://sunderland.limehouse.co.uk/file/5230056>  
<http://sunderland.limehouse.co.uk/file/5230057>  
<http://sunderland.limehouse.co.uk/file/5230058>  
<http://sunderland.limehouse.co.uk/file/5230059>  
<http://sunderland.limehouse.co.uk/file/5230061>  
<http://sunderland.limehouse.co.uk/file/5230060>

- Northumberland County Council (PD822) raised no comments and will continue to work with the Council through Duty to Cooperate.
- Residents raised the following views generally about the Plan:
  - does not adequately plan for jobs or infrastructure;
  - it does not support Localism or Neighbourhood Plans;
  - it does not protect greenfield/Green Belt;
  - it does not prioritise brownfield land before greenfield sites;
  - assumptions are based on debatable predictions;
  - it seeks a high growth option and ignores the impact of Brexit on the economy and population growth; and
  - it does not meet the needs for affordable housing.

The Council has taken these representations into account but consider the Plan to be sound and therefore do not propose to make any modifications to the Plan. The Council considers that the Spatial Strategy is justified. The Strategic Housing Land Availability Assessment has identified all land available and deliverable in Sunderland during the Plan period. The majority of the housing requirement will be met in the existing urban area and on brownfield sites. As the Plan is being submitted during transition, the OAN has been calculated in accordance with the National Planning Policy Framework (2012) (NPPF). The Council has taken into consideration the latest population projections and the economic projection of Brexit. The affordable housing requirement for the Plan is set out in the Housing Chapter.

No current Neighbourhood Plans have been submitted to the Council, but in accordance with the Localism Act (2011) the Council welcomes neighbourhood plans in Sunderland.

## Consultation

Residents expressed their concerns that the consultation undertaken on the Publication Draft of the Plan was ineffective and inadequate. Residents raised concerns that their views have not been taken into consideration.

The Council has worked proactively to engage as involve as many people in the process as possible to ensure that the whole community has an opportunity to have their say and influence the Plan. The Council has exceeded both the requirements of national guidance and regulations listed above and their SCI. In line with our commitment to early and meaningful community engagement, extensive public consultation has preceded, and informed, each stage of the Plan preparation. The Council has undertaken almost continuous consultation with their communities, and with other stakeholders including developers, landowners and infrastructure **providers to input into the Plan's development**. The Consultation Statement contained within the Compliance Statement demonstrates how the Council has met and exceed the requirement for consultation.

## Chapter 1 - Introduction

The following main issues were identified by representation to the introduction chapter:

- **Friends of Sunderland's Green Belt (FSGB) (PD3011)** expressed concerns that the plan period should be reduced to 3-5 years on the basis that there has been a delay in the production of the Plan since the start of its plan period (2015) and there being a duty to regularly review Local Plans.
- M&G Real Estate (PD3392) is concerned regarding the approach taken by the Council to allocate land in the Development Plan.

As set out in the Plan, the Local Plan is being progressed in three parts. The Core Strategy and Development identified strategic allocations/designations and includes development management policies. The Allocations and Designations Plan which will progress in accordance with Councils Local Development Scheme will allocate sites to meet the requirements identified in the Core Strategy and Development Plan. The Plan period is for 18 years, which meets the NPPF requirement to Plan for 15 years. The Plan will be reviewed every five years.

## Chapter 2 - Sunderland Today

The following main issues were identified by representations to the Sunderland Today chapter:

- A developer, Mr. Delaney (PD26) supported the paragraph which seeks to ensure more housing choice. However would like to see the Plan deliver more executive homes. Sunderland University (PD102) requests that the Plan clarify that there is a growth in student numbers.
- Sunderland CCG (PD63) supported the chapter and highlighted that public health is an issue in the city and health infrastructure implications of proposed developments must be considered and mitigated when granting planning permission.
- The Minerals Products Association (PD4288, PD4302) supported the chapter and requested that cross reference to the five existing minerals infrastructure sites in Appendix 3 be made, that introductory text which sets the scene be provided within the minerals chapter (paras 2.76 – 2.77), and queried why policy SP11 requires developers to demonstrate need when para 2.77 states that Tyne & Wear authorities do not provide enough minerals to meet needs.
- Sunderland Civic Society (PD624) considers Figure 3 does not illustrate population growth.
- Friends of Sunderland Green Belt (PD3012) are concerned that there is a lack of reference to the historical settlement of the coalfields. They are also concerned the population and economic projections are not appropriate.
- Residents raised the following concerns:
  - Settlement breaks should not be removed and the Plan should not subdivide the city into character areas (PD226).
  - Statements within the chapter are not supported by evidence (PD895)

In response to the representations raised by Sunderland Civic Society (PD624), The Minerals Products Association (PD4288, PD4302) and Sunderland University (PD102) the Council has proposed a number of minor modifications as set out in the Schedule of Modifications.



The Plan establishes five character areas to reflect the spatial characteristics of Sunderland. The Council recognises that there has been a significant amount of development in the Settlement Break and therefore proposed through policy NE7 to protect the Settlement Breaks. Chapter 2 explains the key characteristics of Sunderland today, it is based on a comprehensive evidence base and all documents referred to are contained in the Submission Document Library.

### **Chapter 3 -Spatial Vision and Strategic Priorities**

The following main issues were identified by representations to Spatial Vision and Strategic Priorities chapter:

- In regards to the spatial vision, Northumbrian Water (PD148), the Environment Agency (PD209), Burdon Lane Consortium (PD2056), Sunderland CCG (PD64) and Wynyard Homes (PD4691) expressed support for the spatial vision. As did, the University of Sunderland (PD183), however they did suggest a minor modification. Although Persimmon (PD3901) and Karbon Homes (PD3380) both expressed general support for the spatial vision, they suggest an amendment to bullet point 8, to make reference to demands and affordable housing.
- Residents raised the following in regards to the spatial vision:
  - Inadequate consultation and lack of infrastructure identified (PD239)
- Historic England (PD90) in regards to the Strategic Priorities support the strategic priorities and suggested that the title be changed from **"Built environment"** to **"Built and historic environment"** to encompass all elements of the historic environment. Karbon Homes (PD3380), Persimmon (PD3901) and Harworth Estates (PD2104) support strategic priority 4. M&G Estates (PD3597) requested strategic priority 6 be amended to reflect the NPPF. The Minerals Products Association (PD4327 & PD4386) requested the strategic priorities identify minerals policies. The CCG (PD65) support strategic priority 3.
- The Sunderland Civic Society (PD851) objected to paragraph 3.2 on the basis of the target population and the housing target being too high, the use of mid-year estimates being unreliable, and insufficient information to make realistic projections on the 2033 population levels.

In response to the representations raised by Persimmon (PD3901), Karbon Homes (PD3380), Historic England (PD90), M&G Estates (PD3597) and the Minerals Products Association (PD4327 & PD4386) the Council has proposed a number of minor modifications as set out in the Schedule of Modifications. The Council does not proposed to make any further modifications to the vision or strategic priorities as they consider them to be sound.

### **Spatial Strategy**

The following main issues were identified by representations to spatial strategy and Policy SP1 chapter:

#### **Key diagram**



- Developers Hellens (PD4839) request the key diagram is amended to make reference to their alternative site. Friends of Sunderland Green Belt (PD3013) consider the amendment to the greenbelt and inclusion of SSGA cannot be justified and therefore should not be included in the Key diagram.
- Residents raised the following in regards to the spatial strategy:
  - Object to development on the Green Belt (PD708) and consider there to be no exceptional circumstances (PD86).
  - A resident agrees that the Green Belt Boundary should be amended (PD410).
  - There is no justification to deviate from the standardised methodology, population projections are outdated (PD307) and economic projections are consider to be too high (PD86) and not justified (PD414).
  - Brownfield land should be prioritised (PD991, PD988)
  - The spatial strategy will result in increased congestion in Sunderland (PD991, PD988).
  - There is no evidence to suggest that building houses provides economic growth - Experian jobs growth forecasts suggest a cautious approach due to unknown economic influences and shrinking population. This has been used as the justification for detached housing on the Green Belt;
  - a deviation away from the Government's **calculation of housing** requirement for 593 dwellings per annum and use of an OAN uplift;
  - the failure to use of brownfield sites before other green sites;
  - there being no clear evidence regarding the viability of brownfield sites in Sunderland;
  - the provision of large detached homes, as they are not the focus of government policy and there is not a shortfall of this type of housing stock; and
  - the new Green Belt boundary does not follow recognisable or permanent features.
- Springwell Village Residents Association (PD4919, PD5022) object to the spatial strategy. Residents believe that there is too much development on Greenfield and Green Belt land proposed in the Plan, which is contrary to the NPPF which prioritises development on brownfield land. There is no evidence that the Council has prioritised brownfield land and the brownfield register has not been updated since December 2017. Residents object to Paragraph 4.13 as there is no evidence to support the number of houses proposed for IAMP workers. In addition, no reasoning has been provided to deviate from standardised approach for housing requirement if 9,600 jobs were previously created and there were no house price pressures. Residents object to Paragraph 4.14, as no evidence has been provided that there is a need for the proposed number of houses to support economic growth.
- A Councillor (PD4590) objected to the allocation of North Hylton on the grounds that there are no exceptional circumstances to justify the loss of Green Belt.
- Developers including Barratt David Wilson Homes (PD5115), Hellens (PD236, PD236), Bellway Homes (PD1857) consider the housing requirement should be increased and the OAN should be uplifted. Bellway consider the jobs growth is too pessimistic and the higher headship rates should be taken into account. Wynyard Homes support the housing requirement and acknowledge that this

should be treated as a minimum. They support the uplift to the OAN above the standardised methodology to support economic growth, including the IAMP.

- Developers including Hellens (PD236) support the amendments to the Green Belt, whereas other developers such as Mr. Delaney (PD28) object to the boundary and have suggested alternative sites.
- Barratt David Wilson Homes (PD5115) considers the SHLAA to be unrealistic and therefore a buffer, windfall allowances and demolition allowance should be included in the Plan. Persimmon (PD3893) seeks clarification for residential development in the absence of a five year land supply.
- Developers including Bellway (PD732) and landowner Mr. Ford (PD165) disagree with the Settlement Break methodology and the case for exceptional circumstances. They consider it more appropriate for the spatial strategy to allocated site in the Settlement Break. Paul Mackings Consulting Ltd (PD2902) considers employment sites including Hendon Paper Mill should be allocated for development in advance of Green Belt.
- Sunderland Civic Society (PD723 & PD1027), The Green Party (PD4461) and CPRE North East (PD1249) question the housing projections and the OAN. CPRE (PD723) does not consider it justified to deviate from the standard methodology.
- Highways England (PD4804) will be undertaking further modelling work to assess the impacts on the SRN. Northumbrian Water (NWL) (PD149) supports the overall principal for continued sustainable development. Durham County Council notes the Councils position on OAN.

The Council considers the housing requirement established in the Plan to be consistent with the latest OAN calculation identified with the SHMA Addendum 2018. As the Council is submitting during transition period, it is not appropriate for the Council to consider the standardised methodology in accordance with the NPPF 2018.

A number of alternative sites and boundaries have been suggested by landowners/developers. The Council has taken these into consideration. Justification for site selection is set out in the spatial strategy in the compliance statement. The Council considers the spatial strategy for distribution of housing in Sunderland to be justified as it seeks to readdress the imbalance of housing land across the city. The Settlement Break Report justifies the revised boundary for the Settlement Breaks and why it is not appropriate to remove alternative parcels of land. The Council has considered the release of employment land for development as set out in the Employment Land Review. The Plan identifies employment sites which are necessary to meet the identified need for the Plan period.

### **SP1 Spatial Strategy**

- Hellens suggested that Paragraph 4.24 should be amended to make clear that not all development in Settlement Breaks would have major impacts (PD4664).
- Friends of Sunderland Green Belt (PD3014 & PD3015) objects to the uplifting of the OAN to support economic growth and considers there is no evidence that there is a housing shortfall. They expressed concerns that job numbers

are based on one data source and Government data is not used and there is an over-reliance on the IAMP, which may not deliver as anticipated.

- Landowners, developers and the HBF (PD1182) generally support the policy (PD4207). Persimmon Homes (PD3905), Hellens Group (PD4712), Story Homes (PD5556), Taylor Wimpey (PD3470) and Esh Developments (PD1827) supports the minimum target and commend the Council for setting a housing requirement above the standardised methodology, which is required to support economic growth. However, Persimmon considers the housing requirement should be increased to support an uplift in Household Representative Rates for 25 to 44 year olds and to help the Council address the affordable housing imbalance.
- Karbon Homes (PD3382) supports the housing requirement set out in policy SP1. Karbon recognise that this exceeds the Government's indicative assessment using the standardised methodology, but this is a baseline figure which should be a minimum. Karbon support the housing growth areas. Miller Homes (PD889) **support the housing figure but are disappointed that it's not the same as the previous draft.**
- The Central Gospel Hall Trust (PD145) supports policy SP1 and the overall strategy in terms of the level and distribution of growth, which is consistent with national policy and seeks to address the historic mismatch between economic growth and housing. The spatial strategy for Washington is supported. The amendments made to the Policies Map are also supported.
- Siglion (PD2912) request additional sites to be included in the SHLAA
- Northumbrian Water (PD2681) welcomes confirmation in SP1 and Paragraph 4.10 that the housing requirement is a target which is both needed and anticipated rather than a ceiling. Northumbrian Water suggests the former Fulwell Reservoir site for housing and propose it for inclusion in the CSDP.
- The Trustees of Athenaeum Pension Scheme (PD39, PD40) agree that an amendment to the Green Belt boundary is the most sustainable option. Additionally agree that exceptional circumstances have been demonstrated. The Trustees of Athenaeum Pension Scheme support policy SP1 (2)(v) to the extent that it supports delivering the right homes in the right locations through the A & D Plan and through amending the Green Belt boundary to allocate Housing Growth Areas.
- Harworth Estates (PD2005, PD2126) supports proposed economic growth in the Plan including the IAMP and allocation for 95 hectares of employment land but do not consider there are exceptional circumstances to amend the Green Belt.
- South Tyneside Council (PD4363) supports the spatial strategy.
- Getten Construction (PD2616) considers the housing target is too low and should be increased to address the imbalance. The developer also suggests an alternative site at Albany Park to be allocated for housing development.
- Urban and Civic (PD855) considers the policy only deals with the theoretical quantitative capacity for new comparison retail floorspace.
- Thompsons of Prudhoe (PD191) consider that the Plan has failed to amend the Green Belt boundary for other purposes other than housing. The location of Springwell Quarry in the Green Belt would potentially limit the future

development of the site by limiting the number of structures and development that can occur.

- Burdon Lane Consortium (PD2061) welcomes the spatial strategy, which includes the SSGA which is a long standing commitment by Sunderland City Council. The Consortium believe that focussing growth in this area represents a sound and sustainable approach.
- Highways England suggested further modelling work is needed on the Strategic Road Network.
- NHS Sunderland CCG (PD66) suggests that the policy is amended to ensure that the impacts of development are mitigated and suggests an additional criterion to make it sound. They would also request the IDP to be updated to include health care (PD67).
- Sunderland Civic Society (PD866) request clarity of the flexibility allowance.
- CPRE North East considers there to be a discrepancy as the population is proposed for a 4% increase yet the housing stock is planned to rise by 11%. CPRE questions whether the 745 OAN figure is justified in light of Brexit, the 4% population growth and the Government standard method proposing 593 OAN. In relation to the revised NPPF, it is considered that the Council has not demonstrated sufficient reason to justify taking such a significantly different approach from the standardised method. Additionally, Sunderland Green Party (PD4461) objects to the policy as the exceptional circumstances have not been justified for Green Belt incursion. The Party suggests the OAN is an inflated figure (weighted and using outdated methodology) and not justified, especially with latest population figures being low.
- The Minerals Products Association objects to the policy as it had failed to include reference to minerals within the spatial strategy.
- A significant number of Springwell Village and Seaburn residents and other members of the public responded to object to policy SP1 for a range of reasons, including:
  - the Council has not produced evidence to support building over 13,000 homes when the government requires 7610;
  - need can be met on brownfield land;
  - there is sufficient land in brownfield register to deliver necessary housing;
  - inadequate consideration has been given to bringing empty homes into use.
  - the Council has not used the latest population projections. The requirement is based on the older 2014 based population projections, rather than the 2016 based projections which are lower;
  - the uplift to the housing requirement is predicated on one employment site – the IAMP, whose workers will be spread across a wide area;
  - there is overprovision of housing across North East authorities as there is double counting of housing numbers across local authorities;
  - there is no evidence or justification for economic growth intervention required, due to higher GVA in the north east;
  - there are enough unemployed workers in Sunderland to fill the jobs growth and there is double counting of workforce growth;
  - consented housing schemes pre-empted the Core Strategy;

- exceptional circumstances have not been demonstrated to release Green Belt land;
- economic growth level based on a 2016 consultation;
- the OAN is already inflated/based on ambitious figures/assumes high population growth;
- OAN much higher than 593 proposed by Government; OAN uplift not justified on economic grounds.
- more homes in SHLAA than needed to meet 745 homes per annum;
- the 10% buffer effectively equates to the homes needed to go into the Green Belt;
- The housing densities used are too low;
- Experian assumptions are not convincing and proposals for mainly executive housing is not consistent with the NPPF;
- There is uncertainty over IAMP due to Brexit;
- Development should be focused in the city centre ;
- Housing should be provided for first time buyers and the elderly;
- **House prices are static so there's no evidence of demand;**
- It directly conflicts with the proposed Renewable Energy Centre and Climate Change Action Plan which the Council has set out how they are seeking to reduce CO2 emissions etc.
- need for retail floor space is too high.
- consultation has been inadequate;
- the plan has not been amended to reflect previous objections.

In response to the representation raised by Hellens (PD4664) the Council has proposed an additional modification as set out in the Schedule of Modifications.

The Council has taken into consideration the representations and are not proposing to make any further modifications to this policy. The Council considers that there are exceptional circumstances which justify amendments to the Green Belt boundary. This is set out within the Exceptional Circumstances paper.

The Council has carefully considered the alternative sites put forward through the Green Belt Assessment and boundary review; however these have been discounted for various reasons as set out within the evidence base. The housing requirement in the Plan is consistent with the OAN which is set out within the SHMA Addendum (2018). The Council is submitting the Plan under the transitional arrangements and therefore it would not be appropriate to use the standardised methodology.

The Council has prepared an Infrastructure Delivery Plan, which has been informed by a Transport Assessment and Education Plan. This details the strategic infrastructure needed to deliver the plan. Other policies of the plan require the submission of transport assessments to identify any localised mitigation and Policies ID1 and ID2 will ensure that planning obligations are sought to provide any necessary infrastructure.

## **SP2 Urban Core**

The following main issues were identified by representations to Policy SP2:

- A representation (PD4623) was received which was supportive of the objective of Policy SP2 to promote a leisure led mixed-use development, but was critical that this does not prejudice the future development or expansion of the Football Club. The representation expressed concern regarding parking, traffic congestion and pedestrian circulation implications of new development with an understanding that these matters will be addressed through forthcoming Stadium Village Masterplan;
- Historic England (PD91) welcomes the recognition of the Sunderland Heritage Action Zone with policy SP2; however it is not mentioned in the supporting text. Historic England request additional text to reflect the rich historic environment within the Urban Core.

In response to the representation raised by Historic England (PD91) the Council has proposed an additional modification as set out in the Schedule of Modifications.

### **SS1 The Vaux**

The following main issues were identified by representations to Policy SS1:

- The policy was supported by South Tyneside Council, CPRE North East and Historic England (PD4363, PD1383 & PD93). CPRE North East recommended that house types should be mentioned for the Vaux site, as happens with other policies in the plan.
- Highways England suggested further modelling work is needed on the Strategic Road Network (PD4840).
- Siglion suggested modifications to the policy to ensure its flexibility for a wider range of uses (PD3060).

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. The Council considers that the policy is consistent with the planning permission which is currently being implemented on site.

### **SP3 Washington**

The following main issues were identified by representations to Policy SP3:

- A significant number of residents object to the policy on the following grounds:
  - Brownfield sites have not been considered before Green Belt
  - Concerns over merging of Springwell Village and Washington
  - Impact on infrastructure including schools, GPs, road network etc.
  - Impact on air quality
  - Impact of industrial expansion of Washington on quality of life.
- Springwell Village Residents Association object to the policy. Concerns about the methodology used for the Green Belt Assessment, removal of a defensible Green Belt boundary, that more homes would be built, impact on Bowes Railway, impact on road network, Green Infrastructure corridor, landscape and views (PD4966)

- Sunderland Civic Society concerned that the policy has no justification and will merge Sunderland and Washington. Housing requirement is over ambitious, will undermine the purpose of the Green Belt and separateness of Springwell Village (PD767, PD1036 & PD1161).
- CPRE North East object on the grounds that no exceptional circumstances have been demonstrated, the OAN is not consistent with the standard methodology, it would result in a weaker Green Belt boundary and does not take account of a large brownfield site at Pallion (PD1277).
- Barratt David Wilson Homes and Hellens Group support the policy. However, Barratt David Wilson Homes would like the safeguarded land to the east of Washington to be allocated for development (PD1609, PD5269 & PD241)
- Story Homes broadly support the policy, but would like larger allocations for sites HGA2 and HGA4 (PD5562). Bellway Homes would like a site at East House Farm to be safeguarded (PD1897).
- Mr. Hutchinson (landowner) would like an additional site allocated at Glebe House Farm (PD2013).
- Sport England object to the development of site HGA6 until an up-to-date Playing Pitch Assessment shows it as being surplus to development. Sport England acknowledges the emerging Park Life programme may render the site surplus to requirement (PD4475).
- M & G Real Estate support the growth proposed but are concerned that development which may affect deliverability is resisted in advance of the Allocations and Designations Plan (PD3603).
- **The Central Gospel Hall Trust and Sunderland City Council's (landowners)** support the policy (PD146 PD3376).
- Thompsons of Prudhoe are concerned that the plan only proposed to amend Green Belt boundaries for housing, which could limit development at Springwell Quarry (PD192).

In response to the representations raised by Sport England (PD4475), the Council has proposed minor modifications as set out in the Schedule of Modifications.

The Council has taken into consideration the remaining representations and are not proposing to make any further modifications to this policy. The Council considers that there are exceptional circumstances which justify amendments to the Green Belt boundary. This is set out within the Exceptional Circumstances paper.

The Council has carefully considered the alternative sites put forward through the Green Belt Assessment and Green Belt Boundary Review; however these have been discounted for various reasons as set out within the evidence base. The housing requirement in the Plan is consistent with the OAN which is set out within the SHMA Addendum (2018). The Council is submitting the Plan under the transitional arrangements and therefore it would not be appropriate to use the standardised methodology.

The Council has prepared an Infrastructure Delivery Plan, which has been informed by a Transport Assessment and Education Plan. This details the strategic infrastructure needed to deliver the plan. Other policies of the plan require the

submission of transport assessments to identify any localised mitigation and Policies ID1 and ID2 will ensure that planning obligations are sought to provide any necessary infrastructure.

## **SS2 Washington Housing Growth Areas**

The following main issues were identified by representations to Policy SS2:

- A significant number of residents object to the policy on the following grounds:
  - Exceptional circumstances have not been demonstrated.
  - Would result in the merging of Springwell Village with Washington and Gateshead.
  - The number of houses will be higher than those stated
  - Impact on infrastructure
  - Impact on road network
  - Impact on schools
  - Impact on health services
  - Loss of greenspace
  - Loss of playing fields (HGA6)
  - The sites are not suitable
  - Object to the evidence base including OAN and Green Belt Exceptional Circumstances paper
  - Sunderland has less Green Belt than neighbouring authorities.
  - Impact on wildlife
  - There are numerous brownfield sites available for development.
  - Loss of playing fields would have adverse impact on health
  - Impact on heritage, particularly the Bowes Railway.
  - If new homes are needed, they should be low cost starter homes and accessible homes
  - Concerned about noise impact from quarry on site HGA1.
  - Springwell Village is taking a disproportionate level of growth.
  - Consideration has not been given to cross boundary issues
  - Question the need for new housing in a low wage economy
  - Concerned that site HGA6 is being brought forward for financial reasons
- Barratt David Wilson Homes are broadly support the policy, but the approach is too prescriptive which may impact viability. Concerned about some vague criteria for site HGA3 (PD1611). Sunderland City Council (landowner) support the policy in particular sites HGA5 and HGA6 (PD3274). Story Homes broadly support the policy but would like a larger allocation made for sites HGA2 and HGA4 (PD5598). Hellens broadly support the policy but would like a larger allocation made for site HGA1 (PD242).
- Paul Mackings Consulting Ltd and Getton Construction Ltd concerned that not all non- Green Belt sites have been considered, such as Hendon Paper Mill and Albany Park (PD2943 & PD2600).
- Sunderland Civic Society are concerned that housing requirement is overambitious and unachievable; that site HGA2 would merge Springwell Village and Washington and spoil panoramic views (PD632 & PD1815). CPRE



North East object on the grounds that exceptional circumstances have not been justified, that the OAN does not comply with the standard methodology, would result in weaker Green Belt boundaries and would affect the free-standing nature of the village (PD1069).

- Mr Ford (landowner) considers that exceptional circumstances have not been demonstrated (PD169, PD170, PD171 & PD172).
- Sunderland Green Party are concerned that the volume of responses from Springwell Village residents have not been taken into account, limited school capacity, loss of green space and playing fields (PD4534).
- Sunderland NHS CCG support criterion 2 of the policy (PD68).
- Highways England considers that additional modelling work is required (PD4841). Historic England welcomes protection for Bowes Railway SAM, but would welcome reference to the potential for archaeological investigation (PD94).
- Durham County Council welcome changes to the policy (PD1391).
- Mineral Products Association advises that Figure 20 is incorrect (PD4350).

In response to the representations raised by the Mineral Products Association (PD4350) the Council has proposed a minor modification as set out in the Schedule of Modifications.

The Council has taken into consideration the representations and are not proposing to make any further modifications to this policy. The Council considers that there are exceptional circumstances which justify amendments to the Green Belt boundary. This is set out within the Exceptional Circumstances paper.

The housing requirement in the Plan is consistent with the OAN which is set out within the SHMA Addendum (2018). The Council is submitting the Plan under the transitional arrangements and therefore it would not be appropriate to use the standardised methodology. The Council has prepared an Infrastructure Delivery Plan, which has been informed by a Transport Assessment and Education Plan. This details the strategic infrastructure needed to deliver the plan. Other policies of the plan require the submission of transport assessments to identify any localised mitigation and Policies ID1 and ID2 will ensure that planning obligations are sought to provide any necessary infrastructure.

The Council has been working closely with Highways England on updated modelling work to assess the impact of the Plan upon the Strategic Road Network. In response to the representations raised by Historic England, a Statement of Common Ground has been signed to indicate that no modifications are required, as the existing heritage policies provide adequate policy coverage.

### **SS3 Safeguarded Land**

The following main issues were identified by representations to Policy SS3:

- Sunderland Civic Society considers that both sites are retained in the Green Belt (PD677);

- Residents are concerned that removal of Green Belt to the south east of Springwell Village would place further risk on local infrastructure and that it would not result in durable Green Belt boundaries (PD8431, PD252 & PD257). Springwell Village Residents Association object to the policy, stating concern that once protection is removed land will come forward for housing and will further affect village character and infrastructure. It will also conflict with the aims to provide a defensible boundary (PD5014);
- CPRE does not consider that exceptional circumstances have been demonstrated to remove the land from the Green Belt. Proposals would lead to weaker Green Belt boundaries and affect the character of Springwell Village (PD1392);
- Barratt David Wilson Homes support the exceptional circumstances case, but would like their site at Washington Meadows to be allocated for development (PD5324). Church Commissioners for England consider that Phase 2 of the South Ryhope site should be allocated or identified as safeguarded land (PD5246). Bellway Homes consider that insufficient level of growth is being proposed within Washington and would like to see their site at East House Farm safeguarded (PD1921);
- Hellens Group and Hellens Land Ltd consider that additional land should be removed from the Green Belt for safeguarding at HGA7 and at Hastings Hill (PD4794 & PD4872). Story Homes consider that the safeguarded land south east of Springwell Village should be allocated and the land to the north of site HGA4 allocated or safeguarded (PD5652);
- Clive Milner (landowner) proposes the safeguarded land to the east of Washington to be allocated, as it is deliverable. He further debates the deliverability of site HGA1, and proposes land to the south of the new access road (at Severn Houses) should be removed from the Green Belt (PD231). Mr. Gregson (landowner) considers that land at Burdon should be safeguarded (PD1657 & PD1668). Mr. Hutchinson (landowner) proposes an additional site at Glebe House Farm to be safeguarded (PD2025);
- Taylor Wimpey states that there are limited sites available for development at Houghton-le-Spring and therefore suggests allocating or safeguarding their site east of Seaham Road (PD3972);
- Highways England considers that additional modelling work is required (PD4842). Homes England supports the identification of safeguarded land to the east of Washington and would support its allocation within the plan period (PD4341). The Environment Agency expresses concerns over flood risk and amenity issues on the land to the east of Washington. Whilst acceptable as safeguarding land the EA would find the plan unsound if it was allocated, as it would require a sequential and exceptions test (PD208);
- South Tyneside Council note the policy and welcome the opportunity to enter into discussions to ensure the long term integrity of the Inter-District GI Corridor, and to further consider how the impacts on the road network and local ecology would be managed and maintained (PD4385).

The Council has taken into consideration the representations and is not proposing to make any modifications to this policy.

The Council considers that there are exceptional circumstances which justify amendments to the Green Belt boundaries. This is set out within the Exceptional Circumstances report. With regards to the safeguarded land identified, the Council has identified safeguarded land in accordance with the NPPF to ensure that the Green Belt boundaries endure well beyond the end of the plan period. The Green Belt Boundary Review indicates why the Council has chosen to amend Green Belt boundaries in certain areas and not others. It is considered that the proposals would result in strong defensible Green Belt boundaries.

The Council has been working closely with Highways England on updated modelling work to assess the impact of the Plan upon the Strategic Road Network. The Council will continue to work closely with South Tyneside Council and Gateshead Council on cross boundary planning matters.

### **SP4 North Sunderland**

The following main issues were identified by representations to Policy SP4:

- The Trustees of Athenaeum Pension Scheme support HGA8 (PD41);
- Hellens Group support the policy but suggest a larger allocation for site HGA7 (PD4730);
- Sport England object to the development of site HGA6 until an up-to-date Playing Pitch Assessment shows it as being surplus to development. Sport England acknowledges that the emerging Park Life programme may render the site surplus to requirement (PD4499);
- South Tyneside Council supports the policy (PD4396);
- Sunderland Civic Society, CPRE North East, Pawz for Thought and a number of residents object to the policy and the allocation of sites as Housing Growth Areas for the reasons set out in Policy SS4.

In response to the representation raised by Sport England (PD4499) the Council has proposed an additional modification as set out in the Schedule of Modifications. The **Council's Green Belt Assessment considered the larger Hellens site, but discounted** as it scored strongly against Green Belt purposes.

### **SS4 North Sunderland Housing Growth Areas**

The following main issues were identified by representations to Policy SS4:

- A significant number of residents objected to the allocation of site HGA7 on the following grounds:
  - Exceptional circumstances have not been demonstrated and development would be contrary to the NPPF
  - Unreliable evidence base
  - Impact on biodiversity
  - Allocation is flawed as it has not considered HRA impact or impact on wildlife and green infrastructure corridor
  - Impact on views from the A19
  - Impact on Area of High Landscape Value
  - Impact on infrastructure

- Impact on road network
- Impact on Grade I Listed building
- Concern over consultation process
- New housing should be built on brownfield sites
- The OAN calculation is flawed
- Distance from local services;
- Sunderland Civic Society raised similar issues to residents and also expressed concerns over noise and pollution impact from nearby roads (PD1058). CPRE North East raised similar issues to residents and also that the proposal will dramatically and adversely affect the existing community (PD1162);
- Cllr Denny Wilson objects to site HGA7 on the grounds that there are exceptional circumstances, the impact of the site on designated ecological sites, protected species, wildlife corridors and that it would result in urban sprawl (PD5503). Cllr Doris MacKnight expressed concerns over the impact of the development on the environment and access (PD411);
- Pawz for Thought raised similar concerns to the residents and also the order in which evidence documents were prepared (PD275). Naturally Wild Consultants Ltd objected to the policy due to impact on biodiversity, contravention of NERC Act 2006, impact on green corridor and that exceptional circumstances have not been demonstrated (PD163 & PD1536). Sunderland Green Party object to both allocations- HGA7 due to loss of agricultural land, unsustainable location and impact on landscape, and HGA8 because of loss of playing fields (PD4478);
- Mr. Ford (a local landowner) is concerned that non-Green Belt sites have not been considered first and also indicates that a HRA is required for HGA8 (PD174). Paul Mackings Consulting Ltd raise concern that not all non-Green Belt sites have been considered, such as Hendon Paper Mill (PD2952);
- Historic England would like references to designated assets to be updated for site HGA8 (PD95). Highways England considers that additional modelling work is required (PD4843);
- The Trustees of Athenaeum Pension Scheme supports the objectives of the policy, but also support a larger allocation for site HGA8. (PD42 & PD43). Hellens Group supports the policy, but suggests some wording changes for Site HGA7 (PD4761).

In response to the representations raised by Historic England (PD95) the Council has proposed an additional modification as set out in the Schedule of Modifications. The Council considers that there are exceptional circumstances which justify amendments to the Green Belt boundary. This is set out within the Exceptional Circumstances paper. The housing requirement in the Plan is consistent with the OAN which is set out within the SHMA Addendum (2018). The Council is submitting the Plan under the transitional arrangements and therefore it would not be appropriate to use the standardised methodology.

## **SP5 South Sunderland**

The following main issues were identified by representations to Policy SP5:

- A resident expressed concerns over housing development in South Hylton (PD419);
- Burdon Lane Consortium supports the policy (PD2074). Persimmon Homes support the SSGA, but object to the inclusion of the Hendon Paper Mill site as an employment area. They consider that residential use is appropriate on this site (PD3923). Paul Mackings Consulting Ltd would also like the site to be removed as an employment allocation and used for housing (PD2916);
- Hellens Land Ltd support the policy overall, but would also like their land at Hastings Hill to be removed from the Green Belt and allocated for housing (PD4857).

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. With regards to the Hendon Paper Mill site (PD3923), as set out in the Plan and Compliance Statement, the site is required to ensure an adequate supply of employment land within Sunderland over the plan period. The Council has considered the site at Hastings Hill (PD4857) but consider that due to the impact on the purposes of the Green Belt it is not appropriate to remove this site from the Green Belt.

### **SS5 The Port of Sunderland**

The following main issue was identified by representations to Policy SS5:

- Environment Agency advises that the Level 2 SFRA should be submitted as part of the evidence base (PD207).

The Council and the Environment Agency has agreed a Statement of Common Ground, which confirms that the Council will submit the SFRA Level 2 as part of the Submission Documents (PD07).

### **SS6 South Sunderland Growth Area**

The following main issues were identified by representations to Policy SS6:

- Burdon Lane Consortium, Bellway Homes and Persimmon Homes support the policy (PD2236, PD1824 & PD3943). In addition, Burdon Lane Consortium expresses concerns that requiring all development to accord with the SSGA SPD may affect site viability and believe that the entire allocation could be developed within the plan period (PD2257 & PD2267). However, Bellway Homes would like the alignment of the Ryhope-Doxford Link Road to be moved. Barratt David Wilson Homes advise that the plan should account for a slower delivery rate for the SSGA (PD5361);
- A local landowner supports the policy (PD1580). Church Commissioner for England support the policy, but feel that a larger site should be allocated to the south of Ryhope (PD5243);
- Sunderland Civic Society and Karbon Homes suggest that the affordable housing requirement should be increased to 15% (PD904 & PD3383);
- Historic England supports the policy (PD96). Highways England considers that additional modelling work is required (PD4845). Durham County Council advise that previously raised highways issues have now been resolved (PD1388);

- Two residents object to the allocation as there are numerous brownfield sites available and because of the increased traffic (PD988 & PD991). Sunderland Civic Society consider that the allocation is not required, as the scale of development proposed is overstated (PD921). A resident supports the proposed alignment of the Ryhope-Doxford link road (PD4169).

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. The Council considers that the build out rates are consistent with the SHLAA, which was prepared with input from the development industry.

In responses to the issues raised in regards to infrastructure and affordable homes, an Infrastructure Delivery Study and Viability Assessment have been undertaken for the SSGA. Due to the significant levels of infrastructure required, there is a lower affordable housing requirement to ensure the site remains viable. Furthermore, three of the four sites already have planning permission with agreements in place for 10% affordable housing.

The Ryhope-Doxford link road is consistent with that contained within the existing UDP and the draft SSGA SPD. The final alignment will be subject to detailed survey work and design.

## **SP6 The Coalfield**

The following main issues were identified by representations to Policy SP6:

- Hellens broadly support the policy but oppose the inclusion of Settlement Breaks and suggest that their site at Broomhill is removed from the Settlement Break (PD4667). Persimmon Homes object to Settlement Breaks and request that their site within the Newbottle/Sedgeleth sub area is removed from the Settlement Break (PD3935). Wynyard Homes would like their site at Quarry House Lane to be removed from the Settlement Break (PD4695);
- Esh Developments support the policy, particularly site HGA11. Agree that amendments to the Green Belt are required to support sustainable growth (PD1872). Taylor Wimpey generally supports the policy, but would like a minor boundary amendment to HGA9. Taylor Wimpey also suggests that their site east of Seaham Road is removed from the Green Belt (PD3507).
- Mr. Delaney suggested a number of modifications to the wording of the policy. Also requested that SHLAA site 468B is allocated for residential development (PD30).
- CPRE North East does not consider exceptional circumstances have been demonstrated for Green Belt release due to the housing requirement being above the standard methodology and proposals leading to weaker Green Belt boundaries. Proposals do not take account of proposed development on brownfield sites (PD1324). Sunderland Civic Society does not consider that Green Belt release is required as the housing requirement is over ambitious and unachievable (PD978).

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy.

A number of developers suggested alternative sites and boundaries have been suggested by landowners/developers. The Council has taken these into consideration. The Council has set out its justification for site selection and the spatial strategy in the compliance statement and considers the spatial strategy for distribution of housing in Sunderland to be justified as it seeks to readdress the imbalance of housing land across the city. The Settlement Break Report justifies the revised boundary for the Settlement Breaks and why it is not appropriate to remove alternative parcels of land.

The Council considers that there are exceptional circumstances which justify amendments to the Green Belt boundary. This is set out within the Exceptional Circumstances paper. The housing requirement in the Plan is consistent with the OAN which is set out within the SHMA Addendum (2018). The Council is submitting the Plan under the transitional arrangements and therefore it would not be appropriate to use the standardised methodology.

## **SS7 The Coalfield Housing Growth Areas**

The following main issues were identified by representations to Policy SS7:

- A significant number of residents object to the Housing Growth Areas, in particular the allocation of site HGA9. Specific objections that have been raised include:
  - The proposals are not consistent with the NPPF
  - All reasonable alternative sites have not been considered, including brownfield sites and empty homes
  - Impact on infrastructure including roads, schools, GPs etc
  - Flood risk
  - Environmental impact, including impact on wildlife, pollution
  - Lack of demand for housing – disagree with housing requirement which is overly ambitious
  - Impact of Brexit has not been considered in growth forecasts
  - Impact on Penshaw Monument
  - Lack of transparency over site selection methodology
  - Inadequate consultation
  - Development should focus on regeneration of city centre
  - Concern over ability of country park to host events
  - Loss of agricultural land
  - Impact on the identity of Penshaw.
- For site HGA11, a resident would like the policy to make clear that its delivery is dependent on completion of infrastructure from adjacent site (PD893).
- Sunderland Civic Society objects to impact of HGA9 on openness of location and suggests smaller boundary. Also consider that the housing requirement is over ambitious (PD4495).
- CPRE North East objects to the policy on the grounds that the OAN is not consistent with the standard methodology and will lead to weaker Green Belt boundaries (PD1171). Sunderland Green Party objects to Site HGA9 based on

the volume of objections, impact on road network, loss of agricultural land and distance from local facilities. (PD717).

- National Trust concerned about the impact of site HGA9 on the setting of Penshaw Monument. Acknowledge that the policy seeks to address this, but feel that the impact of the whole development should be considered, not just its boundary design (PD4022).
- Highways England require additional modelling work to be undertaken (PD4846).
- For site HGA11 Historic England welcome the reference to the areas historic past, but would also like the policy to make reference to Newbottle Conservation Area (PD97).
- Barratt David Wilson Homes do not support the policy due to its interaction with other policies (PD5309). Persimmon Homes support site HGA11 but consider that part 3 of the policy would not be consistent with the NPPF (PD3948).
- Wynyard Homes concerned that the Council is over-reliant on brownfield sites with viability constraints. Would like site at Quarry House Lane to be allocated for development (PD4695). Paul Mackings Consulting Ltd object on the grounds that all non-Green Belt sites have been considered, including Hendon Paper Mill site (PD2953). Colin Ford (and owner) does not consider that exceptional circumstances have been justified for Green Belt release in the coalfield sub area, when there are Settlement Breaks which could be developed (PD176).
- Esh Developments and Taylor Wimpey support the policy but suggest minor amendments to align to the NPPF. Esh suggest minor amendments Policy HGA10 relating to position of community building and need to protect trees. Taylor Wimpey suggest minor amendments to Site HGA10 (PD1875 & PD3536).

In response to the representation raised by Historic England (PD97) the Council has proposed an additional modification as set out in the Schedule of Modifications. The Council considers that no further modifications have been required to make the policy sound.

A number of developers suggested alternative sites and boundaries have been suggested by landowners/developers. The Council has taken these into consideration. The Council has set out its justification for site selection and the spatial strategy in the compliance statement. The Council considers the spatial strategy for distribution of housing in Sunderland to be justified as it seeks to readdress the imbalance of housing land across the city. The Settlement Break Report justifies the revised boundary for the Settlement Breaks and why it is not appropriate to remove alternative parcels of land.

The Council considers that there are exceptional circumstances which justify amendments to the Green Belt boundary. This is set out within the Exceptional Circumstances paper. The housing requirement in the Plan is consistent with the OAN which is set out within the SHMA Addendum (2018). The Council is submitting



the Plan under the transitional arrangements and therefore it would not be appropriate to use the standardised methodology.

## Healthy and Safe Communities

### SP7 Healthy and Safe Communities

The following main issues were identified by representations to Policy SP7:

- Historic England supported the recognition that the historic environment plays a role in improving health and wellbeing, as noted in part 6(iv) (PD98).
- The Coal Authority support the inclusion of policy SP7 but request that unstable land is added into criteria 6vi (PD1257).
- NHS Sunderland CCG support the policy in general terms but consider the threshold for Health Impact Assessment should be lowered for housing schemes and extended to cover student accommodation. The CCG suggested that thresholds should be included within the policy criterion 6 viii) (PD69).
- Bellway Homes object to Policy SP7 on the grounds that setting a mandatory requirement for when a Health Impact Assessment must be undertaken is not appropriate and would introduce an additional burden on developers. A HIA should only be required where the impact on health would be notable (PD1925). Burdon Lane Consortium objects to the requirement for a HIA to be prepared for major developments as there is no national requirement for this and it would not be consistent with the EIA regulations (PD2301).
- Persimmon Homes objects to the requirement to prepare and submit a Health Impact Assessment as this is onerous and unjustified as these issues are already addressed by other policy and guidance. It would introduce regulatory red tape and not be compliant with national policy (PD3968). Story Homes objects to policy SP7 (6vii) and paragraph 5.5 – requiring all developments of 100 dwellings or more to submit a HIA is overly onerous and is not consistent **with national policy. Story's proposes that these sections should be deleted** (PD5284).
- Kentucky Fried Chicken Limited objects to criterion 5 of policy SP7 on the grounds that it uses negative assumptions and cross referencing to Policy VC4 implies that unhealthy eating outlets equates directly to hot food takeaways, irrespective of the choice of food they serve (PD260).
- A resident objected to the policy on the grounds that the proposed Renewable Energy Centre in Washington conflicts with the policy.

In response to the representations raised by NHS Sunderland CCG (PD69), the Council has proposed minor modifications as set out in the Schedule of Modifications.

The Council has taken into consideration the representations and are not proposing to make any further modifications to this policy. With regard to the comments from Kentucky Fried Chicken Limited, it was not considered to be necessary to amend the policy as it just seeks to indicate that Policy VC4 will help to deliver the aspiration in the policy.

## **HS1 Quality of Life and Amenity**

The following main issues were identified by representations to Policy HS1:

- NHS Sunderland CCG supports the policy (PD70).
- Story Homes, Persimmon Homes and Burdon Lane Consortium support the policy but suggest that wording of criterion 1 and 2 is made consistent (PD5312, PD3973 & PD2325).
- The Coal Authority support policy HS1 and notification in criteria 1 viii) that issues of land stability should be addressed (PD1251)
- The Minerals Products Association support the policy but indicate it is unclear how the policy relates to scoping for EIA development or the requirements of Policy SP11 (PD4361 & PD4471).

In response to the representations raised by Story Homes, Persimmon Homes and Burdon Lane Consortium (PD5312, PD3973 & PD2325), the Council has proposed minor modifications as set out in the Schedule of Modifications. In response to the representations raised by the Mineral Products Association (PD4361 & PD4471), the Council has proposed minor modifications as set out in the Schedule of Modifications. With regard to the representations from the Coal Authority (PD1251), other policies of the plan already address land instability issues.

## **HS2 Noise-sensitive Development**

The following main issues were identified by representations to Policy HS2:

- The Minerals Products Association support the policy but feel that it should make clear that proposals should not impact unreasonably on existing uses (PD4378).

In response to the representations raised by the Mineral Products Association (PD4378), the Council has proposed minor modifications as set out in the Schedule of Modifications.

## **HS3 Contaminated Land**

The following main issues were identified by representations to Policy HS3:

- Burdon Lane Consortium and Persimmon Homes support the policy, but recognise de-contamination can be costly, so suggest that the policy allows for planning obligations to be reduced if they affect viability (PD2404 & PD3981).
- The Environment Agency supports the policy but would like to see reference to controlled waters (PD214).

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. The Council has signed a Statement of Common Ground with the Environment Agency, which agrees that no changes to the policy are required. With regard to the representations from developers, Policy ID2 already allows for planning contributions to be reduced if they would affect viability.

## HS4 Health and Safety Executive Areas and Hazardous Substances

No key issues were raised against Policy HS4.

## Homes

### SP8 Housing Supply and Delivery

The following main issues were identified by representations to Policy SP8:

- Miller homes support the policy (PD890). Most housebuilders supported the policy but considered the target too low. Karbon Homes (PD3385) support the policy and acknowledge that the requirement exceeds the Government's standardised methodology and is therefore positively prepared.
- The Central Gospel Hall Trust (PD147) supports policy SP8 in terms of the amount and spatial distribution of new housing and the range of sources of housing supply which are consistent with national policy. The Trust also supported the reference to the contribution that windfall sites, particularly on previously developed land can make to the housing supply.
- Burdon Lane Consortium (PD 2421), Esh Developments (PD1850), Hellens Land Ltd (PD4885) and Taylor Wimpey (PD3590) welcomed the use of an employment-led scenario for the OAN and agreed that the number should be represented as a minimum and could go higher which would go further towards meeting identified affordable housing need. Hellens Land Ltd (PD4885) Stated that the OAHN for Sunderland is greater than the 745 dpa identified within the SHMA Addendum and the OAN identified by Sunderland.
- Story Homes (PD977) broadly supports policy SP8 and the minimum housing requirement of 745dpa, however would consider that a minimum housing **requirement of 880pda is needed. The Council's approach to not using the standardised methodology is supported.**
- Barratt David Wilson Homes supports the approach to exceed the minimum target but have concerns that the Plan can only just meet the target (PD5382). The target and buffer is insufficient as there are delivery concerns regarding the sites and SHLAA.
- Persimmon (PD3996) generally support the identification of the housing requirement inclusive of economic growth aspirations and the principle of seeking to exceed this, however they consider the requirement is too low. The Home Builders Federation (PD1183) generally supports the Council's ambition to work with partners and landowners to exceed the minimum target but also consider that the housing requirement is too low and requires further consideration. Bellway Homes (PD1888) supports the proactive approach, but also states the housing requirement is too low.
- Wynyard Homes fully support policy SP8 in terms of working to exceed the minimum housing requirement and support the types of sites that will achieve this. However, Wynyard Homes would like land at Quarry House Lane to be included as a Housing Growth Area and would like the site to be assessed as part of the SHLAA.(PD4697).
- Bellway Homes (PD1888) suggests that the policy needs to make reference to the need to safeguard sites for future residential development and Barratt

David Wilson Homes (PD5382) also suggest reference to releasing safeguarded land to meet housing need.

- Barratt David Wilson Homes (PD5382) also suggested that a definition of **'sustained under-performance' should be set out within the plan.**
- O+H Properties raised concerns over two strategic sites not included (PD4219). They proposed the Groves site be included as a strategic allocation in the Plan as allocating the site in the future Site Allocations Plan would leave a policy vacuum, as site does not currently feature in the Core Strategy. They also suggested a draft policy. In addition the consultancy suggested that a full explanation be provided why the proposed Green Belt site at Newbottle was not considered at Stage 3 Green Belt Review.
- The Church Commissioners for England (PD5245) supports the approach to release sites from Green Belt to meet housing requirement, however disagree that the most suitable sites have been chosen. They consider that Phase 2 of South of Ryhope site should be deleted from Green Belt and included as a housing allocation. They disagree with the scoring detailed in the Green Belt Assessment and question whilst originally passing to Stage 2 of the Assessment the site was later discounted at Stage 1. Considers that all issues can be mitigated such as ecological issues. The Church Commissioners also suggested that the SHLAA sites should be included within the policies map (PD1776).
- A developer, Mr. Delaney (PD31, PD32 & PD33) supported criterion 1 but concerned that sites are not allocated in this plan, especially site 464B and states that it should be allocated. The landowner suggested that criterion 3 should be amended to allow other sites to come forward. Criterion 5 was supported but an additional criterion was suggested to ensure that self-build dwellings should not be limited to a proportion of larger sites. It was also suggested that the policy should make a commitment to small and medium builders, in line with the NPPF which requires that 20 percent of allocated should be half a hectare or less.
- The Home Builders Federation (PD4522) considers that an allowance for 50 residential dwellings for small sites is only appropriate where it can be evidenced that these small sites will continue to come forward and there will remain a deliverable supply. The HBF supports the Council that an empty homes and windfall allowance has not been included. The HBF also supports that the Plan has made an allowance for demolitions.
- Springwell Village Residents Association (PD5036) raised concerns with policy SP8 as there is no evidence to deviate from the standardised methodology and is therefore not justified or effective.
- Friends of Sunderland Green Belt (PD3016) raised concerns over the Council exceeding a minimum target if that target involves the deletion of Green Belt land, as this would cause greater harm than benefit.
- Sunderland Civic Society (PD987) state that policy SP8 is not justified due to the annual target being greater than the baseline requirement. The society do not agree with reference to the target being a minimum, as exceeding the target would exacerbate the adverse consequences for the city and be damaging to the stability of the housing market, regeneration, sustainable development, containment of the built up area and integrity of the Green Belt.

- Historic England (PD99) welcomed the intention to work closely with owners of empty properties to encourage reoccupation. Highways England suggested further modelling work is needed on the Strategic Road Network.
- A resident (PD78) disagreed with housing development proposed on Green Belt sites as the level of housing development would have significant impacts on local amenities (GPs, schools and shops) and transport provision and infrastructure. A resident (PD77) concerned over the development of a site at Seaburn for housing and a further resident (PD8498) expressed concerns over the consultation process being inadequate and the seafront lacking facilities as well as bus services no longer using Park Lane Interchange. The resident also considers that there is scope to develop on brownfield land rather than green belt and green field sites and does not agree with the term safeguarded land.
- Mrs. Swinburn (PD1498) expressed concerns that a site they put forward within the Green belt has not been included within the supply.

In response to the representations raised by the majority of house builders, the Council does not feel it necessary to make any modifications as the housing requirement set out within the plan is consistent with the Council's latest OAN calculation which is contained with the SHMA Addendum 2018 and is considered to be realistic and achievable. Policy SP8 specifies that the target of 745 additional dwellings per year is a minimum. The allowance for small sites of 50 units per year is considered appropriate and is evidenced through the SHLAA. The SHLAA indicates on average over the past 5 years 47 units are delivered each year.

In response to the representations raised by Springwell Village Residents Association, Friends of Sunderland Green Belt and Sunderland Civic Society, the Council does not feel it necessary to make any modifications as due to the shortfall in the housing supply greenbelt deletions are required to meet the housing target of 745 additional dwellings per year. No additional green belt land over and above that already indicated through the plan will be deleted to exceed this target. The Council considers that exceptional circumstances exist which justify an amendment to the Green Belt.

In response to the representations raised by Wynyard Homes, the Council does not feel it necessary to make any modifications as the site referenced within the representation at Quarry House Lane is within the settlement break and as such is to be retained for such purposes. In response to the representations raised by Bellway Homes (PD1888) and Barratt David Wilson Homes (PD5382) in relation to safeguarded land, the Council has proposed and additional modifications as set out in the Schedule of Modifications.

With reference to 'sustained under performance', the definition of this is set out within the Council's Monitoring Report.

In response to the representations raised by O+H Properties the Council does not feel it necessary to make any modifications as the plan allocates sites it intends to remove from the greenbelt and strategic allocations, such as Vaux which is

considered to have a huge positive impact on the future of the city's economy and the SSGA, where around 3,000 new homes are proposed. It is the Council's intention to allocate sites in the existing urban areas through the allocations and designations plan, of which Groves will be one. The greenbelt site references in the representation were discounted at stage 2 as it performs strongly against greenbelt purposes.

In response to the representations raised by the Church Commissioners, the Council does not feel it necessary to make any modifications as the evidence indicates that the site at South Ryhope site would have a fundamental impact on the Green Belt (namely in terms of urban sprawl and countryside encroachment). Furthermore, the impact to settlement merging between Sunderland and Seaham is significant, virtually reducing the Green Belt gap to the County Durham side only.

Both Green Belt reports make clear that the land in question provides a fundamental role to Green Belt purpose and it should remain as such. In terms of biodiversity, the Council additionally considers that the proximity of Ryhope Dene Local Wildlife Site (which forms Ancient Semi-Natural Woodland) together with the proximity of the European protected coastline (which thereby invokes significant Habitats Regulations Assessment issues) are highly significant factors that limit further development within this area.

In response to the representations raised by the Church Commissioners and the policies map, the Council does not feel it necessary to make any modifications as the CSDP is a strategic plan and as such sets out the strategic allocations on the policies map. The Allocations and Designations Plan will allocate housing sites needed.

In response to the representations raised by the developer Mr. Delaney, the Council does not feel it necessary to make any modifications as sites identified in the SHLAA will be allocated through the Allocations and Designations plan and not through this strategic plan. Policy SP8 is considered flexible enough to allow other appropriate housing sites to come forward, especially as it references the development of windfall sites. It is not considered appropriate to include self-build as an additional criteria to what will make up the housing requirement within policy SP8 as self-build will fall within a number of the criterions.

In response to the representations raised by Mr. Delaney in relation to self-build, the Council has proposed an additional modification as set out in the Schedule of Modifications.

In response to the representations raised by a resident and a development sites at Seaburn, the Council does not feel it necessary to make any modifications as the SHLAA does identify the site as a housing development, however it is the Allocations and Designation Plan that will allocate sites. In regards to this site, a planning application is currently under consideration.

In response to the representations raised by the late Mrs. Swinburn, the Council does not feel it necessary to make any modifications as the site is considered

fundamental to the purposes of the Green Belt and a strong robust boundary is in place and should be retained.

The Council is working with Highways England to prepare a model for the Strategic Road Network.

## H1 Housing Mix

The following main issues were identified by representations to Policy H1:

- Barratt David Wilson Homes (PD5413) supports the principle of providing a broad mix of housing, however the Local Plan should not dictate the housing mix and the Policy should be flexible. Siglion (PD3042) supports the principle of delivering a diverse housing mix.
- Persimmon Homes (PD4004) state that point H1 (1iii) should seek to optimise density and promote an uplift in town and city centres and locations well served by public transport.
- Karbon Homes (PD3386) generally supports Policy H1, however they suggested an amendment to point iv) to allow for schemes not to deliver this requirement if it would make a scheme unviable
- Burdon Lane Consortium (PD2454), Esh Developments (PD1912), Hellens Land Ltd (PD5039), Taylor Wimpey (PD3697), Barratt David Wilson (PD5413/PD1616), Persimmon Homes (PD4004), Story Homes (PD861), Bellway Homes (PD1937), Siglion (PD3042) and the Home Builders Federation (PD4685) all raised concerns to Policy H1 on the grounds that the 10% requirement for homes to meet building regulations M2(2) Category is not effective, would be onerous, has not been evidenced is not consistent with the requirements set out in the PPG or the Written Ministerial Statement and would impact on viability. Barratt David Wilson states that the standard should encourage not require (PD5413).
- Friends of Sunderland Green Belt (PD3017) raised concerns to Policy H1 on the grounds that proposals to deliver large family homes is not sustainable or justified and that a policy to re-unify buildings which have been subdivided would be easier and more deliverable
- Karbon Homes (PD3386) strongly support point 2 and suggested more detail to be included within the policy regarding accommodation for older persons.
- Bellway Homes (PD1937) suggest that the onus should be on the Council to demonstrate that need for older persons accommodation and self-build housing exists, rather than on the developer to evidence that it doesn't. Persimmon Homes (PD4004) also have concerns over the requirement for **older person's accommodation as this is not justified, evidence based and the viability implications have not been tested.**
- Wynyard Homes (PD4698) supports the principle of Policy H1 to create mixed and sustainable communities. There is evidence of need for larger family homes and bungalows, so requiring this as part of larger housing sites is supported. Wynyard Homes also supported the development to consider the inclusion of self-build and custom build plots, but this should not be a requirement and considered on a site by site basis.

- Landowner, Mr. Hutchinson (PD2050) offered strong support to reference to self-build and custom house developments. Land at Glebe House Farm was promoted for self-build or custom build.
- Developer Mr. Delaney (PD33) stated that housing mix should include provision of a range of sites; executive homes should be included in criterion 1 in accordance with the SHMA; and criterion 3 should be amended to deliver self-build dwellings which contribute to the supply.
- Two residents (PD972 + PD806) stated that more needs to be done to bring empty properties back into use before developing beyond the centre of the city, and the policy does not meet the needs of those wanting to self-build. A self-build site at Hutton Close, Houghton-le-Spring was promoted for self-build (PD4315).

In response to the representations raised by Barratt David Wilson Homes (PD5413) the Council does not feel it necessary to make any modifications as the policy is considered to be flexible, by stating that developments should contribute to meeting housing needs as identified through the SHMA or other evidence, rather than setting out that developments must provide.

In response to the representations raised by Persimmon Homes (PD4004) the Council does not feel it necessary to make any modifications as through this policy higher densities will be encouraged in locations which have good public transport locations and are located in close proximity to centres. With regards development optimising density, this is included within NPPF 2018 and as this plan is to be submitted through the transitional arrangements the policies are in compliance with the National Planning Policy Framework 2012.

In response to representations raised by Karbon Homes (PD3386) the Council has proposed an additional modification as set out in the schedule of modifications.

In response to the representations raised by the majority of house builders in relation to accessible and adaptable dwellings, the Council does not feel it necessary to make any modifications as it is considered that the evidence as set out within the SHMA justifies the reasoning behind the policy requirements for accessible and adaptable homes. The Whole Plan Viability Assessment, August 2017 considered the costings associated with building to Category 1, 2 and 3, and built them into the site appraisals. The Sunderland Viability Note 2018 confirms that setting the level at 10% should not have an adverse impact on the viability and deliverability of individual sites and the plan.

In response to the representations raised by the Friends of Sunderland Green Belt (PD3017), the Council does not feel it necessary to make any modifications as the need for these types of properties is evidenced through the SHMA (2017), in order to rebalance the housing stock within the city more closely with need and aspirations of Sunderland residents.

In response to the representations raised by Karbon Homes (PD3386) in relation to older persons, the Council does not feel it necessary to make any modifications as



the policy itself makes reference to bungalows and ensuring choice of suitable accommodation for older people. The background text also references the SHMA and low stock levels of bungalows in 6.10, and 6.12 refers to alternative designs and layouts for older peoples accommodation. This level of detail is considered appropriate.

The policy is worded as such that it is not a requirement of all housing schemes to provide accommodation for older people. The intention of this aspect of the policy is such that the Council through their evidence base identify where there is a particular need for developers to consider within housing schemes. In response to the representation raised by Bellway Homes (PD1937) and Persimmon Homes (PD4004) the Council has proposed an additional modification as set out on in the schedule of modifications.

The intention of the policy in relation to self-build and custom house building is for developments to consider the inclusion, it is not a requirement. It is proposed to amend the background text to make clearer that the policy also supports appropriate self-build developments. In response to the representation raised by Wynyard Homes (PD4698) and Mr. Delaney (PD33) the Council has proposed an additional modification as set out on the Schedule of Modifications.

In response to the representations raised by Mr. Hutchinson the Council does not feel it necessary to make any modifications as the Land at Glebe House Farm is to be retained as Green Belt.

In response to the representations raised by Mr. Delaney and executive homes, the Council does not feel it necessary to make any modifications as reference is made to developments contributing to meeting the needs as identified through the SHMA within this criteria and it is not considered that the provision of executive dwellings needs to be referenced separately in this part of the policy.

In response to the representations raised by residents, the Council does not feel it necessary to make any modifications as Policy H5 of the Plan seeks to manage the existing housing stock by bringing empty properties back into use and supporting programmes of improvement, renewal and replacement.

In response to the representations raised by the resident promoting Hutton Close site the Council does not feel it necessary to make any modifications as the Council does not support the site suggested at Hutton Close for development due to the fundamental impact on Settlement Break and also due to significant constraints that affect site suitability and achievability.

## **H2 Affordable Homes**

The following main issues were identified by representations to Policy H2:

- Esh Developments (PD1922), Hellens (PD5047) and Taylor Wimpey (PD3722) supported the policy (and supporting 6.23 text on viability).

- Wynyard Homes (PD4701) support policy H2 in principle, but consider that the text from Paragraph 6.23 should be incorporated into the Policy.
- Karbon Homes (PD3387) generally support policy H2, but suggested the definition to accord with the revised NPPF to allow more flexibility. They also suggested that point 2 of the policy is limiting to certain tenures including rent to buy and this point should be deleted from Policy H2.
- Bellway Homes (PD1946), Home Builders Federation (PD4738), Siglion (PD3026), Story Homes (PD982) and Persimmon Homes (PD4045) raise concerns to policy H2 on the grounds that the affordable housing requirement is too high and should be reduced, it is too restrictive and will affect site viability and the fact that the viability assessment identifies brownfield sites as unviable.
- Persimmon Homes (PD4045) are concerned that cumulative impacts of other policy requirements in the Plan will affect viability. Persimmon suggests that a large proportion of urban sites would not be viable with a 15% affordable housing requirement and disagree with the residual values used in the whole plan viability assessment.
- Friends of Sunderland Green Belt (PD3018) state that the 15% requirement is too low, and suggest that affordability is not a problem in Sunderland.
- Barratt David Wilson Homes (PD5439) supports the need for affordable housing and the 15% requirement, but feels that the tenure split should be 70% affordable rent and 30% intermediate tenure. They are concerned that policy requirement may impact site viability and the need to undertake site specific viability assessments on a regular basis. Hellens (PD5047) advises that seeking a tenure split is too prescriptive and Persimmon (PD4045) suggest a need for flexibility on tenure split when viability is an issue.
- Esh Developments (PD1922), Hellens (PD5047), Taylor Wimpey (PD3722), Siglion (PD3026), Burdon Lane Consortium (PD2506) and Story Homes (PD982) recommended an alteration to paragraph 6.21 that clustering should not be prescriptive in terms of the size of each cluster and should be proportionate to the scale of the overall development. The wording should be amended to better reflect the RPs requirements that the housing they manage should be closely related for operational purposes.
- Burdon Lane Consortium (PD2506) should make clear the different affordable housing requirements are in place for SSGA and some aspects of the policy are too precise and restrictive.
- Story Homes (PD982) challenge sub point 4 as restrictive and suggest proposed policy and paragraph wording.
- Northumbrian Water (PD2700) supports para 6.23 of the policies supporting text.
- Persimmon Homes (PD4045) state that to ensure the policy remains beyond the transitional arrangements, the 10% requirement for homes to be made available for affordable home ownership should be included and the affordable housing definition in the glossary revised.

In response to the representations raised by Wynyard Homes (PD4701), the Council does not feel it necessary to make any modifications as to include the text from paragraph 6.23 into the policy would make the policy quite lengthy and policies

should be succinct. Information that is set out within background text still carries weight and has to be complied with.

In response to the representations raised by Karbon Homes (PD3387), the Council does not feel it necessary to make any modifications as the plan is being submitted under transitional arrangements it is in compliance with the NPPF 2012 rather than the 2018 version. It is not considered appropriate to remove the requirement for affordable dwellings to be retained in affordable use in perpetuity, as this would remove affordable stock from the city and limit the choice of properties for existing and future residents.

In response to the representations raised by Bellway Homes, HBF, Siglion, Story Homes and Persimmon Homes and Friends of Sunderland Green Belt, the Council does not feel it necessary to make any modifications as any reduction in the percentage level would have a detrimental impact on meeting the identified affordable housing imbalance. SCCs Whole Plan Viability Assessment indicates that the selected percentage level is the maximum achievable whilst ensuring greenfield sites remain viable. In recognition that the full 15% may not be deliverable on all sites, particularly brownfield sites, the policy allows flexibility for the affordable housing requirement to be reduced down and the tenure split to be reviewed.

In response to the representations raised by Barratt David Wilson Homes, Hellens and Persimmon the Council does not feel it necessary to make any modifications as it is not considered **that the affordable housing needs of the city's existing and future** residents will be met by specifying a 70/ 30 tenure split. Evidence through the 2017 SHMA indicates an overall preference for 79.4% social/affordable rent. In addition to this, the viability work suggested that a 80/20 split should not be detrimental to viability and the policy as set out is considered flexible enough to allow this tenure split to be negotiated if viability is an issue.

In response to the representation raised by Esh Developments (PD1922), Hellens (PD5047), Taylor Wimpey (PD3722), and Siglion (PD3026), Burdon Lane Consortium (PD2506) and Story Homes (PD982) it is agreed that the size of the cluster should be proportionate to the scale of the overall development and the Council has proposed an additional modification as set out in the Schedule of Modifications.

In response to the representations raised by Burdon Lane Consortium (PD2506) in relation to SSGA the Council has proposed an additional modification as set out in the Schedule of Modifications.

In response to the representations raised by Story Homes and sub-point 4, the Council does not feel it necessary to make any modifications as ensuring the affordable properties are indistinguishable from market housing allows for better integration and avoids the affordable housing being immediately identified.

In response to the representations raised by Persimmon Homes, the Council does not feel it necessary to make any modifications as the plan is to be submitted via the transitional arrangements and as such is in compliance with NPPF 2012 and is not required to include 10% of affordable homes for home ownership, nor revise the definition within the glossary.

### H3 Student Accommodation

The following main issues were identified by representations to Policy H3:

- Sunderland University (PD184) supported the policy subject to amendment to confirm which elements of the Urban Core are acceptable for student **accommodation and clarify the definition of "student accommodation needs"**.
- Friends of Sunderland Green Belt (PD3055) objected to the policy on the grounds that recent university statistics suggest that the student population is declining and will continue to decline.

In response to the representation raised by the University of Sunderland (PD184) in relation to a reference to the SPD being included to further define need, the Council has proposed an additional modification as set out in the Schedule of Modifications. The Council and University of Sunderland have signed a Statement of Common Ground.

In response to the representations raised by Friends of Sunderland Green Belt, the Council does not feel it necessary to make any modifications as the University have plans and strategies in place to target students in its key growth areas and those of the region, which the CSDP supports to assist in making Sunderland an entrepreneurial, University City. This policy is in place to ensure that the new student accommodation meets the needs of students, in terms of its location and its quality.

### H4 Travelling Showpeople, Gypsies and Travellers

The following main issues were identified by representations to Policy H4:

- A resident suggests there is no proven demand for the allocation of land for Travelling Showpeople it is not in the public interest to allocate land for this use.
- A resident highlighted specific concerns in regard to access arrangements, impact on the local road network, safety of local children and noise generation with the proposed site allocation.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. In response to the representations raised by residents the Council does not feel it necessary to make any modifications as Sunderland's Gypsy and Traveller and Travelling Showpeople accommodation Assessment Update (2017) identifies the need for a total of 33 plots for Travelling Showpeople in the SCC area over the CSDP plan period to 2033, of which 15 plots are required in the short term (up to 2022/23) and a further 18 plots in the medium to longer term.

Any noise impact on existing residential properties to the south at Lake Road and to the west will be limited. Screening could also be put in place between the existing industrial estate and the proposed site. Consideration could also be given to restricting the hours that fairground equipment can be maintained, so as to avoid any detrimental impacts on existing residential properties nearby. As large refuse vehicle access the site currently, amenity issues with large trucks carrying fairground

equipment would have no further impact on the amenity of nearby residential properties. Access to the site is considered wide enough for vehicles carrying fairground equipment. It is currently accessed by large refuse vehicles and the safety element should be no worse due to the current operation of the depot.

## **H5 Existing Homes and Loss of Homes**

The following main issue was identified by representations to Policy H5:

- Historic England supports the intention to bring empty properties back into use, particularly in 'Sunderland Historic High Streets' Heritage Action Zone.

## **H6 Homes in Multiple Occupation (HMOs)**

The following main issues were identified by representations to Policy H6:

- Friends of Sunderland Green Belt suggest policy H6 is not justified as it would be most appropriate to use existing stock as opposed to building new, larger houses, to rebalance the stock.
- The University of Sunderland (PD185) support the policy but propose a modification to point 5 to ensure consistency with other housing policy documents and avoid over supply when looking at HMOs and student accommodation collectively.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. In response to the representations raised by Friends of Sunderland Green Belt, the Council does not feel it necessary to make any modifications as where appropriate the Council encourage converting residential properties back into single households where they have previously been divided into a number of smaller units. However, the Council recognises that to convert back to a single large dwelling house is not always viable.

In response to the representations raised by the University of Sunderland (PD185), the Council does not feel it necessary to make any modifications as further information on need is set out in detail within the Student Accommodation SPD. The Council and University of Sunderland have signed a Statement of Common Ground and the Council has proposed an additional modification as set out in the Schedule of Modifications.

## **H7 Backland Tandem Development**

No key issues were raised against Policy H7.

## **Economic Growth**

The following main issues were identified by representations to the Economic Growth chapter:

- Northumbrian Water (PD150) supported the chapter and supported economic growth and inward investment in to the city. M&G Real Estate (PD3604) supported the general structure set by the policies in the chapter as they deemed them to be appropriate and sound. However, highlighted that there

should be a stronger test introduced for changes away from employment uses.

- The Minerals Product Association (PD4386) set out there was no consideration given to the economic growth of the minerals sector or its downstream value.

The Council has taken into consideration the representations and are not proposing to make any modifications to this chapter. In response to Northumbrian Water, the Council acknowledges the support for the chapter.

In response to the representations raised by M&G Real Estate, the Council does not feel it necessary to make any modifications. The chapter sets a balance between protection and flexibility, setting a hierarchy of employment sites (primary employment areas, key employment areas and non-designated employment sites) to determine the level of protection for each site typology. This will ensure a balanced approach to employment land protection. In response to the representations raised by the Mineral Products Association, the Council does not feel it necessary to make any modifications. The economic growth of the minerals sector and its downstream value is recognised, however it is not considered necessary to make reference to it in this chapter. The link between minerals extraction and economic growth has been recognised in the table of strategic priorities.

## **EG1 Primary Employment Areas**

The following main issues were identified by representations to Policy EG1:

- The National Grid (PD807) support the policy and highlighted that Primary Employment Sites PEA4, PEA8, PEA10 are crossed by National Grid High voltage electricity transmission overhead lines.
- Prestige Car Direct Property Services (PD4592) proposed that the land at Ferryboat Lane be included as part of the employment allocation for PEA1.
- Siglion (PD3005) said the policy did not place enough emphasis on the benefits of Mixed Use development.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. The Council acknowledges the National Grid support for the policy.

In response to Prestige Car Direct Property Services, although the Council has identified a tight supply of available employment land, it is not considered necessary to designate additional land at Ferryboat lane.

In response to Siglion, Primary Employment Areas (PEAs) are those existing employment areas which are considered essential to the long-term success of the city. These are located within the strongest demand areas and should be entirely protected from non-employment uses unless exceptional circumstances can be evidenced in order to ensure employment needs are met. The policy is flexible to enable land to come forward for alternative uses, where exceptional circumstances exist.

## EG2 Key Employment Areas

The following main issues were identified by representations to Policy EG2:

- Various representations set out requests for sites to be removed from employment land allocations, these were; Deptford site, (see PD240), Hendon **Paper Mill Site (PD2842 & PD4061) and Emily's Nursery (PD4223)**.
- Sunderland Civic Society (PD824) was concerned with the open-ended nature of policy EG2.2 and the possible opportunity for retail uses to locate on key employment areas. Friends of Sunderland Green Belt (PD3020) state that there is an excess of employment areas in Sunderland and these areas would be better for housing, without using green field or Green Belt.
- Siglion (PD2886) set out Town End Farm and Hetton Lyons South have been omitted from list of areas to be safeguarded for employment uses and request more flexibility so that mixed use with residential is also appropriate.
- North East Property Partnership (PD4509) are concerned that the policy is too restrictive. Concerned that criteria in Part 2 of policy are necessarily burdensome requiring two years marketing would not enable land agent to be fleet of foot. That marketing should be limited to 6 months and should be able to be commenced ahead of a property becoming vacant. Also, citations 2i to 2iv should be recast so that non b class development will be accepted where any one of the citations are met.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy.

In response to the requests to remove various sites from their employment land designation, The Council considers the overall supply of available employment land to be particularly tight relative to projected employment land needs. It is therefore considered necessary for sites to be retained as employment land. It should be noted that the policy gives sufficient flexibility to allow for non B use where if it can be demonstrated that there is no reasonable prospect of the site being brought forward for employment use.

The proposed changes set out in the response from the North East Property Partnership, are not considered acceptable. Key employment areas are important to ensuring a sufficient supply of sites to support employment land. Consequently, the use of land for non B use will need to satisfactorily meet all four citations set out in part 2 of policy EG2. Additionally, the Council deems a 24 month period for marketing to be reasonable terms. This is justified in the context of a tight supply of available employment sites.

In response to Friends of Sunderland Green Belt, the City has a particular tight balance between available employment land supply and projected employment needs. Consequently, there is a justified need to retain employment land over the plan period. In response to Siglion, although the supply of employment land is particularly tight, the Council has identified a sufficient stock of employment sites to meet identified employment need and thus there is no need to designate sites at Town End Farm or Hetton Lyons South.

In response to the Civic Society, the policy seeks to safeguard key employment areas for employment uses as this is necessary to meet employment need. Alternative uses would be assessed on their own merits. Any retail development would be required to be in accordance with the sequential test.

### **EG3 Other Employment Sites**

No key issues were raised against policy EG3.

### **EG4 New Employment Areas**

No key issues were raised against policy EG4.

### **EG5 Offices**

The following main issue was identified by representations to Policy EG5:

- Friend of Sunderland Green Belt (PD3021) state there no evidence of commercial need for offices. Better to use space for mixed use residential close to transport hubs.

The Council has taken into consideration the representation and are not proposing to make any modifications to this policy. In response to Friends of Sunderland Greenbelt, the Council undertook an Employment Land Review (2016) which outlined a need for 15 ha of land for office based development over the plan period. Consequently, there is sufficient evidence of commercial offices over the plan period and a justified need for policy EG5.

### **EG6 Trade Counters**

No key issues were raised against policy EG6.

## **Vitality of Centres**

### **VC1 Main Town Centre Uses and Retail Hierarchy**

The following main issues were identified by representations to Policy VC1:

- Urban and Civic (PD838) support the definition of Houghton-le-Spring as a Town Centre and the identified boundary which includes the former Houghton Colliery site.
- M&G Real Estate (PD3606) support the policy but suggest the CSDP overestimates retail need and does not consider there to be any available sites in Washington Town Centre. They suggest an amendment to paragraph 2 to say major instead of principal and assert that point 7 could encourage out-of-centre development.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. In response to the representations raised by M&G Real Estate (PD3606), the Council considers this Policy clear in the proposed



hierarchy of centres and which are the sequentially preferred locations for main town centre uses. Only if it can be sequentially demonstrated that there are no suitable sites available within any designated centre will retail parks will be preferred over other out-of-centre sites. The Policy is not considered to encourage out-of-centre development.

### **SP9 Comparison Retail**

The following main issues were identified by representations to Policy SP9:

- M&G Real Estate (PD3609) are concerned that Policy SP9 refers to sub areas generally and may encourage out of centre proposals. They claim the Policy offers insufficient protection to Washington Town Centre prior to the adoption of the A&D Plan and that the Policy should make clear that development should be directed to designated centres, that delivery will be phased and impose stronger restrictions on out of centre development.
- Urban and Civic (PD872) states Policy SP9 only deals with the theoretical quantitative capacity for new comparison retail floorspace. It does not include reference to qualitative needs, for either convenience or comparison retailing. SP9 (rather than paragraph 8.11) should also make clear that the Houghton Colliery site will be the preferred location for new retail development in Houghton-le-Spring.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. In response to the representations raised by M&G Real Estate (PD3609), Policy VC1 requires proposals for main town centre uses to follow the sequential assessment approach; therefore adequate protection will be afforded to designated centres prior to the provision of retail allocations through the A&D Plan.

In response to the representations raised by Urban and Civic (PD872), the Sunderland Retail Needs Assessment (2016) acknowledges the qualitative need for a further supermarket at least medium in size within the Coalfield sub-area, so as to reduce unnecessary levels of car travel. A suitable site will be allocated to meet this need through the A&D Plan. Allocations are not being made through the CSDP.

### **VC2 Retail Impact Assessments**

The following main issue was identified by representations to Policy VC2:

- M&G Real Estate (PD3612) suggest the Policy does not take account of the potential cumulative impacts of development and suggest that the threshold is restricted to 1,000sqm. The policy should include an element of phasing until the A&D Plan is adopted.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. In response to representations raised by M&G Real Estate (PD3612), Sunderland City Centre is a large sub-regional centre, which is well positioned to withstand significant adverse impacts from out-of-centre retail developments. The NPPF default threshold will continue to apply for

comparison retail developments which are likely to affect the city centre. The thresholds chosen for each centre are consistent with the recommendations of the Sunderland Retail Needs Assessment (2016).

### **VC3 Primary Shopping Areas and Frontages**

The following main issues were identified by representations to Policy VC3

- Historic England (PD101) support the diverse range of uses proposed for Secondary Frontages.
- Siglion (PD3120) put forward that 15% A1 rule should be more flexible and there should be more flexibility for marketing of A1 use for 24 months.
- M&G Real Estate (PD3615) suggest the shopping frontage policy is not appropriate for Washington Town Centre, in particular requirement to market a property for 24 months. A subsidiary policy should be provided for Washington.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. In response to representations raised by Siglion (PD3120) and M&G Real Estate (PD3615), the Sunderland Retail Needs Assessment (2016) recommends a marketing period of 6-24 months for non-A1 uses within Primary Frontages. The higher end of this range has been taken forward because part 4 of the policy already offers a degree of flexibility for non-A1 development within Primary Frontages. It is considered that a shorter marketing period will not provide sufficient opportunity for A1 development to come forward and that 24 months provides an appropriate balance to ensure long term vacancies are avoided and the prominence of A1 uses is retained within Primary Frontages. This Policy is consistent with the recommendations of the Sunderland Retail Needs Assessment (2016).

### **VC4 Hot Food Takeaways**

The following main issues were identified by representations to Policy VC4:

- Kentucky Fried Chicken (PD256) suggest Policy VC4 is not based on objective evidence; does not take account of healthy options; and is not clear how the Policy will be monitored.
- Planware Ltd (PD1147) suggest the NPPF provides no justification to use planning to seek to influence people's dietary choices and there is no adequate evidence to justify the assumption that locating A5 uses within certain distances of schools or designated centres causes adverse health consequences.
- Siglion (PD2849) suggest the requirements for retail units to be marketed for 24 months before A5 use can be sought does not contribute to the vitality of Sunderland or the provision of active uses.
- Urban and Civic (PD937) assert that the Policy could prevent Class A5 uses being brought forward, based on a review of current levels of obesity in the wards surrounding a site. As A5 uses (in the consultee's opinion) are widely regarded as "main Town Centre uses" this could have a detrimental impact to the proposal at Houghton Colliery.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. In response to the representations raised by KFC (PD256), Planware (PD1147), Siglion (PD2849), and Urban and Civic (PD937), the Policy is consistent with the evidence base and recommendations of the Sunderland Retail Needs Assessment (2016) and Public Health evidence in relation to the use of the planning system to control hot food takeaways (2018).

## **VC5 Protection and Delivery of Community Facilities and Local Services**

The following main issues were identified by representations to Policy VC5

- The Theatres Trust (PD223) support the Policy as it will provide protection for Sunderland's valued social, community and cultural facilities.
- NHS Sunderland CCG (PD71 & PD72) supports the Policy as drafted and in particular the reference to 'delivery' – but suggest specifically referencing the delivery of health infrastructure within the Policy.

In response to NHS Sunderland CCG (PD71 & PD72), The Draft Infrastructure Delivery Plan (2018) and Draft Planning Obligations SPD (2018) have been prepared to support the delivery of the CSDP. These outline the necessary supporting infrastructure required to support the growth proposed and the Council's approach to planning obligations.

Paragraph 8.32 of the CSDP (2018: p75) includes examples of community facilities **such as education, health care and family support. A definition of 'community facilities' is included in the CSDP glossary. The description** references health care, childcare, cultural and social services.

The Council has proposed additional modifications as set out in the Schedule of Modifications. These include cross-referencing this Policy to SP7 Healthy and Safe Communities and including a definition of Local Services in the glossary.

## **VC6 Culture, Leisure & Tourism**

The following main issues were identified by representations to Policy VC6

- Historic England (PD102) supports the encouragement of temporary and meanwhile uses for vacant buildings, as noted in (vii).
- The Theatres trust (PD225) supports part 1 of the policy.
- Washington AFC (PD233) supports the Plan and the identification of the three football hubs, but suggests land is removed from the Green Belt to accommodate a new stand at Northern Area Playing Fields.
- Siglion (PD3103) is supportive of the policy but it is considered that policy changes and additional supporting text regarding modern leisure should be included as the policy in current form is not effective or justified.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy.

The Council acknowledges the support from Historic England (PD102), Theatres Trust (PD225), Washington AFC (PD233) and Siglion (PD3103).

In response to Washington AFC (PD233), it is considered too late to make amendments to the established Green Belt at this point in the plan-making process. In the Council's most recent Green Belt Review, this site was not considered suitable as a Green Belt deletion site for any purpose. In any event, the reasons put forward by Washington AFC are not considered to meet the exceptional circumstances required to amend the Green Belt boundary.

In response to Siglion (PD3103), the Council considers this policy to be sound as it supports cultural, leisure and tourism industries generally, including modern forms of leisure. No modifications are considered necessary.

## **Built and Historic Environment**

### **BH1 Design Quality**

The following main issues were identified by representations to Policy BH1:

- Historic England (PD103) supports the approach to high quality design. In part (11) it is important to recognise that there may be cumulative impacts from tall buildings.
- Barratt David Wilson Homes (PD1623), Bellway Homes (PD1948), Home Builders Federation (PD4749), Taylor Wimpey (PD3742), Avant Homes (PD1519), Story Homes (PD876), Hellens Land (PD5056), Karbon Homes (PD3388) Esh Developments (PD1933), Burdon Lane Consortium (PD2517) and Persimmon Homes (PD4079) do not consider that the introduction of national space standards has been evidenced.
- Springwell Village Residents Association (PD5048) considers that Site HGA1 conflicts with Point 10 of Policy BH1 due to the impacts on Hauler House and railway line of Bowes Railway, which is a Scheduled Ancient Monument.
- Burdon Lane Consortium (PD2517), Esh Developments (PD1933), Hellens Land (PD5056) and Taylor Wimpey (PD3742) consider parts 8, 10 and 13 of the Policy onerous and overly restrictive.
- Esh Developments (PD1933) and Hellens Land (PD5056) consider paragraph 9.5 should state that design codes for large scale developments should not be mandatory requirements.
- Story Homes (PD876) set out it was not clear when the requirement for Masterplans or development frameworks will be applied.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. In response to the issues on national described space standards, the Policy is not considered to threaten the viability or deliverability of housebuilding and its inclusion is justified by an evidence base in the Internal Space Standards report (2018). The requirements of this Policy are not considered to place any undue burden on developers or prevent an appropriate mix of residential sites from coming forward as the viability assessment was modelled on a variety of house types and sizes coming forward which meet NDSS.

In response to Springfield Village Residents Association (PD5048), the Council considers each Housing Growth Area (HGA) site to adhere to the guidance outlined in this policy. HGA1 South West Springwell states that development should ensure that the open aspect to Bowes Railway Scheduled Ancient Monument (SAM) is retained and more constraints/parameters are highlighted within the Development Framework (2018).

In response to Burdon Lane Consortium (PD2517), Esh Developments (PD1933), Hellens Land (PD5056) and Taylor Wimpey (PD3742) on parts 8, 10 and 13 being too onerous; these subsections of the policy aim to achieve good design and sustainable development, in line with the requirements of the NPPF. The requirements of Policy BH1 are not considered too onerous. They are guidelines and are not intended to be prescriptive.

In response to Esh Developments (PD1933) and Taylor Wimpey (PD3742) on the issue of design codes, Masterplans and development frameworks; design codes and development frameworks are not mandatory requirements and are only required where appropriate. The supporting text clarifies that the need for design codes will be established at the pre-application stage. If it can be demonstrated as part of the application process that the policy requirements are not appropriate or viable, a proposal may still be acceptable on balance when determined on its merits. In response to the representation raised by Historic England (PD103) the Council has proposed an additional modification as part of a Statement of Common Ground and set out in the Schedule of Modifications to include a reference to the cumulative impacts of development.

## **BH2 Sustainable Design Construction**

The following main issues were identified by representations to Policy BH2:

- The Environment Agency (PD219) supports the policy and suggests it is delivered in accordance with Policy WWE2 and WWE3.
- Burdon Lane Consortium (PD2535) generally supports the policy but consider it is inflexible and onerous in places.
- Historic England (PD104) welcomes the positive approach to sustainable design and construction.
- Barratt David Wilson Homes (PD1625) suggests the policy repeating national policy.
- Bellway Homes (PD1957) suggests part 1 of Policy BH2 is not consistent with the Written Ministerial Statement which indicates that energy requirements for new homes are a matter solely for building regulations.
- Persimmon Homes (PD4088) claims the requirement to maximise energy efficiency and integrate the use of low carbon energy is too onerous and that some of the requirements for the Sustainability Statement would be onerous and not deliverable.
- Story Homes (PD886) supports the Council's aims of ensuring that new development is sustainably designed and constructed. However, sub-point 1 may have viability implications, sub point 4 requires an excessive level of

information, and the requirements for green roofs and Sustainability Statements are too onerous.

- The Home Builders Federation (PD4783) generally support the use of low carbon and renewable energy, however would question if the policy is in accordance with the government intentions as set out in Fixing the Foundations and the Housing Standards Review which identifies energy to be a matter solely for Building Regulations with no optional standards.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. The Council acknowledges support from the Environment Agency (PD219), Burdon Lane Consortium (PD2535) and Historic England (PD104).

In response to the additional comments above, the requirement to maximise energy efficiency and integrate the use of low carbon and renewable energy is not inconsistent with national policy. The Planning and Energy Act 2008 permits Local Authorities to request: a proportion of energy used in development in their area to be energy from renewable sources in the locality of the development; a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development; development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations. In any event, Policy BH2 offers guidelines for sustainable development as opposed to a requirement. The Council considers these guidelines reasonable and they are only applicable to major developments, where possible.

### **BH3 Public Realm**

No key issues were raised against policy BH3.

### **BH4 Advertisements**

No key issues were raised against policy BH4.

### **BH5 Shop Fronts**

The following main issue was identified by representations to Policy BH5:

- Historic England (PD105) welcome part 3 and paragraph 9.19 but suggest the policy could be strengthened.

In response to the representations raised by Historic England (PD105), the Council has proposed minor modifications to the supporting text of paragraph 9.19 through a Statement of Common Ground as set out in the Schedule of Modifications.

### **BH6 Quality Communications**

The following main issues were identified by representations to Policy BH6:

- Virgin Media (PD3) welcomes the intention of the policy but felt it could be improved by ensuring that broadband networks are installed as standard and that multiple operators are, at the very least, consulted.

- Burdon Lane Consortium (PD2551) supports the policy but the inclusion of digital infrastructure is not within the control of the development industry, so the policy could raise deliverability issues.
- Persimmon Homes (PD4106) supports the policy but express concern over impacts of deliverability, as digital infrastructure is not within the control of the development industry. The NPPF only requires local planning authorities to support the expansion of such infrastructure.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. In response to Virgin Media (PD3), the Council considers the Policy to be sound and consistent with the requirements of the NPPF (2012).

In response to Burdon Lane Consortium (PD2551) and Persimmon Homes (PD4106), the NPPF (2012) states that, in preparing Local Plans, local planning authorities should support the expansion of electronic communication networks, including telecommunications and high speed broadband. This policy supports such development but at the same time must ensure that such equipment is **sympathetically designed to Sunderland's townscape and countryside. This is in line** with paragraph 43 of the NPPF (2012) which suggests that communications infrastructure should be sympathetically designed and camouflaged.

## **BH7 Historic Environment**

The following main issues were identified by representations to Policy BH7:

- Historic England (PD107 & PD106) welcomed the very positive and comprehensive approach taken to the historic environment within this chapter and through this policy but request the CSDP incorporates reference to the distinctive historic environment of Sunderland.
- The Minerals Products Association (PD4395) states that the policy seek to conserve and enhance the historic environment, but there is no indication of how the plan will meet the demand for the extraction of building stone for the repair of heritage assets or other such conservation uses.
- Springwell Village Residents Association (PD5057) considers that Site HGA1 conflicts with Policy BH7 due to the impacts on the setting of the Bowes Railway SAM and associated heritage assets.
- A resident (PD8202) states that policy BH7 needs to be considered regarding Penshaw Monument and its environs with the view potentially being harmed by the proposed Renewable Energy Centre and the building of homes on land adjacent to Herrington Country Park.

In response to the representation raised by Historic England (PD107) the Council has proposed a minor modification as part of a Statement of Common Ground which is set out in the Schedule of Modifications. This is to include a reference to the distinctive historic environment of Sunderland in paragraph 9.23.



In response to the Mineral Products Association (PD4395) policy BH7 relates to the conservation and enhancement of the historic environment and the source of building materials is not relevant to this Policy.

In response to the Springwell Village Residents Association (PD5057), the Council considers each Housing Growth Area (HGA) site to comply with the requirements of this policy. HGA1 South West Springwell states that development should ensure that the open aspect to Bowes Railway Scheduled Ancient Monument (SAM) is retained. HGA1 at South West Springwell is not considered to negatively impact on the setting of Bowes Railway Scheduled Ancient Monument (SAM) but will protect the open aspect to the SAM. More justification is set out in the Development Framework (2018) for this site.

In response to the comments raised by a resident (PD8202), site HGA9 at Penshaw is not considered to impact on Penshaw Monument. The Policy text requires development to "minimise any impact on the areas landscape character, including sensitive boundary design that respects views and the setting of Penshaw Monument Grade I Listed Building". The development of **this site will meet the plan area's OAN** and contribute to townscape quality. Further justification is set out in the Development Framework (2018) for this site.

## **BH8 Heritage Assets**

The following main issues were identified by representations to Policy BH8:

- Durham County Council (PD1393) welcome Criteria 6 which will allow the significance of the Lambton Castle Grade II of Special Historic Interest and Lambton Estate Park and Garden of Local Interest within County Durham which lies to the south of Sites HGA5 and 6 to be properly considered.
- Historic England (PD108) supports the policy and considers it be a very positive approach to protecting and enhancing heritage assets. However would suggest some minor modifications to the final sentence of part (1).
- Story Homes (PD5329) has concerns with BH8 (sub point 8) relating to non-designated heritage assets. The wording is inconsistent with NPPF and should be reworded accordingly.
- Burdon Lane Consortium (PD2574) state Part 8 of Policy BH8 which relates to non-designated heritage assets is more onerous than the NPPF which advises that the significance of the non-designated heritage asset should be taken into account.
- Persimmon Homes (PD4113) state policy BH8 is more onerous than the NPPF in relation to the conservation of non-designated heritage assets, as it requires these to be conserved rather than the significance of these taken into account.
- A resident (PD8203) Policy BH8 needs to be considered regarding Penshaw Monument and its environs with the view potentially being harmed by the proposed Renewable Energy Centre and the building of homes on land adjacent to Herrington Country Park.
- Mineral Products Association (PD4397) policy BH8 seeks to conserve and enhance the historic environment, but there is no indication of how the plan



will meet the demand for the extraction of building stone for the repair of heritage assets or other such conservation uses.

The Council acknowledges Durham Country Council's (PD1393) response. In response to the representation raised by Historic England (PD108) the Council has proposed a minor modification as part of a Statement of Common Ground which is set out in the Schedule of Modifications. This is to include a reference to *any contribution made* by the setting of heritage assets.

In response to the representations asserting that the Policy is more onerous than the NPPF (PD2574, PD4113, PD5329), the Council has proposed an additional modification as set out in the Schedule of Modifications. This is to ensure the Policy is consistent with national policy.

In response to the residents comment (PD8203), Policy HGA9 at Penshaw is not considered to impact on Penshaw Monument. The Policy text requires development to "minimise any impact on the areas landscape character, including sensitive boundary design that respects views and the setting of Penshaw Monument Grade I Listed Building". The development of this site will meet the plan OAN and contribute to townscape quality. Further justification is set out in Development Framework (2018) for this site.

In response to the Mineral Products Association (PD4397), Policy BH8 relates to the conservation and enhancement of heritage assets and the source of building materials is not relevant to this Policy.

### **BH9 Archaeology and Recording of Heritage Assets**

The following main issues were identified by representations to Policy BH9:

- Historic England (PD109) support the approach, however part 1 needs clarification in accordance with paragraph 132 and 133 of the NPPF.
- Burdon Lane Consortium (PD2599) suggests part 2(i) of Policy BH9 should seek to sustain, conserve and enhance as opposed to protect. The Policy is more onerous than the NPPF as this does not require the preservation of archaeology in situ.

In response to the representation raised by Historic England (PD109), the Council has proposed additional modifications as part of a Statement of Common Ground which are set out in the Schedule of Modifications.

The Council agrees with Historic England that Policy BH9.1 could be amended to more closely align with the NPPF (2012). The Council agrees with Historic England that Policy BH9.1 should also recognise non-designated assets of equivalent archaeological significance.

In response to Burdon Lane Consortium (PD2599), the Council considers this Policy to be consistent with the NPPF (2012). It gives preference to the preservation of

heritage assets of archaeological interest in situ, but does not require it. This is not considered overly onerous.

## **Natural Environment**

The following main issues were identified by representations to the Natural Environment Chapter in general:

- A significant number of objections were received by residents in conjunction with Fulwell, Seaburn and South Bents Neighbourhood Forum who objected to the plan and this chapter on the grounds there is no justification to amend the Green Belt boundaries and that the incorrect approach has been taken to the identification of defensible Green Belt boundaries.

The Council has taken into consideration the representations by the Fulwell, Seaburn and South Bents Neighbourhood Forum and is not proposing to make any modifications to this policy. The Council considers there to be exceptional circumstances which justify amendments to the Green Belt boundary, as set out within the Exceptional Circumstances Report. The Council has also undertaken a full review of the Green Belt as well as a Green Belt Boundary Assessment that has examined the entire Green Belt boundary and recommended a robust and durable boundary that will endure beyond the plan period.

## **NE1 Green Infrastructure**

The following main issues were identified by representations to Policy NE1:

- Northumbrian Water are fully supportive of policy NE1 and are very pleased to see the inclusion in point iv) of reference to flood risk and watercourse management as part of climate change mitigation and adaptation;
- Historic England (PD110) welcome this policy, in particular the recognition (in paragraph 10.2) that GI can include historic environments;
- Natural England (PD2762) welcomes Policy EN1 on Green Infrastructure (GI) and in particular the focus on the multi-functional character of GI and the link to the GI Delivery Plan;
- The Environment Agency (PD212 & PD213) supports the policy but suggest a number of modifications to the policy and supporting text;
- A land owner Colin Ford (PD178) considers the policy to be unsound as it does not acknowledge the potential for development to enhance existing ecological area and green infrastructure;
- CPRE (NE) (PD1181) sets out that a Natural Capital approach should be referenced in the plan, ensuring that development, where appropriate, takes it into account and applies its principles. Blue spaces needs to be mentioned in the Glossary;
- Church Commissioners For England (PD1790) set out that NE1 is considered to be unsound as there is a disconnect between the aspirations of the GI corridor locations and the developments proposed to come forward through the SHLAA. There is insufficient evidence in the Plan to justify the GI network and as a result it is considered that GI corridor shown on Figure 40 should be removed at South Ryhope and Philadelphia;

- Persimmon Homes (PD4127) have concerns with the identification of a district corridor in Figure 40 around the village of Newbottle and intersecting with the western edge of Newbottle and Persimmon Homes' current development of North of Coaley Lane. The new development effectively joins Newbottle and Sunnyside and the characteristics of a district corridor no longer apply;
- Persimmon Homes (PD1961) also object to Policy NE1 on the grounds that development that incorporates GI and can maintain links through such corridors should be permitted, and where GI can be enhanced through development this should be encouraged;
- Springwell Village Residents Association (PD5068) state that sites HGA1, 2 and 3 would conflict with Policy NE1 as they have wildlife corridors which will be affected by development;
- Taylor Wimpy (PD3769) supports the policy as well as Figure 40 and paragraph 10.5;
- A resident (PD3250) supports Policy NE1, which reflects National Guidance in the NPPF.

The Council acknowledges support for the policy from Northumbrian Water, Historic England, Natural England, Taylor Wimpey and comment from a resident. In response to the representations raised by the Environment Agency (PD212 & PD213), the Council has proposed minor modifications as set out in the Schedule of Modifications.

In response to the comment raised by the land owner, Mr Ford, the Council disagrees with this assumption and would reiterate that the policy states that in order to maintain and improve the GI network, development should address the points listed. At no point does this policy state that all development will have an adverse impact on green infrastructure. The Council would agree with Mr. **Ford's** second point that it is possible for development to achieve net gains to GI corridors, but would reassert that the policy does not imply anything to the contrary.

In response to CPRE, the Council considers that the Plan (read as a whole) contains a full range of policies that address the needs of natural capital and will ensure that development, where appropriate, takes it into account and applies its principles. Bluespaces are now included in the Glossary.

In response to sites put forward by the Church Commissioners and Persimmon Homes, the Council does not feel it necessary to make any modifications to the Plan and to Figure 40 as the policy requirements are not considered to be onerous, and that the identified GI corridors are appropriate and are justified through the GI Strategy Framework. Further detail regarding the corridors can be considered in the forthcoming GI Delivery Plan and the Allocations & Designations Plan.

In relation to Permission Homes comment regarding incorporation of GI, the Council does not feel it necessary to make any modifications to this policy. The Council considers that the policy does not preclude development from within these corridors but seeks to protect corridor connectivity and function, and this approach follows **NPPF paragraph 171 which states that Plans should "take a strategic approach to**

*maintaining and enhancing networks of habitats and green infrastructure*". In this respect the Council does not support the objection and that the current policy wording is sound.

In relation to Springwell Village Residents Association comment, the Council has provided detailed responses regarding sites HGA1, HGA2 and HGA3 under Policy SS2 and considers that the impact to these corridors is minor and can be adequately mitigated for.

## **NE2 Biodiversity and Geodiversity**

The following main issues were identified by representations to Policy NE2:

- Natural England (PD2751) sets out broad support for much of the policy including support for inclusion of net gains for biodiversity. However, they find the policy overall to be unsound because it lacks a clear reference to the mitigation measures proposed in the Habitats Regulations Assessment, whilst there is uncertainty whether these measures can be delivered;
- Historic England (PD111) welcome the recognition that burial spaces are often of historic interest and included designated assets;
- Story Homes (PD5341) state that the policy is not sound as it is neither effective nor consistent with national policy. Paragraph 114 of the NPPF states that local planning authorities should plan positively for the "creation, protection, enhancement and management of networks of biodiversity and green infrastructure". Paragraph 10.14 should therefore be amended otherwise the policy as currently drafted is not sound;
- Bellway Homes (PD1970) does not object to principles of Policy NE2, however Part 4 is not considered to be consistent with the NPPF, which allows for adverse impacts where mitigation can be offered;
- Hellens Land Ltd (PD5080) and Taylor Wimpey (PD3784) set out general policy support but minor changes are requested to NE2 (1) and (6), and they also state that paragraphs 10.14 and 10.5 conflict in relation to wildlife corridors and GI corridors;
- Siglion (PD3147) are concerned that the policy does not sufficiently outline the expectations of developers for applications that require a HRA. Similarly, it does not fully consider strategic priorities resulting in it failing to be effective;
- Church Commissioners of England (PD1795 & PD5249) considers the policy does not accord with national guidance- policy is too prescriptive with regards to net gains in biodiversity;
- Northumbrian Water (PD2656) state that the policy is not fully consistent with the NPPF- the NPPF does not require all planning proposals to provide a net increase in biodiversity, nor does it require proposals with less than significant adverse harm to biodiversity to be relocated on alternative sites.
- Burdon Lane Consortium (PD2679) welcome changes to Policy NE2 from the previous draft, but further minor changes are required to make policy effective;
- A landowner, Mr. Ford (PD179), sets out that the policy is unsound as it is deficient in including a section which acknowledges this potential, and should

be amended to encourage development which has the ability to deliver positive benefits to the biodiversity and geodiversity of the area;

- A resident (PD3251) supports the policy.

In response to the representations raised by Natural England (PD2751), the Council has proposed minor modifications as set out in the Schedule of Modifications. The Council acknowledges the support from Historic England and from the local resident. In response to Story Homes comment, the proposed changes to Policy NE2(6) and paragraph 10.14 are not supported as it constitutes a significant weakening of the policy which seeks to protect corridors from significant adverse effects. In response to the representations raised by the Church Commissioners (PD1795 & PD5249) Northumbrian Water (PD2656), Taylor Wimpey (PD3784) and Hellens Land (PD5080), the Council has proposed minor modifications as set out in the Schedule of Modifications.

In response to Bellway Homes, the Council considers that part 4(i) and (ii) allows for development provided that the need for the development clearly outweighs the need to safeguard the intrinsic value of the site, and is in line with paragraph 113 of the 2012 NPPF.

In response to Siglion, the Council has undertaken HRA for all allocated sites for the Core Strategy, and as a result, 2 sites have been identified as having a potential impact on the European sites. Mitigation measures have been identified for both of these sites and are included in the Core Strategy HRA. This Plan does not allocate housing- this will be addressed in full at the next Plan stage (Allocations & Designations), and will be supported by an appropriate strategic mitigation strategy for impacts on European designations.

In response to Burdon Lane Consortium (PD2679) the Council would note that GI corridors and wildlife corridors are different, and require different degrees/types of protection, which is reflected in Policy NE1 and NE2. The additional text of criterion (6) of NE2 is not supported as it constitutes a significant weakening of the policy which seeks to protect corridors from significant adverse effects.

### **NE3 Woodlands/Hedgerows and Trees**

The following main issues were identified by representations to Policy NE3:

- Persimmon Homes (PD4143) are concerned that no definition is given to what is considered to represent a significant tree, woodland or hedgerow;
- A resident (PD3254) supports the policy NE3, which reflects National Guidance in the NPPF;
- Taylor Wimpey (PD3807) supports the revisions to Policy NE3 and the supporting text.

In response to the representation made by Persimmon Homes, the Council does not propose to make any modification to the policy. This is because the CSDP Glossary already defines the term significant tree, that the policy provides detail in relation to woodland and to Tree Preservation Orders (TPOs), refers to the importance of

hedgerows being defined by the Hedgerow Regulations 1997, and states that trees and hedgerows should be considered on individual merit as well as their contribution to amenity and interaction within the broader landscape setting. The Council acknowledges the support from Taylor Wimpey and the local resident.

## **NE4 Greenspace**

The following main issues were identified by representations to Policy NE4:

- The Environment Agency (PD213) supports the policy and suggests that the policy also references bluespace in title/text to promote and strengthen the requirement and provision of bluespace;
- Miller Homes (PD894) support policy NE4 and the supporting evidence base;
- A resident (PD3255) supports Policy NE4, which reflects National Guidance in the NPPF;
- Hellens Land (PD5082), Taylor Wimpey (PD3807) Persimmon Homes (PD4149) and the Burdon Lane Consortium (PD2699) set out issues regarding Paragraph 10.25, stating it should recognise that SUDS and verges can provide natural greenspace within developments. Paragraph 10.25 is not reflective of household occupancy rates and should follow County Durham approach and to comply with tests within NPPF paragraph 56;
- In addition, Persimmon Homes (PD4119), Burdon Lane Consortium (PD2699) and Story Homes (PD5367) consider that the bedspace figures used in Paragraph 10.26 are too high and that average occupancy rates should be used;
- Barratt David Wilson Homes (PD1628) are concerned that Part 3 stem 1) of Policy NE4 requires onsite greenspace of 0.9ha per 1,000 bedspaces, which would result in between a quarter and a third of potential housing sites being greenspace. The Policy is inconsistent with Policy ID2;
- Siglion (PD3033) state that the policy should be amended to place a stronger focus on the encouragement of delivering greenspace on sites for development where possible and practicable to do so and how any new greenspaces contribute and enhance existing facilities in the neighbourhood. Flexibility in the supporting paragraphs is also required so that SUDS can form part of the greenspace provision;
- CPRE North East (PD1195) states there is no consideration in this Policy or elsewhere in the Plan to Local Green Space as defined in the NPPF when designated in a Neighbourhood Plan. This should be addressed in the Core Strategy.

In response to the Environment Agency representation, the Council does not propose to make any policy modification, because the emphasis of the policy focuses on greenspace, whilst still informed by the principles of green and blue infrastructure. This matter has been accepted by both parties in a Statement of Common Ground. The Council acknowledges support from Miller Homes and the local resident.

In response to representations made by Hellens Land, Taylor Wimpey, Persimmon Homes, the Burdon Lane Consortium and Story Homes, the Council does not feel it

necessary to make any modification to this policy. The Council considers that the provision within the policy relates to the provision of amenity greenspace, rather than natural greenspace, which neither conventional grass verges nor SUDs would normally provide. Furthermore, the Council reiterates that paragraph 10.25 refers to heavily engineered SUDs to not be included within the calculation, so does not **necessarily discount all forms of SUDs from the calculation. The Council's ultimate** aim is to ensure that developments come forward that provide amenity greenspace that local residents can use, enjoy and appreciate. The Council also considers that the approach in Policy NE4 and paragraph 10.26 is realistic, and that if developers advocate use of the County Durham methodology, the Council would need not only to adopt the household occupancy rate but also significantly raise the hectare/1000 population rate to be applied the County Durham methodology requires significantly more greenspace to be provided on site than the Sunderland methodology.

In response to representations made by Barratt David Wilson Homes (PD1628), Taylor Wimpey (PD3820), Persimmon Homes PD4149), Burdon Lane Consortium (PD2699) and Story Homes (PD5367) the Council acknowledges that the table within paragraph 10.26 be revised to show that three bedroom dwellings equate to 4 bedspaces, which is set out in the Schedule of Modifications.

In response to the representation made by Barratt David Wilson Homes regarding the high level of greenspace that would be required within potential housing sites, the Council disagrees with this conclusion and contends that a far lower percentage of housing sites would be given over to greenspace.

In response to representations made by Siglion, the Council does not feel it necessary to make any modification to this policy. This is because the policy allows for necessary flexibility in greenspace approach, particularly when sites lie in areas with existing high levels of greenspace quantity, and off-site provision or contributions may be deemed more appropriate to enable quality improvements to existing greenspace to take place.

In response to representations made to CPRE North East, no policy modifications are proposed. As the policy sets out, greenspace provision will be protected, conserved and enhanced, and any impact on greenspaces from proposed development will need to consider, amongst other things, the quality and local value of a greenspace site. This approach enables a more balanced and thorough investigation to be undertaken when assessing a site's special quality or local community significance, as opposed to designation of Local Green Spaces, which may only apply to a limited number of sites. The Allocations & Designations Plan will designate greenspaces.

## **NE5 Burial Space**

No key issues were raised against policy NE5.

## **NE6 Green Belt**



The following main issues were identified by representations to Policy NE6:

- Ei Group (PD837) would like to see Copt Hill Public House removed from Green Belt and considered as a housing allocation;
- Siglion (PD2865) state that brownfield sites in the Green Belt should be given the same level of weight as those which are in settlement areas, provided that they have been assessed as compliant with other relevant policies;
- Historic England (PD112) welcomes the recognition in part (iv) that the Green Belt is playing a purpose in preserving the setting and special character of conservation areas. This should be reflected in the site assessment contained in the Development Framework for Policy HG11;
- Mineral Products Association (PD4417) state it would be helpful if Policy NE6 or the supporting text reflected the wording of the NPPF and made clear which types of development are not inappropriate in the Green Belt;
- A landowner, Mr. Gregson (PD312), sets out that Policy NE6 is not sufficiently flexible, and fails to identify and safeguard sufficient areas of land in Green Belt for future development. Further sites should be identified and safeguarded to meet needs arising beyond the plan period, particularly since the Green Belt has not been reviewed for almost 30 years in the city. 176 hectares of land at Burdon should be safeguarded;
- Hellens Land (PD5100) generally support the policy, but suggested that their land interest to the east of A19 at Middle Herrington should be removed from the Green Belt as the site represents an anomaly and makes no contribution to Green Belt purpose;
- CPRE North East (PD1203) supports the policy, but there needs to be strategic and collective review of the Green Belt across the 5 Tyne and Wear Authorities to consider its future boundary, and to make consistent with the revised NPPF;
- Wynyard Homes (PD4705) supports policy NE6 which is consistent with the NPPF, but questions the need to release land from the Green Belt, when appropriate non-Green Belt sites are available, such as land at Quarry House Lane, East Rainton;
- Taylor Wimpey (PD3838) supports the policy and welcomes the revisions to policy NE6 and the supporting text which aligns with the requested changes submitted as part of their responses to the Draft CSDP, and policy E11 (as it was then referenced);
- Landowners, Ms. Taylor and Ms. McClelland (PD4369), state that the policy (and supporting Green Belt Reviews) recommends site deletions that do not take account or address the 5 purposes of Green Belt. There are no exceptional circumstances for justifying this as there are non-Green Belt sites available, including a site they put forward in Settlement Break at Houghton-le-Spring;
- A landowner, Mr. Hutchinson (PD2053), agrees that there are exceptional circumstances to amend the Green Belt but disagrees with the exclusion of Glebe House Farm as an HGA site;
- Springwell Village Residents Association (PD5081) set out that the Policy cannot be delivered if Sites HGA1, 2 and 3 are removed from the Green Belt. The removal of these sites from the Green Belt would result in sprawl, loss of countryside, merging of settlements and would discourage development on



brownfield and urban sites. Removal of these sites would also conflict with the requirement to preserve the setting and special character of Springwell Village;

- A landowner, Mr. Ford (PD180), considers that Parcel 1 of the Settlement Break should be deleted as it does not form any of the functions of the Settlement Break nor does it contribute towards the GI network. It is considered that the Settlement Break Report is not robust and Mr. Ford has put forward a site for development in Settlement Break to the north of Hetton Bogs;
- A significant number of number of residents/members of the general public objected to the policy and the removal of sites HGA1, HGA2, HGA3, HGA4 and HGA7 on the following grounds:
  - The removal of HGA sites from the Green Belt is not justified or consistent with national policy;
  - Removal of HGA sites from the Green Belt would result in sprawl, loss of countryside, merging of settlements and would discourage development on brownfield sites;
  - The policy and HGA sites do not take account or address the 5 purposes of Green Belt and the exceptional circumstances do not justify their release as alternative non-Green Belt sites are available;
  - Brownfield and empty homes should be used before Green Belt land;
  - The evidence base to demonstrate the exceptional circumstances for Green Belt release or justify the boundary changes is not reliable;
  - **The removal of a policy from the Plan which sought to “preserve the setting and special character of Springwell Village”;**
  - Merges Springwell Village and Washington which is contrary to the purposes of Green Belt; and
  - The maps within the Plan are incorrect as they show the site not currently within Green Belt boundaries;
- Developer, Mr. Delaney (PD34), objected to the words 'may be permitted' in criterion 3 and proposed that it be changed to 'will be permitted' to provide certainty.

In response to the various comments relating to proposals to take sites out of the Green Belt by landowners and developers, the Council does not feel it necessary to make any modifications and does not support the sites put forward. The Council has set out its spatial approach/justification to housing land supply and set out its approach towards allocating sites and safeguarding sites via 3 separate Green Belt Review papers, an Exceptional Circumstances Paper and a Green Belt Boundary Assessment.

In response to the various comments relating to proposals to take sites out of Settlement Breaks by landowners and developers, the Council does not feel it necessary to make any modifications and does not support the sites put forward. The Council has undertaken a Settlement Review and only sites which are considered fundamental have been retained within the Settlement Breaks. In response to representations made by Siglion, the Council does not feel it necessary to make any modifications because it is not the role of the CSDP to repeat

the NPPF, which provides detail regarding the use of previously developed land (brownfield land) within the Green Belt.

In response to representations made by the Mineral Products Association, the Council does not feel it necessary to make any modifications because it is not the role of the CSDP to repeat the NPPF.

In response to the representations raised by Mr. Delaney (PD34), the Council has proposed minor modifications as set out in the Schedule of Modifications.

In response to representations made by CPRE the Council has worked closely with neighbour local authorities **to make them aware of potential changes to Sunderland's Green Belt**. All of the Tyne and Wear local authorities (and County Durham) have considered (or are currently considering) their future Green Belt boundaries in relation to their own Local Plan, and have liaised with neighbour authorities on **Green Belt matters. Sunderland's proposed changes impact on only 5% of the city's Green Belt**, and these changes seek to minimise impact to neighbouring authority areas and to minimise overall impact to Green Belt purpose.

In response to representations made by Springwell Village Residents Association and various other local residents the Council has taken into consideration the representations and is not proposing to make any modifications to this policy. The Council has set out its spatial approach/justification to housing land supply and this includes prioritising the development of brownfield land when preparing the plan, and considering the viability of a range of site typologies through the Viability Assessment. Further details are provided in the 3 Green Belt Review papers, the Exceptional Circumstances Report and the Green Belt Boundary Assessment.

## **NE7 Settlement Breaks**

The following main issues were identified by representations to Policy NE7:

- A landowner, Mr. Ford (PD180) considers that Parcel 1 of the Settlement Break should be deleted as it does not form any of the functions of the Settlement Break nor does it contribute towards the GI network. It is considered that the Settlement Break Report is not robust;
- Landowners, Ms. Taylor and Ms. McClelland (PD4398), propose a site for residential development within Settlement Break at Hutton Close, Houghton-le-Spring. It is considered that the loss of part of the settlement break would be a much more attractive and more reasonable alternative place for housing than the Green Belt;
- Story Homes (PD5432) is not opposed to the selective use of Settlement Breaks where justified. However, Settlement Breaks are a restrictive policy which is not prescribed in national policy. The NPPF seeks a more flexible and positive approach and proposed settlement breaks could preclude development on potential development sites which are sustainable. To ensure that Policy NE7 is sound, Story Homes proposed additional text be added to ensure the CSDP is positively prepared and effective;
- Persimmon Homes (PD4151) previously supported the review of Settlement Breaks as a means of identifying additional land supply. If

Council is to retain Settlement Breaks it is correct to review these, especially if Green Belt deletion is proposed. However, Persimmon feel that Settlement Breaks as a tool are overly restrictive and preclude otherwise sustainable development from taking place. They are not endorsed nationally and their use should be reconsidered. As a minimum it should be made clear that if a five year supply cannot be evidenced that the policy is considered out-of-date. Persimmon supports the removal of area 4 from the High Dubmire/Dairy Lane/Houghton sub area and objects to the retention of area 5 of the Newbottle and Sedgelych subarea. Overall Persimmon disagrees with recommendations of the Settlement Break Review;

- Wynyard Homes (PD4709) set out there is a degree of conflict between Policy NE7 and the NPPF as Settlement Breaks are not afforded the same level of protection. Consider that land at Quarry House Lane should not be included in the Settlement Break between East Rainton and Hetton-le-Hole. With significant buffer of tree planting, open grassland and wetland proposed housing could be developed without unacceptably impinging on the Settlement Break;
- Avant Homes (PD1503) states that the policy as it is not sufficiently flexible to enable sustainable sites to come forward during the plan period and is not in line with national policy. Avant suggest that the proposed Settlement Break area should exclude the site put forward by them beside Tunstall Hills;
- Hellens (PD4674) set out that the Settlement Break policy is a restrictive policy and not prescribed in national policy. The NPPF does not preclude development in open countryside, but encourages sustainable development. If the Settlement Break policy endures the consultee requests that the boundaries are reviewed and based on logical boundaries. Hellens put forward a site at Broomhill to be excluded from Settlement Break;
- Residents (PD961 & PD1009) state that the revised boundaries of Settlement Breaks remove too much land, to the detriment of Settlement Break purposes.

In response to the various comments relating to proposals to take sites out of Settlement Breaks by landowners and developers, the Council does not feel it necessary to make any modifications and does not support the sites put forward. The Council has undertaken a Settlement Review and only sites which are considered fundamental have been retained within the Settlement Breaks. The Council has set out its spatial approach/justification to housing land supply and set out its approach towards allocating sites and safeguarding sites within the Green Belt via 3 separate Green Belt Review papers, an Exceptional Circumstances Paper and a Green Belt Boundary Assessment.

**In response to the residents' comments, the 2018 Settlement Break report sets out the approach to these land areas, explaining how large areas of Settlement Break have been released for development, and why the remaining areas should be protected from development.**

## NE8 Development in the Open Countryside

The following main issues were identified by representations to Policy NE8:

- Karbon Homes (PD3389) supports policy NE8 and the reference to rural exception sites, but to be effective it is necessary to provide more detail on rural exception sites and their potential contribution to affordable housing supply. Karbon considers it would be more appropriate to have a separate policy for rural exception sites;
- Taylor Wimpey (PD3854) and Hellens Land (PD5119) object to the policy because it could preclude development on sites which are sustainable. Taylor Wimpey propose that once a five year land requirement cannot be demonstrated that sustainable sites within open countryside be considered for development and this should be stated in the policy/supporting text;
- Story Homes (PD5447) recognises that the area of Open Countryside relates to a relatively small area of the city towards the south and west. However, policy NE8 could preclude development on sites which are sustainable and therefore object to the policy. National policy seeks a more flexible and positive approach;
- Persimmon Homes (PD4158) are concerned that the policy is overly restrictive and will potentially preclude the development of sustainable, edge of urban settlement sites;
- Harworth Estates (PD2094) objects to policy NE8 (and paragraph 10.37) on the grounds that the consultee's site beside Rainton Meadows (agricultural land /paddocks) is incorrectly identified as open countryside. However, the site is with the settlement boundary and is surrounded by built development. By designating a deliverable housing site on the edge of a business park as 'open countryside' the Core Strategy is conflicting with NPPF paragraph 21 and restricting growth in the area, and conflicts with "supporting a rural economy";
- Developer Mr. Delaney (PD35), requested confirmation that the policy would not be applied in the Green Belt.

In response to representations made by Story Homes, Taylor Wimpey, Hellens Land, Harworth Estates and Persimmon Homes, the Council does not propose to make any modifications to this policy, or support any sites put forward within the identified area of open countryside. The Council has set out its spatial approach/justification to housing land supply and is supported by the Strategic Land Review, which demonstrates that all of these open countryside areas are remote and rural, with numerous physical and environmental constraints/features. These features help to create an overall area of higher landscape value and provide quality wildlife/Green Infrastructure corridors. They represent the least sustainable development areas in the city. It is not considered appropriate to develop land within the open countryside which is to be protected and enhanced, when suitable measures are in place to assist in bringing forward house building if delivery is not in line with the target.

In response to the representation made by Karbon Homes, the Council does not feel it necessary to make any modifications to this policy. For the most part, Sunderland

forms part of the Tyne and Wear urban conurbation, and few areas could be considered to be genuinely rural. Within the area of open countryside only minor hamlets exist, and these are isolated in nature. Neither could be considered sustainable development or justify a genuine need to provide affordable homes for families within these hamlets. The Council therefore concludes that the present Policy provides sufficient context at this strategic level, and that the issue will be considered further at the A&D Stage of the Plan.

In response to the representations made by Mr. Delaney, the Council can confirm that NE8 applies to a specifically allocated area that is separate from the Green Belt.

### **NE9 Landscape Character**

The following main issues were identified by representations to Policy NE9:

- Taylor Wimpey (PD3877) supports the revisions to Policy NE9 and the supporting text which aligns with the requested changes submitted as part of their responses to Draft CSDP, and Policy E16 (as it was then referenced);
- Historic England (PD113) welcome the reference to the Historic Landscape Characterisation Report within this section within para 10.46;
- A resident (PD3256) supports policy NE9, which reflects National Guidance in the NPPF.

The Council acknowledges the support set out above.

### **NE10 Heritage Coast**

The following main issues were identified by representations to Policy NE10:

- Durham County Council (PD1396) welcomes policy NE10 which is consistent with Durham County Council's previous representations which recommended that the CSDP would benefit from a specific policy on the Heritage Coast;
- The Environment Agency (PD209 & PD210) supports the policy and suggests some minor amendments to incorporate estuary edge techniques to soften hard edges and create habitat to enhance coastal ecosystems where opportunities arise.

The Council and the EA (through a Statement of Common Ground) agree that no changes are required to Policy NE10 relating to estuary edge techniques and supporting habitat and coastal ecosystems. The Council acknowledges the support from Durham County Council.

### **NE11 Creating and Protecting Views**

The following main issues were identified by representations to Policy NE11:

- The National Trust (PD4056) strongly supports reference to the long distance and panoramic views of [and from] Grade I listed Penshaw Monument within the supporting text of policy NE11 and the acknowledgement that these views make a substantial contribution to the quality of environment. In this respect we welcome the protection from intrusive developments afforded to these exceptional views in paragraph 10.48;

- A resident supports (PD3257) supports policy NE11 as it reflects National Guidance and the NPPF;
- Taylor Wimpey (PD3878) supports the revisions to Policy NE11 and the supporting text which aligns with the requested changes submitted as part of our responses to Draft CSDP, and Policy E15 (as it was then referenced);
- Springwell Village Residents Association (PD5091) state that the policy at Site HGA1 conflicts with Policy NE11 due to the impacts on Hauler House and railway line of Bowes Railway SAM. The site would particularly conflict with Part 3 of the Policy.

The Council has taken into consideration the representations and is not proposing to make any modifications to this policy. In response to Springwell Village Residents Association, the Council considers that this comment relates more to Policy SS2 (HGA1) as opposed to the objectives of Policy NE11. The above impacts are **discussed in detail in the Council's response to Policy SS2 (HGA1).**

In response to Taylor Wimpey, the National Trust, and the resident comment, the Council acknowledges the support.

### **NE12 Agricultural Land**

The following main issues were identified by representations to Policy NE12:

- CPRE North East (PD1221) supports the policy and puts forward that all Grade 2 agricultural land should be safeguarded from development. Furthermore, in line with NPPF paragraph 170, the benefits of Natural Capital needs to be considered in all cases where agricultural land is considered including lower grade land lying on the Magnesian Limestone Plateau;
- Taylor Wimpey (PD3892) supports the revisions to policy NE12 and the supporting text which aligns with the requested changes submitted as part of our responses to Draft CSDP, and Policy E16 (as it was then referenced);
- Natural England (PD2764) suggest the supporting text of Policy NE12 on Agricultural Land should make clear that areas of lower quality agricultural land should be used for development in preference to best and most versatile land, in line with NPPF para 112.

The Council acknowledges the support of Taylor Wimpey. In response to the representations raised by Natural England, the two parties have agreed that such a reference would replicate NPPF policy, and have agreed that such reference is not required in the CSDP text.

In response to the representations raised by CPRE, the Council considers that no modification is necessary to the policy because that the proposals put forward are not in line with the NPPF which does not advocate safeguarding all Grade 2 agricultural land from development. There is no known evidence to justify the protection of lower grade land lying on the Magnesian Limestone Plateau.

### **Water, Waste and Energy**

The following main issue was identified by representations to Chapter 11:

- Thompsons of Prudhoe consider that the chapter should address the management of all waste streams not just municipal waste (PD193).

The Council has taken into consideration the representation and are not proposing to make any modifications to this policy. In response to Thompsons of Prudhoe, the Policies of the Plan deal with the management of all waste streams. Policy WWE8 indicates that the Council will safeguard all existing waste management sites from inappropriate development, not just those identified in Table 2.

### **WWE1 Decentralised, Renewable and Low Carbon Energy**

The following main issues were identified by representations to Policy WWE1:

- CPRE North East is concerned that the plan does not designate areas that are suitable for wind energy or make clear if no areas are considered suitable (PD1421).
- A resident objects to the policy as the location of the proposed Renewable Energy Centre Washington conflicts with the policy (PD8205).

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. With regards to the CPRE comment, the CSDP will be followed by an Allocations and Designations Plan (DPD) which will set suitable locations for wind energy development, where appropriate.

With regards to the resident comment, the policy sets an appropriate and justified approach to assessing decentralised, renewable and low carbon energy applications.

### **WWE2 Flood Risk and Coastal Management**

The following main issues were identified by representations to Policy WWE2:

- Northumbrian Water support the policy (PD152).
- The Environment Agency supports but suggests a minor modification to make clear that development other than water compatible or essential infrastructure in Flood Zone 3b (Functional flood plain) would not be supported (PD215).
- Bellway Homes suggest that the policy should be amended to make clear that sites in higher flood risk areas can come forward subject to engineering solutions (PD1976).
- Taylor Wimpey and Hellens Land Ltd broadly support the policy but suggest that it could be amended to indicate that development can result in betterment for the site and surrounding area (PD3894 & PD5141).

The Council has not proposed any modifications, as a result of the comments above; however, modifications were made for clarity purposes. The policy is considered to be sound. With regard to the comment from the Environment Agency, the Council and Environment Agency have agreed through the signed Statement of Common Ground that no changes are required. With regard to Taylor Wimpey and Hellens Land comment, it is not considered necessary to set this detail out within the policy and background text.

In response to Bellway Homes, the CSDP sets out a justified approach to flood risk management. This approach does not preclude the possibility of development within high risk flood zones, but such proposals must meet provisions set by Policy WW2 and the plan as a whole.

### **WWE3 Water Management**

The following main issues were identified by representations to Policy WWE3:

- The Environment Agency supports this policy (PD216).
- Northumbrian Water support the policy. However, they indicate that there is a need for a new storage reservoir in the Wearside Area and are concerned that there is no reference to this in the Plan. (PD152 & PD833).
- Story Homes, Burdon Lane Consortium, Taylor Wimpey and Hellens Land Ltd broadly support the policy but feel that it should be amended to improve flexibility and avoid duplication with Policy WWE2 (PD5372, PD2732, PD3904 & PD5152).
- The Wears Rivers Trust **welcomes the Plan's supports the policy (PD1483).**

The Council has not proposed any modifications, as a result of the comments above; however, a modification was made for clarity purposes. The policy is considered to be sound. The Council acknowledges support from the Environment Agency and Wears Rivers Trust.

In response to Story Homes, Burdon Lane Consortium, Taylor Wimpey and Hellens Land Ltd, the Council does not consider further changes are required. The Council considers the policy is sufficiently flexible and its policy scope is district to that of WWE2.

In response to Northumberland Water, the Council has sought to address infrastructure requirements through the Infrastructure Delivery Plan with Northumbrian Water not expressing the need for a reservoir. In any event the Allocation and Designations Plan (DPD) will seek to allocate and designated land for the purposes of infrastructure requirements.

### **WWE4 Water Quality**

The following main issue was identified by representations to Policy WWE4:

- The Environment Agency and Taylor Wimpey support the policy (PD211 & PD3914).

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. The Council acknowledges the support from the Environment Agency and Taylor Wimpey.

### **WWE5 Disposal of Foul Water**

The following main issues were identified by representations to Policy WWE5:



- The Environment Agency supports this policy, but would like the policy to require any development proposing to discharge trade effluents to provide a Water Management Plan (PD217).
- Northumbrian Water broadly supports the policy, but would like it to also cover water treatment works (PD2669).

In response to the representation raised by the Environment Agency the Council has proposed a modification which will be put to the appointed planning Inspector during the examination. This was agreed within the Statement of Common Ground with the Council and the Environment Agency. In response to Northumbrian Water the policy deals with foul water disposal, rather than drinking water it is therefore not considered that any modifications are required to address the comments raised by the Northumbrian Water.

### **WWE6 Waste Management**

The following main issues were identified by representations to Policy WWE6:

- Historic England support the policy (PD114).
- South Tyneside Council welcome the ongoing support to the South Tyneside and Wear Joint Municipal Waste Management Strategy (PD4424).
- Durham County Council suggest that further duty-to-cooperate discussions are held regarding the disposal of inert waste (PD1400).

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. The Council will undertake further duty-to-cooperate discussions with regard to the disposal of inert waste. Any necessary allocations will be made through the Allocations and Designations Plan. The Council acknowledges support from Historic England.

### **WWE7 Waste Facilities**

No key issues were raised against policy WWE7.

### **WWE8 Safeguarding Waste Facilities**

The following main issues were identified by representations to Policy WWE8:

- Durham County Council welcomes amendments to the policy (PD1399).
- Thompsons of Prudhoe express concern regarding the loss of recycling capacity between 2020 and 2025. Would like to see Springwell Quarry identified as a safeguarded site (PD193).

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. The Council acknowledges Durham County **Council's comments**. In response to Thompsons of Prudhoe, the policy already safeguards all existing waste management sites. Any necessary allocations will be made through the Allocations and Designations Plan.

### **WWE9 Open Waste Facilities**

The following main issue was identified by representations to Policy WWE9

- Thompsons of Prudhoe concerned that the policy fails to acknowledge push by Government to recycle more (PD193).

The Council has taken into consideration the representation and are not proposing to make any modifications to this policy. In response to Thompsons of Prudhoe, the Plan already seeks to push the management of waste up the waste hierarchy.

### **WWE10 Energy from Waste**

The following main issue was identified by representations to Policy WWE10

- A resident objected to the policy on the grounds that the proposed Renewable Energy Centre in Washington conflicts with Policy WWE10 (PD8206).

The Council has taken into consideration the representation and are not proposing to make any modifications to this policy. The comment relates to a planning application, rather than the policies of the Plan.

### **Sustainable Transport**

The following main issues were identified by representations to the Sustainable Transport Chapter:

- South Tyneside Council (PD4451) welcomes policies within Chapter 12 and will continue to work with Sunderland in regards to development planning and traffic modelling.
- The Minerals Products Association (PD4433) identify that no indication is given of the likely resource requirements to deliver the infrastructure planned in the CSDP.
- One resident (PD8500) claims that the CSDP consultation was inadequate and cites a lack of basic facilities at Sebaurn; bus services no longer using Park Lane Interchange; and traffic calming measures along the seafront as reasons for making representation.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. In response to the representations raised by the Minerals Product Association (PD4433), the Council does not feel it necessary to make any modifications. The Maintaining Levels of Minerals Supply Topic Paper and Local Aggregates Assessment provide an indication of the likely resource requirements. The Council will continue to work with neighbouring authorities on mineral planning issues through the North East Aggregates Working Party and will allocate any necessary sites through the A&D Plan.

In response to the representations raised by a resident the Council does not feel it necessary to make any modifications. The CSDP public engagement strategy was in **accordance with the Council's statutory requirement as Local Planning Authority**. The process is outlined in the CSDP Consultation Statement (2018).

### **SP10 Connectivity and Transport Network**

The following main issues were identified by representations to Policy SP10:

- A significant number of residents made representation to policy SP10 on the grounds that the identification of a road through Elba Park (Central Route) would:
  - split the Green Flag Park into two;
  - reroute traffic through existing neighbourhoods;
  - adversely affect wildlife of which there are protected species and habitats;
  - impact walking and cycling routes;
  - reduce recreation/exercise areas;
  - lead to more traffic congestion;
  - increase levels of pollution;
  - result in loss of greenspace which contributes to general wellbeing;
  - impact on the quality of life of local residents (increased noise and speeding traffic);
  - increase traffic on the A19 and A1; and
  - Residents suggested an alternative alignment be explored alongside the Leamside Line away from existing residential development.
- Bellway Homes generally support policy SP10 and the Doxford-Ryhope link road but would like the alignment to be altered so that it does not impact their land interest. Burdon Lane Consortium support policy SP10 and the delivery of the Ryhope to Doxford Park Link Road.
- Durham County Council welcomes the safeguarding of the Leamside Line in Sunderland which complements the safeguarding of this line through the emerging County Durham Plan.
- Harworth Estates supports the safeguarding of Leamside Line. There is agreement with Network Rail to connect the Leamside Line to the national rail network at Pelaw and there is a working group established to consider this.  
**One resident welcomes the Council's support for the expansion of the Metro system.**
- CPRE North East suggests the policy should outline how the Leamside Line could be re-used in future. The policy could also set out how the Durham Coast line could be improved and provide more detail on how provisions for walking and cycling can be improved.
- Highways England suggested further modelling work is needed on the Strategic Road Network.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. In response to the representations raised by a number of residents, the Council does not feel it necessary to make any modifications as the Central Route is a long term road commitment that will support housing and employment regeneration and improve connectivity in the Coalfield. The alignment has full planning permission and has already been partly implemented. The planning permission includes mitigation through the creation of biodiversity ponds and scrapes, as well as road crossings that will help to minimise severance within the Park in terms of wildlife and recreational movements.

## ST1 Urban Core Accessibility and Movement

The following main issue was identified by representations to Policy ST1:

- Historic England (PD115) welcomes the intention to reduce the 'barrier' effect of the ring road, as set out in part (7).

No modifications proposed as a consequence of this representation

## ST2 Local Road Network

The following main issues were identified by representations to Policy ST2:

- Northumbrian Water (PD2714) supports the policy with amendments to the text **to make the policy effective: "where an existing access is to be used, substandard accesses will be, *if possible*, improved and/or upgraded in accordance with the current standards for the category of road;"**
- A significant number of residents/general public objected to the policy via Springwell Village Residents Association on the grounds it is at odds with Policies SS2 and SS3 as development at Springwell Village would have unacceptable adverse impacts on the Local Road Network.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. In response to the representations raised by Northumbrian Water the Council does not feel it necessary to make any modifications as Policy ST2(2) provides a framework to assess all planning applications. All applications must satisfy points i) to vi), otherwise unacceptable impacts to the local road network would occur. The Council considers it appropriate to retain the criteria within the policy to assess applications.

In response to the representations raised by Springwell Village Residents Association the Council does not feel it necessary to make any modifications. A Transport Assessment has been prepared for the Policy SS2 sites and for Policy SS3 and the findings will have to be implemented as the site comes forward. The noise that would be generated during the construction of the site would be temporary and hours of work can be controlled by condition on the planning application.

## ST3 Development and Transport

The following main issues were identified by representations to Policy ST3:

- Burdon Lane Consortium (PD2760) supports the policy with amendments to the policy text to be consistent with Paragraph 32 of the NPPF which relates to the residual impacts of development being severe. It is suggested that it is **not clear what the Council's parking and home charging standards are. It is** claimed highway mitigation is not always necessary prior to development taking place and it could affect site viability.
- Persimmon Homes (PD4159) points to inconsistencies between Policy ST3 and the NPPF. The tests in the policy could be amended to ensure consistency with the NPPF. The policy requirements for home charging apparatus could be

clearer and it is not always necessary for mitigation to be provided before development commences.

The Council acknowledges that highway mitigation is not always necessary prior to development taking place. In response to the representations raised by Persimmon Homes (PD4159) and Burdon Lane Consortium (PD2760), the Council has proposed additional modifications as set out in the Schedule of Modifications.

## **Minerals**

The following main issues were identified by representations to the Minerals Chapter:

- The Minerals Products Association object to the policies within the Minerals chapter, with the exception of Minerals Safeguarding, as they fall short of the requirements of the NPPF (PD4456).

The Council has taken into consideration the representations and are not proposing to make any modifications. It is considered that the policies are consistent with the NPPF and that any necessary allocations will be made through the Allocations and Designations Plan.

### **SP11 Mineral Extraction**

The following main issues were identified by representations to Policy SP11:

- The Coal Authority supports the policy (PD1252).
- The Environment Agency supports the policy with minor amendments (PD218).
- CPRE North East support the policy but would like reference to establishing liaison committees where appropriate (PD1379).

The Minerals Products Association considers that the policy is weak and repetitive. It is considered that need for minerals is already established by evidence base, so should not be a policy requirement (PD4464, PD4361 & PD4456).

In response to the representations raised by the Environment Agency and the Minerals Product Association (PD218, PD4361 & PD4456), the Council has proposed minor modifications as set out in the Schedule of Modifications.

In response to the representations raised by the CPRE North East (PD1379), the Council has proposed minor modifications as set out in the Schedule of Modifications.

With regard to the comments from the Minerals Product Association regarding need, no further modifications are proposed as it is considered that the need for minerals may change during the plan period.

### **M1 Mineral Safeguarding Areas and Infrastructure**

The following main issues were identified by representations to Policy M1:

- The Coal Authority supports the policy (PD1253).

No modifications proposed.

## **M2 Surface Coal Extraction**

The following main issues were identified by representations to Policy M2:

- Durham County Council welcomes the changes to the policy (PD1401).
- The Coal Authority supports the policy (PD1255).

No modifications proposed.

## **M3 Land Instability and Minerals Legacy**

The following main issues were identified by representations to Policy M3:

- The Coal Authority supports the policy (PD1256).
- The Minerals Products Association considers that the policy should be moved as it implies that the policy only relates to mineral development (PD4471).

In response to the representations raised by the Minerals Product Association, the Council has proposed minor modifications as set out in the Schedule of Modifications.

## **M4 Restoration and Aftercare**

No key issues raised to Policy M4.

## **Infrastructure and Delivery**

### **ID1 Delivering Infrastructure**

The following main issues were identified by representations to Policy ID1:

- Burdon Lane Consortium (PD2779) support the policy with amendments to make clearer that contributions will only be sought where they meet the tests provided in Regulation 122 of the CIL Regulations. Story Homes (PD5386) also state the policy is not consistent with the planning obligations test.
- Burdon Lane Consortium (PD2779, PD2760) and Story Homes (PD5386) suggested that point 2 of the policy is overly restrictive as it may not be feasible for the timing and prioritisation of the delivery of essential infrastructure to accord with the IDP.
- NHS Sunderland CCG (PD73) suggests the policy may not be effective, as the Infrastructure Delivery Plan and schedule needs updating in terms of Healthcare.

In response to the representations raised by Burdon Lane Consortium (PD2779) and Story Homes (PD5386) the Council has proposed an additional modification as set out in the Schedule of Modifications. In response to the representations raised by Burdon Lane Consortium and Story Homes, the Council does not feel it necessary to make any modifications to point 2 of the policy.

In response to the representations raised by NHS Sunderland CCG, the Council does not feel it necessary to make any modifications as the IDP is a live document and will be reviewed annually and updated where necessary to ensure scheme timings and prioritisation are accurate and current. The Council has agreed a Statement of Common Ground (SoCG) with the CCG and the IDP is referred to in more detail within this document.

## **ID2 Planning Obligation**

The following main issues were identified by representations to Policy ID2:

- Bellway Homes (PD1986) suggests part 1 of the policy should make clear that it may not apply in all cases. Bellway suggests that the explanatory text regarding CIL in the supporting text should be in the policy. They recommend that the policy should also make clear that each site will be assessed on its merits.
- Burdon Lane Consortium (PD2800), Persimmon Homes (PD4160) and Story Homes (PD5421) suggest the use of planning obligation monitoring fees are not justified, not consistent with the NPPF and not necessary to make applications acceptable in planning terms and suggest reference to this is removed.
- Karbon Homes (PD3391) support the inclusion of point 3 to policy ID2, however they feel that the benefits of regeneration and meeting housing need in Paragraph 14.15 should be in the Policy. Due to uncertainty over grant funding and increased build costs planning obligations may become undeliverable. Further viability assessment should be undertaken to consider the viability of affordable schemes.
- NHS Sunderland CCG (PD74) objects to the policy as when viability issues arise, contributions should be apportioned with equal percentages towards the various infrastructures required to mitigate rather than prioritising those with priority needs.

The Council has taken into consideration the representations and are not proposing to make any modifications to this policy. In response to the representation raised by Bellway Homes, the Council considers paragraphs 14.12 to 14.16, provide sufficient clarity in regard to planning obligations and viability issues that may affect a proposals viability and deliverability and demonstrates that each proposal will be assessed on its merits. The Council also considers paragraph 14.11 should remain in the supporting text of the policy as it would reiterate existing national policy.

In response to the representation raised by Burdon Lane Consortium, Persimmon Homes and Story Homes the Council considers it appropriate and justified to seek monitoring fees and provides justification in the Infrastructure Compliance Paper.

In response to the representation raised by Karbon Homes the Council does not consider it appropriate to include specific reference to "regeneration" and "housing need" within the policy, as they are identified within paragraph 14.15 for example only. Inclusion within the policy would serve to exclude other infrastructure requirements.

In response to the representation raised by NHS Sunderland CCG the Council considers as the infrastructure needs of an area vary throughout the city and may change over time, that it would not be appropriate to establish a prescriptive approach for Planning Obligations.

## **Appendices**

The following main issues were identified by representations to the Appendices:

### **Appendix 2**

- Sport England does not consider that the Council has an up-to-date Built Sports Facilities Strategy (PD4462).
- Natural England considers that the Sustainability Appraisal should take account of HRA mitigation. Suggest using monitoring indicators which take account of the effects of the plan, rather than wider issues (PD2787 & PD2808).
- & H Properties consider that a HRA for the whole city is undertaken (PD4250).
- A resident objects to the inclusion of Site 87 as deliverable housing site in the SHLAA (PD290).
- Two residents consider that Site 464B should be included as a firm proposal in the SHLAA and not a windfall site (PD282 & PD283).
- The Environment Agency would like the SFRA Level 1 and SFRA Level 2 documents to be submitted as part of the evidence base and support the Green Infrastructure Strategy (PD206).
- A resident indicated that the Schedule of Representations was not published in time as part of the evidence base (PD3239). Miller Homes support the inclusion of land at South Bents in the SHLAA (PD888).

The Council has an up-to-date Built Sports Facility which forms part of the submitted evidence base.

The Council has submitted the SFRA Level 1 and Level 2 as part of the evidence base.

### **Appendix 3**

- Mineral Products Association considers that Appendix 3 would benefit from identifying the existing mineral infrastructure sites (PD4473).

In response to the representations raised by the Minerals Product Association, the Council has proposed minor modifications as set out in the Schedule of Modifications.

### **Appendix 5**



- Mineral Products Association considers that the scale of information goes beyond that required for restoration (PD4477).

In response to the representations raised by the Minerals Product Association (PD4477), the Council has proposed minor modifications as set out in the Schedule of Modifications.

In response to the representations raised by Natural England, the Council has updated the Monitoring Framework.

## **Glossary**

The following main issues were identified by representations to the Glossary:

- Sunderland NHS CCG would like a definition for local services to be included (PD71).
- Developer Mr. Delaney would like a definition for executive homes and self-build dwellings to be included (PD37).
- The Environment Agency suggested a spelling correction for Magnesian Limestone (PD218).

In response to the representations raised by Sunderland NHS CCG (PD71), the Council has proposed minor modifications as set out in the Schedule of Modifications.

In response to the representations raised by Mr. Delaney, the Council has proposed minor modifications as set out in the Schedule of Modifications.

In response to the representations raised by the Environment Agency (PD218), the Council has proposed minor modifications as set out in the Schedule of Modifications.

5.25 In addition to the duly made representations, there were also 27 responses that were unduly made<sup>5</sup>.

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<sup>5</sup> [Unduly Made Representations](#)

## 6. Submission of the Core Strategy in accordance with Regulation 22

- 6.1 In accordance with Regulation 22 of the 2012 Regulations, the Council has considered all representations and has submitted the Core Strategy and Development Plan 2015-2033, Submission Documents<sup>6</sup> and Supporting Documents<sup>7</sup> to the Secretary of State (Appendix 31). In accordance with the regulations the Council has prepared a Submission Statement (Appendix 32) which states where and when the documentation can be viewed.
- 6.2 In accordance with the SCI and regulations hard copies of the following documents are **available for inspection during the Council's opening hours** at: Sunderland Civic Centre, Burdon Road, Sunderland, SR2 7DN – Opening Hours: 8.30am to 5.15pm Monday to Thursday (excluding Bank Holidays) and 8.30am to 4.45pm Friday:
- SD1: Core Strategy and Development Plan 2015-33 Publication Draft
  - SD2: Core Strategy and Development Plan 2015-33 Publication Draft Policies Map
  - SD3: Core Strategy and Development Plan 2015-33 Schedule of Minor Modifications
  - SD5: Sunderland Publication Draft Core Strategy and Development Plan Sustainability Appraisal incorporating Strategic Environmental Assessment (2018)
  - SD6: Sunderland Publication Draft Core Strategy and Development Plan Sustainability Appraisal incorporating Strategic Environmental Assessment Non-Technical Summary (2018)
  - SD7: Core Strategy and Development Plan Consultation Statement (2018).
- 6.3 The Council have also published all documentation on the Councils website at [www.sunderland.gov.uk/csdpeip](http://www.sunderland.gov.uk/csdpeip).
- 6.4 The Council will inform all general consultation bodies and specific consultation bodies which were invited to make representations under Regulation 18(i) (Appendix 33) and those persons who requested to be notified of the submission of the plan (Appendix 35).

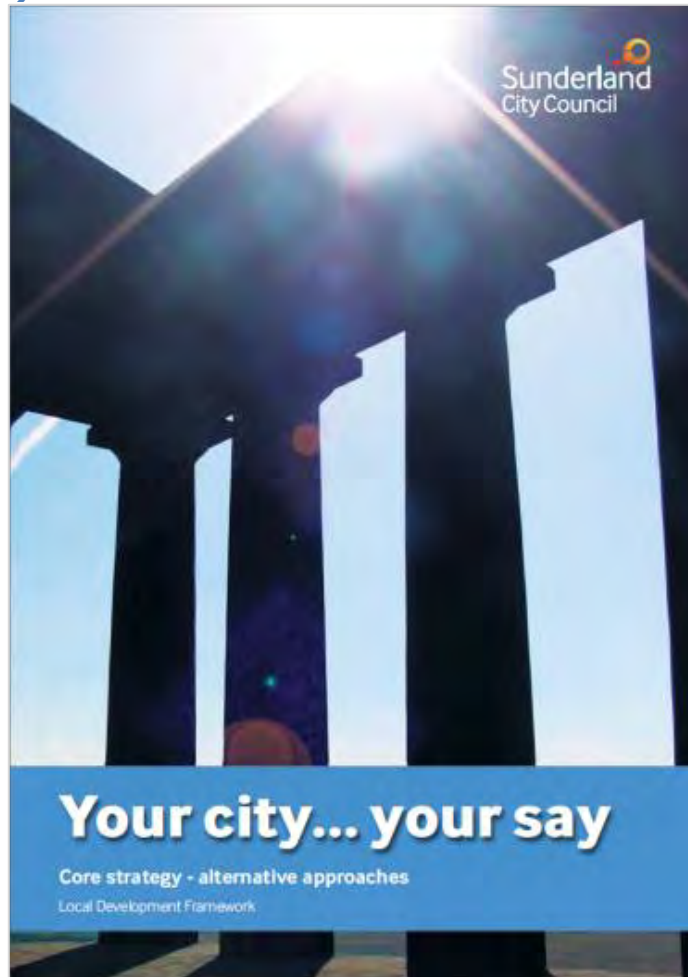
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<sup>6</sup> [www.sunderland.gov.uk/CSDPSD](http://www.sunderland.gov.uk/CSDPSD)

<sup>7</sup> [www.sunderland.gov.uk/CSDPSP](http://www.sunderland.gov.uk/CSDPSP)

# APPENDICES

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



### What is the Local Development Framework ?

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

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

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

### Progress on the Core Strategy

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

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

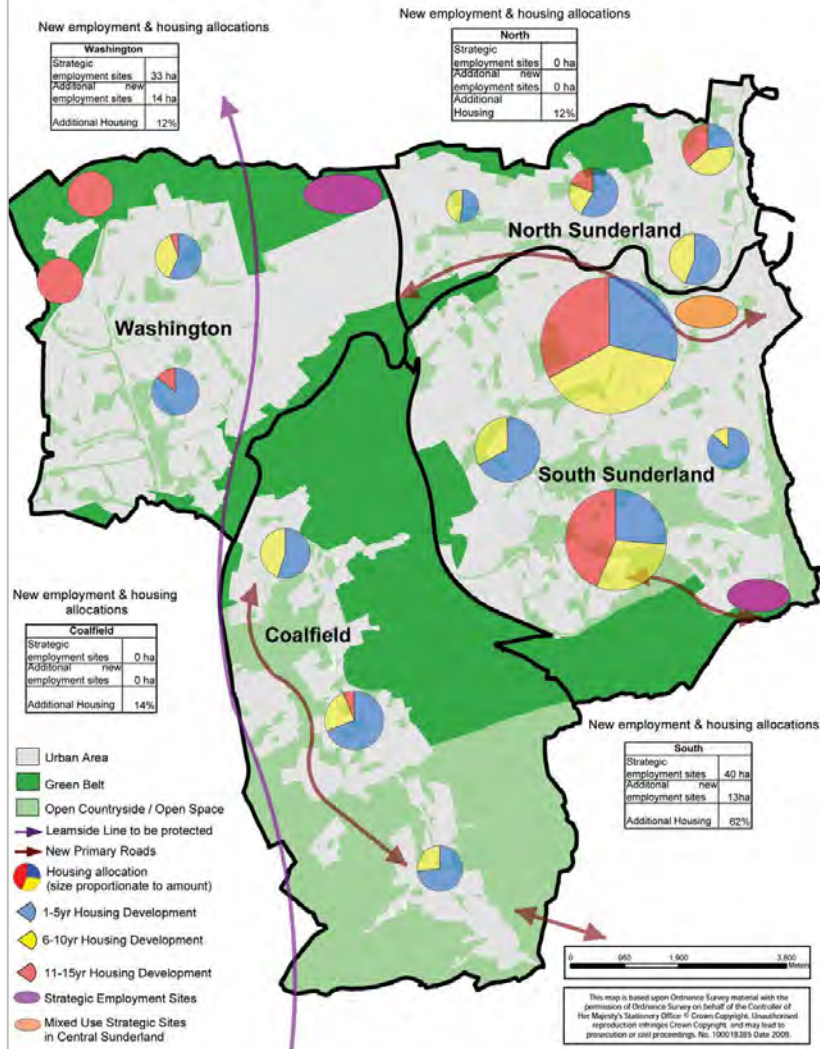
- Adhering to national and regional planning policies
- Delivering the Sunderland Strategy
- Strengthening the City Centre and Central Sunderland
- Focusing development within accessible locations
- Delivering the development of strategic sites; and
- Supporting the regeneration of deprived communities

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

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

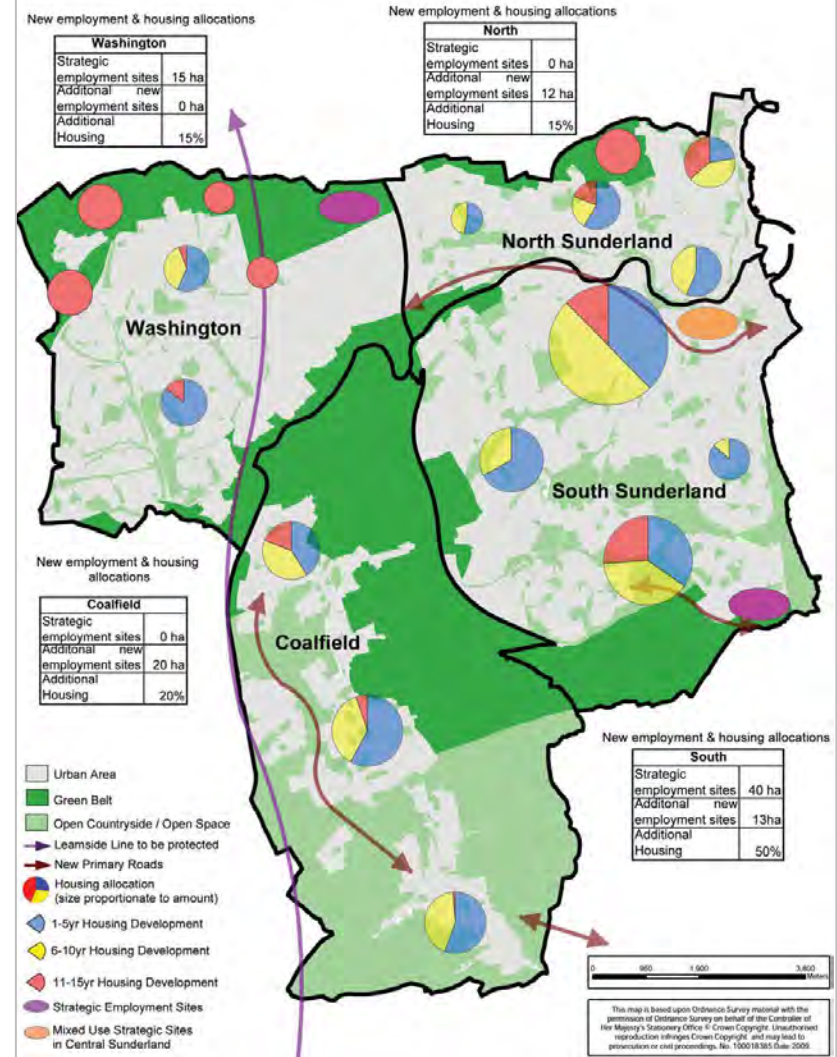
### Core Strategy Approach A: Focus development on the conurbation

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



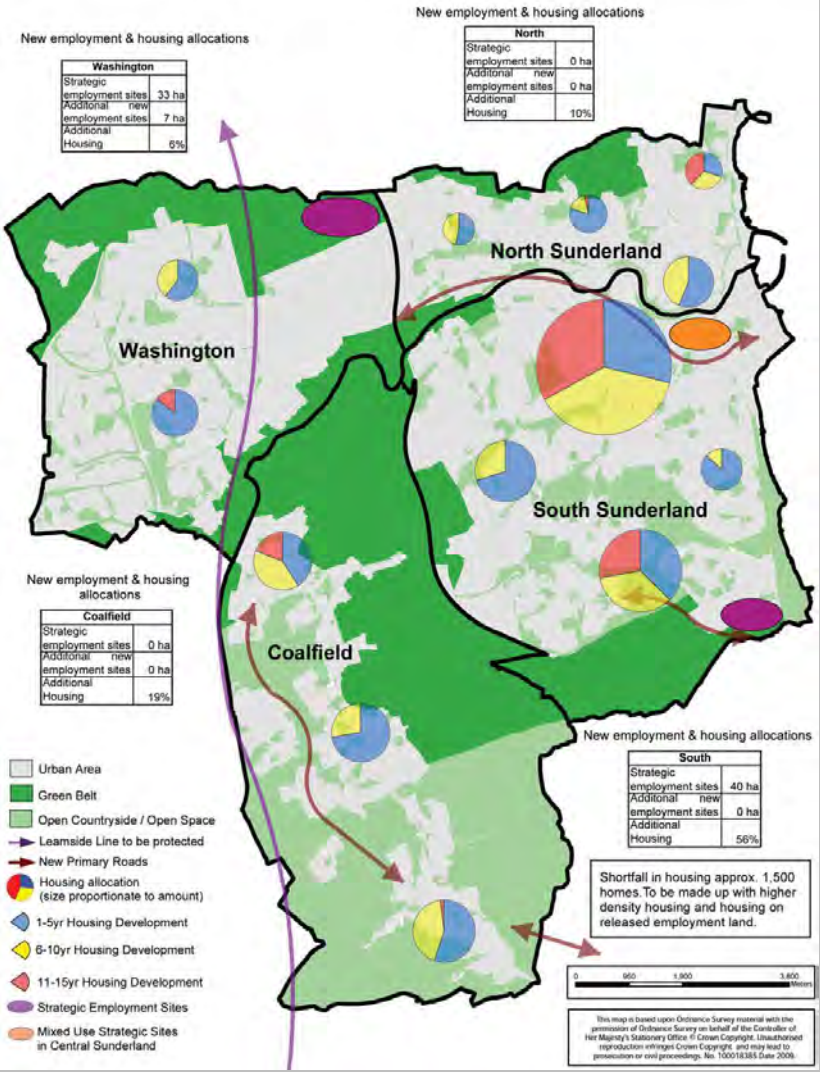
### Core Strategy Approach B: Proportional distribution of development

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

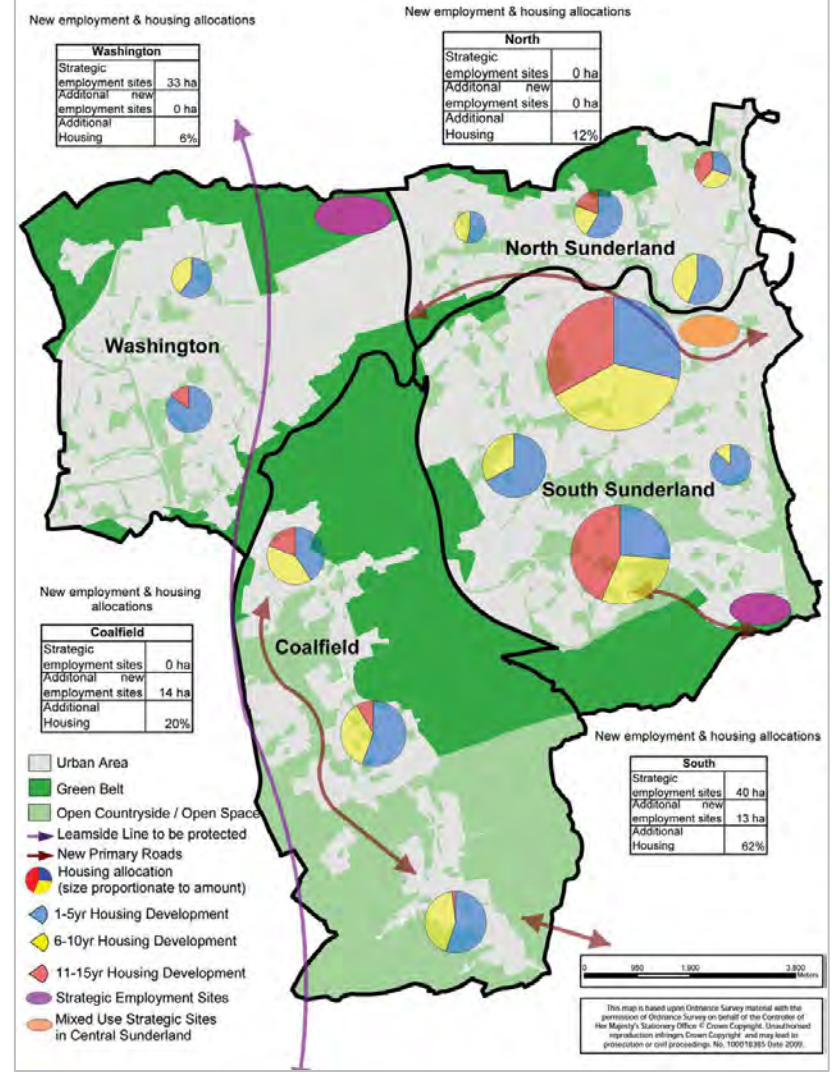




**Core Strategy Approach C: Focus development within the current urban area**  
 Concentrate development within the existing urban area and on suitable previously developed land (brownfield), retaining open space and countryside



**Core Strategy Approach D: Sub-area spatial requirements**  
 Local sub-area needs and priorities will be brought together to form a sustainable city-wide approach



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

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

**Colour Key**

	Significant positive impact		Positive impact		Neutral impact		Negative effect		Significant negative effect
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## Strategic Sites

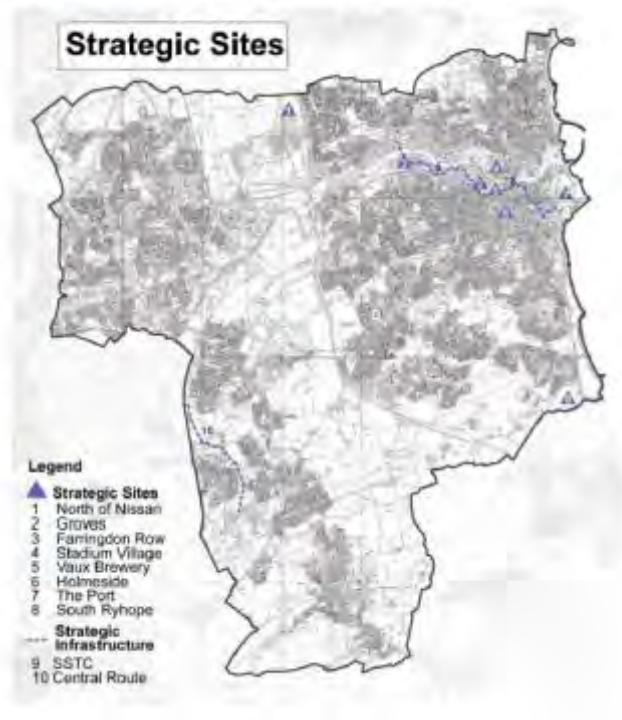
### What are they?

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

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

### Where are they?

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



## What is proposed for the sites?

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

## How can you contribute?

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

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

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

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

## What happens next?

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



### Comment Card

Please feel free to submit further detailed comments by post or email to the address detailed overleaf or to [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk)

Company/Organisation: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Number/email: \_\_\_\_\_

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

Yes  No

### Spatial Approaches

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

Approach A  Approach B  Approach C  Approach D

Comments: \_\_\_\_\_

Is there an additional approach that we have not considered? \_\_\_\_\_

### Strategic Sites

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

## Have your say on the changing shape of Sunderland

### Central Area

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

#### Tell us your views

Both documents are available for comment until 5pm on 27 September 2013. You can comment:  
**By post:** Planning Policy Section, Sunderland City Council, PO Box 102, Civic Centre, Sunderland, SR2 7DN.  
**By email:** [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk)  
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If you have any queries or questions please contact the City Council Planning Policy Team on 0191 561 1574



#### What is it about?

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

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

#### Key Development Proposals for 2012 - 2032

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

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

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

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

#### What it means for the Central Area

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

#### Key developments

**Knowledge based business:**  
 The potential of Sunderland Software Centre as a hub for new business technologies will be built upon and new initiatives in the City Centre encouraged to support the creation of a 'University City'.

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

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

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

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

**The Humbleau Triangle and the former Crowtree Leisure Centre sites** will provide opportunities for new retail development.

#### Improved Public Spaces and Green Spaces

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



#### Tell us your views

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

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

#### What it means for Sunderland North

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

#### Key developments

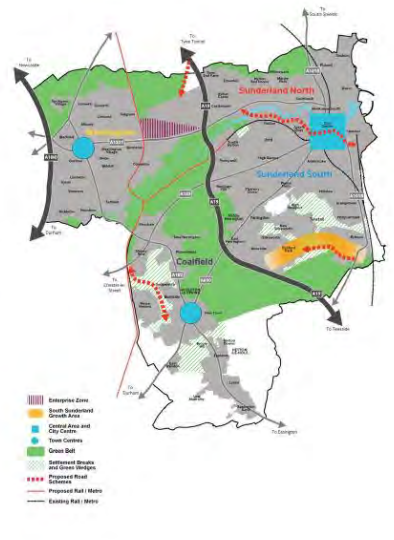
**Green Belt**  
 The principle of retaining the broad extent of the Green Belt will be supported. The role of the Green Belt in retaining a distinct boundary between Sunderland and South Tyneside is likely to remain.

**Housing**  
 Gentsco will continue to undertake a programme of housing renewal.

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

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

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



# Have your say on the changing shape of Sunderland

## Sunderland North

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

# Have your say on the changing shape of Sunderland

## Sunderland South

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

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

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

### What it means for Sunderland South

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

### Key developments

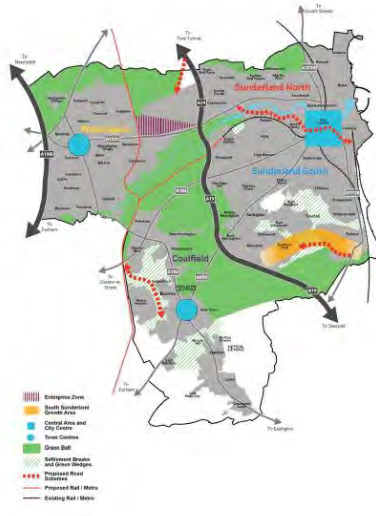
**Groves Crane Site**  
The former Groves Crane factory has been identified for residential development. A development framework has been prepared to guide development, which will include a new Metro station.

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

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

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

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



# Have your say on the changing shape of Sunderland

## Washington

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

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

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

### What it means for Washington

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

### Key developments

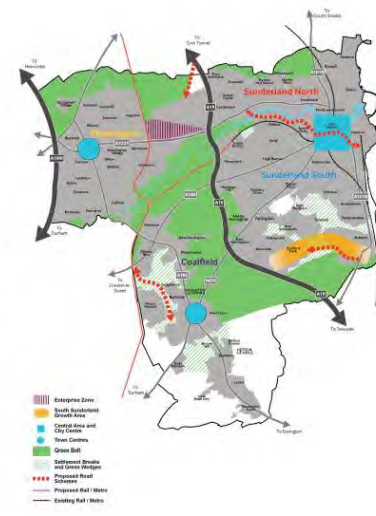
**North of Nissan Strategic Site**  
Land is needed to accommodate potential demand for new sites by major employers, particularly those which support low carbon technologies. The best area is considered to be on land north of the existing Nissan car plant, which will require the release of land from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

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

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

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

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





# Have your say on the changing shape of Sunderland

## Coalfield

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

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

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

### What it means for Coalfield Area

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

### Key developments

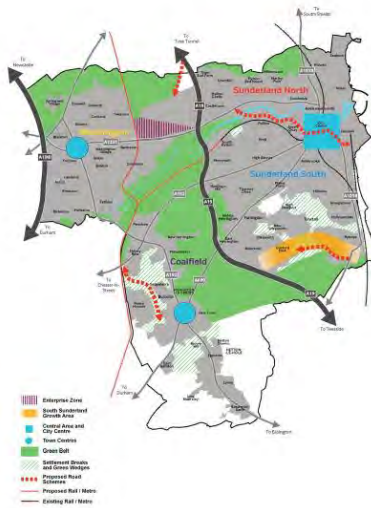
**Housing**  
Gentoo will continue to undertake a programme of housing renewal.

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

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

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

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



# Have your say on the changing shape of Sunderland

## Settlement Break Review

**Consultation information**

### We need your views

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

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

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### What are Settlement Breaks?

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

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

### Why the review of Settlement Breaks is important

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

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

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

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

### Key Findings

The majority of the settlement breaks have performed well.

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

potential for large scale residential development.

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

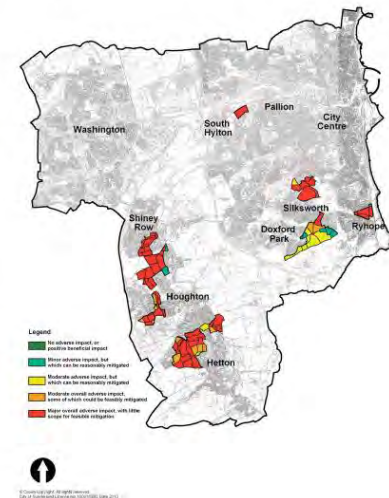
The remaining 10% of land (approximately 40 hectares) may have the potential for development subject to careful and sensitive mitigation.

### South Sunderland Growth Area

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

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

### Indicative Development Potential



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

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

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

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

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

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

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

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

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

**Dates 01/08/2013**

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




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

# Shaping our city's future

**WEARSIDERS** can have their say on the future of Sunderland

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

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

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

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

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

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

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

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

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

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

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

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

**By MONICA TURNBULL**  
[monica.turnbull@northwestpress.co.uk](mailto:monica.turnbull@northwestpress.co.uk)  
 Twitter: @Sunderland24



## News release

For Immediate Release

### HELP SHAPE THE CITY'S FUTURE

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

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

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

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

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

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

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

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

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

Key proposals in the drafts include:

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

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

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

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

PR 4247

Media Relations Team, Civic Centre, Sunderland, SR2 7DN. Contact: [media@sunderland.gov.uk](mailto:media@sunderland.gov.uk)

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

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

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

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

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

You can comment:

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

A response form is available from your local library.

By email: [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk)

Online: You can respond electronically at [www.sunderland.gov.uk/development-plan](http://www.sunderland.gov.uk/development-plan)

You must register online to use this method.

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

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

01 August 2013

ENDS

Attachment:  
PDF of Have Your Say poster.

For further information contact:

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

PR 4247

Media Relations Team, Civic Centre, Sunderland, SR2 7DN. Contact: [media@sunderland.gov.uk](mailto:media@sunderland.gov.uk)

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# Have your say on the changing shape of Sunderland

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

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

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

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

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

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

You can comment:

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

A response form is available from your local library.

**By email:** [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk).

**Online:** You can respond electronically at [www.sunderland.gov.uk/development-plan](http://www.sunderland.gov.uk/development-plan). You must register online to use this method.

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

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



# There's still time...

to have your say on the  
changing shape of Sunderland

Public consultation on key plans for the  
city has been extended

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

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

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

You can comment:

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

A response form is available from your local library.

**By email:** [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk).

**Online:** You can respond electronically at [www.sunderland.gov.uk/development-plan](http://www.sunderland.gov.uk/development-plan). You must register online to use this method.

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



# City plan deadline extended

By **PETRA SILFVERSKIOLD**  
petra.silfverskiold@north-east-press.co.uk  
Twitter: @petra\_rep

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

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

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

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

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

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

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

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

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

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



**CONSULTATION EXTENDED:**  
Councillor Mel Speding.

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

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

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

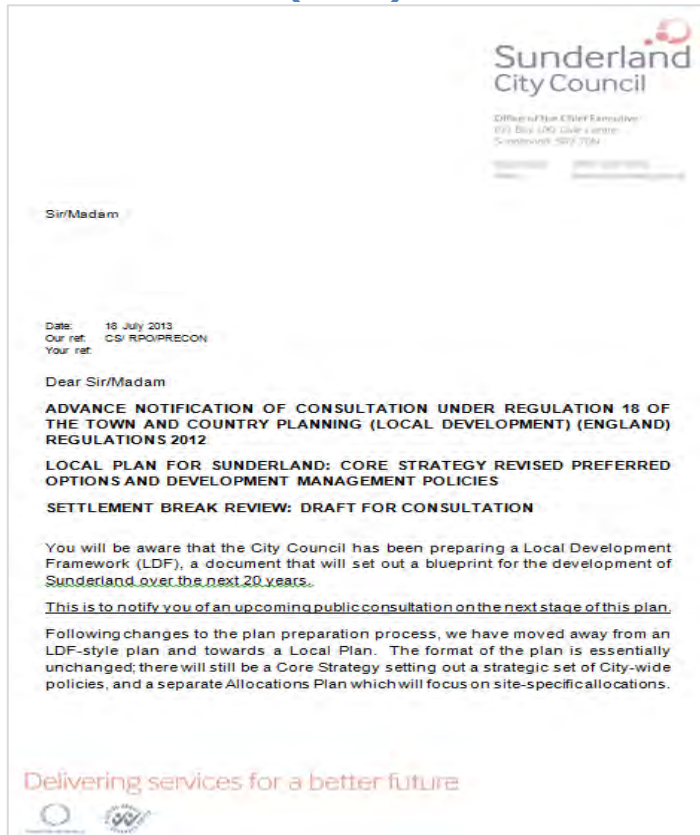
"How we hope to achieve this is outlined in these draft documents.

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

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



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



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

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

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

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

### How Can I find out more?

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

### What Happens Next?

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

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

Yours faithfully

Vince Taylor  
Head of Strategy and Performance



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

Dear MS Holdstock

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

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

**SETTLEMENT BREAK REVIEW: CONSULTATION ON DRAFT REPORT**

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

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

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

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

Delivering services for a better future



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

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

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

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

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

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

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

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

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

Yours faithfully

Vince Taylor  
Head of Strategy and Performance

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

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

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

Policy	Comment	Contributor
	accommodation and main town centre uses'. <b>CS1.2</b> - needs clarity as to whether students are included in housing figures.	
	Support for identification of South Sunderland growth area to provide large part of housing requirement. Recognition of Groves site's contribution to delivery of housing target.	David Lock Assocs for O&H Properties Ltd
	<b>CS1.2</b> - requests confirmation that the housing requirement is a target to be exceeded and not a ceiling.	Nathaniel Lichfield and Ptnrs for Northumbrian Water Ltd
	<b>CS1.1</b> - support for South Sunderland as a location for the majority of new housing within the city. <b>CS1.2</b> - seeks confirmation that the housing requirement is a target to be exceeded not a ceiling. Housing target should be amended in line with most recent SHMA 2013 to over 20,000. <b>CS1.3</b> - sequential approach not in line with NPPF. Also provides no flexibility to enable housing growth to be fully met in accordance with para 14 of the NPPF.	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	<b>CS1.2</b> - Concerns over the evidence base for the number of new homes to be delivered. Durham Estates are aware that a number of sites have been discounted from the SHLAA on the basis of the sites being located in the Settlement Break. Sunderland City Council are currently consulting on the Draft Settlement Break Review and Durham Estates have concerns that each emerging planning policy document and the associated evidence base are being undertaken and <b>considered in isolation. Sunderland City Council's</b> draft methodology stated that the Settlement Break Review consultation was to be linked to the SHLAA. However, the Settlement Break Review has been published without full consultation taking place on the SHLAA. As development sites considered in the SHLAA are discounted on the basis of being located in the Settlement Break, Sunderland City Council also need to consider the development potential and availability of sites located within the Settlement Break to confirm if removing them from the Settlement Break will provide the required quantity of development over the plan period as identified in Policy CS1.2.	Fairhurst for Durham Estates

Policy	Comment	Contributor
	<b>CS1.1 (5)</b> - support. The proposed regeneration of the Philadelphia complex will assist in this regard through the provision of up to 630 new homes. <b>CS1.2</b> - identifies a housing requirement for the Coalfield area. Details on the calculation of the requirement is not included but is a target not a ceiling.	Nathaniel Lichfield & Ptnrs for Esh Developments
	<b>CS1.1</b> - support for directing significant amount of total housing proposed for the city to South Sunderland. <b>CS1.2</b> - questions the housing numbers and the deviation from the RSS which is the most up to date objectively assessed level of housing need. Housing need projection is too low and does not take into account the under delivery. Discusses how the numbers have been calculated. Para 1.9 acknowledges that whilst the focus of new housing development will be on brownfield sites, there will be a need for the release of some Greenfield sites - in order to accommodate a higher housing target than is currently proposed, should also be considering green belt sites.	Barton Wilmore for the Church Commissioners
	<b>CS1.1</b> - Spatial Principle 3 should be expanded to include a statement that Washington town centre will be a reinvigorated town centre meeting the needs of the settlement. <b>CS1.2c</b> - includes a table which sets out a pattern for new floorspace development, but makes no reference to Washington. Whilst it may be the case that the local planning authority judge that the evidence base is not adequate to include a specific floorspace, there should be a short statement under this heading to the following effect: "Opportunities at Washington town centre will be pursued to further meet overall requirements for new and improved retail floorspace across the city."	Colliers International for M&G Real Estate
	<b>CS1.1</b> - housing target will not be achieved by only proposing a limited amount in Washington. Need to revisit and increase target for Washington. 2013 SHMA projects a higher need than the CS proposes. <b>CS1.3</b> - sequential approach does not accord with NPPF guidance. Brownfield site should be encouraged, not preferred. Also policy has no flexibility to react to change. Requests policy is deleted.	Nathaniel Lichfield for Hellens Development Ltd

Policy	Comment	Contributor
	<p><b>CS1.1</b> - welcomes focus on potential of Coalfield for new housebuilding and that the housing requirement is a target not a ceiling. 2013 SHMA projects a higher need than the CS proposes.</p> <p><b>CS1.3</b> - sequential approach does not accord with NPPF guidance. Brownfield site should be encouraged, not preferred. Also policy has no flexibility to react to change. Requests policy is deleted.</p>	Nathaniel Lichfield for Hellens Development Ltd (#2)
	<p><b>CS1.1</b> - welcomes focus on potential of Coalfield for new housebuilding and that greenfield sites will also be required. <b>CS1.3</b> - sequential approach does not accord with NPPF guidance. Brownfield sites should be encouraged, not preferred. Also policy has no flexibility to react to change. Requests policy is deleted.</p>	Nathaniel Lichfield for Lord Lambton's VS
	<p><b>CS1.2</b> - objects to housing figure as it is less than RSS figures and will not 'significantly boost housing land supply' as required by the NPPF. cf with the St Albans case - figures not in line with RSS net delivery rates. Recommends a review of the housing figures.</p>	Signet Planning for Partner Construction Ltd
	<p><b>CS1.1</b> - object - in particular to bullet point 3 which suggests that Washington will be a key provider of land for economic development but only a minor amount of new housing is proposed. Client has a site in Springwell Village that falls within sub area of Washington, which is considered to be suitable for housing. Green Belt constraints are preventing expansion of Springwell to the detriment of the village. Strong housing market in Washington and Springwell - land needs to be available where the demand is, so Washington should be given higher proportion of the housing target. Green belt boundaries will need relaxing. <b>CS1.2</b> - objects to target figure and distribution across sub areas. <b>CS1.3</b> - object - sequential approach is contrary to NPPF. Need to release land where the demand is rather than less desirable locations.</p>	Ward Hadaway for S Gair
	<p>Concern about the number of households to be provided. At 15,000 houses over the plan period, this seems to reflect the same sort of ratio as those proposed by Durham County Council and the joint Newcastle/Gateshead plan. It appears to us</p>	CPRE Durham

Policy	Comment	Contributor
	<p>that there is an element of double counting taking place and indeed this document suggests preventing emigration to Durham while Durham figures appear to be based on an equivalent immigration. As Sunderland is proposing a phased release of land, this may be acceptable but any suggestion of a strict adherence to this number regardless must cause considerable concern.</p>	
	<p><b>CS1.1</b> -supportive of preferred spatial pattern of development. However, the policy states that Washington will be a key provider of land for economic purposes and yet this is not identified in policy CS1.2 . Therefore further clarification regarding the economic development aspirations would be welcomed, specifically given the location of Washington with respect to the SRN. <b>CS1.2</b> - support for concentration of employment development within the central area. However, see comments re Washington above. Footnotes to the employment table indicate the distribution between Vaux and North of Nissan but there are no figures in the table for North of Nissan. Further clarification required. Support for focusing distribution of development within sustainably accessed central locations - important that supporting infrastructure is properly planned. Welcomes IDP. <b>CS1.3</b> - support for sequential approach to development as mechanism for ensuring sustainable patterns of development are achieved.</p>	Highways Agency
	<p>In accordance with the duty to co-operate and cross-boundary joint working in terms of potential requirements to additionally provide for some of the development needs of neighbouring authorities where reasonable and appropriate, we would be grateful if you could confirm to what extent Sunderland City Council is proposing for any growth over-and-above what your objectively-assessed needs suggest and has identified sufficient land to provide for its own proposed strategic housing growth requirements in particular, and thus whether you consider that the district may have any additional capacity (primarily in non-Green Belt areas) that could potentially provide for any of South Tyneside's identified</p>	South Tyneside MBC

Policy	Comment	Contributor
	development needs should that come to be necessary? While we recognise that South Tyneside is considered to be a largely self-contained housing market area, there will inevitably be some degree of cross-boundary movements within the wider economic market (travel-to-work) area that might suggest reasonable scope for some of South Tyneside's development needs being provided for within the Sunderland area.	
	<b>CS1.1</b> - focusing new housing in South Sunderland is considered to be unsound. Such an approach is likely to result in an under provision of housing land and therefore a failure to meet the objectively assessed needs of the housing market area. <b>CS1.2</b> - housing target not in line with RSS - most up to date evidence base, and fails to take into account under delivery. Need to take Sedgefield approach. Housing requirements should be based on demand not population estimates and estimate of economic growth. Should raise the target to 23,148 and meet the shortfall within first 5 years of plan period. Should not require green belt deletions - sufficient deliverable sites exist such as the clients site at Phoenix Tower, N Hylton Rd. <b>CS1.3</b> - client agrees with sequential approach.	England and Lyle for Stirling Investment Properties
	<b>CS1.1</b> - general support but with regards to the Coalfields area, there should be a reference to the fact that both regeneration and new homes are required for the area to fully contribute to the growth of the City. <b>CS1.2</b> - housing numbers - as HBFs comments - should reflect RSS targets and SHMA. Principle that numbers is a target not a ceiling is welcomed. <b>CS1.3</b> - unsound and contrary to NPPF - shouldn't be 'brownfield first'. Also the policy doesn't explain why this approach should be taken - will have an impact on land values - PDL site owners could hold out for higher values as their land is at the top end of the sequential test, leading to delays. Policy should be worded to 'encourage' the 'effective' use of PDL. Paragraphs 1.9 and 1.18 recognise that greenfield development is critical to the success of the Core Strategy, however this is not appropriately	Persimmon

Policy	Comment	Contributor
	reflected in the wording of the policy.	
	<b>CS1.1</b> - Spatial Patterns of Development here refers only to housing and building whereas p7 para 7 explains that Spatial Development is more than just development. Should be a caveat applied to each principal in <b>CS1.1</b> that requires a holistic approach to development in terms of social, environmental, economic, health, education, social inclusion, waste, biodiversity and recycling. <b>CS1.2</b> and <b>CS1.3</b> - issue of housing target. Also phasing should respond to demand not targets. Sunderland needs a unique selling point to attract people here and build to demand rather than targets - green space should be an attraction, not a building opportunity. The sequential approach to development within the policy should reflect the need to allocate land for development in accordance with real market led demand. Para 1.5 SHMA - is it 2012 or 2013? Para 1.7 prob of housing target - projection v forecast and evidence base. Need evidence from housing market to build in demand factor.	Stephen Hopkirk
	<b>CS1.2</b> These representations are to be read in conjunction with those made in respect of Policies DM5.1 and CS5.1 There are several linked strands to this submission:- (1) Under the heading 'Delivery of Spatial Objectives' the document states "To expand and develop the City Centre and its fringe into a vibrant and economically buoyant entity .... by improving and expanding the office and retail offer" The current policy indicates a potential demand of up to 78,000 sq m gross comparison goods floorspace and 7,500sq m gross convenience goods floorspace over the plan period. There is no indication as to whether this is a projection based on present trends or includes an increased element of new floorspace required to 'claw back' expenditure generated by residents which 'leaks' to other centres such as MetroCentre and Newcastle. If genuine attempts are to be made to regenerate the City Centre and enhance its status there should be an aspirational element to floorspace requirements, possibly leading to a higher required comparison floorspace than included in the plan and clarification is sought as	John Tumman

Policy	Comment	Contributor
	<p>to whether this in fact underlies the floorspace calculations included within the Plan. This would be the 'preferred' course if the role of the City Centre is to be expanded into a 'vibrant and economically buoyant entity' as set out in the section headed "Delivery of Spatial Objectives". Even if the calculation is on a 'current trends' basis, the full potential of the scale of development needed to regenerate the centre has not been realised. Of the anticipated additional comparison goods floorspace, only 17,500 sq m gross is proposed in the City Centre, surely a modest amount in the context of the total anticipated demand and the Council's stated objective to secure the regeneration of the City Centre. Although the supply of sites in and on the edge of the City Centre is limited by other policies of this Plan, a more determined effort to regenerate would result were policy related to particularly the Vaux site relaxed to allow for major retail development, if it could be attracted. Although this would probably take the form of a retail park, there could still be benefits from an increased 'critical mass' in the City Centre and scope for linked shopping trips (there is evidence of such a beneficial effect) and other towns and cities seem to have successfully adopted this approach. That there may be only limited scope for office development on the Vaux site re-enforces this view. (2) There is no indication of the desired 'split' of the comparison floorspace between Sunderland, Washington and the Coalfield. In the interests of good planning and minimising the need to travel, a sub-table outlining the desired split in the interests of enhancing accessibility to facilities would be desirable (3) Most of the anticipated new floorspace is comparison goods. Whilst Policy DM5.1 sets out a sequential test for new retail development, comparison goods development of the scale anticipated may not be suitable in or edge of the centres defined in Policy CS5.1. There is a need for clarification as to whether all comparison goods floorspace development should be at such centres, and if so, which ones. There may be a resulting</p>	

Policy	Comment	Contributor
	<p>need for the Council to commit to land assembly to bring such developments into being; failure to do so will only result in development pressures building up on sites which the Council may prefer to see being developed for other uses but upon which they will be increasingly unable to resist retail development (4) Given all of the above, and notwithstanding Policies CS1.2 and CS5.1 (see my representations on these) the apparent lack of a clear practical policy direction within the Local Plan may result in development pressure for one or more additional retail parks in the City. These may well be in locations which are not the preference of the City Council (eg good potential employment land) but which could nevertheless prove difficult to resist in the longer time given the lack of obvious alternative sites which are available for development. The Council needs to give attention to this distinct possibility and make provision, either by identifying suitable sites or general locations (see point (2) or introducing a criteria based policy to rigorously control such developments. At present the Plan seems weak in this respect. The changes sought are therefore: - (1) Greater commitment to the regeneration of the City Centre/loosening of policy constraints regarding retail development on sites such as Vaux to seek to maximise the critical mass of the City Centre, hence its' attractiveness as a shopping destination, to retain a greater proportion of residents' spending power in accordance with the objectives of the Plan; (2) Clarification as to precisely which centres will be appropriate for the scale of comparison goods development anticipated, bearing in mind the desirability of ensuring ease of access from different parts of the City; (3) Assuming it will not be possible or, given the scale of some of the smaller centres, desirable to accommodate all new comparison goods development particularly on a large scale (as is likely) in or on the edge of existing centres, a policy either identifying suitable locations for new retail park(s) or a strong policy setting out rigorous criteria against which any such developments can be evaluated in terms of</p>	

Policy	Comment	Contributor
	distribution within the city, location, accessibility, loss of prime employment land etc Policy CS1.2(a) indicates that a further 81ha of land will be identified for new economic activity. The associated table only indicates the distribution of 24.2 has of this, on the key sites at Vaux and north of Nissan. It would be useful to have in association with the Policy an indication of the intended distribution of the remaining 56.8ha across the City in order to establish whether new employment opportunities will be well distributed in relation to population, in order to reduce the need to travel and create a sustainable form of development.	
	<b>CS1.1</b> - Durham County Council supports the general aims and ambitions of the Draft Sunderland Core Strategy, whilst recognising that another version of their Draft Plan will be necessary to cover further changes they are now progressing. The Council requests that Sunderland make a commitment to regular one-to-one meetings to identify and discuss relevant cross-boundary issues, like housing, employment, transport and minerals, which must be jointly considered to meet the requirements of the National Planning Policy Framework.	Durham County Council
	<b>CS1.2</b> Sunderland South, too high a concentration of housing to be built around Chapel Garth, Burdon Lane, Ryhope and Silksworth. The development of land for housing in the Sunderland South settlement break does not meet the Sunderland Core Strategy with regards to the Spatial Strategy and mainly the green infrastructure corridors (7.25 Important to protect valued green space from adverse development). From the council's Core Strategy Review Document (7.2) housing (such as those outlined for Silksworth by Partner Construction Ltd.) in this green corridor would not develop the green infrastructure corridor and would only merge Doxford/Hall Farm with Ryhope and Silksworth/Tunstall, thereby losing local identity for all concerned. The loss of the green infrastructure corridor would mean the council not meeting the environment part of it's spatial	Alistair Stewart Wilson

Policy	Comment	Contributor
	strategy. This change in the settlement break would have an impact on local environment quality, for wildlife, local people and also further squeeze the limited green belt towards the A19 by building right up to it. The supposed increase in tree planting suggested for Blakeney Wood and the thin tree line in the key constraints rings hollow as housing is already planned on the adjacent land from Chapelgarth to Doxford International. Developers would want to utilise as much land as possible for profit rather than plant trees and the idea that mainly executive homes are to be outlined for the area in the proposed settlement break again would probably change to affordable housing due to lack of interest because of market constraints so making the area condensed and therefore eventually densely populated. Changes must be made to ensure the green corridor is maintained (sub divisions 3,4,7,9,10,14) to the standard set out in the Core Strategy Review and Development Policy. Extensive tree planting must be done to Blakeney Wood to join it to the Thin tree line. Any developers must be strictly policed with their commitment to any development they construct regarding the local environment and any issues. Housing if they must be built should be executive homes only (planning changes to lots of affordable homes should not be allowed) and properties should fit in with the local area not be condensed together. Any new properties should use the existing trees and hedgerows as part of the development borders or gardens and be protected.	
	<b>CS1.2</b> - We note the Council's intention to use a New Household Forecast Model to calculate the city's housing requirement in the next draft of the emerging Core Strategy, using the latest available population and household projections from ONS and DCLG. Gateshead Council would be keen to be consulted on the outcomes from this work in due course, and would also be willing to discuss the technical approach and assumptions used in developing housing forecasts. Close cross-boundary cooperation on this strategic issue at an early stage will enable the preparation of a growth	Development and Enterprise, Gateshead Council



Policy	Comment	Contributor
	scenario that is compatible with the aspirations of authorities within the housing market area, and contribute to meeting the requirements of the Duty to Cooperate.	
	<b>CS1.2</b> - Employment Land: CPRE is not convinced that creation of a new Strategic Employment Site 'north of Nissan' merits deletion of Green Belt which is already relatively narrow. Housing allocations: CPRE welcomes the proposal to build more of the allocation towards the end of the Plan period, recognising that if migration patterns or economic growth do not materialise, then the housing allocations can be reviewed and reduced accordingly. However we are concerned about the total net number of households to be built. At 15,000 houses over the plan period, this seems to reflect the same sort of ratio as those proposed by Durham County Council and the joint Newcastle/Gateshead plan. We believe the allocated numbers do not fully take into account housing allocations being proposed by neighbouring authorities – notably Newcastle-Gateshead and Co Durham. The Durham Plan seems to be proposing building houses to meet possible demand if existing patterns of outmigration from Tyneside and Wearside continue, in direct contradiction to the approach being taken by Sunderland. In particular, Durham are proposing significant development (with Green Belt deletion) at Chester-le-Street which clashes with these proposals for a concentration of development in South Sunderland. Similarly Newcastle-Gateshead seem bent on an aggressive programme of additional housebuilding in an attempt to reverse outward migration. We would like to see an overall analysis of housing allocation proposals in and around the Tyne & Wear Strategic Green Belt area, as we are convinced that without a sub regional overview of housing provision, double counting of demand is taking place, Retailing: it is not clear that new retail development on these sites will not have a deleterious effect on existing retail centres or that there will be a net increase in employment and amenity. <b>CS1.3</b> - CPRE welcomes this sequential	CPRE North East

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

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

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

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

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

Policy	Comment	Contributor
	<p>Sunderland south settlement break does not meet the Sunderland Core Strategy with regards to the Spatial Strategy and mainly the green infrastructure corridors (7.25 Important to protect valued green space from adverse development). From the council's Core Strategy Review Document (7.2) housing (such as those outlined for Silksworth by Partner Construction Ltd.) in this green corridor would not develop the green infrastructure corridor and would only merge Doxford/Hall Farm with Ryhope and Silksworth/Tunstall, thereby losing local identity for all concerned. The loss of the green infrastructure corridor would mean the council not meeting the environment part of its spatial strategy. This change in the settlement break would have an impact on local environment quality, for wildlife, local people and also further squeeze the limited green belt towards the A19 by building right up to it. The supposed increase in tree planting suggested for Blakeney Wood and the thin tree line in the key constraints rings hollow as housing is already planned on the adjacent land from Chapelgarth to Doxford International. Developers would want to utilise as much land as possible for profit rather than plant trees and the idea that mainly executive homes are to be outlined for the area in the proposed settlement break again would probably change to affordable housing due to lack of interest because of market constraints so making the area condensed and therefore eventually densely populated. Changes must be made to ensure the green corridor is maintained (sub divisions 3,4,7,9,10,14) to the standard set out in the Core Strategy Review and Development Policy. Extensive tree planting must be done to Blakeney Wood to join it to the Thin tree line. Any developers must be strictly policed with their commitment to any development they construct regarding the local environment and any issues. Housing if they must be built should be executive homes only (planning changes to lots of affordable homes should not be allowed) and properties should fit in with the local area not be condensed</p>	Wilson

Policy	Comment	Contributor
	<p>together. Any new properties should use the existing trees and hedgerows as part of the development borders or gardens and be protected. It scares me to think that a new community is envisaged to grow between Ryhope and Doxford Park - what impact on the existing communities, schools and employment will this have if people move to this new community supposed ear marked for executive homes. Development to be down scaled.</p>	
	<p>CPRE welcomes the reference to cycle routes in the text and believe this needs to be emphasised. Sustainable transport, particularly active transport, is becoming increasingly important and we suggest that the policy itself should at least refer to the principle of encouraging cycle routes to be provided. However, our main concern relates to the Port, while the principle of developing this site appears sound, the risk that development will affect the Natura 2000 sites around it is real concern.</p>	CPRE North East
<b>CS3</b>	<p>Wants clarification that the site and the remainder of Radial 64 Business Park falls within the primary employment area. Would like a plan to show the extent of the PEA.</p>	BNP Paribas Real Estate for BAE Systems
	<p><b>p50</b> - development of Nissan site would not necessarily lead to reduction in biodiversity potential. Needs to be developed with a master plan. <b>P56, para 3.8</b> - danger of extrapolating greatest potential for growth being in Washington based on the <u>current</u> nature of the market. Given the shelf life of CS, this could change at any time - must not put all eggs in one basket and must safeguard employment allocations elsewhere in the city. <b>P61, Para 3.19</b> - It might also be worth noting that the level of financial and other support that the UK Government has recently directed towards the auto sector - including low carbon vehicle R&amp;D - indicates that this is increasingly viewed as a nationally significant sector, which seems to provide additional justification for the proposed greenbelt deletion. <b>p61 para 3.21</b> - clarification needed of the extension of 'social and economic clauses' to cover planning obligations in relation to end users - must not overburden</p>	Kevin Donkin, Business Investment Team

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	businesses with obligations otherwise we'll lose potential investments to other locations. P61, <b>Para 3.25</b> - the reference to companies supplying Nissan could be broadened to encompass other motor manufacturers in the UK and indeed across Europe. <b>Page 61, Para 3.26</b> - projects are lost to locations overseas, as well as to other parts of the UK. <b>Page 62, Para 3.27</b> - In terms of discounting the potential for development within the built-up area, there are a number of current examples that are relevant in this regard. A six acre site on Pennywell industrial Estate is at present in jeopardy, with a proposal to develop a drive-thru restaurant, while Pallion Industrial Estate will likely be substantially remodelled once Rolls Royce quits the site, potentially creating a significant development plot. It will be difficult to justify additional allocations if opportunities such as these sites are surrendered to other uses (noting that Pennywell is already home to two significant auto suppliers).	
	Comments that a final version of the Employment Land review has not been published, although the executive summary has. Discusses the figures and concludes that it is likely that the future need for employment land will be significantly lower than predicted in the ELR. Most appropriate sites for deallocation could include the client's - Pallion and Pennywell. Given the above, CS3 and DM3.2 and 3.3 which seek to retain existing employment sites for B class uses are overly restrictive. Policy is considered to be unsound.	Nathaniel Lichfield and Ptrns for North East Property Partnerships
	<b>CS3.1</b> - Support for plan approach to facilitating sustainable economic growth within the city, particularly criterion (c) re supporting developments which assist in the creation of the 'University City' proposals for facilities which support high tech and knowledge based sectors will be encouraged in the city centre.	Signet Planning for the University of Sunderland
	Comments that a final version of the Employment Land review has not been published, although the executive summary has. Discusses the figures and concludes that it is likely that the future need for employment land will be significantly lower than predicted in the ELU. Client is proposing redev of	Nathaniel Lichfield for Jomast Developments

Policy	Comment	Contributor
	Armstrong House for retail and food and drink purposes. <b>CS3.3</b> identifies Armstrong Industrial estate as a key employment area. Although it states that 'a more flexible approach to new development is more appropriate', this and policy DM3 which seek to retain existing employment sites for B class uses are overly restrictive.	
	General support, esp for Vaux site - brownfield. However the other Strategic Site north of Nissan is more problematic. The proposal extends into South Tyneside and so far as we can see, is all in the Green Belt. CPRE is generally opposed to deletions of the Green. At present we are opposed to this proposed deletion from the Green Belt.	CPRE Durham
	support for CS 3.2 and green belt 'exceptional circumstances' as agents for land owners	Hedleys for Kans and Kandy Ltd
	<b>CS3.1</b> - support. <b>CS3.2</b> - support for Vaux strategic site - central location is accessible and sustainable. Welcomes provisions of IDP. Adjustment may be required following clarification of the overall quantum of development. Need to ensure mitigation of impacts of major development proposals in close proximity to or with direct access to the Strategic Road Network (SRN) eg North of Nissan. Mitigation requirements should be detailed within policy and the IDP. It is not clear that the IDP fully considers the consequences of the strategic site on the SRN. Agency will work with council to progress this. <b>CS3.3</b> - It is assumed that the stated quantum of development identified within the policy relates to the current scale of the area. Clarification is needed as to how the 'development and intensification' of such areas contributes to the overall quantum of development proposed. <b>CS3.4</b> - support for cross boundary collaboration.	Highways Agency
	Summary background - noted and supported. This section also suggests that "A strategic Green Belt Review is being prepared jointly with neighbouring South Tyneside Council which will identify the impacts of loss of Green Belt land in this location. At the date of this assessment this evidence was <b>not available.</b> " We would request that this wording should be reviewed and amended as a joint Green Belt Review is not being undertaken as such,	South Tyneside MBC

Policy	Comment	Contributor
	rather the two authorities have agreed a common approach and methodology for undertaking their respective Strategic Land Reviews which includes the assessment of "greenfield" and Green Belt sites as necessary. <b>CS3.2</b> and <b>CS3.4</b> - support.	
	<b>CS3.1</b> - indicates that the Council will maintain and improve established employment sectors and areas in the City. It is considered that this should be revised to take into account the requirement to review and potentially release existing employment land where it is necessary to meet the strategic aims of the plan and deliver significant economic benefits. As such it is considered that CS3.1, part A should be revised to state "maintaining and improving established employment sectors and areas in the City where their retention for employment use is viable." <b>CS3.3</b> - Our client objects to the inclusion of the Phoenix Towers site within the allocation of North Hylton Road as a Key Employment Area. The site is considered to be of an insufficient quality to attract appropriate employment uses and it is considered that the de-allocation of the Phoenix Towers site would not adversely impact the integrity, function or operation of the remainder of the North Hylton Road key employment area. - makes case for development of site for housing.	England and Lyle for Stirling Investment Properties
	Facilitating economic growth through increased development in the employment sector is supported. Need to increase number and range of housing to home these new and existing residents, but the housing industry can also directly and indirectly create an array of employment opportunities. The economic benefits of housebuilding should not be underestimated as it will play a significant role in ensuring that the Core Strategy is successful – both in terms of meeting housing need and strengthening the local and regional economy.	Persimmon
	<b>CS3.2 i)</b> - Vaux, Farringdon Row/Galley's Gill site: See representations made under Policy CS1.2c. It is suggested there is scope to include significant retail development on the Vaux site, particularly in the vicinity of Magistrate's Square. This could draw people north from The Bridges and help	John Tumman

Policy	Comment	Contributor
	regenerate High Street West, as well as helping to ensure a major amount of new retail development is directed to the City Centre to help stem its' relative decline. ii) Land north of Nissan: See representations made under CS 1.2(a) and CS3.2 ii	
	<b>CS3.1</b> - More shops required in the town centre to attract people and further investment.	Alistair Stewart Wilson
	<b>CS3.2</b> - In relation to transport issues, the North of Nissan site has the potential to increase traffic movements in the east of the Borough and increase the pressure on key junctions just outside the Borough at the White Mare Pool and Test's, for example. This will need to be explored through cross boundary working, as will the need to improve existing, and establish new, bus links, particularly links between east Gateshead and the employment opportunities at the north of Nissan strategic site, and between the areas of Washington and Team Valley. <b>CS3.4</b> - It is noted that the Plan indicates that further work will be carried out to identify the actual land requirements for the National Advanced Manufacturing Park, and that the outcome of this work will be reflected in the next stage of the Core Strategy. This assessment will need to consider whether any land requirements could be met by Gateshead's employment land portfolio taking account of Gateshead's Employment Land Review. Should the National Advanced Manufacturing Park be required, continued engagement with Gateshead Council would be welcomed, including any future work on the joint Development Plan Document. To support the delivery of strategic economic development sites within this area, including Follingsby Park, North of Nissan and the National Advanced Manufacturing Park; it will be important that the South Tyneside, Sunderland and Gateshead Councils work together to consider the strategic infrastructure requirements within this area, particularly transport.	Development and Enterprise, Gateshead Council
	<b>CS3.1</b> - Some sense of prioritisation between this initiatives and focus of resources would be helpful. Without these, there is a risk that the low cost, low quality, low value employment options will take precedence. <b>CS3.2</b> - CPRE broadly welcomes	CPRE North East

Policy	Comment	Contributor
	these proposals. Indeed the Vaux Site is in the Centre and is brownfield. Development of it as a Strategic Site appears sound. However the other Strategic Site north of Nissan is more problematic. The proposal extends into South Tyneside and so far as we can see, is all in the Green Belt. We are not convinced of the need to delete Green Belt to create this Strategic Employment Site. It is to be hoped that these Strategic Employment Sites are part of a NE LEP-wide strategic provision, and that the council is not competing over Strategic Employment Sites and specialisations with neighbouring authorities. <b>CS3.3</b> - The lists are neither alphabetical nor in order of site size. Does the ordering have any significance in terms of prioritisation or sequential development? <b>CS3.4</b> - Employment land demand and provision in Co Durham (esp Easington, Peterlee, Chester-le-Street) and North Tyneside also needs to be taken into account	
<b>CS4</b>	<b>CS4.2</b> – this should just generally state in partnership with Registered Housing Providers; owner occupiers and private landlords. Existing Housing - <b>Is this statement about Gentoo's</b> development programme correct around 4,000 properties for demolition and provision of 3,000? There should be mention in here of the extra care housing programme with Housing 21 which is gathering pace and is expected to provide just under 800 properties in the city for older households by 2016 within the current programme and in turn will release larger under occupied family housing back into the wider housing market place – which is expected to support families who are looking for larger 3 and 4 bedroom houses.	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult Services
	<b>CS4.2b</b> - The vital importance of CS4.2b is highlighted by the extensive loss of high quality large family housing in the vicinity of Thornholme Road. Regrettably there seems to be no evidence of action to regenerate and preserve such a valuable heritage already existing within the city centre, so encouraging people to live there.	Mrs Mavis Martin
	<b>CS4.3</b> - This policy is not considered to be flexible. Does not contain sufficient flexibility to allow a reduction in affordable housing	Fairhurst for the Co- operative Group

Policy	Comment	Contributor
	contributions should, for example, a Brownfield site have abnormal remediation costs.	
	Support for strategic sites. Must also support other employment sites across the city. Improvement of city centre is essential. Agree with background statements for Providing right homes for the city. Range of considerations as to extent and type of housing that is provided. 'Squeezed middle' and aging population, some with care needs, are particular groups that need a mixed and flexible approach to housing supply. Should explore possibilities around use of existing stock. Gentoo advise against responding to 'bedroom tax' by increasing supply of one bedroomed properties. <b>CS4.1</b> - Support policy, particularly link between sustainability and sense of place. <b>CS4.2</b> - Support for bringing empty homes back into use, and will continue housing renewal programme. Also support stance on HIMO's which may become more prevalent with recent government policies. Support provisions of DM4.4 and DM4.5. <b>CS4.3 - a)</b> support principle of providing affordable housing , but wish to see more flexibility in terms of how they are provided. Similarly for 75%social rent and 25% intermediate tenure split in DM4.9. b) Support for principle of more executive dwellings. c) support for increased choice of accommodation for older households to enable independent living. d) Student accommodation - support for the sites identified within DM 4.3 to attract students into the city. e) f) and g) - support policies.	Gentoo
	<b>CS4.3</b> - 10% affordable housing requirement contrary to councils economic Viability Assessment of Affordable Housing Requirements 2010 which identifies that this would place many sites at risk of non-delivery. Should consider more sites (such as developer's own) which can deliver the 10%.	Barratt and David Wilson Homes
	<b>CS4.3</b> - 10% affordable housing requirement contrary to councils economic Viability Assessment of Affordable Housing Requirements 2010 which identifies that this would place many sites at risk of non-delivery. The Council should re-assess its affordable housing requirements in light of the evidence contained within an updated EVA. To	House Builders Federation

Policy	Comment	Contributor
	ensure viability is maintained in the vast majority of sites a zero rate of contribution should be considered in the more challenging market areas.	
	<b>CS4.1</b> - support for criterion (b). <b>CS4.3</b> - criterion (d) should include cross reference to policies DM4.3 and 4.4 as they provide the specific tests that proposals need to demonstrate in order to be supported under CS4.3 (d). Suggest the preparation of an SPD to address the immediate concerns relating to unplanned and increasing numbers of speculative HMO and student accommodation proposals.	Signet Planning for the University of Sunderland
	<b>CS4.3</b> - NWL support 10% affordable housing target. Suggest an addition relating to viability - 'Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make a scheme unviable, they must submit a full detailed viability assessment to demonstrate the maximum level of affordable housing that could be delivered on site. The applicant will be expected to deliver the maximum level of affordable housing achievable.'	Nathaniel Lichfield and Ptnrs for NWL
	<b>CS4.2</b> - support. <b>CS4.3</b> - support for affordable housing target but suggest amendment relating to <b>viability as follows</b> "Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make a scheme unviable, they must submit a full detailed viability assessment to demonstrate the maximum level of affordable housing that could be delivered on site. The applicant will be expected to deliver the maximum level of affordable housing achievable". <b>Support for review</b> of EVA.	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	<b>CS4.3</b> - Considered that this policy is not in accordance with national guidance and is not flexible. Paragraph 50 of the NPPF states policies setting out the need for affordable housing should be sufficiently flexible to take account of changing market conditions over time. Policy CS4.3 does not contain sufficient flexibility to allow a reduction in affordable housing contributions should, for example, a Brownfield site have abnormal remediation costs or a development site has significant infrastructure requirements. Durham	Fairhurst for Durham Estates

Policy	Comment	Contributor
	Estates consider that sufficient flexibility needs to be included in this policy.	
	<b>CS4.3</b> - welcomes support for stand alone exec housing developments. Suggests amended wording; 'a) require provision of 10% affordable housing on all housing developments proposing a minimum of 15 dwellings or on sites of 0.5ha or more, unless it can be proved preferable for a planning reason (eg for executive housing proposals) for provision to be made off site or a financial contribution towards affordable housing made.' and 'Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make a scheme unviable, they must submit a full detailed viability assessment to demonstrate the maximum level of affordable housing that could be delivered on site. The applicant will be expected to deliver the maximum level of affordable housing achievable.'	Nathaniel Lichfield for Hellens Development Ltd
	<b>CS4.3</b> - support provision of 10% affordable housing on all housing developments proposing a minimum of 15 dwellings or on sites of 0.5ha or more, however, suggests the following amendment - 'Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make a scheme unviable, they must submit a full detailed viability assessment to demonstrate the maximum level of affordable housing that could be delivered on site. The applicant will be expected to deliver the maximum level of affordable housing achievable.' Note the review of the EVA.	Nathaniel Lichfield for Hellens Development Ltd (#2)
	<b>CS4.3</b> - support provision of 10% affordable housing on all housing developments proposing a minimum of 15 dwellings or on sites of 0.5ha or more, however, suggests the following amendment - 'Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make a scheme unviable, they must submit a full detailed viability assessment to demonstrate the maximum level of affordable housing that could be delivered on site. The applicant will be expected to deliver the maximum level of affordable housing	Nathaniel Lichfield for Lord Lambton's VS



Policy	Comment	Contributor
	achievable.' Note the review of the EVA.	
	<b>CS4.1</b> is not sound in terms of the blanket requirement for 10% affordable housing which the EVA suggests will place a significant number of sites at risk. Other draft policy requirements, such as older persons' accommodation should be considered in the context of an up to date SHLAA, whilst allowing for an appropriate level of flexibility on a site by site basis.	Signet Planning for Partner Construction Ltd
	<b>CS4.1</b> - support for requirement to have a good mix of house types, sizes and tenures, but need to consider locations. <b>CS4.3</b> - support for exec homes as stand alone developments. However, we do not consider that the Council has yet identified the correct balance in respect to where new housing will be built and therefore whether the ambitious targets of delivering executive housing will be delivered.	Ward Hadaway for S Gair
	Support for principles of housing on brownfield sites, affordable housing and reusing existing stock. We therefore support the general principles of CS4.2 (existing housing) and CS4.3 in the way it addresses all sectors of the community including Travellers. However, CPRE nationally has produced a Policy Guidance Note on Housing which also addresses sustainability. While we accept housing within the City boundary is likely to be fairly accessible to employment within the City, we do believe that this Policy should also address how people get to work. The Core Strategy does refer to getting people out of their cars but new housing, especially new housing on greenfield sites, should be ensuring accessibility to sustainable travel routes particularly cycling and walking. Some reference to that in this Policy would, we believe, be useful.	CPRE Durham
	<b>CS4.3</b> - support.	South Tyneside MBC
	<b>CS4.1</b> - The wording needs to reflect the importance of meeting housing demand as well as need. Demand provides for a spatial element within the housing policies, as building houses which are needed city-wide in areas where there is little demand results in unviable and undeliverable development sites. This policy needs to make it clear that housing need should be addressed by	Persimmon

Policy	Comment	Contributor
	providing the correct number, size and tenure of homes in the correct location. This notion of both need and demand should be reflected throughout the Core Strategy in order to ensure that the plan is deliverable and, ultimately, effective. <b>CS4.3</b> - concern about the viability of 10% affordable housing requirement. Executive homes also has an important role - care needs to be taken about meeting demand as well as need, in terms of location.	
	<b>para 4.8</b> - too much importance placed on lack of choice of exec homes being one of main reasons behind longstanding population decline in the city. <b>Para 4.9 [4.10?]</b> should recognise the fact Sunderland is in competition with other local areas for people to live, esp for exec homes. Need to be avoid inappropriate rules around affordable homes when planning exec housing.	Stephen Hopkirk
	<b>CS4.2</b> - I live in an attractive private road. Within the past 14 years since living here there has been a number of houses of multiple occupancy concentrated in the immediate area and this has caused a great deal of distress to residents. HMO's result in an increase in traffic/parking/noise nuisance and many residents feel house prices are negatively affected. Residents within my immediate locality have invested and continue to invest large sums of money to maintain the high standards of maintenance within the private roads, close to the city centre. The properties offer a very high standard of executive housing that the council have already indicated are in short supply. I truly hope the council will demonstrate their commitment to preventing further HMO's particularly when opposed to by local residents. If not, then I fear standards of maintenance of well established, character properties will diminish as demoralised families move out. Also, regarding 'let' properties, I would like to see more demands made on landlords to ensure higher standards of maintenance and more transparency about who they have 'let' their properties to, for how long and what they do to ensure their properties are being used and maintained properly by tenants.	Christine Hesketh
	<b>CS4.1</b> - CPRE considers that if housing can be	CPRE North East

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

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	reference to that in this Policy would, we believe, be useful. Some clarity is needed as to whether off-site provision of affordable housing is acceptable and under what circumstances eg stand-alone executive developments under (b) – and whether stand-alone developments of social housing would be permitted, or whether tenure-blind pepperpotted development is the preferred model.	
<b>CS5</b>	Concern for economy of Hetton and its role as a major district centre. Concerns; Gentoo offices now at Houghton - shoppers bypass Hetton, Tesco potentially taking over Nisa, vacant retail units, profile of existing businesses and difficulties of advertising, excessive size of bus station but lack of parking facilities, demolition of housing estates without progress to replace them, environmental improvements are needed to clean up the area - Northumbria in Bloom, community events need promoting to improve profile of Hetton and need better communications to improve community spirit.	Michael Webb
	<b>CS5.2</b> - concerns about the impact of the regeneration of the seafront upon Parson's Rock	Natural England
	<b>CS5.1</b> - We support the principle of creating thriving communities and in particular would stress the need for integration between the physical space and the integration of services and facilities together with the development of strong community relationships. Attention should therefore also focus on enabling the people aspects of community, addressing issues such as loneliness and isolation as much as other physical issues. We would also wish to see additional reference to addressing the environmental aspects of existing properties and neighbourhoods through schemes such as Green Deal, ECO and greater use of retrofit to ensure that neighbourhoods continue to be sustainable both economically, socially and environmentally.	Gentoo
	welcomes the green belt review and request their site be considered	Barratt and David Wilson Homes
	<b>CS5.1</b> and <b>CS5.2</b> - Whilst we support the hierarchy as set out in CS5.1, reference should also be made to the scope to enhance Washington	Colliers International for M&G Real Estate

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

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	regeneration, both within the parameters of the Local Plan and on a more corporate front. It is considered the Local Plan could assist in this process of regeneration by adopting a more proactive approach to directing new retail development to the City Centre. Despite the accompanying statement that "The most appropriate -and pressing-location for new comparison facilities will be in the City Centre..." the retail policy only proposed 17,500sq m of a potential 85,500 sq m new floorspace within the Centre. The potential of the Vaux site to add to the critical mass of retail floorspace in the centre is ignored in policies, and, in the absence of a policy direction for the 61,300 sq m floorspace unaccounted for locationally, the Council could be faced with development pressures in locations other than what would be regarded as suitable from the point of view of providing a balanced range of accessible facilities and minimising the need to travel. Ironically, the targeted regeneration of Houghton Town Centre has been identified because "it has experienced considerable slippage in national retail ranking since 200/2001" It is suggested the City Centre has suffered greater slippage and that in terms of the 'image' of the City, this has much more serious consequences and should be addressed as a matter of urgency. It is suggested that Policy CS1.2 be amended to indicate more comparison goods floorspace in the City Centre. (2) The only centres listed in this policy of a scale to accommodate the scale of new comparison goods floorspace are the City Centre, Houghton and Washington. This severe limitation could result in development pressures building up on sites where the Council would prefer other forms of development. It is therefore suggested there is a need to clarify locations for new development with an indication of the scale anticipated, either geographically (ie Sunderland, Washington, Houghton), or commit to specific sites to direct development to preferred locations, or introduce a rigorous criteria based policy to guide development.	

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	<b>CS5.1</b> - It would be helpful and a demonstration of the NPPF 'requirement to co-operate' if this city-wide hierarchy slotted into a higher level hierarchy across the seven local authorities of the NE LEP – with conurbation and/or subregional centres. <b>CS5.3</b> - CPRE particularly welcomes this policy. We note that Policies CS2 and CS3.3 are virtually site-specific and could potentially clash with local community wishes on location and character of development expressed through a Neighbourhood Plan.	CPRE North East
<b>CS6</b>	Support for promotion of cycling, but, at <b>CS6.2</b> , specific corridors for road development are identified, but no routes for new cycle ways. <b>CS6.7</b> refers to creating a network of walking, cycle and equestrian routes but no specific corridors or locations targeted. At odds with public consultation which identifies public transport, walking and cycling as needing most improvement. More priority needs to be given to cycling.	Brian Robson, Ewesley Road, Sunderland
	<b>CS6.2</b> - Previous road allocation to upgrade the A1290 has been omitted from the plan but should be carried through. Development of the client's site for housing could fund the road and deliver a key element of infrastructure to the employment site around Nissan.	England and Lyle for Mr C Milner
	The Vision Document [prepared by NPL] confirms a further extension to the Ryhope to Doxford Park Link Road will be provided westwards through the site to link to the Doxford Park Way (B1286). The Consortium are committed to providing an appropriate planning contribution to deliver a further extension to the link road within the site that is fairly and reasonably related in scale to the proposal.	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	support for high level of priority afforded to public transport provision throughout the chapter. However, limited mention for bus or coach in comparison with the metro - bus priority measures to maintain or improve journey time and punctuality are entirely absent. Nb - the entire rail infrastructure used by the Metro in Sunderland is owned and maintained by Network Rail. Nexus provides the operation of the Metro Service and	Nexus

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	manages some stations. Principle of extending the metro system, and protection of the S Hylton to Penshaw and Leamside line rail corridors are welcomed. The inclusion of public transport in the list of potential requirements from developers as part of planning permission for development is welcomed.	
	Support for approach to transport and commitment to work with neighbouring councils and other partners to promote cross boundary transport initiatives. Support for commitment to Leamside Line. Commitment to work with Sunderland to achieve cross boundary walking and cycling infrastructure. Request for safeguarding of land to enable phase 2 of a new link road to connect with East Durham Link Road/A19 near Dawdon.	Durham County Council
	Welcomes promotion of sustainable transport in the form of walkways, cycleways and even equestrian routes, proposals to increase public transport, extend the Metro and re-open the Leamside Line and the proposals re river transport, albeit to a limited extent and more for leisure than business, so long as this does not impact on wildlife in the river. Major road improvements should include significant alterations to improve or create safe sustainable transport, in particular for cycling. However the proposals for a number of new roads cause us concern. In our experience, new roads do not resolve congestion and the problems soon recur. In addition, the road itself frequently becomes the new development boundary by default. We note the proposed new bridge that would take traffic to the Port may have had to be abandoned. Reserves comment.	CPRE Durham
	<b>CS6.4</b> - should include explicit reference to the Leamside Line given its significance and the potential it offers,	Gateshead MBC
	<b>CS6.1</b> - support for promotion of sustainable travel, and utilising traffic management measures and initiatives to reduce congestion and providing an alternative means of delivering improvements without resorting to physical infrastructure improvements. <b>CS6.2</b> and <b>CS6.3</b> - welcomes opportunity to work with council to facilitate	Highways Agency

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	delivery of key schemes. Agency wishes to clarify that identified schemes are appropriate in contributing to the support of the growth aspirations and the influence of the schemes on the SRN. IDP is welcomed. <b>CS6.4 - CS6.8</b> - support. <b>CS6.6</b> - supportive of safeguarding former railway lines, including reopening the Leamside Line for passenger and freight would offer a sustainable alternative to private cars and lorries which otherwise utilise the strategic road network.	
	<b>CS6.1</b> - The policy is supported in principle, but I would like to make a general point in relation to the role of the car in stimulating activity within the City Centre and consequently suggest an amendment to this policy. The section dealing with 'What you told us', in the third bullet point, states "Public transport, followed by walking and cycling, needed most improvement... with cars and motorbikes given the least priority". Whilst accepting this in principle, it needs to be applied in a targeted way if the City centre is to retain its function and be successfully regenerated. Car borne shoppers tend to have a greater spend per trip than public transport users, but a lot of car drivers by pass the City centre in favour of the Metrocentre and Newcastle for a variety of reasons, presumably including car parking facilities and pricing (Metrocentre having extensive free parking and good retail offer, Newcastle in parts being not much more expensive than Sunderland but with a much better retail offer). Given this, and the priority given to public transport it is perhaps surprising that no reference is made to the potential of providing park and ride facilities into the City centre (see representation regarding Policy DM6.1). This would reduce congestion on main roads and potentially free up car parking in the centre. Along with a downward review of parking charges (admittedly outside of the remit of the Plan, but nonetheless a potentially relevant consideration) this could be a major factor in securing regeneration of the centre (see also comments under retail). I would therefore like to see a reference included within the policy to	John Tumman

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	investigating the potential for park and ride facilities serving the City centre.	
	<b>CS6.2</b> - I believe the Doxford park -Ryhope link road would not meet the Sunderland Core Strategy with regards to the Spatial Strategy and mainly the green infrastructure corridors (7.25 Important to protect valued green space from adverse development). Especially if the road will be widening the existing Burdon Lane. When the road does go ahead regardless of any objections it should take the most direct route from the roundabout at Eltham Rd to the B1286 Burdon Rd. Any new road network must safe guard existing hedgerows and plant screening trees to local housing due to increased heavy goods vehicles. But I expect the council will just plough a road straight from the roundabout on Stockton Rd, through the Cherry Knowle site and then green belt to the existing road network at Doxford park.	Alistair Stewart Wilson
	<b>CS6.4</b> - should include explicit reference to the Leamside Line, given its significance and the potential it offers.	Development and Enterprise, Gateshead Council
	<b>CS6.1</b> - This policy is welcome. The reduction in trip distances (b) implies a decentralised provision of facilities and is hoped that the Council will work through its other departments (libraries, education) and with the health service etc to ensure this is the case. Connectivity with key facilities other than employment [c], with retail centre – and CPRE would argue – allowing access to open countryside, are all important. <b>CS6.2</b> - New road schemes generate extra traffic and are not generally a long term solution to congestion problems. This is particularly true when a road built as a bypass becomes the focus of employment or retail parks and turns into an access road. In addition, the road itself frequently becomes the new development boundary by default, as has happened with at least one Settlement Break. <b>CS6.3</b> - It is assumed that this policy is aligned with the objectives and policies in the Sunderland Local Transport Plan and that improvements will support sustainable and active transport as well as car use. <b>CS6.4</b> - While this is welcome, CPRE would also wish to see explicit	CPRE North East

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	reference to improving the Durham Coast heavy rail line for freight, commuters and intercity travel. <b>CS6.6</b> - While this is welcome, it is very disappointing that the Council does not see fit to be more positive about working to bring the Leamside Line in particular back into use in the lifetime of the Plan. Washington is the largest town in Europe with [ <i>sic</i> ] [ <i>recte</i> without] rail access. <b>CS6.7</b> - This is welcome, and so would policies encouraging use of these routes. Again, CPRE would also argue that these routes should give access to the open countryside. <b>CS6.8</b> - Care needs to be taken that leisure-related river transport does not impact on wildlife in the river, or affect the water quality.	
<b>CS7</b>	<b>CS7.1</b> section b - The policy should seek to not only protect and conserve but where possible enhance the natural environment. <b>CS7.5</b> - When reviewing existing green belt has there been consideration of ecosystem services provision in line with the National Ecosystem Services Assessment and the new thinking on nature presented in the Natural Environment Paper - The Natural Choice. (DWT offers help) <b>CS7.7</b> section a - A review of designated sites is proposed. What is the purpose of the review and how will it be conducted? (DWT offers help) Any review should seek to adopt the principles set out in the Lawton Review and deliver a coherent ecological network across the Sunderland area. section b - How are 'locally distinct' habitats and species defined? Where there are adverse impacts and mitigation measures are required is the council considering a biodiversity offset scheme to provide for offset mitigation? if so, how will priority areas for offset be determined? <b>CS7.8</b> - What methodology was used to determine the strategic GI corridors and has this taken account of the Lawton principles and ecosystem services? (DWT offers help).	Durham Wildlife Trust
	<b>CS7.5</b> - The Co-operative Group consider that this policy is not justified as it is not founded on a robust and credible evidence base. Policy CS7.5 proposes the deallocation of land from the Green Belt to the north of Nissan, but then goes on to state that a strategic review of the existing Green	Fairhurst for the Co-operative Group

Policy	Comment	Contributor
	Belt will be undertaken and inform the Core Strategy where necessary. The Co-operative Group query how a decision can be made on the deallocation of land from the Green Belt when a strategic review of the existing Green Belt has not been undertaken. As detailed in Paragraph 2.2 of these representations, the Co-operative Group have concerns that each emerging planning policy document and the associated evidence base are being undertaken and considered in isolation. The deallocation of the Green Belt land to the north of Nissan is an example of this, as is the consideration of the Settlement Break Review without considering the availability of land for development within the Settlement Breaks.	
	<b>CS7.1</b> - This overarching policy's identification of the city's environment as a key asset is welcomed. However, part b should read "conserving and enhancing" rather than protecting and conserving. This is more positive as it goes beyond protecting existing assets and reflects national policy within the NPPF. <b>CS7.6</b> - supports policy. Offers information for advice. <b>CS7.7</b> - This policy refers to the review of international and national ecological sites by the City Council. However these sites are reviewed by Natural England not the local authority. Reference to the review of sites by the Council should therefore be removed. should ensure that the wider network of ecological sites, including areas which connect them, are also protected. This should be integrated with policy <b>CS7.8. Part a should read: "Protect, conserve and enhance the network of ecological and geological sites of international, national and local importance."</b> <b>CS7.7</b> is intended to mitigate the adverse effects of policies upon designated nature conservation sites. Whilst such a policy is an acceptable method of mitigating the effects of windfall developments that are unforeseen by the plan, this is not the case where policies promote development that is likely to adversely affect the interest features of a Natura 2000 site, or a SSSI. These issue should be resolved before the plan is adopted to ensure the plan is deliverable and to	Natural England

Policy	Comment	Contributor
	avoid internal conflict between policies in the plan. <b>CS7.8</b> - Natural England welcomes the establishment of a network of strategic and district GI corridors with links to the wider network <b>beyond the City's boundaries.</b>	
	<b>CS7.1</b> - support for approach. Must seek to achieve highest possible environmental standards. Wish to see targets versus viability broached as a regional issue within the combined authority such that a debate over the economic benefits of environmental sustainability can take place with meaningful targets set as a result. <b>CS7.2, CS7.3</b> - support. <b>CS7.4</b> - support principles but <i>cf</i> comments made in CS7.1 re build and environmental standards. Possible to achieve zero carbon homes now. We would also wish to see the City further progress its environmental credentials through more widespread access to new designs and technologies including Building Integrated Photo Voltaics (BIPV), greater adoption of ECO and Green Deal packages. <b>CS7.5-CS7.13</b> - support. Should also look at the economic benefits of de-allocation of green belt for housing development, where justified, whilst also addressing the need to conserve landscape character and retain open-breaks and wedges between settlements and preservation of green infrastructure corridors and green space.	Gentoo
	<b>CS7.1</b> and <b>CS7.4</b> - The Council has not undertaken a full economic viability assessment of its plan and therefore the impact of this policy cannot be ascertained. It is recommended that the Council undertake a thorough viability assessment of all plan policies and obligations in accordance with the NPPF. The Council will then need to reassess the implications of such policies' burdens upon the economic viability of development. Given the current issues of housing delivery within Sunderland it is recommended that the policy either be deleted or changed to simply encourage such standards. <b>CS7.5</b> - welcomes forthcoming green belt review but recommends that it should consider a higher level of growth than currently proposed.	House Builders Federation
	<b>CS7.8</b> - refer to comments made in previous	Signet Planning for

Policy	Comment	Contributor
	correspondence re the draft Greenspace Audit and Report 2012	the University of Sunderland
	<b>CS7.5</b> - support for preparation of green belt review	?
	<b>CS7.5</b> and <b>para 7.13</b> - support for green belt review. Proposes two sites in the client's ownership in Offerton, in the green belt, as potential exec housing sites. Seeks confirmation that 'strategic review' includes change where necessary to deliver executive housing in the current Green Belt. Para 7.16-7.18 - seeks confirmation that the delivery of executive housing constitutes an element of the City's strategic development needs.	Ward Hadaway for Mr R Delaney
	<b>CS7.5</b> - Considers that this policy is not justified as it is not founded on a robust and credible evidence base. Questions how a decision can be made on the deallocation of land from the Green Belt when a strategic review of the existing Green Belt has not been undertaken.	Fairhust for Durham Estates
	<b>CS7.5</b> - support for review of Green Belt. Green Belt boundary in south Ryhope site is arbitrary and allocation should be removed. Any proposed changes should be included in the CS.	Barton Wilmore for the Church Commissioners
	<b>CS7.5</b> - welcomes review of green belt but needs to be done now rather than 'when necessary' so that all potential sites, such as the client's at Teal Farm can come forward. Para 1.18 confirms a need to use green field sites, so need to identify sites in the green belt near Washington, such as the client's site.	Nathaniel Lichfield for Hellens Development Ltd
	<b>CS7.5</b> - welcomes review of green belt but needs to be done now rather than 'when necessary' so that all potential sites, such as the client's at Hastings Hill and Middle Herrington Farm can come forward. Para 1.18 confirms a need to use green field sites, so need to identify sites in the green belt near Coalfield, such as the client's site.	Nathaniel Lichfield for Hellens Developments (#2)
	<b>CS7.5</b> - objects to broad extent of green belt being maintained in its existing location. Welcomes green belt review, but will need more than minor tweaks, esp around Springwell Village.	Ward Hadaway for S Gair
	HRA fails to deal with in combination effects of possible development across authority boundaries. Durham's HRA identified 2 zones of potential	Durham County Council

Policy	Comment	Contributor
	significant adverse effects to the coastal SAC and SPA from development. Would like these to be taken into account and the CS to revisit the potential impact of the development allocations in the South Sunderland sub area to ensure appropriate application of HRA legislation.	
	<b>CS7.4</b> - NWL welcomes the promotion of sustainable design and construction for new development, in particular the regard to be had to conserving water resources and minimising vulnerability to flooding. Flooding from sewers arises predominately from storm events that result in excessive surface run-off from existing built development entering the sewerage network - where the network does not have adequate capacity to accommodate such events, waste water discharges from the network to surrounding land. Flooding from sewers can occur in areas that are not at risk from flooding from conventional sources, and indeed affected areas can be located some distance from any storm events themselves. Suggested amendment - <b>CS7.4c</b> ) - 'Conserving water resources and minimising the use of water, maintaining and improving water quality, and minimising, and where possible, reducing vulnerability to flooding from all potential sources, including flooding from sewers'. NWL have undertaken a number of Drainage Area Studies to specifically examine the issue of flooding from sewers.	England and Lyle for NWL
	General support but express concern about the green belt and settlement breaks, esp around Burdon	CPRE Durham
	<b>CS7.5</b> - support for exceptional circumstances to allocate green belt land for strategic site at Nissan, as agents for land owners	Hedleys for Kans and Kandy Ltd
	<b>CS7.5</b> - support for deallocation of green belt to accommodate strategic site. <b>CS7.8</b> - support for green corridors.	South Tyneside MBC
	<b>CS7.1</b> - general support for principle, but council has to be careful that this is not an additional burden that impacts upon viability. Need a viability test on whole plan. Should ensure that low carbon objectives don't conflict with NPPF - other regulations such as building regs should be used.	Persimmon

Policy	Comment	Contributor
	<b>CS7.5</b> - exclusion of north of Nissan strategic site from green belt is premature in the absence of a comprehensive strategic review - unsound. Policy is vague in terms of the full extent of the review and assessment of the impact of GB policy. The nature of minor boundary amendments and the possible reasons for them is not indicated. GB is v narrow in some places. Review needs to address - effectiveness of GB policy, costs implications of maintaining GB, impact of 'cramming' in GB settlements, GB settlement 'leakage', alternative policies in narrower areas of GB. Costs associated with GB/urban fringe locations falls to land owner with little diversification/development opportunities to offset these maintenance costs. Local example shows a failing in aim of GB policy to retain openness. Suggested amendment - a detailed review of the GB should be completed before any land is removed and boundaries adjusted. Removal of land from GB where characteristics of openness have been lost.	Stephen Swinburn
	<b>p82</b> under Green Infrastructure/Green Space states "Only in special circumstances, such as where greenspace is identified as having low local value, should greenspace be used for other purposes" - need definition of 'low value' and needs to reflect that green space should only be developed if there is a real need to do so demonstrated by real demand and there is no alternative available. <b>CS7.1</b> - needs to be a fifth paragraph added clearly stating that the natural environment will only be built upon or developed if there is both a real demand AND that the demand cannot be alternatively satisfied. <b>Para 7.20 should include at the end "should there be such a demand that warrants these green field sites being built upon that cannot be satisfied in other ways".</b>	Stephen Hopkirk
	<b>CS7.1</b> - It is not clear what "protecting local environmental quality" means in practice, nor is there information as to how it will be achieved. It is suggested clarification is required here. <b>CS7.2</b> - It is not clear what is meant by "Those parts of the built environment that make a contribution to local character". In what way is it different from CS7.1 (c)? If it is not concerned with listing and	John Tumman



Policy	Comment	Contributor
	<p>conservation how will this 'protection' be achieved/monitored? <b>CS7.5</b> At this stage in the plan-making process I do not consider an adequate case has been made for the redefinition of the Green Belt north of Nissan to accommodate strategic site CS3.2(ii). The proposed deletion is a major alteration to the Green Belt and, as the site extends into South Tyneside, will significantly undermine the purpose of the Green Belt in this locality, namely to prevent the merging of Sunderland with South Tyneside. Any continued separation of settlements will be entirely dependent on South Tyneside maintaining a Green Belt within their boundary in this vicinity. If the site is progressed in its present form there will only be a 1,000 metre width of Green Belt here, entirely within South Tyneside. Therefore the proposal to provide a strategic site north of Nissan (Policy CS2 ii) conflicts with this policy objective and consequently Policy CS7.5 in its' present form is misleading in its capacity to deliver what it claims. In view of these factors, it is suggested the case for a strategic site in this location should be subject to intense scrutiny and, if it is concluded that this is in fact the right general location for such a site, consideration be given to redefining the boundaries to minimise the northward intrusion into the Green Belt, possibly by re-defining the site to include fields to the west of the site presently proposed, on the north side of the A1290.</p>	
	<p><b>CS7.3</b> - Not sure what 'legible spaces' are? Something to do with permitted graffiti? <b>CS7.4</b> - CPRE broadly supports this policy, though 'addressing key issues' may prove merely to be an exercise in explaining why they are not possible. <b>CS7.5</b> - CPRE welcomes this clear definition of the purposes of the Tyne &amp; Wear Green Belt. We are not convinced of the need to delete Green Belt to create a Strategic Employment Site, <b>CS7.6</b> - CPRE is making a separate submission in response to the Settlement Break Review. One of the general points coming out of our comments is the need to define minimum acceptable widths for settlement breaks to fulfil their purpose. <b>CS7.8</b> - CPRE</p>	CPRE North East

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

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

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

Policy	Comment	Contributor
	definition of mineral safeguarding areas, and there should be links between this policy and policies CS7.6 and CS7.7	
<b>CS11</b>	support for need for infrastructure to accompany new development, however, need to be economically viable. Gentoo supports firstly bringing forward available supply in order to give certainty within the development land supply chain, secondly also welcome clarity over the proposed concurrent use of both CIL and Section 106 including use of commuted sums and the circumstances under which each may be applied.	Gentoo
	<b>CS11</b> and <b>DM11</b> - We consider these policies unsound as they are not justified by evidence. The Council has not undertaken a full economic viability assessment of its policy and therefore impacts cannot be measured. The current policy as it is drafted may also be contrary to the Community Infrastructure Levy (CIL).	Barratt and David Wilson Homes
	<b>CS11</b> and <b>DM11</b> - The Council has not undertaken a full economic viability assessment of its plan and therefore the impact of this policy cannot be ascertained. The policies as written may also be contrary to the CIL regulations. The policy should be based upon a sound evidence base and should clearly set out the relative roles of CIL and Section 106 agreements. The Council will also need to consider amending policy DM11 to ensure compliance with the CIL regulations.	House Builders Federation
	NWL suggest the policy is reworded to align with paras 203-206 of the NPPF. In particular that obligations should only be used where it is not possible to address unacceptable impacts through a planning condition and that the policy should acknowledge and conform to the planning obligation test set out in para 204 of the NPPF.	Nathaniel Lichfield and Ptnrs for NWL
	Policy should be simplified - suggested amendment - 'The City Council will ensure new developments: Deliver infrastructure which is directly related to the development proposed and necessary to make the development acceptable in planning terms. The level of developer contribution sought will be commensurate in scale and kind to the development proposed. Contributions that may be required include the following:.....'	Nathaniel Lichfield & Ptnrs for the 'Consortium'

Policy	Comment	Contributor
	<b>Sport England welcomes this policy's recognition</b> that developer contributions may be required for open space and recreation (including leisure and sports facilities). However we would remind you that without an up to date evidence base for sport it would be difficult to articulate what such needs might be.	Sport England
	General support provided that the contributions are used for instance for providing suitable and safe access for people such as cyclists to gain access to the existing network and for it to be improved.	CPRE Durham
	support	Highways Agency
	CPRE is always concerned about developer contributions and the way they may be used to influence a decision to grant permission. We therefore welcome the guidance that are contained in this Policy. However: Numbering of the list facilities fundable by developer contributions implies prioritisation or a hierarchy of need or desirability. If this is not intended then bullet points in alphabetical order might be better. <b>We note that the list includes a mix of:</b> • items which would be needed to make a development viable and sustainable (eg utilities infrastructure, emergency and essential services, drainage, flood prevention) which should be incorporated and costed into any sustainable development as a <b>matter of course;</b> • items that should happen as a result of policy elsewhere in the Core Strategy (eg strategic green infrastructure, enhancement of <b>historic environment, transport</b> ) • and items which are genuinely 'community benefit' (eg community facilities (which should explicitly include allotments), public art and heritage).	CPRE North East
<b>CS12</b>	Will there be a periodic review of biodiversity across the plan area to ensure that sustainable development is being delivered? Has any thought been given to how biodiversity will be monitored across the Sunderland area?	Durham Wildlife Trust
	Paragraph 47 of the NPPF requires Local Planning Authorities to use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. The Co-operative	Fairhurst for the Co-operative Group

Policy	Comment	Contributor
	Group have concerns that the evidence base has not been used to fully inform the objectively assessed need for housing in the City, i.e. representations submitted on the SHLAA have not been assessed to confirm development land availability to see if development aspirations for each Core Strategy Sub-Area are realistic and deliverable to meet housing need. Should this be undertaken then this should avoid the need for Policy CS12 to demonstrate how Sunderland City Council would manage the lack of a 5 year housing land supply.	
	support for policy, in particular with need to review housing numbers, request maximum availability of land within the 5 year plan be identified in order to bring scale and planning certainty to the development process.	Gentoo
	We are concerned regarding the delivery this policy. A 5 year land supply must include specific deliverable sites that are available now (NPPF, paragraph 47, footnote 11). Simply bringing forward sites from later in the plan period will not ensure they are deliverable now. If the Council cannot demonstrate a 5 year land supply the applications should be judged in accordance with paragraphs 14 and 49 of the NPPF until one can be.	Barratt and David Wilson Homes
	Whilst a pro-active approach to any under-delivery is welcomed the proposed policy is not considered effective and therefore is likely to be found unsound at examination. It is recommended that the policy be more positively prepared and in accordance with earlier comments the sequential approach to housing sites be deleted.	House Builders Federation
	<b>Criterion (xi)</b> - SPDs - the university will work with the council towards an SPD re student accommodation and HMOs.	Signet Planning for the University of Sunderland
	Concerned that the evidence base has not been used to fully inform the objectively assessed need for housing in the City, i.e. representations submitted on the SHLAA have not been assessed to confirm development land availability to see if development aspirations for each Core Strategy Sub-Area are realistic and deliverable to meet housing need. Should this be undertaken then this	Fairhurst for Durham Estates

Policy	Comment	Contributor
	should avoid the need for Policy CS12 to demonstrate how Sunderland City Council would manage the lack of a 5 year housing land supply.	
	Support, but contributions should also be sought, however, to sewerage infrastructure where appropriate.	England and Lyle for NWL
	CPRE nationally has been proposing that this is the right way to plan for the future and so we can only endorse this Policy. Our only comment is that we note the provision should there be insufficient land to meet a five year supply – we believe there should also be a provision should it be found that there is an oversupply of land, or that new build is having an unduly adverse effect on the existing housing stock.	CPRE Durham
	support. Agency wishes to be involved in cross boundary work to ensure that the evidence base at the SRN remains to be valid and that the provisions and detail of the IDP remain to be appropriate.	Highways Agency
	Five year supply of housing sites fails to recognise the required buffer of 5-20%. It's not enough to simply move sites forward - need to look at the demand side of locations as well as the supply side. Provision needs to be made in this Chapter to assess the impact which the policies contained within the Core Strategy are having on the delivery of new residential development. Moreover there should be scope to reassess certain policies which place a financial burden on development, such as affordable housing and developer contributions.	Persimmon
	need to include a reference to developing management information that includes information on the real demand for housing in the Sunderland market, so necessary to guide development that is truly social, economically and environmentally sustainable. Need to employ techniques such as Statistical Process Control methods as a mechanism to assess impacts of plans and strategies in terms of population and housing demand. House building should be a response to creating a place where people want to live therefore creating demand, not a target in itself.	Stephen Hopkirk
	CPRE nationally has been proposing that this is the right approach to planning for the future and so	CPRE North East

Policy	Comment	Contributor
	we can only endorse this Policy. We note the provision should there be insufficient land to meet a five year supply, but we believe there should also be provision for the contingency that there is an oversupply of land, or that new build is having an unduly adverse effect on the existing housing stock. Monitoring of the Plan should be on planning applications granted not housing built. If the latter, then it would be possible for developers to bring forward and build on inappropriate, probably greenfield sites merely by not following through on extant planning applications for less marketable sites. This is particularly the case <b>under some possible interpretations of a 'real time'</b> SHLAA (second series i). Clause (first series v) must not be interpreted to allow long term sustainability to be sacrificed for the sake of short term viability. And - CPRE is strongly opposed to second series clause vi which could be used to drive a coach and horses through any policy about sequential or phased release of land and so destroy any attempt at city centre regeneration. Newcastle CC tried and failed to make such a linkage between development in Scotswood and Newcastle Great Park.	
<b>DM1</b>	This priority towards brownfield development lacks justification and is not supported by the Framework. §111 of the Framework states that <i>Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed</i> . This does not mean that it is there is a preference towards brownfield, especially when read in context of §14 the presumption in favour of sustainable development. Gladman remind the council that the Framework should be read as a whole and object to the <u>priority place on the delivery of brownfield sites</u> .	Gladman Developments
	<b>DM1.1</b> - support	England and Lyle for Mr C Milner
	<b>DM1.2</b> - sequential approach to prioritise brownfield sites is contrary to NPPF	Signet Planning for the University of Sunderland
	<b>DM1.2</b> - NWL welcomes the council's recognition that all sites should be in locations that are sustainable and well related to homes, jobs and	Nathniel Lichfield and Ptnrs for NWL

Policy	Comment	Contributor
	services by all modes of transport, particularly public transport, walking and cycling having regard to other relevant policies within the local plan.	
	As the NPPF only encourages brownfield first, the comments suggest that the first paragraph of the policy is deleted.	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	<b>DM1.2</b> - NPPF does not support brownfield first so requests first para of policy to be deleted.	Nathaniel Lichfield for Hellens Development Ltd
	<b>DM1.2</b> - NPPF does not support brownfield first so requests first para of policy to be deleted.	Nathaniel Lichfield for Hellens Development Ltd (#2)
	<b>DM1.2</b> - NPPF does not support brownfield first so requests first para of policy to be deleted.	Nathaniel Lichfield for Lord Lambton's VS
	<b>DM1.1</b> sets out the council's draft presumption in favour of sustainable development policy - in line with NPPF and supported. <b>DM1.2</b> - sequential approach is contrary to NPPF and is not sound.	Signet Planning for Partner Construction Ltd
	<b>DM1.1</b> - We accept this Policy in view of the NPPF but represent that the words "material considerations indicate otherwise – taking into account whether: -" <b>do not appear in the NPPF in</b> the provision relating to Sustainable Development. We cannot say whether this materially affects the meaning of the Policy when compared with the NPPF. <b>DM1.2</b> - We accept this Policy in view of <b>the NPPF but represent that the words "material considerations indicate otherwise – taking into account whether: -" do not appear in the NPPF in</b> the provision relating to Sustainable Development. We cannot say whether this materially affects the meaning of the Policy when compared with the NPPF.	CPRE Durham
	<b>DM1.2</b> - support	Highways Agency
	<b>DM1.1</b> - general support but it should be made clear that decisions which accord with the <b>Development Plan will be taken "without delay"</b> . It is suggested that the model policy wording provided by the Planning Inspectorate should be considered. <b>DM1.2</b> - a muddled policy, jumping from brownfield / greenfield preferences in one paragraph to a vague and unsubstantiated notion of a sustainable location in the next. At no point does this policy define what sustainable development is, or what criteria it will be assessed	Persimmon

Policy	Comment	Contributor
	against. doesn't take all dimensions - economic, social and environmental - into account and as such doesn't provide a comprehensive and sound definition or summary of sustainable development. The policy also prioritises brownfield sites over greenfield sites with no caveat in relation to viability, suitability, achievability of deliverability. It is considered that this policy should be used to better define sustainable development in the context of DM1.1, with the role of brownfield sites being dealt with at more appropriate stages of the document.	
	<b>p117</b> development needs to respond to demand to be sustainable - otherwise risks overdevelopment and falling house prices.	Stephen Hopkirk
	<b>DM1.1</b> - In order for the City to not only survive but thrive for the generations to come, all development needs to be sustainable. <b>DM1.2</b> - support	Kathryn Brown
	<b>DM1.1</b> - We accept this Policy aligns closely with the NPPF but note that the words "material considerations indicate otherwise – taking into account whether:" do not appear in the NPPF in the provision relating to Sustainable Development. We cannot say whether this materially affects the meaning of the Policy when compared with the NPPF. <b>DM1.2</b> - We welcome this proposed way of interpreting "sustainable development" which we believe is in accord with the comments in CPRE's Policy Guidance Note for Housing ( <a href="http://www.cpre.org.uk/resources/policy-guidance-notes/item/3271-cpres-policy-on-housing">www.cpre.org.uk/resources/policy-guidance-notes/item/3271-cpres-policy-on-housing</a> ) mentioned above. The proposal in respect of brownfield sites is particularly welcome. We will be interested to see how it operates alongside Policy CS12.	CPRE North East
<b>DM2</b>	<b>DM2.2</b> - The Council should include locations for major development with their Core Strategy. Deferring this to an Allocations Document will cause delay and bring the deliverability of the Council's plan into question. It should also be noted that the NPPF discourages the production of other Development Plan Documents unless clearly justified.	Barratt and David Wilson Homes
	<b>DM2.1</b> - welcomes the production of a	Nathaniel Lichfield &

Policy	Comment	Contributor
	Development Framework provided that it does not delay delivery. In terms of the detail of the policy, the Vision Document confirms an appropriate level of physical, social, health, green and transport infrastructure can be provided to achieve a sustainable development and create a sense of place. <b>DM2.2</b> - The Consortium suggest the word 'defined' should be deleted from the policy given the Core Strategy defines the location of the LMDs and provides a location at Figure 8. Put simply, the LMDs should be allocated now given they are central to plan delivery.	Ptnrs for the 'Consortium'
	lack of detail is of concern - should identify all site allocations to be delivered over the plan period.	Signet Planning for Partner Construction Ltd
	<b>DM2.1</b> and <b>DM2.2</b> - Again we generally welcome these proposals. We would prefer to see a specific reference to walking and cycling as part of the transport system and we also believe that flooding and water management needs to be mentioned here.	CPRE Durham
	<b>DM2.1</b> - support. The policy should not replace the need to identify measures (infrastructure) needed to support such development aspirations at this stage. <b>DM2.2</b> see CS2.	Highways Agency
	<b>DM2.2</b> - Although not necessarily an amendment to the wording of the policy it should be recognised that until the Core Strategy (and other relevant SPD / DPD's) are adopted, decisions should be taken in accordance with paragraph 216 of the NPPF.	Persimmon
	<b>DM2.1</b> support.	Kathryn Brown
<b>DM3</b>	Requests additional bullet point for new uses to 'be compatible with existing and future employment uses in the PEA and not be susceptible to disturbance from employment and industrial operations in the PEA or likely to result in restrictions being placed on employment and industrial operations in the PEA in an effort to prevent or mitigate a loss of amenity.' and 'Development on sites adjacent to the PEA will also only be permitted where they would not prejudice the day to day operation of the PEA and where they would not be susceptible to disturbance from the operations within the PEA.'	BNP Paribas Real Estate - acting for BAE Systems, Radial Park, Washington

Policy	Comment	Contributor
	<b>DM3.1, DM3.2 and DM3.3</b> - The Council's strategy is reliant upon a significant quantity of housing development coming from brownfield sources. The continued protection of employment sites could jeopardise the successful delivery of the plan and would therefore raise issues of soundness. Need to commit to an annual re-assessment of its employment portfolio and this be balanced against an up to date employment needs study. Once completed the Council should identify sites to be released from employment use, without restriction, which are surplus to requirements. The Policies should also be amended to provide flexibility allowing other uses, including housing, to be developed where a retained site becomes vacant and there is no reasonable prospect of the site being used for the allocated employment use. Such other uses should be treated on their merits having regard to market signals and the relative need for different land uses.	House Builders Federation
	<b>DM3.2 and DM3.3</b> are over restrictive and overburdensome in terms of the criteria to be met and requirements to market the site. Can be unviable to market it in the first instance. Policy is considered to be unsound.	Nathaniel Lichfield and Ptnrs for North East Property Partnerships
	<b>DM3.2 and DM3.3</b> are over restrictive and overburdensome in terms of the criteria to be met and requirements to market the site. Can be unviable to market it in the first instance. Policy is considered to be unsound. Makes the case for the redevelopment of Armstrong House for non-B class uses.	Nathaniel Lichfield for Jomast Developments
	<b>DM3.5</b> - While generally we have no comment to this proposal, we suggest it should also be reasonably accessible by sustainable transport, not <b>just have appropriate vehicular access. "Local amenity" will also need to be interpreted widely</b> to include issues such as biodiversity and flood assessment. DM3.6 - support	CPRE Durham
	<b>DM3.1</b> - see CS3.3. DM3.2- Conversion of a site to housing would bring with it different patterns of travel, that could have differing implications, including at the SRN. Need to be fully assessed. Transport influences of such conversions need to be a key consideration alongside the others	Highways Agency

Policy	Comment	Contributor
	identified in this policy. DM3.4 - given that these policies could ultimately allow for the provision of employment land anywhere in the city including outside of the designated employment areas, the agency considers that the policy and criteria b )could be strengthened to emphasise that proposals will not only need to be sustainably accessible but should also not result in unacceptable traffic impacts as a result that would not be capable of being mitigated.	
	<b>DM3.2</b> - contrary to NPPF. It sets out the criteria for the release of vacant land within designated Key Employment Areas. Criteria A states that the <b>"Council's most up-to-date employment land assessment(s) recommends their release for another purpose"</b> . <b>3.21</b> - We object to the inclusion of this criterion within policy DM3.2 and suggest the policy is revised to remove that requirement. The requirement to rely upon the Council to maintain an up-to-date employment land assessment is flawed and is not a robust approach to the release of unneeded employment land. The wording of the policy would only allow for the release of employment land where the <b>latest ELR recommends it's release, even if all the other criteria, including demonstrating that it is no longer needed in accordance with Policy DM3.3, have been met. If criterion 'a' is to be retained,</b> then it should be re-worded as follows: <b>"a. The most up-to-date employment land assessment for the site recommends it's release for another purpose; or.."</b>	England and Lyle for Stirling Investment Properties
	<b>DM3.2</b> - needs to be clear whether one or all the criteria need to be met. At present it reads as if to meet the policy sites must meet criteria a) plus one of b) to h). The policy does rely on the Council keeping their employment land assessment up-to-date - potential weakness. <b>DM3.3</b> - if a developer complies with all the criteria to demonstrate that a site has no realistic re-use for employment or that redevelopment for employment would not be economically viable, the requirement for development on such sites to provide further measures to outweigh the loss of employment land appears unjustified - if it isn't making a	Persimmon

Policy	Comment	Contributor
	contribution, there is no loss.	
	<b>DM3.3</b> - Given the possibility that a frustrated demand for comparison goods floorspace could in the longer term lead to development pressure for out-of-centre development on employment sites if it can be demonstrated by developers that no suitable in or edge of centre sites are available (as may well be the case under the retail policies of this plan as currently worded) it is suggested that the following wording be added at the end of Policy DM 3.3 "Retail use which are not ancillary to the main use of the location will only be considered if a compelling case can be made in relation to a specific or local need, and no alternative more suitable site is available"	John Tumman
	<b>DM3.1</b> - support	Kathryn Brown
	<b>DM3.1</b> - While CPRE welcomes this policy, we are concerned that recent relaxation of Change of Use permissions may make it ineffective, with significant inappropriate retail development resulting. <b>DM3.2</b> - CPRE seeks reassurance that <b>the Council's employment land</b> assessments take a long-term rather than short-term view. Any such decision could not easily be reversed in case of later need. This is particularly significant in the case of location-specific industry eg shipping or ship-building which could not be reinstated if riverside frontage has been given over to housing or retail development. We are also concerned that employment land is not released for other uses and then has to be replaced with loss of greenfield land. The safeguards given appear to ensure that such land will not be prematurely released. However, we would hope that any land that is to <b>be released solely on the ground that it is "not viable" will be very carefully assessed and we support the approach suggested in Policy DM3.3 on this point.</b> <b>DM3.3</b> - Given the possible future of print media over the 20 year period of the Plan, the Council may usefully be more flexible in setting out advertising requirements (Proof of Marketing (b)) <b>DM3.4</b> - The policy could constructively <b>specify 'long-term regeneration benefits' and re-iterate the need for all development to be sustainable.</b> <b>DM3.5</b> - We suggest that	CPRE North East

Policy	Comment	Contributor
	employment sites should also be reasonably accessible by sustainable transport, not just have <b>appropriate vehicular access.</b> Either <b>"Local amenity"</b> will also need to be interpreted widely to include issues such as biodiversity and flood assessment or a separate environmental criterion is required.	
	<b>DM3.1</b> - ancillary uses - criteria text - possibly include 'proximity to schools'	Jane Hibberd, Head of Strategy and Policy, People and Neighbourhoods.
<b>DM4</b>	<b>DM4.3</b> - Support for principle of sequential approach for construction of or conversion to student accom. Would like to see ref to 'edge of the central area' removed as it is not defined. <b>DM4.4</b> and <b>DM4.5</b> - support for approach that will ensure that there is not an over-concentration of HMOs in particular localities.	Brian Robson
	<b>DM4.3</b> - different types of accommodation is required for different types of student. It is a national and international market. Questions how the need for student accommodation is to be demonstrated. Suggests further bullet point at 16.5 -'the quality and type of existing student units to meet the varying demands of the student housing market. <b>DM4.4</b> - suggested amendment 16.11..'it offers landlords a vetting service to assist in the selection of prospective tenants, financial assistance (when available) and discounts on services such as HMO licences. Landlords also benefit from accredited status. It is expected that existing and prospective landlords will apply for this scheme.' 16.12 'Certain size HMOs ..(..) usually require a statutory licence from the city council. It is an offence to operate a licensable HMO without a licence.' Adds contact details for housing renewal team.	Liz McEvoy, Housing and Neighbourhood Renewal Team
	<b>DM4.3, DM4.4, DM4.5, DM4.7, DM4.9, DM4.10,</b> - support	Gentoo
	<b>DM4.6</b> - requires proposals for new housing development to be informed by most up to date SHMA. Needs flexibility to deal with specific site and market conditions. <b>DM4.9</b> - The recommendation for Policy CS4.3 also applies to this policy. In addition the Council should consider	House Builders Federation



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

Policy	Comment	Contributor
	<b>DM4.9</b> - welcomes ref to viability assessments where a rate of affordable housing lower than 10% is proposed. <b>Criterion b)</b> - suggested amendment - 'The affordable dwelling types and size should reflect the sub-area needs set out in the <u>most up-to-date</u> SHMA; hv consideration....' <b>critterion e)</b> - further clarification needed.	Nathaniel Lichfield for Hellens Developments (#2)
	<b>DM4.9</b> - welcomes ref to viability assessments where a rate of affordable housing lower than 10% is proposed. <b>Criterion b)</b> - suggested amendment - 'The affordable dwelling types and size should reflect the sub-area needs set out in the <u>most up-to-date</u> SHMA; hv consideration....' <b>critterion e)</b> - further clarification needed.	Nathaniel Lichfield for Lord Lambton's VS
	<b>DM4.8</b> - blanket approach to 10% affordable housing requirement is neither flexible nor sound.	Signet Planning for Partner Construction Ltd
	<b>DM4.1, DM4.2</b> and <b>DM4.8</b> - support. <b>DM4.4</b> and <b>DM4.5</b> - While we have no comment in general, we note the potential for Article 4 Directions to prevent this use under permitted development rights. Do PD rights affect the extent of Policy 4.4? <b>DM4.6</b> - We suggest this must include a reference to Affordable Housing as on the face of it, this Policy could be read to override that provision in the Core Strategy or 4.9 below. <b>DM4.7</b> - While in general we have no comment, <b>paragraph (d) should perhaps refer to "Good Design", not just "Design"</b> . <b>DM4.9</b> - While we support this proposal, we are concerned that a number of developers in Durham are doing just what is suggested here, ie suggesting that Affordable Housing should not be a requirement for the sort of reason outlined here. CPRE supports Affordable Housing for the reasons mentioned above in the Core Strategy section. Paragraph 16.18 is very relevant here and we suggest may need to be addressed and properly applied many times.	CPRE Durham
	<b>DM4.2</b> - Conversion of a site from residential would bring with it different patterns of travel, that could have differing implications, including at the SRN. Such considerations need to be fully considered including with ref to any influence such as the SRN. <b>DM4.3</b> and <b>DM4.7</b> - support.	Highways Agency

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

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

Policy	Comment	Contributor
	suggest may need to be addressed and properly applied many times. DM4.10 - Will the 'Council's wider programme of provision for the ageing population' match the 20 year period of this Plan or is more detail required?	
	Student Accommodation policy, agree with but needs clarity around the definition of 'Edge of the Central Area'.	Comment received at staffed library events
<b>DM5</b>	Policy omits reference to A2 uses, (banks in particular). Unsound as it assumes any uses other than retail is likely to reduce viability and vitality - does not recognise the contribution made by financial services retailers - not based on sound evidence. The letter goes on to set out in national policy context.	Shireconsulting - acting for Barclays Bank
	<b>DM5.3</b> - Considered to be unsound as not justified by economic viability evidence.	Barratt and David Wilson Homes
	<b>DM5.3</b> - The imposition of all the proposed policy obligations within the plan will place additional burdens upon development. The Council has not identified the cumulative impacts of its proposed plan policies and therefore the viability of these policies cannot be adequately assessed. The Council is therefore faced with a need to prioritise its policy objectives; be they affordable housing or higher standards of construction sustainability and regeneration. The evidence suggests development in Sunderland cannot sustain both.	House Builders Federation
	<b>DM5.3</b> - The Consortium are committed to providing appropriate social infrastructure that is related in scale to the development and look forward to working with the Council to determine such needs.	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	<b>DM5.1</b> - The policy should be reworded as follows: 'The Council will favourably consider proposals for a new retail development in designated centres identified in policy CS5.1. If there are no sequentially preferable sites, edge of centre sites may be considered subject to confirmation that this would not have a significant adverse impact on the centre.'	Colliers International for M&G Real Estate
	<b>DM5.1</b> - Identifies a lack of food superstore provision in West Sunderland - this is picked up in the Retail Needs Assessment. Policy DM5.1 states that outside of designated areas only small scale	Nathaniel Lichfield for Trilogy Developments

Policy	Comment	Contributor
	convenience facilities will be permitted. - this is not justified and is unsound. Client wishes to develop a foodstore on land at Pennywell alongside Gentoo residential development. The comments make the case that the development of a foodstore in West Sunderland will be consistent with the NPPF. Suggests an amendment to policy DM5.1 to remove the reference to 'small scale'	
	<b>DM5.1</b> - not in accordance with NPPF, by permitting only small scale convenience facilities outside of designated centres, and setting the threshold for impact assessments too low - suggests 2000sq m.	Nathaniel Lichfield for Hercules Unit Trust
	<b>DM5.4</b> - The Loss of Social Infrastructure. Sport England considers this to be an innovative and potentially valuable policy which we are supportive of in principle. Notwithstanding this support, clarity is needed as to what social infrastructure it is intended to cover. Moreover clarity is also needed as to whether it is simply intended to cover buildings and land which are in community use, or also cover those which offer community use.	Sport England
	<b>DM5.1</b> - While generally we support this proposal, we also suggest new retail should have sustainable transport provisions and provide for eg the safe parking of cycles. This appears to be in accord with paragraph 17.1.	CPRE Durham
	<b>DM5.1, DM5.3, DM5.4</b> - support	Highways Agency
	<b>DM5.4</b> - support, but would be happier if the policy started by supporting existing social facilities before including criteria for their loss. Paragraph 17.13 states that it is important to protect 'viable' facilities, but the policy does not reflect this. We suggest therefore that the opening lines should include a statement along the lines of - The Council will protect existing community and social facilities by resisting their loss or change of use unless land or buildings currently or formerly in community use .....	Theatres Trust
	Item 70 p17 of the NPPF supports this. For clarity there should be an entry in the Glossary or in the accompanying text to describe what is meant by the term 'social infrastructure' and we suggest - The function of social infrastructure is to provide facilities, services and access to venues for the	

Policy	Comment	Contributor
	<p>health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.</p> <p><b>The word 'viable' is used in paragraph 17.13.</b></p> <p>Often a community/social facility may not need to be viable to provide a service to the community, i.e. it may require financial subsidy to remain a valuable component of your social infrastructure. Museums, libraries, and all community and cultural facilities play a key role in encouraging knowledge, experience and quality of life in its broadest sense.</p>	
	<p><b>DM5.1</b> - This representation should be read in conjunction with those made under Policies CS1.2(c) and CS5.1. There are two strands to this submission:- (1) Whilst agreeing in principle that new comparison retail development should be within or on the edge of an existing centre, given the scale of comparison goods floorspace anticipated, and the probability that each unit will be of a large size, to meet the requirements of multiple retailers, and further, that they will usually have a preference to be grouped together to create a critical mass, there are in effect, only 3 centres identified in Policy CS5.1 which would be appropriate for such new development, namely the City Centre, Washington Galleries and Houghton. However the table attached to Policy CS1.2 (c) setting out floorspace requirements only indicates limited development for comparison goods within the City Centre. That proposed at Houghton is for convenience floorspace, with none proposed at The Galleries (although an extension is in fact currently proposed there). Consequently there is a large amount of 'uncommitted' potential comparison goods floorspace. For the Plan to be 'watertight' there needs to be greater direction than at present, and the sequential test outlined in this policy in its current form does not meet these needs adequately. There may be a need to adopt a more flexible approach to retail development, particularly in and adjoining the City Centre, to help it regain some of its lost status, a commitment to site assembly to facilitate development in favoured locations as fragmented land ownership may otherwise represent a major</p>	John Tumman

Policy	Comment	Contributor
	<p>obstacle, and perhaps further guidelines for new retail developments elsewhere within the City. (2) With regard to convenience goods floorspace it is again quite possible that, given the land requirements for even relatively small scale convenience developments, and the land use/ownership patterns in and adjacent to many of the centres identified in Policy CS5.1, a commitment to land assembly on the part of the Council may be required to ensure successful implementation of the policy. With regard to point (b) of the policy, it may be desirable to require a developer to demonstrate a local deficiency in provision, or even for the Plan to identify local deficiencies as priorities for new local convenience development as was done in the supporting text of the adopted UDP policy. Change sought is for the Policy to be re-written to: (1) allow a more flexible approach to comparison goods retail development, particularly in and adjoining the City Centre, to help it regain some of its lost status, a commitment to site assembly to facilitate development in favoured locations as fragmented land ownership may otherwise represent a major obstacle, and provide further guidelines for new retail developments elsewhere within the City, clarifying the centres appropriate for large scale development, and setting out criteria for new major retail development which cannot be accommodated within centres, possibly identifying preferred locations; (2) include a reference to site assembly where appropriate to facilitate small scale convenience goods development and require developers to demonstrate a local deficiency in provision, or possibly the Plan could identify areas perceived as having a local deficiency in convenience goods floorspace as priorities for new local convenience development as was done in the supporting text of the adopted UDP policy.</p>	
	<p><b>DM5.1</b> - CPRE is concerned that the policy allows significant 'new retail development on the edge of designated centres'. Even this can cause the retail focus to migrate to the detriment of the established retail centre (high street) as has been demonstrated in several towns in Northumberland.</p>	CPRE North East

Policy	Comment	Contributor
	We suggest new retail developments should be required to have sustainable transport provisions eg provide for safe parking of cycles, in line with para 17.1. <b>DM5.4</b> - This policy could usefully be linked to the Council's implementation of 'Right to Buy' provision under the Localism Act. We note that the timescale for that provision is six months making the six weeks requirement in c) seem relatively meagre.	
	<b>DM5.1 para 17.3</b> - need an explanation of 'impact assessment'. DM5.2 - inclusion of schools with regards detrimental effect. DM5.4 c)i - 'Council's Community Officer' who is this - do we have one? li - 'Voluntary and Community..'	Jane Hibberd, Head of Strategy and Policy, People and Neighbourhoods.
<b>DM6</b>	<b>DM6.4 and DM6.5</b> - Considered to be unsound as not justified by economic viability evidence.	Barratt and David Wilson Homes
	<b>DM6.4 and DM6.5</b> - The imposition of all the proposed policy obligations within the plan will place additional burdens upon development. The Council has not identified the cumulative impacts of its proposed plan policies and therefore the viability of these policies cannot be adequately assessed. The Council is therefore faced with a need to prioritise its policy objectives; be they affordable housing or higher standards of construction sustainability and regeneration. The evidence suggests development in Sunderland cannot sustain both.	House Builders Federation
	<b>DM6.1 DM6.3</b> - We fully support the provisions here relating to sustainable transport and believe this is vital for the future way of considering planning applications. Merely providing say cycling infrastructure on site is relatively useless if it does not safely connect with the cycling network.	CPRE Durham
	<b>DM6.1</b> - support. <b>DM6.2</b> - support. Agency will assess TAs and TSs supporting proposals for developments which could have implications for the SRN. <b>DM6.3</b> - Agency will consider parking reqs as part of its assessment of TAs and TSs which could have implications for the SRN.	Highways Agency
	<b>DM6.4</b> - this is an additional financial burden - plan needs a full viability test. If viability is affected, then consideration should be given to removing the policy or retaining at the expense of a regulatory burden elsewhere in the plan. One	Persimmon

Policy	Comment	Contributor
	option would be to 'encourage' developments to include electric vehicle charging points, which would allow the appropriate flexibility to ensure a sound policy.	
	I would like to see park and ride facilities introduced into the plan, to reduce congestion and increase parking facilities for the City Centre as part of a broad-based drive to enhance its attractiveness as a shopping destination. I make references to this elsewhere in my submissions - see representation on Policy CS6.1.	John Tumman
	<b>DM6.1 and DM6.2</b> - support	Kathryn Brown
	<b>DM6.1</b> - Viable bus routes rely on both a suitable road layout and a critical mass of potential passengers within an area, which implies relatively high housing densities. Thought may be needed as to how this policy relates to Policy DM4.7. Thought may also be needed about how to ensure good pedestrian access through housing developments whilst meeting the requirements of the 'design out crime' initiative. <b>DM6.2</b> - Copies of all such Statements or Plans should be held by the Council for integration with Local Transport Plans, Neighbourhood Plans, bus service quality contract planning etc and should be available to the public on request. Sanctions should be applicable if provisions of any such Travel Plan are not implemented. <b>DM6.3</b> - We fully support the provisions here relating to sustainable transport and believe this is vital for the future way of considering planning applications. Merely providing eg cycling infrastructure on site is relatively useless if it does not safely connect with the cycling network.	CPRE North East
<b>DM7</b>	<b>DM7.21</b> - How will the appropriate buffer zone around a site be determined and shouldn't this be done before settlement breaks and land allocation are reviewed to prevent conflict between different documents and policies? Is there to be a methodology adopted to quantify fragmentation of corridors that might result form a proposal and how any mitigation might in turn enhance connectivity? Will measures to benefit habitats and species be permitted to be delivered 'off site' and at what scale will impacts on populations be	Durham Wildlife Trust

Policy	Comment	Contributor
	assessed - locally, city wide, regionally? <b>DM7.21</b> and <b>7.22</b> - weakness of the planning system is failure to deliver sufficient resources to maintain habitats provided as mitigation. Without on-going management the new habitats will not continue to deliver the benefits for people and wildlife, even though the development permitted has caused a permanent loss. Will steps be taken to ensure that long term management plans are adequately resourced?	
	Support for <b>DM7.4</b> - accords with NPPF	Mono Consultants Ltd
	<b>DM7.16</b> - The Co-operative Group considers that this policy is not flexible and is not able to be monitored. Policy DM7.16 states that development will not be permitted where it would prejudice the aims of maintaining the open character of Settlement Breaks. However, should the need arise for development within a Settlement Break during the plan period to meet the development requirements of the City then there is not sufficient flexibility within this policy to allow developments in such circumstances. The Co-operative Group are aware that the Draft Settlement Break Review is out for consultation at the present time, however, in the event that, for example, a Location for Major Development or Strategic Site does not come forward, there may be a need for development within Settlement Breaks to deliver the development requirements of the City. This policy does not currently allow for this. <b>DM7.18</b> - not justified, not in accordance with national policy and not the most appropriate strategy <i>cf</i> reasonable alternatives. Para 1.13 of settlement break - The Co-operative Group consider that although the policy appears to be appropriate when considering new development in the countryside, it is not appropriate for considering development in the Green Belt or Settlement Break. The purpose of the Green Belt and development which is not inappropriate in the Green Belt is set out in the National Planning Policy Framework (NPPF). This does not include development under 'New Rural Development', 'Rural Diversification', and	Fairhurst for the Co-operative Group

Policy	Comment	Contributor
	'Conversions' in Policy DM7.18. Similarly, The Co-operative Group consider that the level of control over development in a Settlement Break should not be at the same level of control over development in the Green Belt. ....there needs to be some flexibility to allow development within Settlement Breaks when the need arises throughout the plan period.	
	<b>DM7.16</b> - policy does not propose new areas of settlement break, but key diagram does (?), including the client's site at Mill Hill. Promotes client's site for housing and objects to new settlement breaks. <b>DM7.23</b> - should be flexible to recognise circumstances where there may be opportunities to improve accessibility and recreation and nature conservation value as part of a development proposal.	Signet Planning for Partner Construction Ltd
	Natural England supports policy <b>DM7.19</b> and requirement within the supporting text that proposals should have regard to the emerging Landscape Character Assessment. <b>DM7.20</b> - In accordance with paragraph 118 of the NPPF, the Core Strategy should, in addition to ancient woodland and trees in Conservation areas, ensure that veteran trees are not be harmed, unless the need for, and benefits of, the development in that location clearly outweigh the loss. First sentence should be amended as follows: "Development proposals within or adjacent to a designated site will contribute to the site's long term positive conservation management as agreed in writing with the City Council." Whilst reference to a buffer zone is welcomed, the extent of this zone will depend on the interest features and the type and scale of effects. Therefore the buffer distances will vary. As required by NPPF <b>DM7.21</b> should distinguish between hierarchy of protection afforded international, national, and local conservation sites. Policy refers to greater protection for more significant assets, but should explain how. Proposals likely to significantly affect internationally protected nature conservation sites will require an appropriate assessment to determine whether the proposal will adversely affect site integrity. Proposals which adversely	Natural England

Policy	Comment	Contributor
	affect a site interest features should not be supported. Paragraph 118 of the NPPF, outlines the approach which must be followed where developments affect Sites of Special Scientific Interest. This should be mirrored within the Core Strategy. At a local level policies should reflect the <b>Government's mitigation hierarchy as set out in the NPPF</b> . The following sentence should replace <b>the final paragraph: "If significant harm to biodiversity cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused." This will ensure that avoidance measures are prioritised over compensation of lost habitat. DM7.22</b> - support.	
	<b>DM7.2</b> - that the Council could alternatively insist on higher targets, but this would/could threaten the viability of schemes- without feasibility or viability information the Council are not in a position to request standards above the nationally prescribed targets. An alternative policy would be <b>to request higher CSH/ BREEAM targets.</b> It is our view that without setting targets at the higher levels then there is a strong possibility that they will remain aspirational with feasibility and viability always being put forward as a barrier.	Gentoo
	<b>DM7.1</b> and <b>DM7.2</b> - Considered to be unsound as not justified by economic viability evidence.	Barratt and David Wilson Homes
	<b>DM7.2</b> - The imposition of all the proposed policy obligations within the plan will place additional burdens upon development. The Council has not identified the cumulative impacts of its proposed plan policies and therefore the viability of these policies cannot be adequately assessed. The Council is therefore faced with a need to prioritise its policy objectives: be they affordable housing or higher standards of construction sustainability and regeneration. The evidence suggests development in Sunderland cannot sustain both. <b>DM7.23</b> - The draft policy is not justified by viability evidence or positively prepared as it does not take account of existing surpluses of open space. The Council should include the implications of this study in a whole plan economic viability assessment of the	House Builders Federation

Policy	Comment	Contributor
	cumulative impact of plan policies and obligations. Areas of surplus open space should be identified and exempt from further contributions.	
	<b>DM7.15</b> - support for green belt policy but objects to the inclusion of the client's land at Sulgrave - does not meet the 5 tests.	England and Lyle for Mr C Milner
	<b>DM7.6</b> - University will continue to work with Council re St Peters Campus. <b>DM7.23</b> - refer to comments submitted previously re Greenspace Audit Report	Signet Planning for the University of Sunderland
	<b>DM7.1</b> - The Consortium are fully committed to ensuring development at the site, adheres to BfL12 principles is distinctive and creates a well-designed place thereby fulfilling the requirements of Policy DM7.1 as currently drafted. <b>DM7.16</b> - request that the settlement break allocation is removed from the South Sunderland LMD. <b>DM7.22</b> - The Landscape Strategy within the Vision Document confirms that Green Infrastructure will be provided throughout the site and particularly concentrated through the central part of the site, along transport and pedestrian routes and along the length of Burdon Lane which is proposed as a cycle link. Views will also be retained across the landscape.	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	<b>DM7.16</b> - Concerned that this policy is not flexible and is not able to be monitored. The policy states that development will not be permitted where it would prejudice the aims of maintaining the open character of Settlement Breaks. However, should the need arise for development within a Settlement Break during the plan period to meet the development requirements of the City then there is not sufficient flexibility within this policy to allow developments in such circumstances. <b>DM7.18</b> - considered that this policy is not justified, not in accordance with national policy and not the most appropriate strategy when considered against the reasonable alternatives. Although the policy appears to be appropriate when considering new development in the countryside, it is not appropriate for considering development in the Green Belt or Settlement Break. The level of control over development in a Settlement Break should not be at the same level	Fairhurst for Durham Estates

Policy	Comment	Contributor
	of control over development in the Green Belt. There needs to be some flexibility to allow development within Settlement Breaks when the need arises throughout the plan period.	
	<b>DM7.2</b> - welcomes move towards zero carbon development. We consider that Building Regulations are the most effective measure in ensuring the continued evolution of sustainable design and construction and will lead to a successful reduction energy consumption and CO2 emissions.	Barton Wilmore for the Church Commissioners
	<b>DM7.5</b> - Our client welcomes the Council's recognition that proposals which have a positive impact on the significance of city's heritage assets will be supported. The site can be developed for housing whilst sensitively sustaining and enhancing the SAMs and SSSI.	Nathaniel Lichfield for Hellens Developments (#2)
	<b>DM7.16</b> - welcomes review of settlement breaks. Requests the removal of the client's site at Newbottle/Sunniside from the settlement break as it is deliverable for housing now.	Nathaniel Lichfield for Lord Lambton's VS
	<b>DM7.18</b> - New Development in the Countryside (including Green Belt and settlement break). Outdoor sport and recreational development can be an acceptable use within the countryside provided ancillary facilities do not adversely its openness and character. Sport England would wish to see the policy amended to reflect this. <b>DM7.23</b> Greenspace. Sport England support this policy but would wish the Council to have regard to two matters. Firstly para 74 of the NPPF offers the same level of protection to sports and recreational buildings as it does to playing field. Because of the way the policies are structured in the Plan significant protection appears to be offered to playing field by the Greenspace policy, but there is not an equivalent protection offered to sports and recreational buildings. We note and to an extent welcome the importance placed on Sport England's comments on developments that affect playing fields, but advise that we have not seen this approach in other Development Plans and are therefore unsure as to how it might be received by a Planning Inspector.	Sport England
	<b>p169</b> - Does not recognise that flooding is a	Barbara King

Policy	Comment	Contributor
	significant problem in the South Sunderland Growth Area, and should recognise that flooding will impact on any future development as well as current housing.	
	<b>p160</b> - Agricultural Land – We welcome Sunderland County Councils acknowledgement of the importance of agricultural land and consideration given to <b>Policy DM7.17 p161 - Policy DM7.18</b> states "Development proposals in the countryside will require special justification for planning permission to be granted. Proposals should be necessary for the efficient operation of agriculture, horticulture, forestry and other rural businesses. All development should be well designed, in keeping and in scale with its location, and sensitive to the character of the countryside and local distinctiveness". While important areas for consideration, we have concern that such policies do not put additional cost upon a project so that it becomes uneconomical, and contrary to NPPF guidance. In particular point b) i) – "the scale, nature, design, materials and siting of the development is compatible with the existing development; and in close proximity to it" (New rural development) could have a significantly impact upon modern farm buildings that continue to raise animal welfare and environmental standards requested by consumers. Although yet to be formalised, we would welcome clarity as to the impact that the section d) (Conversions) "The conversion, adaptation and reuse of rural buildings" would have upon the conversion of barns for residential use without specific planning permission in a move put forward by the Department for Communities and Local Government. <b>p164 – Policy DM7.20</b> states that "Where on-site compensation cannot be provided, a financial contribution of the full cost of appropriate replacement and successful establishment will be required." Can details be given about who would be the recipients of this fund, how it would be judged as successful, and were available land would come from? <b>p165 - Policy DM7.21</b> also raises the issue of biodiversity offsetting. Can details also be given	National Farmers' Union



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

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

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

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

Policy	Comment	Contributor
	anticipated future need for farm workers housing". Incidentally, at the end of the policy there also seems to be some confusion about the relationship of the second set of three criterion with the first and also the intent behind the first criterion (iii) of conversion.	
	<p><b>DM7.20</b> - We are disappointed by this policy on trees and woodland. Firstly, it does not recognise the unique and irreplaceable nature of ancient woodland and ancient/veteran trees. These habitats are of such age and ecological complexity that once they have been destroyed (for whatever reason), they cannot be recreated. It is therefore essential in our view that they be given as strong protection as possible. It may be possible to mitigate or compensate for loss of secondary woodland or younger trees but it is not possible to do this for ancient woodland. Secondly, we are disappointed that this policy talks only about retention of existing trees and woods in areas subject to development but says nothing about the opportunities which development affords for new tree planting and creation of new woods. Trees and woods have been clearly shown to provide a range of social economic and environmental benefits to local people: for example shading, encouragement of healthy exercise, improvement in air and water quality, flood alleviation, creation of a feeling of well being, providing timber for use as wood fuel ...and many others. For this reason, we believe that everyone should have trees and woodland close to their home. We understand that the Woodland Trust's Access to Woodland Standard has been referenced in the Council's Greenspace study and it might be useful to make mention of it in this policy. <b>DM7.21</b> - With reference to our previous comments on ancient woodland (under the trees and woodland policy) we would like this policy to state explicitly that development which will adversely impact on ancient woodland and other irreplaceable habitats will not be allowed. We believe that the wording "will not be considered favourably..." is too weak. You could state "will not be allowed ...other than in exceptional circumstances". <b>DM7.22</b> - We</p>	Woodland Trust

Policy	Comment	Contributor
	broadly support this policy but it would be better to be more explicit about the types of green infrastructure which might be created and to commit to having a range of different types. For example, some greenspace for playing fields and parks will be necessary but also it is important to include natural greenspace, trees and woodland. The Woodland Trust has commissioned research which shows that woodland is much cheaper to manage than intensively mown grass and most other types of urban greenspace, as well as providing a range of other benefits. As previously mentioned, we support use of access standards, such as our own Access to Woodland Standard and Natural England's Access to Natural Greenspace Standard, in determining how much of each type of greenspace is needed in particular areas	
	<p><b>DM7.1</b> - CPRE supports good quality design but would emphasise that distinctiveness (e) in architecture does not mean clashes with existing buildings. Also in e) 'necessary' is a curious word to associate with (public) art, perhaps 'appropriate' would be a better word. <b>DM7.2</b> - CPRE supports the general principle of this policy. In a) – reference to climate change might be better put "taking into account the likely effects of climate change over the expected lifetime of the building" Clause e) is welcome and should explicitly refer to the impacts of run-off and sewage output on the entire catchment downstream and sewerage network respectively. <b>DM7.3</b> - Policy to restrict illuminated signage to businesses that necessarily operate outside normal local retail hours may be useful here. <b>DM7.4 d)</b> - Internal antennae would be even better <b>DM7.11</b> - This policy could usefully refer to Neighbourhood Plans as a mechanism for identifying assets of local heritage importance. <b>DM7.13</b> - Reference to the community 'right to buy' process might be relevant here. <b>DM7.16</b> - CPRE Co Durham has commented on the review of the Settlement Breaks. CPRE supports the general principle of these breaks and support this policy, though we are not entirely clear why a designation separate from Green Belt</p>	CPRE North East

Policy	Comment	Contributor
	<p>is needed. As indicated in the response to the Review consultation, an indication of the minimum permissible width below which a settlement break becomes ineffective and non-viable would be useful. We note that Settlement Breaks do of course provide more than just a barrier to prevent the individual settlements coalescing and the Wildlife Corridors mentioned above are an important part of their function. <b>DM7.17</b> - We support any Policy that minimises the loss of greenfield sites to permanent development and agree that assessing the quality of the land for agricultural purposes is important. We note that the proportion of high quality agricultural land is extremely low in the North East, so the loss of any agricultural land of whatever is undesirable.</p> <p><b>DM7.18</b> - CPRE broadly supports the principles behind this policy: New Rural Dwellings: it should be possible to remove any temporary dwelling and reinstate the land in its former condition. If business circumstances mean that a permanent building built under this policy ceases its original function, new planning permission will be required to change the use. New Rural Development: special reference should be made to large scale agri-industrial schemes which should be treated as a major industrial development in the open countryside. <b>Conversions d) i) 'complement' not 'compliment'.</b> <b>DM7.19</b> - This is clearly at the heart of CPRE objectives and we support any proposal to enhance or improve the landscape, particularly in sensitive areas. Reference to the Natural England National Character Areas would be helpful, particularly given the importance ascribed to the Durham Magnesian Limestone area. At a local level, policy protecting townscapes and treescapes would also be useful. <b>DM7.20</b> - Again we fully support proposals to protect these important landscape features that are also important for wildlife. The proposals will also help to address some of the issues mentioned in the State of Nature Report. CPRE nationally was also very involved in the introduction of the Hedgerow Regulations, thus emphasising how important this subject is to us. <b>DM7.21</b> Again we fully support</p>	

Policy	Comment	Contributor
	<p>this proposal but believe that, where it is appropriate, alternative sites must provide the same sort of habitat as that which is to be lost. <b>The term 'stepping stones' in this context clearly</b> has a specific meaning which might need to be spelled out in a public policy. Wildlife corridors are frequently associated with watercourses, and policy should be clear on the relative priorities of wildlife, flood alleviation, flood defences, health &amp; safety and culverting. <b>DM7.23</b> - CPRE fully support proposals to increase meaningful greenspace and protect such areas from inappropriate development. The assessment of "usefulness, attractiveness, quality and accessibility" in clause a) should ideally be by the users or potential users (and local non-users) of any greenspace to be lost, not by the developer. <b>The Council's allotments policy could usefully be</b> cited here. <b>DM7.24</b> - CPRE supports this policy but suggests that light pollution should also be considered. Dark Skies is an important issue for CPRE and the Tyne &amp; Wear conurbation is currently the brightest area of the UK outside London on night time satellite images. Light pollution <b>is far more serious than "light spillage"</b> mentioned in Policy DM7.25. <b>DM7.26</b> - Flooding: ideally flood risk assessments should also cover all off-site locations downstream of the proposed development, including where appropriate capacity of culverted sections of watercourses accepting run-off. There is evidence of flooding in the lower Ouseburn Valley being exacerbated by development in Newcastle Great Park several miles away. SuDS potentially benefit wildlife as well as flood alleviation and should be supported. However they do need regular maintenance to be effective, and funded SuDS management schemes should be a standard planning condition. Reference to DEFRA Guidance on SuDS construction and maintenance, and the new SuDS Advisory Boards would be helpful.</p>	
<b>DM8</b>	<p>While we generally support this proposal, we draw attention to the issues that affect wind turbine noise and ETSU R97, which permits different noise levels for this type of development from other</p>	CPRE Durham

Policy	Comment	Contributor
	industrial noise. We are very concerned about night time noise, in particular Amplitude Modulation, and its impact on residential amenity. While we have to accept this is subject to national criteria (of which we in CPRE Durham are very critical) we represent this may need addressing in this Policy.	
	While we generally support this proposal, we draw attention to the issues that affect wind turbine noise and ETSU R97, which permits different noise levels for this type of development from other industrial noise. We are very concerned about night time noise, in particular Amplitude Modulation, and its impact on residential amenity. While we have to accept this is subject to national criteria, we suggest this may need addressing in this Policy.	CPRE North East
<b>DM9</b>	In order to prevent against the potential risks to water quality from waste developments, it is considered that the policy should be revised to include the following paragraph: h) There should be no direct or indirect impact upon the City's water resources as a result of the development. All proposals for waste developments will be required to demonstrate how the development will not unduly impact upon the water environment.	England and Lyle for NWL
	general support	CPRE Durham
	<b>DM9.1</b> - support further comment at allocations stage.	Highways Agency
<b>DM10</b>	<b>DM10.3</b> - The BGS guidance advises a criteria based policy for development management purposes (para 5.2.3). The current policy goes some way to achieving this but we are concerned about the wording of parts of it. For example, when would it not be appropriate for non-mineral development to demonstrate that it will not result in the sterilisation of minerals? Furthermore, the policy omits some of the recommended considerations for policies of this type. For example, that developers need to demonstrate that they have considered alternative sites that do not sterilise mineral (BGS para 7.0.4), whether the development can be designed to avoid sterilisation, whether mineral is likely to be	Mineral Products Association

Policy	Comment	Contributor
	sterilised directly or indirectly and how this should be managed, whether the proposed development is temporary, and what information requirements will be imposed on non mineral proposals in MSAs. Detailed rewording of policy is attached.	
	We represent that <b>DM10.1(h)</b> should perhaps be worded to ensure that positive restoration proposals are included which see the land restored to a higher standard (both in landscape and biodiversity terms) than it was found. We also note the interpretation given to the "presumption against" coal extraction in the recent case of UK Coal v Secretary of State for Communities and Local Government involving a site in Durham which perhaps has unforeseen consequences. Otherwise we have no comment to these proposals.	CPRE Durham
	<b>DM10.1</b> - support	Highways Agency
	The Coal Authority supports the proposed policy wording set out in Policies <b>DM10.3</b> and <b>DM10.4</b> , which encourage the prior extraction of surface coal resources where it is necessary for non-minerals development to take place in the surface coal MSA. Reason - These policy criteria ensure that the Core Strategy & Development Management Policies DPD is consistent with the guidance in paragraph 143 of the NPPF.	Coal Authority
	mineral safeguarding at Springwell is not sound. No physical survey evidence of extent of any mineral resource and takes no account of the existence of a double medium pressure gas pipe running through the land which TRANSCO advise that no working should take place within 250m - this sterilises the mineral resource - cost of diversion is prohibitive. Extraction would cause disruption to operations of Low Mount Farm - already suffers from effects, noise, dust etc, from Springwell Quarry. Suggested amendment - delete all reference to mineral safeguarding at Springwell.	Stephen Swinburn
	<b>DM10.1</b> - The case for use of sustainable transport would be stronger if clauses f) and g) highlighted rail as the preferred means of transport if at all possible, and also sea transport from local ports if appropriate. <b>DM10.1(h)</b> - should perhaps be worded to ensure that positive	CPRE North East

Policy	Comment	Contributor
	restoration proposals are included which see the land restored to a higher standard (both in landscape and biodiversity terms) than it was found. We also note the interpretation given to the "presumption against" coal extraction in the recent case of UK Coal v Secretary of State for Communities and Local Government involving a site in Durham which perhaps has unforeseen consequences. <b>DM10.2</b> - Unless clause a) refers specifically to a very local need or to types of coal not otherwise available, it is effectively meaningless. There is generally a need for coal somewhere! Clause b) would be a lot more meaningful if criteria for environmental acceptability were spelled out. <b>DM10.3</b> - Policy may be needed to avoid spurious planning applications being used to trigger mineral extraction that would not otherwise be permitted.	
	<b>DM10.1</b> - object	Kathryn Brown
<b>DM11</b>	should be simplified to align with NPPF, in particular paras 203-206 and 173. NWL feel that in determining the nature and scale of any planning obligation, the costs of any requirements likely to be applied to the development will ensure viability and will provide competitive returns to a willing landowner and willing developer, to enable the development to be deliverable.	Nathaniel Lichfield and Ptnrs for NWL
	The Consortium consider the policy should be simplified to align with the NPPF, in particular paragraphs 203-206 and paragraph 173 relating to viability. A suggested amended policy is included.	Nathaniel Lichfield & Ptnrs for the 'Consortium'
	should be simplified to align with NPPF, in particular paras 203-206 and 173. Suggests amended wording.	Nathaniel Lichfield for Hellens Development Ltd
	should be simplified to align with NPPF, in particular paras 203-206 and 173. Suggests amended wording.	Nathaniel Lichfield for Hellens Developments (#2)
	should be simplified to align with NPPF, in particular paras 203-206 and 173. Suggests amended wording.	Nathaniel Lichfield for Lord Lambton's VS
	While we generally have no comment, we note the provisions regarding "viability" and suspect these will frequently arise. We represent they must be assessed vigorously.	CPRE Durham
	support	Highways Agency

Policy	Comment	Contributor
	support	Kathryn Brown
	CPRE notes the provisions regarding "viability" and suspect these will frequently arise. We would argue that without the provision of the required infrastructure, a development would be non-viable in operational terms which should outweigh arguments relating to commercial viability. If the cost of a development is prohibitive when all required infrastructure costs are included, then it is non-viable. And in all cases, sustainability requirements should outweigh viability arguments.	CPRE North East

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

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

	demand to justify building on these green field sites. Building when there is insufficient demand to meet the new supply is not economically, environmentally or socially sustainable. need to attract more people into the city which will increase demand. para 71 misses the opportunities green space offers for economic development other than building, and the social and health benefits it brings too.	
	<b>P30 Coalfield also mentions Gentoo's regeneration programme?</b> Again , where is this? The Council are undertaking housing market renewal in this area and Gentoo have sold some of their land to private developers for house building – but not aware of Gentoo actually undertaking any regen work themselves	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult Services
	<b>P31</b> What Sunderland will look like by 2032? - Should include a para in here around the significant ageing population in Sunderland as this is the high % of our population – this seems to be missed throughout the document. In a positive way it should mention significant investment and delivery in older persons housing solutions across the city to meet needs; equity and aspirations. Communities and neighbourhoods to be better planned to acknowledge and provide Age Friendly and Dementia Friendly Communities.	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult Services
	<b>P33 4. Housing</b> - This should also include next to <b>affordable and executive homes "older persons housing solutions"</b> The para should be ended with <b>" to meet the needs of all households choosing to live in the City"</b> – this needs to be updated throughout the document where this statement is used	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult Services
	<b>P34 7</b> Neighbourhoods and Communities - Need to include wording in here which outlines the provision of Age Friendly and Dementia Friendly communities	Anne Prentice Strategic Development Lead - Accommodation Health Housing and Adult Services
	<b>P34 Section 1.0</b> - general support for the Council's approach and the focus on the importance of the role of the University. Hv, considered that one of the planning challenges that needs to be reflected in relation to sustainable communities is the need to have a more planned	Signet Planning for the University of Sunderland

	approach to the provision of student accommodation, located in appropriate locations and of a high quality. Suggest the inclusion of the following challenge point within the table at para 53 - 'uncontrolled, speculative student accommodation and HMO provision.' Central area - suggests inclusion of following opportunity and growth bullet point - 'Positive planned approach to student accommodation provision supported by an identified need and in central locations in close proximity to the University.' Could include site specific allocations given time scale to adoption to incorporate Univs masterplan. South Sunderland - suggest inclusion of following key issue and constraint bullet point - 'An over-concentration of unplanned HMOs within certain wards within the sub-area leading to a mismatch of housing provision.' growth and opportunities bullet point - 'The reduction of HMOs to release properties back into the general housing market and reduce over-concentration of student population.' North Sunderland - broad support. Spatial Visions and Objectives - support.	
	<b>para 83</b> - one of key issues and constraints of <b>Coalfield area is stated as 'poor housing choice</b> and environment contributing to out-migration'. Suggests that the release of suitable, deliverable sites in Settlement Breaks should be identified <b>under 'opportunities and growth' for the Coalfield</b> area, for instance the client's land to the rear of the Beehive PH in Newbottle. Shouldn't rely too much on Gentoo as there are also significant opportunities from private developers	Fairhurst for Durham Estates
	<b>para 93</b> - support. Comments then proceed to demonstrate how the Philadelphia workshop application will assist in achieving objectives of spatial development and growth, economic development, housing, neighbourhoods and communities, and design and heritage.	Nathaniel Litchfield & Ptnrs for Esh Developments
	<b>para 92</b> - support for overall spatial vision for the city, and the identification of South Sunderland as being the main focus for new house building in the city and to introduce a mix of housing including higher value executive homes.	Barton Wilmore for the Church Commissioners
	<b>P34</b> welcomes overall vision and focus of new housing in south Sunderland, hv spatial objective 4	Signet Planning for Partner Construction



	should be strengthened to make clear that housing requirement is not a ceiling. Suggested amendment to para 1,4 - replace 'provide enough land to meet the city's housing requirement' with 'significantly boost housing land supply and meet the full objectively assessed needs for market and affordable housing.'	Ltd
	<b>Para 42</b> - Population forecast is reliant upon ONS which is infamously inaccurate. <b>Para 48</b> - To be sustainable, new housing should have minimum internal and external space standards. <b>Para 86</b> - three greenfield sites have been approved for housing over brownfield sites, contrary to the CS aims. Should be a moratorium on all development in the Coalfield until the situ is reviewed democratically.	Kay Rowham
<b>Housing</b>	My query is that following the publication of The National Planning Policy Framework last March councils are obliged to identify the scale of demand for Self Build Sites in there area and do something about freeing up sites, are there proposals for self build plots within these developments?	Kevin Walker
	An alternative to demolition of older residential properties and rebuilding should be considered - refurbishment of existing properties with financial incentives for individuals to take it on. Also should be more employment opportunities in Southwick with improved transport links.	Lawrence Barnaby
	Gladman note that at present there is no specific policy in the Revised Preferred Options document that underlines the presumption in favour of sustainable development as outlined in the Framework, and the only reference to it is in setting the national planning context on page 12 of the consultation document. Inspectors at Local Plan examinations in Bournemouth, Eastbourne, and Selby have required modifications to the plan to ensure that a specific policy is included in the plan that sets a presumption in favour of sustainable development in order to be found sound. Indeed the requirement to provide outline the presumption of sustainable development in policy making is set in §151 of the Framework. This shortcoming can easily be remedied with consideration of §14 of the Framework and the	Gladman Developments

	inclusion of this policy.	
	support for CS overall, but wish to see further clarity on how the CS will integrate with the North East Combined Authority and in particular how it will interface with the economic growth elements. Stresses importance of economic growth and how it forms a key thread throughout the CS polices. When considering overall numbers of new dwellings required, also need to considered type and mix. Mismatch between CS timeframe 2032 and Sunderland Strategy 2025. Cognisance is needed however of the commuter patterns of workers who may aspire to higher paid professional and technical jobs and that live/work patterns in particular, do not therefore necessarily correspond to the City boundaries. With planned upgrades to key transport corridors, particularly upgrades around the A19, plus the increased traffic flow from the Tyne Tunnel crossing, this is likely to become a more prominent issue for the City in terms of attracting and retaining residents.	Gentoo
	sets out the case for development of the client's land within the green belt for housing	England and Lyle for Mr C Miler
	NWL request the site at Fulwell reservoir be re-allocated for housing within the forthcoming Allocations DPD	Nathaniel Lichfield and Ptnrs for NWL
	Welcomes review of green belt and promotes the client's site at Teal Farm for housing development.	Nathaniel Lichfield for Hellens Development Ltd
	Proposes a site described as at Silksworth Lane (actually adj Burdon Lane) for housing development, in conjunction with South Sunderland LMD	Kevin Dobson
	Full Economic Viability Assessment needs to be undertaken on the plan as a whole to ensure that schemes are not rendered unviable. Para 39 - 5 aims - lack of reference to housing, which is considered to be critical in meeting these aims. Spatial Vision needs an acknowledgement that there needs to be a significantly increased number of homes in Sunderland. Spatial objective 1 - development on PDL should be 'encouraged' as opposed to preferential. Spatial objective 4 - to ensure that the objective is met successfully there should be a reflection and recognition that the delivery of housing is the key. Whilst providing	Persimmon

	enough land is important, the Core Strategy needs to assist and aid the physical delivery of housing through its policies – as without this the Core Strategy cannot be implemented successfully.	
	Questions the process by which the housing target of 15,000 was arrived at and is unhappy about the availability of information and evidence to support it. Considers that the plan is not founded on a robust and credible base due to the uncertainties and assumptions around the housing figures - needs to be flexible and take into account demand as well as supply. To be deliverable need to attract more people to area to create demand. To be flexible need to facilitate development at rate of demand. Monitoring requires up to date info about real market led demand.	Stephen Hopkirk
	Monitoring demand - the comments explain the process of using housing market information using Statistical Process Control charts to take into account real demand and provide sustainable development in a way that is defensible.	Stephen Hopkirk
	concern about lack of evidence that there is 'no reasonable alternative'. Concern about lack of local control and weakness in ability to enforce requirements eg affordable housing. Discusses issues around affordable housing target and actual delivery - doesn't provide enough, and impact of 'bedroom tax' - requirement for smaller affordable homes is not being met nor recognised. Basis for housing target - growth in population and reduction in housing size - is unsound - more likely to be stable or declining population. Need to create jobs and prosperity to attract people. Too much emphasis on provision of family and exec housing for sale - won't necessarily stop migration or attract higher earners - Sunderland is in competition with other areas. Private sector housing provision will be profit driven - can't rely on this to satisfy CS aims. Insufficient affordable homes being built. Discusses affordability of average new home compared to income and concludes that need to create 30,000 new secure full time well paid jobs. To justify house building in Sunderland the precondition must be the creation of jobs.	Robert Scott
	Why is there so much development proposed on	Comment received at

	Greenfield, and why here? Why are brownfield sites not the priority? What other sites have been considered before deciding upon the South Sunderland Growth Area? Council claim that it is a 'green' city- but are proposing to develop on large areas of 'greenfield'.	staffed library events
	Has the council considered demolishing properties and re-building on the sites i.e what Gentoo are doing? Instead of building on Greenfield sites.	Comment received at staffed library events
	What about the north end of Sunderland- what are they getting?	Comment received at staffed library events
	Why have we never consulted on the SHLAA with local residents but consult with developers and landowners?	Comment received at staffed library events
	<b>Where are all these 'execs' coming from? Where is the evidence for this?</b>	Comment received at staffed library events
	<b>New homes won't be affordable to Sunderland people.</b>	Comment received at staffed library events
	Are the population projections robust? ONS data used as the basis for the calculations but Mr Hopkirk has been in contact with the ONS who have advised that the margins of error are high and as such this level of error should be reflected in the calculations.	Comment received at staffed library events
	Why do we need 15,000 home built over 20 years- is this properly justified?	Comment received at staffed library events
	Concerned that the 15,000 target is the same target as in the UDP	Comment received at staffed library events
	Housing – one customer questioned how we arrive <b>at the housing numbers split by areas if we don't have allocated sites. How do we know how many are to be built if we don't know where there will be going?</b> Explained Future Housing Numbers Paper looks at stats such as population predictions etc to establish demand and where the demand will be, then can look at potential sites to accommodate the demand with contingency for flexibility. Had similar comments for retail development.	Comment received at staffed library events
	Will the new plan take into consideration care home availability – big issue with Bedroom Tax and under-occupancy	Comment received at staffed library events
	<b>Why isn't the housing emphasis on Hetton Downs?</b>	Comment received at staffed library events
	Problems with Gentoo housing allocations- example of a carer being housed 6 miles away	Comment received at staffed library events

	from the father he cared for.	
	Deprived areas need social housing, not executive. 30 social homes at North Road out of 300 is not enough	Comment received at staffed library events
	Seaburn Masterplan- why are they planning to build on greenspace?	Comment received at staffed library events
	Grave concerns regarding the scale of development in and around the Hetton Bogs area.	Comment received at staffed library events
	How will social housing actually be delivered? Gentoo intentions to demolish 4000 homes and build 3000 (a mix of social and private sale)- therefore a loss of social housing available. Council attempting to deliver 10% of social housing in private schemes, so not really delivering much at all.	Comment received at staffed library events
	The Bedroom Tax is affecting approximately 4,500 people in the Sunderland area.	Comment received at staffed library events
	<ul style="list-style-type: none"> <li>• <b>Concern over increasing number of HIMO's in North Sunderland;</b> taking down the image of the area</li> <li>• <b>Need for more social housing in the City:</b> concerns that developers are not adhering to policy</li> <li>• <b>Need for controls on "garden grabbing"</b></li> <li>• <b>The use of the Bonnersfield site for housing would not be the best use of the site</b></li> </ul>	Comments received from Members' briefing sessions (North)
<b>City Centre</b>	Bridges needs extending, Sunderland needs environmental improvements, including shopfronts and tackling litter and dog fouling.	Miss J Reed
	Raises various questions about the central area relating to; numbers and locations of proposed housing, parking provision for residents and retail, proposed and vacant retail units, phasing of developments and contributions, extent of university use.	J Lloyd
	City Centre should be the priority for the council, not building new homes on Greenfield sites. People from outside of Sunderland will not want to move to Sunderland, with the city centre as it is.	Comment received at staffed library events
	Concerns over lack of city centre car parking when new development takes place. The right number of spaces need to be located in the right places. Resident of Mowbray Apartments was allocated parking space in Tavistock Car park, that has now gone, so space re-allocated at Sunnyside Multi-Storey, concerns over distance to this, particularly	Comment received at staffed library events

	as grow older and possible reduced mobility.	
	Crowtree leisure centre – customer asked what was happening with the leisure centre and expressed interest in it being reopened with ice rink. Customer commented that there would be no leisure centre within the city centre. Stadium Village is too far away and inaccessible, also have to make a special journey not part of the town centre trip. Also no sauna facilities anywhere.	Comment received at staffed library events
	Vaux – a few customers enquired about the Vaux site and Farringdon Row – concerned about the lack of progress over the years. Also concerns about introducing new retail (and office) development when the city centre has so many vacant properties.	Comment received at staffed library events
	City Centre – customer expressed concern about the number of parking spaces and the lack of directions to the car parks on driving into the city. Also commented on the removal of the Tavistock car park to build the Software Centre (plus apparent lack of interest in Software Centre) which was supposed to provide parking for apartment development. What would prevent same thing happening again? How will we ensure that developers provide adequate car parking in city centre or how can we ensure alternative, such as bus routes, will remain in place?	Comment received at staffed library events
	City Centre- Concerns expressed by couple of customers about Fawcett Street, in terms of the traffic/bus routes (one long bus terminus) and dereliction of retail element. How would new retail development impact upon this area? What impact would commercial decisions have on city, eg cited was that Tesco have announced they have too much retail space – what would happen if they pulled out of the new one just built?	Comment received at staffed library events
<b>Washington Centre</b>	CS is not sound as it is not fully prepared, it does not present clearly the most appropriate strategy, it does not include policies to maximise its prospect of being effective, it is wholly inconsistent with national policy. In all these regards, the concern relates to the minimal inclusion within the document, and particularly in specific mentions, of Washington town centre. The town centre is accepted as one of the major centres on the retail hierarchy, but in none of the relevant elements of	Colliers International for M&G Real Estate

	the document are the need to and opportunities for enhancement of the town centre emphasised: this runs contrary to the approach both for Sunderland city centre and other centres within the district. The changes that we believe are necessary to remedy the shortcomings are: To include in the Vision for Sunderland a clear statement that Washington town centre will have been supported and renewed through public and private sector investment and interventions to maintain the role of the centre in the shopping hierarchy and provide much improved and sustainable facilities for those who rely on it: In Paragraph 1.12 and 1.13, an additional paragraph, reference should be made to the town centre. This might include a statement along the following lines: "Washington is benefitting from both private and public investment which are renewing the town centre and regenerating the facilities available to the local community. There are additional opportunities so to do within the town centre as defined and these will be supported to ensure a sustainable pattern of provision of facilities and to provide wider diversity of employment opportunities." (plus other recommendations under specific polices)	
<b>Green Infrastructure</b>	Council needs to have referred to an up to date playing pitch strategy and an up to date built sports facilities strategy for the local plan to be sound, in accordance with the NPPF. There is no built sports facility strategy B187 and the playing pitch strategy is underway. These are needed to inform the progression of the CS and DM policies.	Sport England
<b>Cross Boundary Issues</b>	general support but requests commitments to regular one- to- one meetings to identify and discuss relevant cross boundary issues.	Durham County Council
	Request to be involved in population and household projections as part of duty to co-operate. Gateshead, South Tyneside and Sunderland need to work together to consider strategic infrastructure requirements of NAMP. Need to take into account Gateshead's employment land review to see if any land requirements could be met by Gateshead's employment land portfolio. Impact of north of Nissan site on transport movements around, eg,	Gateshead MBC

	White Mare Pool and Testo's need to be taken into account as part of cross boundary working.	
	recognition of duty to cooperate and emerging City Deal and Combined Authorities proposals in para 36 - noted. Para 36 - acknowledgement of potential to extend north of Nissan strategic site into South Tyneside - noted and concur. Fig 1 map of cross boundary issues supported. However, it is recognised that discussions are currently on-going between the two authorities in relation to the continued future potential of the Wearmouth-Jarrow candidate World Heritage Site bid, following its withdrawal in Summer 2012 prior to any formal decision from UNESCO.	South Tyneside MBC
<b>Environment</b>	Climate change is a political myth. The only risk to flooding in the coalfields area is from excessive housebuilding. Wind turbines are inefficient and not cost effective.	Kay Rowham
	Specifically of concern to Seaham Town Council is the protection of the green belt land which separates Seaham from Ryhope to the north. The Town Council wish for this tract of land to be maintained in order to ensure the communities do not merge and that there is no adverse effect upon the Durham Heritage Coast. Seaham Town Council are also extremely concerned about coastal pollution and given the current impact of pollution from the north affecting the beaches and coastline of Seaham, the Town Council would strongly urge that appropriate control and processing measures are mandatory within the plan to correctly deal with the additional levels of waste materials produced by an increased population in order to prevent such waste materials making their way into the coastal waters.	Seaham Town Council
	Policies within the CS on water do not fully cover the implementation of SUDS. Rather than requiring they be implemented into new development 'where feasible' it should include that SUDS be implemented at the initial stages of all new development with full implementation at completion. If there can be no implementation of SUDS development should be refused. It would be fully justifiable that a council officer in the planning dept had sufficient knowledge/qualifications on the subject of SUDS	Pat Robson

	when new applications for development are submitted. Without someone with this expertise the council cannot simply accept designs/plans from developers as being suitable, especially in light of climate change trends and current flooding issues. Throughout the CS it continually states 'there is no reasonable alternative' - why? can this be proven?	
	<ul style="list-style-type: none"> <li>• Need to make more use of the river</li> </ul>	Comments received from Members briefing sessions (North)
<b>Connectivity</b>	welcomes emphasis on sustainable travel and role of public transport. Brownfield first approach is welcomed as this is where the public transport infrastructure is. Need for improved public transport north of Nissan is noted. Nexus is keen to work with the Council to make necessary improvements for all LMDs. Support for city centre, Washington, Seafront, Houghton etc welcomed as it will help safeguard public transport networks.	Nexus
	intro para 7 - no social inclusion strategy but other people focused strategies, eg culture, health and wellbeing, strengthening families, skills, economic m. p. community resilience. Para 53 table a) point about educational attainment is improving but is below national average - needs checking. Para 93 3) ec dev - need to include ref to 'entrepreneurial activity/ micro businesses'. Glossary - 'Partners' - 'A range of public, private and voluntary and community sector organisations...' 'Traveling Showpeople' - typo.	Jane Hibberd, Head of Strategy and Policy, People and Neighbourhoods.
	Objects to the proposed SSTC and the new Wear crossing. The proposed redevelopment of the Vaux site and the Groves cranes site, including housing, is not the best use of the land and will not promote long term employment opportunities. Alternative locations would be more appropriate to bridge the Wear. The objection includes voluminous evidence and previous objections to the proposals and the costs this has incurred.	Ron McQuillan
	Enquiry regarding the traffic situation along Washington Road if the Nissan strategic site were to go ahead. Already a busy road with problems crossing to bus stops.	Comment received at staffed library events

	Enquiry about the groves site, no major concerns just ensure transport links are provided from groves to other areas.	Comment received at staffed library events
	Concerns over parking on Liberty Way/Dame Dorothy Street and lack of bus service to Liberty Way, as older persons accommodation down Liberty Way not being served by bus service.	Comment received at staffed library events
<b>General</b>	Raises a number of legal and trademark issues. Makes suggestions for developments that would boost/reflect the area's natural and historic heritage.	Mark Holland
	Welcomes continued work on strategic cross boundary issues through duty to cooperate. Interested in model used to calculate city's housing requirement. Support for hierarchy of retail centres, but considers that the Retail Needs Assessment needs updating. Housing - different market to Newcastle.	Newcastle City Council
	Suggests a site within Green Belt for development. Suggests CS policies and DM policies should be combined to avoid repetition. Suggests a Green Belt assessment should be undertaken. Questions whether a holistic viability assessment has been undertaken which considers all aspects of the plan. Unclear how the CS and the SHMA intends to address cross boundary element to housing market. Suggests more than one SHMA, eg for 5 sub areas. Suggests spatial objective 4 of the Vision statement should refer to the need to provide sufficient housing to assist the council in meeting its objectively assessed need and economic aspirations.	Barratt and David Wilson Homes
	Need to be clear about the plan period early in the document. Need to combine CS and DM policies to avoid repetition. Need to include a green belt review, further work on the assessment of an objectively assessed need for housing and cumulative economic viability assessment of all plan policies and obligations. Document doesn't specify outcome of discussions with other LAs under the duty to cooperate. In recent cases inspectors have noted that compliance with the duty goes beyond just consultation. Suggests that the housing requirement needs to take into account more the cross boundary housing market - more evidence is needed here. Suggests spatial	Home Builders Federation

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

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

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

at Lakeside Village was a success story, primarily because they are so well managed, and that residents want to turn it into a retirement village.	from Members' briefing sessions (West)
Officers explained that the hierarchy of centres put the centres in the west in the lowest category (Local Centre). Cllrs questioned whether Doxford Park should be classed as a District Centre ahead of Pallion, Pennywell and Silksworth, and suggested that Chester Road was bigger than Sea Road	Comments received from Members' briefing sessions (West)
There was a general proposal that the Green Belt boundary needed to be fit for purpose and not have unnecessary twists and turns.	Comments received from Members' briefing sessions (West)
There seems to be a lot of student housing with still more applications for planning permission coming forward. There are also incentives to convert properties back into family homes that <b>don't appear to be taken up. This leads to many empty properties? How do we address this?</b>	Comments received from Members' briefing sessions (East)
<b>Do we have a definition of a 'student'</b> – there seems to be no restriction to change student accommodation to HMOs/hostels, which is having an impact on established residential areas. The <b>problem needs tackling immediately.</b>	Comments received from Members' briefing sessions (East)
How does the CS relate to SPDs such as that relating to Sunnyside?	Comments received from Members' briefing sessions (East)
How are we addressing the issue of gypsies and travellers?	Comments received from Members' briefing sessions (East)
When considering the south Ryhope site, has the potential for a Metro extension been taken into account? What about the railway station and P&R as outlined in the UDP?	Comments received from Members' briefing sessions (East)
How does the healthy cities objective fit in with the development proposals, eg encouraging walking and cycling?	Comments received from Members' briefing sessions (East)
There was concern over achieving the right amount of housing for the Coalfield area taking into account: its historic role of focusing more on providing industrial land rather than housing, reflecting local desires, recent developments	Comments received from Members' briefing sessions (Coalfield)

	achieving an under provision of affordable housing, and the impact of large housing numbers upon aspects such as school places.	
	It was questioned why we need to consider greenfield sites if we have sufficient brownfield land, and why sites are included in the SHLAA when they are, for instance, in the settlement break: developers use the document as a kind of allocations plan and see it as a green light to development.  Land use review needs to take account of the condition of land, for example, to take opportunities to address problems of reallocating inappropriately designated green belt land. Land that is quality green belt should be protected from development.	Comments received from Members' briefing sessions (Coalfield)
	On the question of the viability of (housing) developments, it was felt that the developers should be responsible for carrying out their obligations, eg affordable housing provision, and mitigating the impacts of their developments, eg preventing an increase in the risk of flooding elsewhere, by adjusting their profit margins accordingly, rather than the council adjusting the requirements. The council needs the resources and expertise to verify or challenge their viability assessments.  Similarly, it was felt that the developers have the advantage over the council in terms of expertise and resources to provide evidence and address issues such as flooding.  However, it was also recognised that there needs to be a degree of flexibility to the obligations. Eg, play equipment needs to be provided appropriately in the right places, rather than many small individual areas.	Comments received from Members' briefing sessions (Coalfield)
	It was questioned how many pitches would need to be provided for gypsies and travellers?	Comments received from Members' briefing sessions (Coalfield)
	Concern was expressed that planning permission is being granted for speculative developments on employment sites that cover a whole range of	Comments received from Members' briefing sessions

	uses, some of which are not considered to be necessarily appropriate to the estate. It would appear that some operations are not complying with conditions or legislative requirements which the council is struggling to enforce against through lack of resources.	(Coalfield)
	The CS reiterates the overall desire for the Coalfield regeneration route but does not specify a particular route. Through discussion, there appeared to be some confusion about the form and location of the route. It was felt that this policy needs to be revisited with a view to reconsidering the options. It would appear that Durham CC have progressed the matter and secured funding. It was felt that the council needs to 'catch up' with their progress.	Comments received from Members' briefing sessions (Coalfield)
	<b>It was felt that the difference between 'greenfield' sites and 'Green belt' needs to be clarified in order to avoid confusion. Similarly, 'white' land, which is inherently 'green' will be clarified and identified within the Allocations Plan.</b>	Comments received from Members' briefing sessions (Coalfield)
	It was felt that existing industrial estates were being undermined by the desire to profit from housing development, resulting in a decline in the supply of employment sites. It was suggested that Philadelphia in particular, had been deliberately run down by the owners, who would also charge inflated rents in order to demonstrate a lack of demand to strengthen a case for residential development on the sites. It seems that the developers are in charge, not the council. One suggestion was that we should consolidate the poorer industrial areas to create a whole new employment site to allow other sites to go for housing.  Need a review of land uses. It was felt that some sui generis uses were inappropriate to the industrial estates within which they are located, and inadequately controlled.  The proposal to concentrate regeneration on the Hetton and Houghton areas was questioned in terms of what would happen to Shiney Row, the most populated area of Coalfields.	Comments received from Members' briefing sessions (Coalfield)
	Concern was expressed about focus on	Comments received



	<p>regeneration in Coalfield on housing, whilst losing employment land. Where are people meant to work? Places like Washington are very difficult to reach by public transport.</p> <p>Concern was expressed about concentrating on building new homes, without support for upgrading existing properties. Much of the Coalfield area has good quality older properties that are still in popular demand.</p>	<p>from Members' briefing sessions (Coalfield)</p>
	<p>The Broomhill and North Road applications caused concern. It was felt that the developers hold all the cards in terms of technical expertise re drainage etc. It is not enough to rely on no objections from the likes of Northumbria Water or the Environment Agency; we need in house expertise or consultants to look into these issues thoroughly to check or counter the claims.</p>	<p>Comments received from Members' briefing sessions (Coalfield)</p>
	<p>It was felt strongly that Members were often served with a fait accompli at the Planning and Highways sub committees and felt obliged to agree to a proposal without having a full understanding of the facts. It was too late by then to have a proper discussion about the issues. It was suggested that Members should be consulted at an earlier stage in the application process to enable full consideration of the issues. Similarly, it was felt that there needs to be clearer communication and consistency between planning policy and development control/ planning enforcement.</p>	<p>Comments received from Members' briefing sessions (Coalfield)</p>
	<p>The proposed Central Route/Hetton by-pass received support but frustration was expressed about the lack of progress in providing these routes. It was felt that one of the justifications for the routes was the provision of employment sites, however, it was felt that the road should come first to be able to attract new employment – <b>it's</b> getting too late as employment sites such as Philadelphia are being lost. Sec 106 contributions should be used to provide facilities in the immediate vicinity and should not be spent elsewhere. Developments will have an impact on existing communities and that money should be spent to support those communities as well as providing for the new population. It was generally</p>	<p>Comments received from Members' briefing sessions (Coalfield)</p>

	<p>considered that a lot more affordable housing is needed in the area, as well as smaller properties generally. Affordable housing should be provided where it is needed, which is amongst existing communities as well as in each new development, but pepper-potted across the site rather than clustered together. The problem is exacerbated with Gentoo replacing social housing with properties for sale. The whole of Holmelands, for example, is being sold privately. There was also concern with areas like Philadelphia, where far less than 10% was put forward by developer for affordable homes (18 as opposed to 63). <b>Developers felt to be "ruling the roost"</b>. There was concern about the lack of provision of affordable housing – <b>developers don't always meet their obligations</b> – question of viability. Some applications take so long to determine that 106 contributions are calculated on outdated property values so that their real value is less in terms of current prices.</p>	
	<p>Concern was expressed about pressure for development in the Green Belt in County Durham and the impact that would have on Washington South. We have to be more careful about protecting our portion of Green Belt in that area</p>	<p>Comments received from Members' briefing sessions (Washington)</p>
	<p>It was felt that the quality of some of <b>Washington's employment areas is poor, e.g.</b> Swan Ind Est has a lot of fast food outlets and taxi firms. Employment land in these areas needs to be looked at carefully in the context of the housing around them. A couple of the trading estates (like Swan) where employment uses are weak would be better used for housing</p>	<p>Comments received from Members' briefing sessions (Washington)</p>
	<p>Proposed housing developments need to take account of existing facilities, particularly schools, e.g. Springwell has recently had new housing development (and a further 26 homes approved) but there is no capacity at the local primary school. It was also felt that before Springwell is considered for further development, it needs better infrastructure and an improved road system.</p> <p>It was recognised that the constrained nature of Washington is a problem for its future</p>	<p>Comments received from Members' briefing sessions (Washington)</p>

	<p>development – it could possibly accommodate additional employment or housing on existing sites, but not both – unless consideration was given to amendments to the Green Belt boundary to accommodate these.</p> <p>There is a hope that Leamside Line will be reopened for rail and Metro use, to link Washington with Sunderland and Newcastle.</p>	
	<p>There is a lack of provision of homes suitable for older age groups. There is a problem with the housing mix in the south of Washington where there are a lot of larger properties; there are a lot of people in the older middle age category that will soon be wanting quality smaller properties to downsize to – only then will the larger properties become available for the next generation to move up in to. Similarly, there is a lack of extra care facilities or retirement villages to provide adaptable homes as people age and their needs change. There is a dire lack of bungalows which <b>will provide a 'home for life' as people age.</b> Developers have no incentive to provide them – viability argument –we need a requirement for their provision in new schemes. Two Castles scheme at Houghton cited as good practice.</p> <p>Gentoo has tended not to put the elderly amongst family properties to avoid nuisance complaints. Within existing estates, smaller one bedroomed properties are being knocked through to create one larger property – this leads to a poor mix of house types and demographics.</p> <p>It was felt generally that new housing developments lack variety in house types and options, in terms of, for instance, small houses but with a double garage, bungalows, etc.</p> <p>The former Ayton school site was suggested as a good option for extra care homes.</p>	<p>Comments received from Members' briefing sessions (Washington)</p>
	<p>It was felt strongly that Members were often served with a fait accompli at the Planning and Highways sub committees and felt obliged to agree to a proposal without having a full understanding of the facts and knowing that a</p>	<p>Comments received from Members' briefing sessions (Washington)</p>

	<p>proposal lacks provision for certain facilities such as affordable housing or play space. It was too late by then to have a proper discussion about the issues. It was suggested that Members should be consulted at an earlier stage in the application process to enable full consideration of the issues. Perhaps the Intelligence Hub could provide expertise on a whole range of issues.</p>	
	<p>The problem of the quality of the trading estates was discussed again. There appears to be a problem of management of the estates and lack of maintenance that is mainly out of the hands of the council. Several units appear to be under one ownership and it would seem that uses within individual units are controlled by the owners. Many units are not in industrial use and there is a lot of advertisement clutter. The estates do not provide sufficient large scale, quality sites for the demand that is out there. A full study of all industrial estates needs to be undertaken to establish the value of the employment sites and whether consolidation of sites would enable provision to better match demand and free up land that could be used for housing.</p> <p>It was also stressed that not every job coming into Washington was linked to Nissan. There is a great danger of putting all our eggs into one basket.</p>	<p>Comments received from Members' briefing sessions (Washington)</p>
	<p>The Galleries was recognised as a thriving, successful centre which serves the whole of Washington without shoppers necessarily having to go elsewhere. Parking is a problem, though, as car borne journeys are now far more frequent than the original new town concept envisaged. To a certain degree Washington has outgrown its design.</p>	<p>Comments received from Members' briefing sessions (Washington)</p>
	<ul style="list-style-type: none"> <li>• <b>Are there controls on the design of roller shutters</b> – make them perforated so look better</li> <li>• <b>Does the Council have powers to force owners to improve run-down/ poorly-maintained properties?</b></li> <li>• <b>Members require more involvement in design of developments</b>, rather than just having sight of the design at the committee.</li> </ul>	<p>Comments received from Members briefing sessions (North)</p>
	<ul style="list-style-type: none"> <li>• <b>Some sites in Central Sunderland have been vacant for some time (Sheepfolds/ Vaux) – need to make better use of them</b></li> </ul>	<p>Comments received from Members briefing sessions</p>

	<ul style="list-style-type: none"> <li>• <b>Support for North of Nissan strategic site</b> – but question how can North area residents benefit from new jobs created</li> </ul>	(North)
<b>Key Diagram</b>	should include true extent of the two areas protected under the European Birds and Habitats Directive and label them SAC/SPA/Ramsar.	Natural England
	In terms of the Key Diagram, whilst we are pleased to see there is a graphical representation of the policy, the BGS guidance suggests that the broad extent of the MSAs be shown, (i.e. mapped).	Mineral Products Association
	We note the simple Key Diagram map (as downloaded from your website) which illustrates the location of Sunderland's proposed strategic employment site (and consequent amended Green Belt boundary). It also suggests associated proposed road schemes to improve connectivity into the Nissan site and strategic employment site, including the A1290 Washington Road link from the A19(T) interchange in South Tyneside, although these apparent proposals do not appear to be mentioned in any of the draft Core Strategy policies or supporting text.	South Tyneside MBC
<b>Procedural</b>	over the summer hols	Brian Robson
	Not sufficient coverage. Consultation should be wider, eg more prominent in libraries and Community News.	Sheila Ellis
	Not well placed in the library – too far in. People <b>were expecting large display/plans detailing city's plans.</b>	Comment received at staffed library events
	Ward Councillor concerned that the response forms were not very user friendly.	Comment received at staffed library events
	Find it difficult to flick between the different documents- it is quite confusing	Comment received at staffed library events
	The questions are difficult to respond to and this is putting people off responding- is this intentional?	Comment received at staffed library events
	Complaints from residents that Core Strategy Consultation response form was too difficult to complete	Comments received from Members briefing sessions (North)

## APPENDIX 6: Settlement Breaks Consultation (2013) – Responses Schedule

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

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

Settlement Break	Comment	Contributor
	Settlement Break. Notwithstanding this, The Co-operative Group consider that Sunderland City Council need certainty that where land is no longer proposed to form part of the settlement break that it is deliverable, available and achievable in order to meet the development needs of the City.	
<b>4 South Sunderland</b>	Objects to the removal of SB land. It provides good separation between Doxford Park, Silksworth/Tunstall and Ryhope, offers good views, wildlife corridors, and resource for walkers, cyclists, horse riders, and is also distant from public transport.	Alan Heslop, Thristley Wood
	Both approach D - Sub Area Spatial Requirements - 'Local sub-area needs and priorities will be brought together to form a sustainable city wide approach' and Localism Act 2011 - 'to give local communities and areas greater control over their own futures' are made a mockery of by proposals to lift settlement break. It dismisses the needs priorities and control of those who will be affected.	Malcolm Newey, Thristley Grange
	GI corridor - wide corridor, not narrow as stated - opens up to wide panoramic views. Landscape character - review acknowledges some attributes before adding 'however' and then reads as though justifying why houses should be built here, which feels biased. 'abrupt settlement edges' - not noticable due to contours. 'Spance' woodland nevertheless is invaluable to wildlife. Pylons don't distract from rural feel. High water table leads to flooding at Lodgeside Meadows, Burdon Lane, Burdon Road, Hall Farm, Blakeney Woods and the surrounding fields and seems to be getting worse - not 'only limited areras affected'. Once its brought to the Council's attention - should take responsibility. Misses implications of critical drainage area. People need a reason to come to/stay in Sunderland - don't take away the assests we have, like this green area, sort out other areas first, like the city centre, to attract people here. Housing numbers are over optomistic and based on assumptions - over provision will spoil what we have and be counter productive.	David Stewart, Ryhope
	The Lodgeside Meadows area is an attractive place to live because of the surrounding rural area.	Julie Stewart, Sudnerland

Settlement Break	Comment	Contributor
	Sunderland has little else to offer as an incentive to stay. Housing target is over optomistic and not supported by evidence but assumptions. Population is decreasing yet an increase is predicted. Ageing population means fewer economically active . Population figures appear inconsistent and Household Formation Rates are confusing - where does 2.21 come from? Reasons for migration do not appear to show full picture. Housing vacancy rates data is ambiguous. Housing stock imbalance - more to picture than this - create the demand first. Development viability - high value of land would not necessarily reap rewards if demand not there - would benefit developers not people of Sunderland. Loss of land without proven justification would not be sustainable - this land is productive - would mean loss of agric land. GI corridor - wide corridor, not narrow as stated - opens up to wide panoramic views. Landscape character - review acknowledges some attributes before adding 'however' and then reads as though justifying why houses should be built here, which feels biased. 'abrupt settlement edges' - not noticable due to contours. 'Spance' woodland nevertheless is invaluable to wildlife. Pylons don't distract from rural feel. High water table leads to flooding at Lodgeside Meadows, Burdon Lane, Burdon Road, Hall Farm, Blakeney Woods and the surrounding fields and seems to be getting worse - not 'only limited areas affected'. Once its brought to the Council's attention - should take responsibility. Misses implications of critical drainage area. People need a reason to come to/stay in Sunderland - don't take away the assests we have, like this green area, sort out other areas first, like the city centre, to attract people here. Housing numbers are over optomistic and based on assumptions - over provision will spoil what we have and be counter productive.	
	The council's own stated intentions are being disregarded approach d - sub area Spatial Requirements and Localism Act 2011 - we <u>are</u> the local community and our needs, authorities and control are being disregarded and withdrawn by the lifting of settlement break restrictions by Sunderland	Anne Newey, Sunderland

Settlement Break	Comment	Contributor
	City council. Until a core strat is adopted , should be abiding by UDP which states that 'no further examination' of settlement break is 'appropriate at that time' - shouldn't be considering a review yet.	
	There are concerns that the overall Settlement Break Review has not considered land ownership / availability, development aspirations of the land owner nor the development requirements of each Core Strategy sub-area. The Settlement Break Review does not illustrate if or how the removal of land from Settlement Breaks will assist in delivering the development needs of the City (with the exception of Burdon Lane). Paragraph 7.20 of the Core Strategy and Development Management Policies Draft Revised Preferred Options states that the council has undertaken a full review of all of its Settlement Break boundaries to ensure they are still appropriate and fit for purpose. However, Paragraph 7.20 goes on to state that it is proposed to delete the Settlement Break in South Sunderland to accommodate the proposed Location for Major Development at Burdon Lane with no reference as to whether the Settlement Break is appropriate or fit for purpose in its own right. The Co-operative Group welcome the principle that one Settlement Break has been considered against the development needs of the City, however it does not appear that other Settlement Breaks have been considered against the development and locational needs of the City or each Core Strategy sub-area.	Fairhurst for the Co-operative Group
	Does not recognise that flooding is a significant problem in the South Sunderland Growth Area, and should recognise that flooding will impact on any future development as well as current housing.	Barbara King, Sunderland
	support for assessment of suitability of South Sunderland growth area for development. 'Vision Document' produced by the Consortium seeks to address the issues raised. Requests removal of land North of Burdon Road form SB and considered as LMD.	NLP for Consortium
	Support for assessment of suitability of South Sunderland growth area for development. Report proceeds to make the case for the development of the Bellway site on land at Burdon Lane. Disagrees	England and Lyle for Bellway Homes

Settlement Break	Comment	Contributor
	with the 'yellow' rating - should be further along the 'greener' end of the scale. Requests that the site is removed from the settlement break.	
	As a local resident I am alarmed at these proposals, I have lived at the Moorside area of Doxford Park on and off for years now and I firmly believe our roads are already at maximum capacity for the area, the sheer volume of cars and people the call centres <b>attract in the area see's the roads around Moorside</b> and leading up to the A19 very congested. Moorside and Doxford park are experiencing extremely high volumes of traffic and more and more anti social behaviour due supermarkets, pubs and places of work all being so close to each other. I moved to <b>Moorside as it's a quiet estate, out of the way with</b> good links to the A19. With future developments I personally believe will only create more car dependent urban sprawl and the roads to Burdon and the roads linking Moorside to Ryhope are <b>already not suitable to the volume of traffic.</b>	Lewis Cowey, Sunderland
	My concern is the areas Chapelgarth and Burdon Lane. The area of Chapelgarth which is near to Moorside estate where I reside is the only Green Belt area left for walking and we are one of the many dog walkers that use this area . We have nowhere else left following the developments that have almost filled all the green areas up. There is no other area left to walk and exercise our dogs. Apart from the possibility of losing walking access the area is overloaded due to the Doxford International parking issues. The road during working hours is quite overloaded with parking and winters when snow is present is extremely dangerous with buses and other traffice struggling to stay on road with the parking on road. I and many others I know strongly oppose future development on this land it is so well used for people enjoying a safe area to walk and keep fit - there is nowhere else. I have no opposition to other areas and feel the Cherry Knowle site and Ryhope has more suitable land without taking away our only available green space. It is not only about housing but shopping and social facilities to support local communities. Something of which our area is not really in need of. The social space	Patricia Lawson, Sunderland

Settlement Break	Comment	Contributor
	for us is the land across from Moorside to Chapelgarth and onwards so well used by people exercising to stay healthy! There is nowhere else for us to go.	
	Planning for the land around the South Sunderland settlement break to take the entire burden of the City's future need for residential development is totally unjustified; The environmental impact of the proposed development would be intolerable to local residents during long periods of construction and post construction; The City would be better served by planning smaller developments distributed around Sunderland; The proposed plan would cause irreparable damage to the homes and communities around the settlement break; The proposal would have an adverse impact on the safety, security and value of our homes: We live in the countryside and therefore we accept that local services fall short of what would be expected in major residential areas in terms of mains gas, drainage, sewerage etc; The proposed plan would leave us living proximate to a major residential development without any of the accompanying benefits.	Philip Sinclair
	Review doesn't consider cumulative effect of SBs in perception of Sunderland as a 'green place'. Sunderland is in competition with neighbouring areas for housing, business, retail etc - its USP is its greenness. Need to retain this but not taken into account in the review. Sustainability - we should take into account the productivity of the farmland - use non-productive land first. 'Sunderland South growth area' term used back in 2012 - is this review really objective? SB is used for recreation by people from a much wider area. Policy background info is not well explained. SB status has been used to resist even minor developments until v recently. Level of demand doesn't justify sacrificing this large area of green space. SB adds to setting of GB, supported by NPPF. SB has a role in improving health by providing green space. SB is not narrow as stated. Landscape character description does not do the area justice. Hydrology has been understated - water table is high and flooding is common - needs further investigation. Surface water flooding is not fully	Stephen Hopkirk, Sunderland

Settlement Break	Comment	Contributor
	identified and risk needs assessing more fully. Mitigation should have an element of 'can be economically mitigated'. Should have an additional category of 'insufficient information, more work needs to be undertaken to allow informed decision'. Housing numbers are based on ONS population projections, not forecasts, which relies on 17 assumptions - data which is inherently uncertain - should be a warning about making decision based on this. SHMA figures are analysed and evidence is put forward to argue that the SB should not be released now - other land available to satisfy need. Alternative solution - defer removal of SB and bring forward just the existing sites for now. Or use the site for 'proper' exec homes.	
<b>7 Sunnyside/ Newbottle</b>	Welcomes the review and supports the findings of the report in respect of SB7, the client's site, - considers the SB should not be retained at all and released for housing development.	NLP for Lord Lambton VS
<b>8 Newbottle/ Sedgelych</b>	Concerned that the overall Settlement Break Review has not considered land ownership / availability, development aspirations of the land owner nor the development requirements of each Core Strategy sub-area. The Settlement Break Review does not illustrate if or how the removal of land from Settlement Breaks will assist in delivering the development needs of the City (with the exception of Burdon Lane). Welcomes the principle that one Settlement Break has been considered against the development needs of the City, however it does not appear that other Settlement Breaks have been considered against the development and locational needs of the City or each Core Strategy sub-area. Report compares the client's site to rear of the Beehive, field 3, with SB7 to make the case that the land is appropriate for housing. Requests a reconsideration based on evidence given. a 'Planning Strategy for the development of the site is enclosed,	Fairhurst for Durham Estates
<b>12 Chilton Moor/Rainton Bridge</b>	Agree with assessment of fields 1 and 3 but feel that field 2 could be further subdivided as the north area of this parcel of land is considered to be appropriate for development. Greenspace issue - could still provide protection to wildlife corridor and LWS whilst	Persimmon

Settlement Break	Comment	Contributor
	allowing limited development across the northern boundary. Could incorporate footpath into residential layout. Hydrology issue - area to north is set upon higher ground and outside of designated flood zones. Considered that any risk would be minimal and could be mitigated. Submission includes a landscape assessment for land at Redburn Row.	
	Should be retained in full - green corridor from Rainton Meadows to Herrington Woods Country park and Elba Park. Development would exacerbate existing drainage and flooding issues. Also a critical drainage area.	Hetton Town Council
	The proposal to review part of the settlement break allocation is at odds with the Councils 2012 phase one survey recommendation to provide buffer areas around Local Wildlife Sites. The information presented also underestimates the area of the site that has been subject to significant flooding in recent years. <b>The Trust's view is that the settlement break should remain unchanged</b>	DWT
<b>13 Rainton Bridge/East Rainton/North Road</b>	Semi-rural area should be retained in full - to ensure separate identity of East Rainton, to continue to provide informal recreation and leisure, to provide green space, wildlife corridor and GI corridor, has outstanding drainage/sewerage issues.	Hetton Town Council
	Comparing field 1 and field 11, there is no difference in the assessment except historic, yet 1 is moderate overall adverse impact and 11 is major overall adverse impact. Developer has site in field 11. Comments make case that development would not impact landscape character visually with mitigation.	PDP Assocs
<b>14 North Road/Park Est/Hetton Park/Houghton</b>	Separation - properties along Hetton Road already link Hetton and Houghton. More natural boundary would be the line of Rainton Burn terminating on Hetton Road. Development of client's land to north would provide opportunity to enhance Hetton Bogs and provide a buffer zone. Well designed housing would improve use of land and visual impact of settlement edge.	BDN for Mr Colin Ford
	should be retained in full - should be identified as GI corridor, protects Hetton Bogs SSSI, has drainage and sewerage issues.	Hetton Town Council
	remaining land not already approved for dev should be red. Should not have approved devs against local	Kay Rowham, Easington Lane

Settlement Break	Comment	Contributor
	objection and before this consultation.	
<b>15 Broomhill/Houghton</b>	separates Hetton and Houghton, importance of GI corridor and Hetton Burn, in view of Lingfield and Broomhill developments - important that this remains, will exacerbate drainage/flooding/sewerage issues, need it to protect Stephenson Trail Bridleway.	Hetton Town Council
	Field 1 should be red. Should not have approved devs against local objection and before this consultation.	Kay Rowham, Easington Lane
	The proposal to potentially reduce the extent of the settlement break is at odds with proposed policies to secure the extent and functionality of wildlife corridors. <b>The Trust's view is that the settlement breaks should remain unchanged.</b>	DWT
<b>16 Copt Hill/Low Downs/Broomhill</b>	should be fully protected - separates Hetton and Houghton, need it to protect Seven Sisters barrow and Stephenson's Trail, should be protected as a GI corridor, proposal for field 1 should be refused as little scope for mitigation.	Hetton Town Council
	The proposal to potentially reduce the extent of the settlement break is at odds with proposed policies to secure the extent and functionality of wildlife corridors. <b>The Trust's view is that the settlement breaks should remain unchanged.</b>	DWT



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

<p>Disappointed that currently the first 2 phases up for development will not contain any apartments/flats or starter homes. With two young adults looking for brand new housing in Sunderland South this may mean that they will not be able to benefit from these developments and have to look outside of Sunderland (which they would prefer not to do) for first homes. Who is this growth sector aimed at if NOT for first time buyers?</p>	<p>Doxford Park Business Centre. Maintain wooded area in the region. Safe environment for Children.</p>
<p>I found plans and maps did not have enough information. I also think you are going to swamp this area with too many houses and not enough roads, schools, doctors or leisure facilities</p>	<p>Excellent idea more houses, additional school keeps people living in Sunderland. Family house please and keep gardens a decent size. Hope you get flooding sorted. Can we have regular updates please.</p>
<p>I would like to understand what provision has been made for the increasingly elderly population of Sunderland. In particular those who can afford their own homes and are not requiring LA support/ supported living but neither can they support themselves in 2/3 storey homes</p>	<p>Please don't allow builders to build poor quality housing in proposed areas of development. Some exemplar housing would be great for the area. Could developers contribute to regeneration of run down areas of Ryhope. Amenities are poor for existing Tunstall Vale Estate would suggest amenities are put in place for existing housing before thinking of new developments. Schools are saturated in Ryhope make space for existing residents.</p>
<p>Extremely disappointed with the loss of Settlement Break on Lob. I would have thought that the new link road (which I was aware of) would have guaranteed green space either side due to the volume of traffic. Those living on Boxwood Close, Dirham Close and the new Bellay development will be severely disadvantaged by building on land we were assured was 'open space'. I am certain S106 money was paid for this.</p>	<p>Main concerns are Flooding has been a major problem over the years at Lodgeside Meadows. Volume of traffic on narrow road which we back on to, we have noticed a major increase over the last few years as it has become a rat run for both large and small vehicles it has become dangerous to walk our Grandson to Mill Hill School because of the narrowness of road and speed they are going.</p>
<p>Not enough being done to improve existing tree lines and forest area. More detail required for any residents from Hall Farm to Ryhope about the new road system. Burdon Lane and Chapelgarth look to be too over developed, more greenspace needed.</p>	<p>Will there be access to the new estate through the current estates? What will Sunderland council do to create a need for 11,000 unneeded homes? This will drive house prices down if it fails! Why not renovate old office space in central town as in Newcastle? Bring money and people into the town centre. No GP access now, what about when new homes built? Traffic volumes in the area are already too heavy. Is the greenspace within the housing areas protected?</p>
<p>All housing developments must incorporate Green Buffer Zones to existing housing or countryside that is left. Developers must adhere to the correct amount or less properties- no squeezing extra in because demand for exec homes evaporates. Tree planting in all areas and increase Blackney Woods.</p>	<p>You can build as many exec homes you desire. You can try to attract or keep people in Sunderland but, as the town is dire the home-owners will still use this as a commuter town- no revenue will be brought in. Usual short sightedness of Sunderland City Council</p>
<p>Concern regarding road links from City Centre to SSGA. A690 has a no car lane and traffic uses Silksworth Lane instead, going past the Ski Slope to access Doxford Park. Thus causing lots of congestion on the local roads. The road is unsuitable for traffic demands and cannot cope with further traffic increase. The existing 'T' junction near old Silksworth Hall Drive is a real problem. We think there is a need to address road access from the City Centre to the whole of the new development area. Concern regarding flooding in Chapelgarth area. What about noise and dirt pollution when all this is developed in 15-20 years</p>	<p>Issues relating to improved transport facilities especially at weekend, the need for a more holistic approach to development to include the current estates not just the new build otherwise it not an integrated development of South Sunderland (Moorside is getting neglected and run down). Transport is fine during the week but not at weekends or evenings and Bank Holidays this impacts on older people and non-drivers. Need for some social outlets/activities for current residents and new incoming residents e.g. eating places/ pubs etc. Need enough greenspace for children/ dog walkers. Any plans for health facilities?</p>
<p>Recreational walk ways need at Chapelgarth. Can we please ensure that the pathways are extended into the hedgerows to form or retain existing pathways used by Dog walker/ Horse riders etc. Pathways, bridleways should be as wide as possible not narrow lanes. 25% of homes have at least one dog. Please cater for them!</p>	<p>No objections to building at Chapelgarth and Cherry Knowle, both sites will be screened and will integrate well into their surroundings. Housing north of Burdon Lane will destroy the rural character that exists at present on entering Sunderland via Burdon Lane to Ryhope. The houses will present a 'brick frontage' continuously into Ryhope, destroying the whole character of the area.</p>
<p>As a father of a young family I welcome the proposal of a number of parks which will be built in the area, Make the area unique and possibly consider a sculpture/ artefacts which may put this area on the map. A recognisable feature that local resident can be proud of (something better than the Angel of the North). As a professional in the scientific community I would like to see that Sunderland area try and encourage the scientific industry to come to</p>	<p>Sunderland is being developed as an urban sprawl using its limited brown belt land to the limits, in this case to the Co.Durham border. New industry is not here yet are you putting the cart before the horse? Many new people do not want to live in Sunderland due to the many undesirable areas that need to be improved and developed before using the easy option of this area. Existing homes will be devalued and encompassed within a huge housing estates. Disruption of residents, farms and livestock during construction. Value of farming area. Keep Sunderland South green.</p>

<p>A lot of housing proposed for the SSGA, unconvinced that such a huge number are needed, especially as seen a report which states that Sunderland has lost 5,967 people, more than 21% of its total - but gained 3,710 homes. Personal opinion that Cherry Knowle and Chapelgarth should be developed for housing and will not detract from views when approaching from Durham. Land North of Burdon Lane and the site Bellway have already out in a planning application for should be left as farm land. Need greenfield for food production</p>
<p>Object to the location of the RDLR junction at Ruswarp Drive, why has this deviated from the original planning guidance. Peripheral guidance made reference to the Great North Forest &amp; Landscaping Framework with the area west of Doxford Park Road as infill woodland, existing hedgerows should be protected and the plethora of wildlife. Can not see any such arrangements on the new proposals. Land should remain as agricultural. Increase in noise nuisance due to location of RDLR. Future link for the metro with land being reserved alongside RDLR has not been considered.</p>
<p>Objecting to new plan due to the radical changes since the 1998 draft. Road positioning (noise, increased traffic flow, destruction of greenbelt, woodland, hedgerows and disturbance to wildlife flora and fauna and existing residents. (note there are 3 badger setts in area one active and 2 transitory and the area is home to foxes hares rabbits and falcons Pheasants etc. as well as containing one of this areas only surviving wild bee breeding sites). The Great North Forest plans have been thrown out. No consideration of noise reduction planning and mitigation. Utility provision is not shown in sufficient detail for independent analysis. phasing aspects are unsatisfactory and overall development will make a car dependant culture inevitable. position of school and retail in contradiction to earlier drafts and no consultation has been made with existing schools and retail outlets. Safety issues regarding repositioning of road.</p>
<p>Really concerned that the proposals could: destroy our beautiful area with, in effect, no breaks in housing; Lower house prices when people already either can not sell or sell for a loss; lack of communication for already bought off sires, South Ryhope and Chapelgarth; Don't know one person who is actually in favour.</p>
<p>You should use brown field land before spoil countryside open fields</p>
<p>Object to the plans for SSGA development. we should be keeping Burdon GREEN and using brown field sites not Green field sites. Traffic will also increase to a high level causing the usual issues to current home owners in Ruswarp Drive.</p>
<p>Resident of Ruswarp Drive, have experienced increasing congestion over the past few years especially along Burdon Road. The area has undergone various developments and housing projects but the roads do not seem to be able to cope with the added traffic in the area which has led to congestion. In addition there are no suitable parks with children's play area within walking distance, with the additional housing provided in the local area we would have expected to see more recreational facilities such as parks and children's play areas.</p>
<p>Object to proposed site, shocked to see 95% in the greenbelt agricultural land. This greenbelt is the lungs of Sunderland south and a development of this scale is unacceptable. Replacement of greenbelt with unaffordable executive housing is not an option</p>
<p>Very concerned with what you are hoping to do i.e. the environment, wildlife, extra traffic, too high concentration of houses, we are a rural area and you will be taking it away. Family walk the roads of Tunstall and there will be no pleasant walks at all if you have your way. It</p>

<p>will be like living in the middle of the city. Especially worried about Nettles Lane with either shops or houses down both side. Reduce the amount of building and leave our greenfields alone. Why cant you build on the eyesores of the city i.e. Bman Mills, E.Thompson, gas works before the countryside, they could have sea views.</p>
<p>There is not enough information to let people know what is proposed. The link road appears to have been moved even closer to existing houses and where is the Metro link that would be essential for a development of 1000 extra houses never mind 3000, school and retail. Back to the drawing board and think again.</p>
<p>Why take more green land when you should be using brown land first. This is a disgrace, the countryside is more important than rows of housing, this should never be passed. Should look at the city centre and do something with that, the town is a disgrace and embarrassment to to the people, do something with the city centre.</p>
<p>Could you please tell us what is happening to the wooded area behind Leyfield Close, beside Burdon Road, is there going to be a path and are the trees going to be removed.</p>
<p>As a resident of Ryhope we are aware of the road and Stokesley Lodge. The rest of proposed building on greenbelt land and being overlooked by proposed new housing we were not happy about and apposed to the amount of new development planned.</p>
<p>I would like to object to the plans for SSGA development. we should be keeping Burdon GREEN and using brown field sites not Green field sites. Traffic will also increase to a high level causing the usual issues to current home owners in Ruswarp Drive.</p>
<p>The council should be fighting to protect settlement breaks on behalf of residents, they should not be looking to destroy these areas for all time. Council should be protecting green land and look for alternative brown filed sites to develop in this respect. Any development on this land should be environmental, considering things like 'nature conservation', clean air, productive farming etc. Council should be creating parkland and encouraging wildlife, encouraging children to enjoy the countryside without having to use a car. Increase in traffic would be horrendous leading to congestion both during construction and the indefinite period post construction, traffic has grown dramatically in the last few years and little has been done to alleviate the problem. Current residents are proud of the area in its current form, it's 'country feel' is one of the reasons for living in this part of Sunderland. Essentially the proposals are going to change this area into a mini town, giving all the disadvantages that arise from this, the skyline will be changed forever to the detriment of the area.</p>
<p>Residents living directly adjacent the proposed development of Land North of Burdon Lane, must lodge disapproval and objection to the proposals. Lived in property for over 10 years overlooking greenfield land. The plan does not include a buffer around our property therefore assume houses built will share our garden fence, this would have a detrimental effect on the enjoyment of our garden. Building of more houses will cast shadow over our property and would be overlooked. Some areas have buffers around existing development this should apply to all existing properties to minimise inconvenience to residents. Ryhope remains a village surrounded by greenfields, the development is very extensive and will bring huge changes to life in this area. Such a large-scale development would be a huge change to this area of Sunderland and would harm wildlife and destroy habitat. Development will create years of dust, mud and noise. Existing brownfield land is more suitable and worthy of development. The town centre is depressing and cries out for development and further</p>

investment. Tunstall Hills is in a poor state and a far more worthy case for investment. If development goes ahead will have no choice but to move out of the area.
As a disabled concerned resident I have been totally excluded from the planning process so far. I tried to attend the pre development meeting held at the Rackett fitness centre?!! The disabled parking was unavailable. There was no assistance available and the barriers and access to meeting room meant that I could not attend. I have not been sent any info relating to this proposal and it is not available online. I request that the process of consultation should start again, this time addressing the needs of the disabled. i.e. 4 weeks notice meeting in September at suitable location for disabled access.
As a resident of Sunderland I wish to express my objection to the proposed layout of the Doxford Park Link Road from the existing section at Eltham Road to Doxford Park Way. I object to the B1286 Burdon Road being included in the new link road due to the increase in traffic and noise, my preferred option would be a direct link from the Tunstall Lodge roundabout to Eltham Road roundabout. I attended the Community Consultation Meeting at Virgin Health and Racquet Club on Tuesday 14th July 2015 and was disappointed to learn that the Doxford Park Link Road layout has changed from the original Unitary Development Plan. Whilst recognising the need for the new link road I also object to any other unnecessary development on agricultural and greenbelt land North of Burdon Lane as it will be detrimental the views across open countryside in this area.
Can you please tell me the width of the area marked as "Green Space" to the SOUTH of Lodgeside Meadow estate. This area has suffered significant flooding problems in the past, can you please tell me what measures are in place so that this will not become worse with future developments.
I do not agree with the proposals. I recently moved into my new property at Stokesley Lodge, and one of the reasons for choosing this development was the quietness of the area and its proximity to lots of greenery. I obviously expected that the development may extend slightly further than what is there now but in now way, shape or form did I envisage that the beautiful fields and greenery would be turned into another village! I feel very disappointed that my new home is to be destroyed by this development. This is about the last thing that Sunderland needs. I feel we should be protecting our green areas rather than building more schools, houses and shops. There are plenty of run down areas which this development could be moved to, Burdon Lane is not one of them.
Object to the proposals for the South Sunderland growth area. We live in the area and also work at one of the local primary schools. We object to the destruction of settlement breaks in this area which protect the green belt. The government advocate the use of brown field sites and we have plenty in Sunderland! If there is a need for 16,000 new houses to be built - which we argue against-surely building on brown fields sites should take priority! How can you justify the building of all these new houses without substantial funding for new industry and enterprise in Sunderland creating new jobs and prosperity. We also need to protect the wildlife and habitats in these areas - not build unnecessary housing, a skateboard park, a football pitch with artificial grass and shopping centre!. Work in Mill Hill Primary and I am concerned at the prospect of building a new school and its location. Could it possibly lead to job losses at other local infant, junior and primary schools? I think so. We have concerns with

regards to the closure of part of Burdon Road which will enforce traffic to pass through the B1286 and increase traffic, noise and pollution. What is your statistical reason for shutting part of this Burdon road? The B1286 is already a dangerous, busy road and what will happen with construction traffic?? The entrance and exit into Ruswarp Drive is busy to start with!!
Moved into home is Ruswarp Drive in 2004, we consulted the UDP Proposals Map (1998) as part of our decision making process to move to this area with 2 small children. The Plans clearly state that there are 'Important Settlement Breaks and green wedges' across from the estate. We understood that there is an option to create a 'Transport corridor' connection Doxford Park with Ryhope, which would potentially reduce traffic outside of our estate which already can be quite dangerous entering/exit and crossing the road to bus stop at peak times. The proposals we have seen will have the opposite effect and magnify traffic around our estate which we object to on grounds of safety, pollution (noise & air) and loss of green space. At no point does the current UDP show any scope or plans for housing, local centre or schools. We also reviewed the UDP alteration No.2 Proposals Map (2007) and no alterations were made to this area. With this in mind we are extremely surprised and annoyed to find out that plans are underway to completely change the UDP without any comprehensive consultation with the residents who are going to be affected by any proposed changes. We have many objections and questions for clarification. What is the basis for change to the UDP? Who has been involved in the planning/consultation process? Can you supply the statistical reasoning behind the proposals to change the UDP? When are you planning to consult formally on the UDP and the SSGA proposals? Could the pan of local schools not be increased to sustain any potential increase in numbers? do we not already have enough retail/local amenities in the area? The proposed changes will dramatically increase traffic flow in the area. The extensive urbanisation which is being proposed will have serious detrimental impact on the area already susceptible to flooding/drainage issues.
The maintenance of the Green Belt. There are many brown field sites in Sunderland such as Doxford Engine Works, Coals Cranes and all along the river bank towards South Hylton, Pennywell, South of the A19 which all can be built on. The environment south of Silksworth is farmland and should be protected. Land south of the Toll Bank is also available right along to Seaham. These should be built on first before attacking farmland. Traffic on Burdon Road is horrendous and it is dangerous. Venerable Bede School should be extended towards the Chicken Farm.

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

**CONSULTATION DRAFT SUSTAINABILITY APPRAISAL SCOPING REPORT FOR THE SUNDERLAND CORE STRATEGY**

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

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

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


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

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

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

Dated 23/10/2015

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



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

Tel: 0191 520 5555  
Web: [www.sunderland.gov.uk](http://www.sunderland.gov.uk)

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

Dear Sir/Madam

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

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

**DRAFT SUSTAINABILITY APPRAISAL SCOPING REPORT FOR THE SUNDERLAND CORE STRATEGY**

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

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


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

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


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

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

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

Yours faithfully  
  
Vince Taylor  
Head of Strategy & Performance

Delivering services for a better future



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

Comment ref	Respondent Name	Comment	Response
SA1	Environment Agency	Appendix 2 We feel that reference should be made to the Northumbrian River Basin Management Plan (RBMP). This plan is currently in the process of being updated and a final version will be published on our website at the end of December 2015.	Published in February 2015. RMPB will be included in Appendix 2.
SA2	Environment Agency	Appendix 2 Further to this we feel that the Environment Agency Medium Term plan should also be referenced as this sets out our investment programme from 2015 to 2021. [Programme of flood and coastal erosion risk management scheme]	The only relevant project in Sunderland is already construction in April 2015. This is Project in construction at April 2015: Borrowdale Street - surface water flooding
SA3	Environment Agency	Appendix 2 We support the inclusion of the EU Waste Framework within Appendix 2. We would advise that when developing policies on waste we emphasise the importance of the 'Waste Hierarchy' as set out in Article 4 of the revised EU Waste Framework Directive to maximise the reduction and re-use of waste.	Noted
SA4	Environment Agency	Appendix 3 We support the inclusion of water quality indicators in the water section of Appendix 3. However, it only appears that the River Wear and 2 coastal bathing waters have been taken into consideration. We would advise that all water bodies within the Local Authority administrative boundary should be taken into	Awaiting information from EA

Comment ref	Respondent Name	Comment	Response
		consideration and identify the issues for each water body. More recent data can also be used in the Trend section to identify more up to date water quality issues.	
SA5	Environment Agency	We support the indicator for percentage of household waste sent for reuse, recycling or composting. We also suggest that the number of site waste management plans submitted with new development could be included as an indicator.	Noted. SWMP are no longer required for planning applications. Should the Local Plan include a policy setting this as a requirement then it may be suitable to include this as a criteria.
SA6	Highways England	We note in paragraph 1.29 reference is made to consultation having been carried out with the three specific consultation bodies in accordance with the Town and Country Planning Regulations 2012, and also with other key stakeholders, which includes Highways England. We welcome this intention and as such we have sought to respond directly to the questions raised in paragraph 1.31 below. We also look forward to continued engagement throughout the preparation of the Core Strategy and other Local Plan documents.	Noted
SA7	Highways England	We also note in paragraph 4.7 that it is the intention to assess strategic allocations against the SA Framework using the same approach as for the spatial strategy and other policies, utilising the same matrix and scoring mechanism. We have no concerns with this approach.	Noted
SA8	Highways England	Appendix 2 Consideration should be given to the Department for Transport Road Investment Strategy, for the	The importance of the Highways England Delivery plan is recognised

Comment ref	Respondent Name	Comment	Response
		2015/2016 – 2019/20 Road Period (March 2015), which sets out a long-term programme and funding for motorways and major roads over the next five years and comprises a long-term vision for England’s motorways and major roads, a multi-year investment plan to improve the road network and a number of high-level objectives.	as part of delivering economic growth. However, it is not a plan that in itself seeks to deliver sustainable development and therefore is not included in the review of relevant national policy.
SA9	Highways England	Appendix 2 Consideration could be given to Highways England Delivery Plan 2015/2020 (March 2015) which outline what Highways England will do over the next five years to delivery against the five strategic outcomes and commitments in its Strategic Business Plan and in the government’s Road Investment Strategy.	The importance of the Highways England Delivery plan is recognised as part of delivering economic growth. However, it is not a plan that in itself seeks to deliver sustainable development and therefore is not included in the review of relevant national policy. Relevant schemes are included in Appendix 3.
SA10	Highways England	Appendix 3 Could provide further detail and it would be useful to identify the extent of the road network, including Highways England’s responsibility for the strategic road network and reflect on accessibility and the condition of the road network, recognising where there	Additional data will be added on congestion pinch-point and trends in travel data to help provide context for the SA. However, the

Comment ref	Respondent Name	Comment	Response
		are particular congestion issues on parts of the network. This is also pertinent to the ‘Predicted Further Trends’ which although it recognised that car ownership levels are increasing faster than in other parts of England and emissions from vehicles are expected to increase as traffic and congestion and increase, there is no consideration given to the condition of either the local or strategic road network and where particular issues may increase or may require investment and the implementation of improvement schemes. This information should be available in the LTP3 and can be obtained from Highways England in relation to the strategic road network.	Local Plan will recognise where transport improvements are proposed, although these do not necessarily for the sustainability context for the plan area.  LTP3 priorities are identified in Appendix 3.
SA11	Highways England	Figure 2 It is noted that in Figure 2: Key Issues for the Core Strategy, that in relation to improvement infrastructure to facilitate economic growth that the Core Strategy will need to promote investment in infrastructure to support economic growth and therefore it will be supported by an Infrastructure Delivery Plan, to identify the infrastructure required to support the scale of development proposed in the Plan and detail how this will ultimately be delivered, which is welcomed. As is the intention to promote sustainable patterns of development to reduce the travel distances and promote a modal shift away from the private car towards more sustainable means, in relation to the need to reduce greenhouse gas emission issues. It is also noted that storage support is provided for the development of the Vaux site to promote growth in the city centre particularly for office development and	Noted



Comment ref	Respondent Name	Comment	Response
		the intentions to increase economic growth utilities the opportunities presented by Nissan, the Port and the University. Reference is also made to the Sunderland Strategic Transport Corridor transport improvement schemes. Highways England has no concern with this principle and this supportive of delivering sustainable economic growth, but will be able to provide further comment on the proposals presented in the Core Strategy once it has been published for consultation.	
SA12	Highways England	SA Objectives We are generally supportive of the objectives and in particular Objective 7 – Transport and Communication, which covers reducing the need to travel, promoting sustainable modes of travel, improving telecommunications infrastructure and aligning investment in infrastructure with growth. We are also supportive of the scope of the associated guidance questions and indicators proposed in respect of this objective and therefore have no further comment.	Noted
SA13	Natural England	Natural England broadly welcomes the approach taken in the 'Sunderland City Council Draft Sustainability Appraisal Scoping Report of the Sunderland Core Strategy', which we consider sets out a good framework for the assessment of these documents.	Noted
SA14	Natural England	Natural England is not aware of any other policies, plans or strategies that should be included for consideration in Appendix 2.	Noted
SA15	Natural England	The baseline information does not include any detail about the current condition of the internationally designated sites found within Sunderland. Natural England is aware	Noted. The HRA will consider the status of the internationally designated sites

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

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

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

	Low Growth	Medium Growth	High Growth
			Settlement Breaks and Green Belt.
<b>Housing</b>	<p>Construction of around 515 new homes a year across the city. This would give a limited choice in the housing types needed to meet the needs of a resident workforce. It would not meet the Objectively Assessed Need for housing.</p>	<p>Construction of around 820 new homes each year across the city, with more choice in types of housing encouraging fewer people to leave Sunderland.</p>	<p>Construction of around 1,055 new homes each year across the city with significant improvement in the choice of housing types and tenures.</p>
<b>Economy and Employment</b>	<p>Likely decline of almost 10,000 in the working age population by 2033. Economic growth in the City could be harmed through a lack of local workforce to fill potential new jobs. This will have an adverse impact on investment and the planned economic growth for Sunderland.</p>	<p>An increase of around 2,000 in the working age population of the City. Some improvement in access to local employment, with jobs across all skill levels.</p>	<p>An increase of around 7,000 in the working age population. Improved access to local employment, with more jobs across all skill levels.</p>
<b>Sustainable Communities</b>	<p>The continued decrease in the working age</p>	<p>A modest increase in the population of the city. The</p>	<p>Increased resident population will help support vibrant town</p>



	Low Growth	Medium Growth	High Growth
	population and in the number of children means that there may be a need to close some services as demand reduces. In parallel there will be an increase in the proportion of residents who are over 70, placing greater pressures on healthcare provision.	higher working age population supports economic growth, protects local services such as schools and maintains demand for shops and services in local centres and the city centre.	and local centres. There may also be other benefits for communities through funding of services through Section 106 money and potentially CIL. Could result in additional schools being needed due to increasing pressure from the higher population.
<b>Transport</b>	Would not provide all the homes needed for a local resident labour force. High levels of commuting would still occur, having the significant impact on transport infrastructure across the city.	The limited increase in the working age population means that commuting into Sunderland will continue to increase.	High growth would see an increase in traffic and congestion across the city. To an extent this would be offset by the reduction in in-commuting.
<b>Environment</b>	Development would on currently identified 'brown field' and 'green field' sites. No additional areas of greenfield land	Likely that additional greenfield sites and land in Settlement Breaks will be required. Option could potentially accommodate growth but does	Increased risk to landscape character as significant land would need to be released from Settlement Breaks and Green Belt.

	Low Growth	Medium Growth	High Growth
	will be required.	not provide for flexibility in the land supply in the long term, so some Green Belt land could be required.	
<b>Assumptions</b>	Based on ONS published Sub National Population Projections (2012) adjusted to take account of migration rates for the last 5 years. This is higher than using the main projections, as there have been reductions in the levels of outmigration in recent years.	Uses ONS published SNPP (2012) as the baseline and makes adjustments to this to take account of jobs growth in the city (as predicted under Experian jobs growth forecast). This scenario assumes unemployment falling to 6.5% by 2020 and remaining static thereafter and commuting rate continuing to fall in line with recent trends (i.e. more people will commute to the city for work). There are also adjustments to participation rates for older workers and females consistent with OBR projections.	Uses ONS published SNPP (2012) as the baseline and makes adjustments to this to take account of jobs growth in the city (as predicted under Experian jobs growth forecast). This scenario assumes unemployment falling to 6.5% by 2020 and a fixed commuting rate. There are also adjustments to participation rates for older workers and females consistent with OBR projections.

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



**Commercial Development**  
 Planning and Regeneration  
 Civic Centre  
 Burdon Road  
 Sunderland  
 Tel (0191) 520 5555  
 Web [www.sunderland.gov.uk](http://www.sunderland.gov.uk)

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

### SUNDERLAND LOCAL PLAN: CORE STRATEGY GROWTH OPTIONS CONSULTATION

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

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

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

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

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

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

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

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

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

Comments can be made online via the council's online consultation portal, which can be accessed at [www.sunderland.gov.uk/growthoptions](http://www.sunderland.gov.uk/growthoptions).

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

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

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

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

Yours faithfully

Iain Fairlamb  
 Head of Planning and Regeneration

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

### Email Contacts

Name	Organisation
Mr Kevin Waters	(Planning and Development Manager) Adlington
Mr Christopher Whitmore	Andrew Martin Associates
Lynn Scott	Asda
Mr Ashley Godfrey	Ashley Godfrey Associates
Unknown	Blackett Hart And Pratt
Katie Bourne	BNP Paribas Real Estate
Alex Willis	BNP Real Estate UK
Mr Tom Swallow	BNP Real Estate UK
Mr Nigel Harrett	City of Sunderland College
Mr John A Sample	(Director) Consultus Building Consultants Ltd
Dr Nic Best	CPRE Sunderland
Mr Mark Duggleby	(Engagement Manager) Department for Transport
	DPDS
Katherine Brooker	DTZ
Alex Jackman	EE
Mr J Hall	Entec
Louise Oakley	(Planning Officer) Environment Agency
Geoff Woodcock	Esh Group
Mr Max Goode	Fairhurst
Mr Steve Staines	FFT Planning
Sara Holmes	Frank Haslam Milan
Mr Sean Wildman	Fusion Online Ltd,
Mr David Mcnee	Galleries Manager
Mr Neil Wilkinson	(Planning Policy Manager) Gateshead Council
Mr Tom Walker	Genecon
Environment Agency	general consultations
Mr Adam Stanley	(Development Assistant) Gentoo Homes Ltd
Mr Colin Wood	Gentoo
Mr Peter Walls	(Chief Executive) Gentoo Group
Mr Steve Jackson	Gerrish Price Kay
Faye Whiteoak	(Design & Development Director) Gleeson Homes and Regeneration
Mr Ed Alder	(Land & Planning Director) Gleeson Homes and Regeneration
Mr David Brocklehurst	(Associate) GVA
Mr Gordon Metcalfe	GVA
Mr Richard Newsome	(Principal Planner) GVA
Mr Scott Monroe	GVA Lamb And Edge

Mr Sean Hedley	Hedley Planning Services
Mr Ian Radley	Highways England
Neil Graham	Homes And Communities Agency
Cath Bradbury	(Projects Development Manager) Housing 21
Suzanne Crispin	Husband and Brown Limited
Mr Richard Adams	Jones Day
Mr Matthew Wyatt	(Planning Assistant) JWPC Limited
Phil Toal	Keepmoat
Mr Keith Reed	Keith Reed Consultancy
Helen Ryde	(Implementation Officer) Land of the Three Rivers Local Nature Partnership
Mr Brian Jackson	Managing Director B Supplied Ltd
Mr Martyn Boak	Managing Director U-Student
Angela Gemmill	(Relationship Manager) Marine Management Organisation
Daniel Gregg	Nathaniel Lichfield & Partners
Mr Tim Harrison	National Grid/Capita
Natural England Consultation Service	Natural England
Mr John Mills	Nature after Minerals (Planning Advisor)
Newcastle City Council	(Planning Policy) Newcastle City Council
Mr David Graham	NLP Planning
Rebecca Kinmond	North East Local Enterprise Partnership
Mr Jules Brown	(Conservation and Planning Manager) North Of England Civic Trust
Fiona Snowball	Northumbria Police
Openreach BT Unknown	Open reach new sites
Matthew Spawton	(Land and Partnership Manager) Partner Construction
Jessica May	Partnership Manager Sunderland Partnership
Adam Mcvickers	(Planner) Persimmon Homes
Ben Stephenson	(Planner) Persimmon Homes
Mr Peter Cranshaw	Peter Cranshaw and Co
Charlotte Boyes	Planning Potential
Mr Oliver Mitchell	Planware Ltd
Lisa Russell	Rapleys
Mr Anthony Pharoah	Rapleys LLP
Mr Mark Crosby	(Design review officer) RIBA North East
Mr Jonathan Friend	Riley Consulting
Mr Gary Hutchinson	(Commercial Director) SAFC
Mr Garry Rowley	(Secretary) Samaritans
Hannah Munroe	Signet Planning
Mr Nick Mclellan	(Assistant Planner) Signet Planning
Mr David Couston	Silverlink Properties
Mr Peter Batty	Simons Developments
Annemarie Wilshaw	(Planning Manager) SITA UK

Jennifer Hadland	Smiths Gore
Ms Jo Storie	Smiths Gore
L A Etherington	South Hylton Community Association
Mr James Falade	South Sunderland Member Gentoo Management Committee
Mr Alastair Skelton	Steven Abbott Associates
Mr Steven Prosser	(Regional Director) St Modwen
Mr Nick Mclellan	Story Homes
Nicky O'Conner	(District Manager) Sunderland Anchor Trust
Gillian Gibson	Sunderland City Council
Mr Syed Hussain	(Business Support Assistant) Sunderland City Council
Anne Isherwood	(Sunderland Partnership Board Members) City of Sunderland College
Mr John Lowther	Sunderland Green Party
Mr Ken Bremer	(Sunderland Partnership Board Member City Hospitals) Sunderland NHS Trust
Chris Alexander	(Chief Operating Officer) Sunderland Live
Mr John Lowther	Tees Valley Unlimited
Trish Kelly	Tees Valley Unlimited
	Tetlow King Planning
Mr Andrew Bradley	The Bridges (Manager)
	The Coal Authority
Mccarthy & Stone Ziyad Thomas	The Planning Bureau Ltd
Jane Evans	Three
Mr Paul Webster	Tolent Developments
Mr John Hall	(Sunderland District Group Manager) Tyne And Wear Fire And Rescue Service
Mr Christopher Whitfield	UK Land Estates
Mr David Donkin	University of Sunderland
Mr Victor Thompson	Village Lane Garage
Miss Vicki Richardson	(office manager) Walton and Co
Mr Andrew Moss	Ward Hadaway
Lauren Knox	(Senior Planner) White Green Young Planning
Mr Nick Sandford	(Government Affairs Officer (Local)) Woodland Trust
Mr Steve Jackson	Yuill Homes Ltd
Adam Eden	
Alexandra Diamond	
Audrey Polkingham	
Barbara King	
Bernadette Topham	
Brian Cree	
Captain J K Allison	
Clair De Fries	
Jackie Nicholson	

Jacky Owen	
Jacqueline Mcdonald	
Jayne Steanson	
Joanne Walker	
Kayleigh Brown	(Assistant Development Planner)
Laura Skitt	
Lesley Etherington	
Lesley Pickup	
Linda Barron	
Michael Gray	
Miss Claire Simmons	
Miss Kathryn Tew	
Miss Meriel Hardy	
Miss Stephanie Gray	
Mr Andrew Oliver	
Mr Chris Checkley	
Mr Chris Thorp	
Mr Denis Bulman	
Mr Edward Failles	
Mr Eric Blakie	
Mr Gary Bunt	
Mr Gavin Johnson	
Mr Hugh Shepherd	
Mr John Bell	
Mr Jon Quine	
Mr Lewis Stokes	
Mr Malcolm Graham	
Mr Mark MCGovern	
Mr Martin Terry	
Mr Matthew Good	(Planning Manager)
Mr Michael Fearn	
Mr Nornington	
Mr Peter Beal	
Mr Peter Lynn	
Mr Simon Burdus	
Mrs Elizabeth Reid	
Mrs Emma Hardy	
Mrs Helen Fife	
Mrs Janine Edworthy	
Mrs Julie Watson	
Mrs Michele Johnson	
Mrs Rutherford	
Mrs Sheila Bell	
Ms Julie Bland	

Nichola Traverse-Healey	
Rebecca Housam	
Simon Mearns	
Susann Miller	

## Postal Contacts

Title	First name	Surname	Organisation Details
			Action For Blind People
			Adamson Developments
Mr	Alan	Patchett	Age UK Sunderland
Captain	John	Murray	Aged Merchant Seaman's Homes
Mr	Bill	Lisgo	Akendale Wharf Ltd
Mr	Geoff	Britton	Akenside Development Company Ltd
Mr	Ernie	Thompson	Alzheimer's Society
Mrs	Maria	Vipond	Anchor Trust
	Lisa	Bacon	Ashbrooke Residents Association (Treasurer)
Mr	Mark	Mann	Associate Director Savills LTP Limited
Ms	Aillie	Savage	Atkins Global
Dr	David	Auld	Auld Brothers
	Marion	McGuinness	Banardos
Mr	Michael	Jenkins	Bank Top Residents Association
Mr	Neil	Milburn	Barratt Newcastle (BDW Trading)
Mr	Andrew	Flamming	Barton Willmore
Mr	Neil	Turnbull	Bellway Homes Ltd
Mr	Alan	Davies	Bett Homes Ltd
Mrs	G	Kellett	Boundary CA
Mr		Griffin	Bournmoor Parish Council
			Bowey Homes
			British Airport Association Property
	C	Herbert	British Geological Survey
			Broseley Homes
	Michelle	Quinn	Castletown Community Association
	A	Templeton	Chair Springwell Village Residents Association
Mr	Jeff	Boyd	Cheviot Housing
			Chief Constable Durham Constabulary
			Chief Constable Northumbria Police HQ
	Rita	Nelson	Chief Officer Relate North East
			Church Commissioners For England
			Citizens Advice Bureau
	Rose	Thompson	City Centre Residents Association
Mr	Barry	Garside	Clerk South Hetton Parish Council

			Clerk to the Council Hetton Town Council
	Wendy	Sockett	Colliers CRE
Mrs	J	Nichols	Columbia Community Association
	Anee	Ramshaw	Community Access Point
			Co-ordinator East End Community Association
			Council For Voluntary Service- Sunderland
Mr	Jabin	Cussin	Cussins Homes Ltd
Mrs	Kelly	Brooks	Customer Service Advisor Accent Foundation
Mr	Bryan	Attewell	Cycling Touring Club
Mr & Mrs		Brown	Darwin Motors
	Jill	Davis	Davis Planning Partnership
Mrs		Depoll	De Pol Associates
Mr	Brian	Hermiston	Deanway Development Limited
			DEFRA
			Department for Culture, Media and Sport
Mrs	N	Dorward	Deptford And Millfield CA
Ms	Jillian	Pate	Dickinson Dees
Mr	Keith	Lightly	Director for Business Administration The Salvation Army
	Anne	Storey	Disability Support Group North East
Mr	Matthew	Hard	DLP Consultants
Mrs	R	Charlton	Donwell Community Association
			Doxford Park Community Association
	Pauline	Yorke	Durham Aged Mineworkers Homes Association
Mr	Michael	Harney	Durham Estates
Mr	Jim	Cokill	Durham Wildlife Trust
Mrs	S	Brown	Easington Lane Access Point
			Emperor Property Management
Mr	Damien	Holdstock	Entec UK Ltd
Mr	K	Lorraine	Enterprise 5
			Environment Planning Policy Team Durham County Council
			Equal Opportunities Commission
Mr	Adrian	Miller	Esh Developments
Mr	Allen	Creedy	Ethical Partnership
	Pat	Finnon	Executive Regional Officer St Vincent De Paul Society
	Sheila	Rackstraw	Farringdon Community Association
	Brenda	Browell	Farringdon Residents Association
	R J	Robson	Flat 3
	M	Murphy	Flat 9

			Forestry Commission GB
	Lynda	Peacock	Four Housing Group/Three Rivers Housing Association
Mrs	Louisa	Cusdin	Framptons
			Frank Haslam Milan
Mr	Graham	Scanlon	Frank Haslam Milan
			Fuller Peiser
Mr	Ian	Grant	Gentoo
Mr	Ian	Porter	Gentoo
	Helen	Suddick	Gentoo
Ms	J	Martin	Gilley Law/Lakeside CA
Mr	Christopher	Watson	Glenrose Developments Ltd
			God TV
			Grange Developments
			Great North Forest
Mrs	J	Glenwright	Grindon Community Association
Mr	John	Brooks	GVA Grimley
Mr	Roy	Chamberlain	Haig Homes
Mr	P	Kendall	Harraton Community Association
	Emma	Bond	Haslam Homes NE
Mr	John	Burke	HBG Properties
			Head of Development Services Northumbria Tourist Board
			Headlight
Mr	Bruce	Raven	Healey And Baker
			Helios Properties Plc
			Help The Aged
Mr	Syed	Musaddique Ahmed	Hendon Islamic Society
	Linda	Brewis	Hendon Young Peoples Project
Mrs		Baker	Hetton Community Association
Mr	Alan	Hunter	Historic England
	Fiona	Brettwood	HLP Design
Mr	Peter	Jordan	Home Builders Federation
Mr	Jim	Rafferty	Home Housing Association
	Anne	Ramshaw	Houghton Racecourse Community Access Point
Mrs	A	Birkbeck	Houghton Racecourse Community Association
Mr	William	Leong	Housing 21
	Norah	Brown	Hylton Castle Residents Association
	Gillian	Walker	Jane Gibson Almshouses
Mr	Michael	Armstong	Job Centre Plus
			John Martin Associates

Dr	Hugh	Newell	John Stelling
			JWS Construction
	Paula	Telford	Kaleidoscope (NSPCC)
Mr	P	Razaq	Kans And Kandy
Mr	Allen	Close	Kepier Almshouses
			Lambton Community Association
	Jenny	Ludman	Land Use Planning Advisor National Trust Yorkshire And North East
	K	Mayman	Little Lumley Parish Council
Mr	Peter	Smith	Lovell
			M Nicol & Company
			Mandale Properties Ltd
			Max Housing Ltd
			McCarthy And Stone Ltd
			McLean Homes LTD
Captain	Eddie	Arnold	Millfield CORPS Salvation Army
			Mobile Operators Association
Mr	D	McKinnon	MODIS
Mrs	I	Amstrong	Murton Parish Council
Mr	James	Crawley	Muse Developments
			N Power
Mr	Denis	Robinson	NCH Independent Visitors
			NE Premier Homes
			Network Rail
Mr	D	Hampton	Newbottle CA
Mr	Paul	Taylor	Nexus
Mr	Kevin	Fitzpatrick	Nissan Motor Manufacturing (UK)
Mr	Keith	Lorraine	Nomad E5 Housing Association Limited
Mr	Kevin	Scott	Norcroft
Ms	Samantha	Scott	Norcroft
Ms	Lynn	Pyburn	North East Ambulance Service
			North East Pensioners Association
Mr	Perry	Vincent	North Of England Refugee Service
Mr	John	Barnham	North Regional Association For Sensory Support
Mr	Ray	Gibson	North Star Housing Group
	Anne	Ambrose	North Welfare Rights Service
	Charlotte	Howse	Northern Housing Consortium Ltd
Mr	Andy	Potts	Northumbria Police
			O H Properties
			O2
			Oakapple Group Ltd
Mrs	M	Maddocks	Ouston Parish Council
	Doreen	Buckingham	Pallion Action Group

Mr	Andy	Leas	Partnership Officer Durham Biodiversity Partnership Pele Housing Association
Mrs	Edna	Rochester	Pennywell Community Association
Mrs		Shale	Penshaw Community Association
Mr	Peter	Jordan	Persimmon Homes Ltd
	Amanda	Sutherland	Pittington Parish Council
Mr	Robert	Taylor	Plot Of Gold Ltd Primo Gladedale Princess Royal Trust- Sunderland
Mr	Dean	Huggins	Programme Manager Sunderland BME Network Project Manager Action For Children
	Tracey	Cole	Project Manager REACH Project R J Construction And Developments UK Ltd
			Railway Housing Association And Benefit Fund
Mr	Peter	Churchill	Red Box Design Group
Mrs	Marion	Gibb	Redhouse And District Community Association
Mr	Nick	Sandford	Regional Policy Officer The Woodland Trust Rickleton Community Association
	Jean	Hart	Riverside And Wearmouth Housing Association
Mr	Michael	Middlemiss	Riverside And Wearmouth Housing Association Riverside Developments UK Ltd
Mr	Adrian	Goodall	Rokey Development Ltd Roker Developments Ltd
Mr	Donald	Cholston	Rotary Club Of Bishopwearmouth
Mr	Colin	Haylock	Ryder HKS
Mr	P	Hadley	Ryhope Community Association Salvation Army Housing Association
	Emma	Hulley	Sanderson Weatherall Scope London Offices (Town Clerk) Seaham Town Council
Mr	Eric	Chaffe	Seaton With Slingley Parish Council
	Pamela	Tate	SHAPS SHAW Support Services
	C J	Walker	Sheddons View
Mr	Steve	Murray	Shepherd Homes Ltd
	Angela	Doige	Shiney Advice And Resource Project

	Tracy	Collins	Shiney Row CA
Mr	J	Mawston	Shiney Row Community Association
	Sandra	Thompson	Signet
Mrs	P	Burns	Silksworth Community Association
	B	Palmer	Silksworth Community Centre
	A M	Hutton	Smiths Gore
Mr	Andrew	Hutton	Smiths Gore
	Linda	Parker	Social Enterprise Sunderland
Mr	Mike	Brunning	Sound Waves
Mrs	LA	Etherington	South Hylton Community Association
	Andrea	King	South Tyneside Spatial Planning
Mrs	I	Maw	Southwick Youth And Community Association
	Denise	Wilson	Springboard Sunderland Trust
Ms	Suzanne	Shaftoe	Springwell Community Association
Mr	Timothy	Evershed	Springwell Gospel Hall Trust
	Louise	Wilson	SRB6 Co-Ordinator
Mrs	M	Lydiatt	St Matthews (Newbottle)
Mr	Nigel	Cunis	St. Modwen Developments Limited
	Laura	Ross	Stewart Ross Associates (Town Planner) storeys:ssp
Mr	Mark	Brooker	Sunderland Carers Centre
	Gina	Smith	Sunderland Carers Centre
Mr	David	Bridge	Sunderland Civic Society
			Sunderland Clinical Commissioning Group
	Gill	McDonough	Sunderland Council For Voluntary Service
Mr	Tony	Compton	Sunderland Deaf Society Limited
	Pat	Burn	Sunderland Federation Of Community Associations
			Sunderland Maritime Heritage
			Sunderland Mosque
Mr	Lawrence	Cook	Sunderland People First
Mr	David	Curtis	Sunderland Volunteer Bureau
			Sungate
Ms	Liz	Hughes	Sunnside Partnership
	Kay	Blyth	Superintendent Northumbria Police
Mr	John	Driver	Taylor Wimpey
Mr	Phil	James	Taylor Wimpey
Mr	Steven	Willcocks	Taylor Wimpey
Mr	Stewart	Tagg	Tees Valley Trust Limited
			The Bridge Project
			The Crown Estate
			The Forestry Authority (Northumberland And Durham)

Mr	Richard	Pow	The Forestry Commission
Mrs		Bulmer	The Fulwell Society
Mr	Steve	Carnaby	The Planning Inspectorate
			The Secretary Grangetown Community Association
	Rose	Freeman	The Theatres Trust
			Thompson Park Community Association
Mr	Peter	Ottowell	Three Rivers Housing Group
			Town End Farm Community Association
Mr	David	Armstrong	Two Castles Housing
			TWRI
	Jennifer	Morrison	Tyne and Wear Archaeology Officer
			Tyne And Wear Passenger Transport Authority
Mr	Philip	Marsh	University Of Sunderland
Ms	Annette	Guy	Village Community Association
			Vodafone
			W Dot Homes
Mr	Simon	Williamson	Washington Millennium Centre
Miss	A	Godfrey	Wearside Gateway
	Anita	Lord	Wearside Women In Need
Mrs	Susie	Clark	We're Talking Homes (North East)
Mrs	J	Hicks	West Community Association
Mr	Chris	Francis	Wildfowl And Wetlands Trust
	Nuala	Wright	World Heritage Site Candidate
	Lauren	Casey	ZED Homes Ltd
Mr	John	Adamson	
	V A	Adgar	
Mrs	K	Aitken	
Mr	P	Aitken	
Mr	Balal	Ali	
Mr	Paul	Alison	
	A M	Amour	
	J M	Amstrong	
	Ava	Anderson	
	Caroline	Anderson	
Mr	George	Anderson	
Mr	George	Anderson	
	R	Anderson	
	S	Anderson	
Miss	Rachel	Andrews	
	P H	Anthony	
Mrs	Constance	Applegarth	
Mrs	K H	Appleton	

Mr	P	Appleton	
Mrs	M	Arnott	
Ms	Joan	Ashman	
Mr	A	Askew	
Mrs	A	Askew	
Mr	Dan	Banning	
Mr	Matt	Banning	
	Cally	Bannister	
	Gwen	Bannister	
	Jodie	Bannister	
Mrs	Peter M	Barrass	
Mr	Peter	Beal	
	FMR	Bell	
Mr & Mrs	I T	Bell	
	J	Bell	
Mr	Paul	Bell	
	A	Beresford	
Mr	Christopher	Bishop	
	Donna	Bishop	
	H J	Bishop	
Mr & Mrs	W	Black	
	Katelynn	Bland	
Mr	F P	Blue	
	IC	Blue	
	Susie	Blyth	
Mr	Joe	Bonalie	
	Susan	Booker	
Mrs	A M	Bradford	
Mr	T E	Bradford	
Mr	Steve	Breeds	
Mrs	Lynn	Bridnall	
Mr	Joseph	Brown	
	K	Brunger	
	Eve	Burns	
Mrs	Gracie	Burns	
Mrs	Kathleen	Burns	
Mr	Max	Burns	
Ms	Samantha	Burns	
Mrs	M	Burrows	
Mr	Fred	Burton	
	J U	Byron	
Mrs	Ada	Carr	
	Carolyn	Carr	
Mr	Jacob	Carr	



Mr	James	Carr	
Mr	John	Carr	
	W	Carrick	
Mr	John	Carruth	
	Mary	Cartwright	
Mr	Graham	Chantler	
	Jennifer	Chantler	
Mr	Morgan	Chantler	
Mr	George	Chicken	
	Ingrid	Chidgey	
Mrs	J	Chilton	
Mr	R	Chilton	
Mr	Charlie	Clapp	
Mrs	Allison	Clarke	
Mr	John	Clarke	
Mr	Joseph	Clarke	
	A	Clements	
	N D	Clements	
Mr	John	Colclough	
	A	Coleclough	
	Dorothy	Coleclough	
	Lisa	Conlon	
Mr	John	Cooper	
Mrs	Pauline	Cooper	
	Rachel	Cooper	
Mrs	Margaret	Copeland	
Mrs	M	Corrigan	
Mrs	Frances	Cowie	
Father		Coyle	
	Debbie	Craig	
Mr	Paul	Craig	
	Linda	Cryan	
	JD	Cullen	
	PJ	Cullen	
	PW	Cullen	
	K J	Curran	
	K J	Curran	
	Joan	Cuthbertson	
Mr	Ingrid	Dalby	
Mrs	T	Dalby	
Mr	Alan C	Davidson	
	Elaine	Davidson	
Mr	Gavin	Davis	
Mr	Mark	Davis	

Mrs	M	Dawson	
	A	Dinning	
Mr	James	Donnison Fletcher	
Mr		Dorner	
Mr	John	Dowson	
	M	Duke	
	Linda	Ede	
	Kay	Elder	
	T	Elliott	
Mr & Mrs		Ellis	
Mr	Charles	Embleton	
Mrs	Y	Embleton	
	C	Etheridge	
Mr	Willian	Evans	
Mr	James	Ewing	
Mrs	Maureen	Failes	
Mr & Mrs	Craig	Falcus	
Mr	Laurence	Fanin	
Miss	Kate	Faulkener	
Miss	Emma	Faulkner	
Mr	Jack	Faulkner	
Mr	K	Faulkner	
Mrs	N	Faulkner	
Miss	Amy	Fife	
Mrs	E	Fife	
Mr	Grahame	Fife	
Mr	Terry	Firman	
	D	Fletcher	
Mrs	O	Fletcher	
	C A	Flinn	
	D	Flinn	
Mr	Edward	Flood	
Mr	R	Florance	
Mrs	H	Florence	
	NI	Foggin	
Mr	Alan	Foley	
Mrs	Brenda	Foote	
	F D	Foote	
	J	Forster	
Mr	G D	Foster	
	RC	Fraser	
	M	Freeman	
Mrs	P	Gale	

Mr	Gordon	Gardner	
Mrs	A	George	
Mr	Z	Gillbanks	
	Denise	Gillott	
Mrs	J	Glaister	
Miss	M E	Glaister	
Mr	Donald	Glynn	
	Sarah	Gordon	
	D	Graham	
	E	Graham	
	J	Graham	
	Beverley Anne	Gray	
	Audrey	Hall	
	W	Hall	
	Denise	Hannan	
Mr	Frant	Hannan	
Mr	Mark	Hannan	
	Angela	Hardy	
Mr	Keith	Hardy	
Mr	Ian	Harris	
Mrs	Lisa	Harris	
Mr	Michael	Hartnack	
	Lynn	Hartridge	
	Amanda	Hauxwell	
Mr	Jordan	Hauxwell	
	Margaret	Haywood	
Miss	E	Henderson	
	RJ	Hepburn	
Mr	P J	Hibbery	
Mr	R	Hillier	
Mr	Gavin	Holmes	
	S M	Holt	
Mrs	Barbara	Hope	
Mr	Steve	Hopkirk	
Mr	David	Horrigan	
Ms	Jane	Horrigan	
Mr	Keith	Horrigan	
	Sarah	Horrigan	
	B	Houghton	
Mrs	Norma	Houghton	
	Susan	Houghton	
	K	Hughes	
	R	Hughes	
Mr	Bert	Huntley	

	Nicola	Hurst	
Mrs	E	Irwin	
	J B	Irwin	
Mr	R	Jackson	
	S	Jacques	
	Marie	Jasper	
Mr	Paul	Jefferson	
Mrs	M A	Jennings	
Mr	Terry	Jennings	
	Lyndsey	Johnson	
Mr	Robert	Johnson	
Mr	Christian	Kerr	
Mr	Dennis	Lambton	
Miss	M	Lambton	
Miss	Ellie	Land	
Mr	Neil	Latkin	
Mr	John	Lee	
Mr	R	Lee	
Mr	G	Lennox	
Mr	Anthony	Leonard	
Mrs	M	Lewins	
	Joanne	Lisgo	
	Mary	Lisle	
Mrs	M	Livingstone	
Mr	Alexander	Logan	
Mrs	Alison	Logan	
Miss	Annabel	Logan	
Mr	Marcus	Logan	
Mr	Stuart	Logan	
Ms	Gemma	Lumsdon	
Mr	Richard	Lumsdon	
	Carol	Lynn	
Mr	James	Magree	
	Joyce	Mallon	
	Fiona	Marran	
Mr	Scott	Marshall	
Mr	Geroge	Martin	
Mr	Malcolm	McArthur	
	Margaret	McArthur	
Mrs	D	McCartney	
Mr	T	McCartney	
Mr & Mrs		McConnell	
	S	McDougall	
Mr	Craig	McGill	

	Karen	McGill	
Mr	Lee	McGill	
Mr	Steven	McGill	
	K	McGlen	
	Joyce	McInnes	
	G	McIntyre	
Mrs	N	McIver	
	D A	McKenna	
	R S	McKenna	
Mrs	A E	McKeon	
Mr	J	McKeon	
	W	McKeon	
	Lynne	McKevitt	
	Jill	McKnight	
	C	Meek	
	D	Meek	
	Rebecca	Mello	
Mrs	I	Metcalf	
Mr	Robin	Midson	
Mr	James	Midwood	
	L	Midwood	
Mr & Mrs		Miles	
Mr	Donald	Miles	
	Audrey	Miller	
Mrs	F	Miller	
Mr	R	Miller	
	Sheila	Moffatt	
Mr	David	Moore	
Mr	John D	Moore	
	Marilyn	Moore	
Mr	L	Morgan	
	Marian	Morgan	
	E E	Morris	
	K	Morris	
	Maureen	Morrow	
Mr	D	Mulholland	
Mr	James	Mulholland	
Mrs	Jean	Mulholland	
Mrs	L	Mulholland	
Mr	Raymond	Murphy	
	Iris	Myers	
Mr	C	Narrainen	
	C	Nelson	
Mrs	Diane	Nelson	

	I	Nelson	
	J	Nelson	
	M P	Nelson	
	P	Nelson	
	D	Nesbitt	
	H	Nesbitt	
	J	Nesbitt	
Mr	J	Nesbitt	
	M	Nesbitt	
	Susan	Nesbitt	
	V A	Nesbitt	
Mr	Richard	Nichol	
Mr	Geroge	Nicholson	
Mrs	Gladys	Nicholson	
	Louise	Oakley	
Mrs	Elizabeth	Oliver	
Mr	Eric	Oliver	
	Gwenyth	Oliver	
Mr	S	Oliver (MRICS)	
	S W	O'Neill	
Mrs	Elizabeth	O'Sullivan	
Mr	Kevin	O'Sullivan	
	Lily	Oxley	
	Catherine	Parker	
Mr	Grahame	Parker	
Mr	Keith	Parker	
	M	Parkin	
Mr	Alan	Patrick	
	R	Patterson	
Mr	W A	Pattison	
	J P	Pearson	
Mrs	M	Peel	
Mrs	P	Peele	
	Joan	Perason	
Mr	M	Perriam	
Mr	Bruce	Perrie	
Mrs	Mavis	Perrie	
	R	Phillips	
	S	Phillips	
	A	Pickering	
	J	Pickering	
	K	Pickup	
	K	Pickup	
	T	Pickup	

	E	Pleasants	
	K	Pleasants	
	M	Pleasants	
	S	Pleasants	
	V A	Pleasants	
	Muriel	Plempfer	
	W	Portsmouth	
	Evelyn	Postlethwaite	
Mrs	L	Potter	
	N	Potter	
	N	Potter	
	N	Potter	
Mr	S	Potter	
	Eileen	Potts	
Mr	Bob	Price	
	Hazel	Pringle	
	L	Purvis	
Mr	D	Rae	
Mr	D	Rae	
Mrs	L	Rae	
Miss	Wendy	Ramsey	
	Anne	Rathbone-Wells	
Mr	Luke	Raymond	
Mrs	A	Rennie	
Mr	M B	Rennie	
Mr	Alex	Reynolds	
	Felicity	Ripley	
Mr	Philip	Ritzema	
	R	Ritzema	
	Katie	Roberts	
	Gillian	Robertson	
Mr	K	Robinson	
Mrs	M	Robinson	
	Ruth	Robinson	
	Leslie	Robson	
	Lucy	Rouse	
Mrs	D	Routledge	
Mr	Dale	Royce Wood	
Mr	M P	Sawicki	
	Andrea	Scollen	
Mrs	M	Scott	
Mr	T	Scott	
	M A	Scott-Grey	
	Betty	Senior	

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

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

Mrs	Clare	Wood	
Mr & Mrs	J	Wood	
Mr & Mrs	J	Wood	
Mrs	L W	Wood	
	M	Wood	
Mr	John	Young	
	S	Young	

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

# Growth options consultation



### What is this consultation all about?

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

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

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

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



### Some of the issues Sunderland faces

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

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

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

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

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

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

### What are growth options?

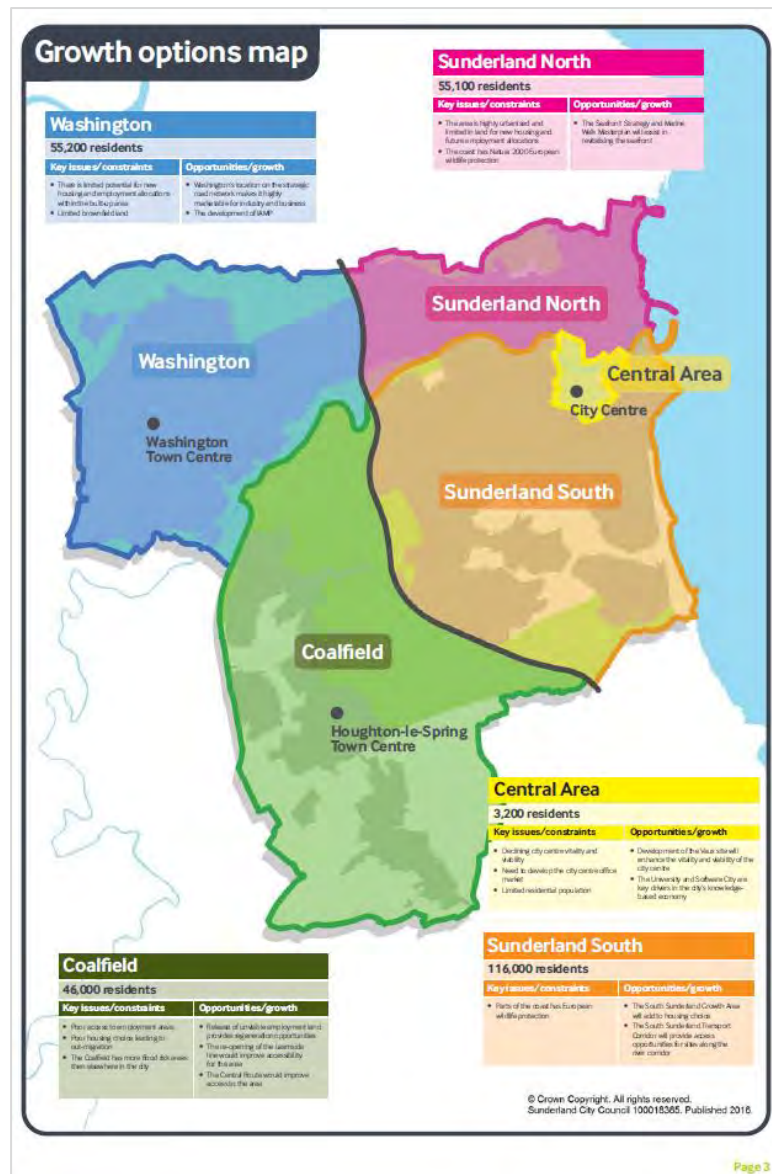
Sunderland City Council has been carrying out extensive research to fully understand the development needs of Sunderland in the foreseeable future. This includes likely changes to population in the city, to housing needs and employment.

Some of the research carried out includes:

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

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

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



## The options

### Low growth

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

#### What this option could look like:

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

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

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

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

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

### Medium growth

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

#### What this option could look like:

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

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

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



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

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

## Higher growth

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

### What this option could look like:

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

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

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

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

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

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

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## In your area:

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

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

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

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

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

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### More information

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

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

### Where can you meet us?

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

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

### What happens next?

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

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

**Remember to submit your comments to us by 1 July 2016**

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## What are your views on the growth options?

- Of the three Growth Options proposed which one do you think is the most appropriate for the city and should be taken forward in the Core Strategy?  
 Low Growth     Medium Growth     High Growth
- Are there any other options that you think should be considered?

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

- Do you think that these approaches are still appropriate and should be used as a basis for the next version of the Core Strategy?  
 Yes     No
- If No, do you think different approaches should be used? What proportion of land for development do you think should be used in each sub-area? More/less for housing? More/less for employment? What are your views on the location of new retailing? Please set out your views below:

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

Your Name: \_\_\_\_\_ e-mail: \_\_\_\_\_

Address: \_\_\_\_\_

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

**Please submit your comments to us by 1 July 2016**

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

# Sunderland Growth options consultation







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

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

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

**We want your views**

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

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

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

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

**For further information or to submit your views online visit: [www.sunderland.gov.uk/growthoptions](http://www.sunderland.gov.uk/growthoptions)**

Friday May 10, 2016 www.sunderlandcouncil.com
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## Sunderland Growth options consultation



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

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

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

**We want your views**

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

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**For further information or to submit your views online visit: [www.sunderland.gov.uk/growthoptions](http://www.sunderland.gov.uk/growthoptions)**





**Drop-in sessions:**

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

NPSE-A-1-003

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

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

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

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

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

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



**Coun Mel Speding**

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

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

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

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

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

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

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

Full Name	Organisation Details	Summary of Response	Council response
		North Sunderland, Washington and the Coalfields and more residential and better links to the Galleries in Washington.	
Ms Pauline Hopper		Supports the medium growth option and considers the approaches set out in the 2013 Core Strategy document to still be appropriate.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mr Brian Cree		Agrees that the City should grow but should do so in a responsible manner. Does not want to see Greenbelt land built on	Your comments will be given due consideration and will be used along with other to inform the next draft of the Core Strategy
Miss Joanne Walker		Agrees that the City should grow but should do so in a responsible manner. Does not want to see Greenbelt land built on	Your comments will be given due consideration and will be used along with other to inform the next draft of the Core Strategy
Mrs Catherine Jowett		Supports the high growth option and believes the approach set out in the 2013 Core Strategy document is appropriate	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy
Mr Craig Bittlestone		Supports the high growth option and does not believe the approach set out in the 2013 Core Strategy is still appropriate. Would like to see more housing, employment uses and taller buildings in Central Sunderland and new retail development concentrates in the City Centre. Would like to see more housing and employment uses	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy

Full Name	Organisation Details	Summary of Response	Council response
		in South Sunderland and brownfield sites developed before greenfield and greenbelt. Any new retail development in North Sunderland should be centred around the new Seaburn development and Seaburn Camp should not be built on. Washington and the Coalfields should not be expanded but links by road and public transport should be improved to the City Centre,	
Mr Stephen Goldsmith		Supports the high growth option but does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see the City Centre extend with more residential development and facilities to support them as well as the North Bridge Street area in North Sunderland	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy.
Mrs Liz Reid	Adviser Springwell Village Resident Association	Supports the approach set out in the 2013 Core Strategy and believes that the land being released from the Greenbelt to facilitate the development of IAMP is sufficient. Brownfield sites should be developed before greenfield and Greenbelt and development should be focused in Central Sunderland	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy.
Mccarthy & Stone Ziyad Thomas	Senior Planning Associate The Planning Bureau Ltd.	Supports high growth option although markets will affect the delivery. Believes that the approach set out in the 2013 Core Strategy document is still appropriate. Would like to see more residential development in the	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy.

Full Name	Organisation Details	Summary of Response	Council response
		north of the City.	
Miss Natalie Hodgson	Senior Business Analyst Gentoo Group	Supports the high growth option and believes the approach set out in the 2013 Core Strategy document is still appropriate	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy
Mr Gary Bunt		Support low growth option and does not believe that the approach set out in the 2013 Core Strategy document is still appropriate. Does not support the release of Green Belt land for development. Would like to see more employment uses in Central, South and North Sunderland and Washington. Would like to see more residential in North and Central Sunderland and the Coalfields and improves in retail everywhere. better retailing everywhere	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr Martin Terry		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see more housing in Central Sunderland and the Coalfields	
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	Supports the high growth option but does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see more residential and employment uses in Central and North Sunderland, Washington and the Coalfields	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy.
Mrs Liz Reid		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy document is still	Your comments will be given due consideration and along with others will

Full Name	Organisation Details	Summary of Response	Council response
		appropriate. Would like to see more housing and employment uses in Central Sunderland and the Coalfields.	inform the next draft of the Core Strategy.
Mrs Valerie Milnes		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Does not use the City Centre due to poor accessibility and would like to see more residential and employment uses in the Coalfields as well as a better retail offer.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Mrs Janine Edworthy		Supports the low growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see most development focussed within the inner areas and believes that any further loss of the Greenbelt other than that which is proposed for IAMP would have detrimental impact on the City inner areas imp sufficient	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Dr Ian Edworthy		Supports low growth option and believes that the approach set out in the 2013 Core Strategy document is no longer appropriate. Believes that there should be more housing development in South and North Sunderland and more employment uses in South, North and Central Sunderland. The land that is being released in the Green Belt for the development of IAMP is sufficient and any more would have a detrimental impact on the City.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.

Full Name	Organisation Details	Summary of Response	Council response
Mr Nick Sandford	Government Affairs Officer Woodland Trust	Believes that the approach set out in the 2013 Core Strategy is still appropriate and would like to see growth that does not impact on the City's woodland areas	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy
Mr James Cokill	Director Durham Wildlife Trust	Supports low growth option and does not believe that the approach set out in the 2013 Core Strategy document is still appropriate. Questions how the results of the EU referendum will impact on the growth of the City	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy. With regards to the results of the EU referendum the Local Plan will be based on the most up to date evidence available at the time of writing.
Pippa Cheetham	O&H Properties	Supports the high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate.	Your comments will be given due consideration and along with others will inform the next draft of the Core Strategy
Mrs Janet Wilkinson		Support for the low growth option and believes that the approach put forward in the 2013 Core Strategy is still appropriate. Thinks that new development needs to be of the right type to retain young people, provide them with good quality housing and skilled jobs. Also new development needs to provide facilities.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr John Carruth		Supports the high growth option and believes that the IAMP needs to be balanced with high quality housing development	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.

Full Name	Organisation Details	Summary of Response	Council response
Mr Richard Luke		Supports the high growth option and believes that the IAMP needs to be balanced with high quality housing development. Also feels that the green belt boundary is drawn so tightly around Springwell that it is a development constraint.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mrs Karen Luke		Supports the higher growth option and believes that Washington is an attractive location with more detached houses and lower vacancy rates.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mr Richard Luke		Supports the high growth option and believes the City needs a firm policy approach to reversing population decline.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy
Miss Karen Simpson		Supports the high growth option and believes that the employment development needs to be balanced with an appropriate residential offer.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr R Luke		Supports high growth option and would like to see more residential and employment uses in Washington. Also believes that a firm policy is required in order to reverse population decline.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mrs Lydia James		Supports the high growth option and believes that the approach published as part of the 2013 Core Strategy document is still appropriate. Also considers the Greenbelt	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core



Full Name	Organisation Details	Summary of Response	Council response
		boundary is drawn too tightly around Springwell and believes it is a constraint to development.	Strategy
Mrs Laura Bailey		Supports the high growth option and would like to see more residential and employment uses in Washington to support workers at Nissan	Your comments will be given due consideration and will be used alongside others to inform the next draft of the Core Strategy
Mrs Janet James		Supports the high growth option and believes it is the only option to deliver and balance market with greater choice of type and tenure	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mr Raymond Luke		Supports the higher growth option and would like to see more high quality housing in Washington to support developments at Nissan	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr Grant Owen		Believes that the high growth option is the only realistic option to improve the choice of housing types and tenures in Sunderland.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr Keith Culmer		Supports the high growth option and would like to see more residential development in Washington as it is considered a key industrial location within Sunderland and that housing provision needs to be balanced with the employment offer.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
Mrs Heidi Mallinson		Supports the high growth option and believes that the Greenbelt boundary is drawn	Your comments will be given due consideration and will

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

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

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

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

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

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

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

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

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

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

Full Name	Organisation Details	Summary of Response	Council response
		housing needs that appropriately considers the full demographic and labour force implications of the additional jobs growth that will be delivered by the project.	
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	Green Belt & 2013 Spatial Development emphasis- if growth levels were broadly acceptable across authorities, the 2013 emphasis for residential development in South Sunderland with only limited development in Washington would be supported. Noted concern that the 'majority' of areas around Nissan, Usworth and Springwell are not seen to be fundamental to Green Belt purpose at Stage 1, unlike in other parts of the city.	Noted. The majority of Green Belt land around Springwell Village is shown to be fundamental to the purpose of Green Belt. However, the key point here is that areas of Green Belt that clearly have an element of 'urban fringe' tend to have less of a fundamental impact than areas of isolated open countryside that is physically separated to urban areas. Sites taken forward to Stage 2 of the Green Belt Review will be further analysed but this should not be seen as an indication that the land would be suitable for Green Belt deletion.
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	Green Belt Review: Locations considered appropriate for further consideration within Sunderland Green Belt Review include a number of areas which we consider, should they come forward for development, would compromise the gaps between	Your comments have been noted and will be given due consideration.

Full Name	Organisation Details	Summary of Response	Council response
		major urban areas: particularly between Tyneside, and Sunderland and Washington. We request that those sites are discounted from Sunderland Green Belt Review.	
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	Green Belt (IAMP): The impact of the IAMP on Green Belt purposes will depend on its detailed location, design and layout. Gateshead anticipates that Sunderland and South Tyneside Councils would have due regard to the importance of continuing to fulfil Green Belt purposes as far as practicable and avoid bridging strategic Green Belt gaps, in particular between Gateshead (at Follingsby) and Sunderland, or severing strategic green infrastructure corridors.	Comments noted. The entire area has been put forward for further consideration primarily due to its inclusion as an NSIP. However, we note the concern regarding impact to Green Belt purpose and these have been already flagged-up as having "major overall adverse impact" in the Green Belt Review. The key impacts to Green Belt gaps and to preserving green infrastructure corridors will be considered carefully and in consultation with Gateshead MBC.
Councillor Colin Wakefield	Sunderland City Council	Would like to see the Coalfields referred to as Houghton Le Spring.	Your comments have been noted and will be given due consideration.
Councillor Colin Wakefield	Sunderland City Council	Employment: Options focus on housing, the only employment opportunities referred to are at the IAMP with no detail provided on employment and retail opportunities within the area referred to as the Coalfield.	Your comments have been noted. The Core Strategy will also include policies and land for supporting economic growth, over and above that envisaged at the IAMP. This will include employment

Full Name	Organisation Details	Summary of Response	Council response
			sites within the Coalfield. The Council's Employment Land Review and Retail Needs Assessment's will be used to inform these policies within the emerging plan.
Councillor Colin Wakefield	Sunderland City Council	Housing: The options do not take into consideration the housing growth that has taken place in the coalfields since the last consultation.	Your comments have been noted, housing growth in the area will be taken into account in preparing Spatial Option for the Area. Ref IDP.
Councillor Colin Wakefield	Sunderland City Council	Retailing: More retail development is needed in Houghton Town Centre. Concerned that out of centre retail development has been granted at Philadelphia and may come forward at Rain ton Bridge. There are sites in Houghton which would be better suited to new development such as the former colliery site and the old gas works to the south of the colliery.	Comments noted. The Council has prepared an updated Retail Needs Assessment and this will be used to inform the retail policies within the Core Strategy.
Councillor Colin Wakefield	Sunderland City Council	No clear proposals for retail or employment uses other than the IAMP. Coalfields need more/new retail provision. Need to take better account of residents' views.	Your comments have been noted and will be given due consideration. The SBR has been used in informing Development Management decisions and it will be taken forward as evidence to inform the Publication Plan. There is also a Retail Needs Assessment

Full Name	Organisation Details	Summary of Response	Council response
			that will be used to inform the Publication Plan.
Councillor Colin Wakefield	Sunderland City Council	Residents' views are not listened to and Consultation was not published very well - responses will not be representative of area.	Your comments have been noted. This document has outlined how the Council has consulted on the Growth Options. As this is a non- statutory consultation the level of consultation has been considered appropriate.
Mr Adrian Miller	Esh Developments	Proposals to extend SHLAA site 330 to accommodate 170 dwellings in the Green Belt.	Your comments have been noted and given due consideration. The Council has updated the 2016 SHLAA and Green Belt Review. SHLAA site formerly known as 330 is now identified as 330A and the extension (phase 6) as 330B. SHLAA site assessments for 330A & 330B can be found in the 2016 SHLAA update report and the Green Belt site assessment is available in the Green Belt Review report.
Mr Adrian Miller	Esh Developments	High growth supported. Low and medium growth would be planning for decline, and would not correspond to NPPF Para 154 that Local Plans be aspirational but realistic.	Your comments have been noted and will be given due consideration.
Mr Adrian Miller	Esh Developments	Considers that the approach for the 5 ARFs is still applicable- including Coalfield.	Your comments have been noted and will be given due

Full Name	Organisation Details	Summary of Response	Council response
			consideration.
Mr Adrian Miller	Esh Developments	Philadelphia (330) - The yield for the site is 500 dwellings, which reflects the quantum granted within the outline permission and these are projected to be built out at a rate of 30 dwellings per annum, with the final 80 dwellings being delivered after the plan period (post 15 years). It is our view that a site of this size and in this location could be developed at a quicker rate than 30 dwellings per annum. Due to the scale of the development it is likely that there will be multiple sales outlets within the site, increasing sales rates and providing different types of product across the site. The size of the site provides opportunities for multiple products to be sold simultaneously in addition to the phased release of affordable housing. As a result delivery is likely to exceed 30 dwellings per annum over the plan period and thus the 80 shown as ~Post 15™ in the SHLAA assessment will be delivered inside the plan period. Dependent upon the outcome of the Green Belt Review and subsequent adoption of the Local Plan it is considered logical that	Your comments have been noted and given due consideration. The Council has updated the 2016 SHLAA. SHLAA site formerly known as 330 is now identified as 330A and the extension (phase 6) as 330B. SHLAA site assessments for 330A & 330B can be found in the 2016 SHLAA update report.
		a large part of the ~phase 6™ area, providing c.170 dwellings, will also be delivered within the 15 year period.	
Mr David	Hall	Low Growth would not meet	Your comments have



Full Name	Organisation Details	Summary of Response	Council response
Anderson	Construction	OAN and therefore be contrary to national policy. The Council has had persistent under-delivery against previous (now revoked) RSS targets. The modelling should be refreshed to take account of the latest population projections. Concerned that the modelling uses a 'baseline' jobs forecast and does not take account of jobs growth as a result of policy interventions such as IAMP and the Northern Powerhouse. Medium Growth would not significantly boost the supply of housing as required by the NPPF. High growth is preferred.	been noted and will be given due consideration. The Council is updating its demographic projections to take account of the recently published 2014 based sub-national population projections and the DCLG published household projections derived from these. The impacts of IAMP have been taken into consideration for all of the Growth Options.
Mr Ian Radley	Highways England	No preferred growth option. Particularly interested in the quantum and spatial distribution of development and the resulting implications.	Your comments have been noted and will be given due consideration
Jennifer Morrison	Tyne And Wear Archaeology Officer	No specific comments on the Growth Options but would prefer a low growth option to protect the greenfield around historic settlements and villages.	Your comments have been noted and will be given due consideration. Check how comment is worded.
Mr Ryan Molloy	Thompsons Of Prudhoe	Thompson's wish to extend their licence beyond current permission to 2022 and believe that other types of development on the land would be inappropriate and only the recycling activities should be allowed on the site in future.	Your comments have been noted and will be given due consideration.
Mr Ryan Molloy	Thompsons Of Prudhoe	Formal objection to fields SP6, 12 and 13 being included in Stage 2 of the Green Belt Review- contrary to Paragraph	Your comments have been noted and will be given due consideration. The

Full Name	Organisation Details	Summary of Response	Council response
		123 of NPPF. The land immediately to the south of the site, included in field SP6, as well as field SP12 and the northern part of SP13 includes land that is immediately adjacent to the operational areas within the quarry. The operator has concerns that the development of residential properties in close proximity to the quarry, such as these fields, will have an adverse impact on their ability to continue operations at this site. This is essentially because the residential properties will be too close to the operational areas and they may struggle to meet any conditions placed on them by the Environment Agency or the LPA.	Green Belt Review and SHLAA will address these issues.
	The Coal Authority	The Coal Authority has no particular preference in respect of the growth options proposed for the plan area as this should be a matter for local consideration. The site allocation methodology will need to include criterion that refer to and consider the issues of land stability and mineral sterilisation in line with NPPF guidance.	Your comments have been noted and given due consideration.
Mr Steven Willcock	Taylor Wimpey	Supports the High Growth and the 5 ARF approach. Puts forward information supporting the Burdon Lane site.	Your comments have been noted and will be given due consideration
Mr Steven Willcock	Taylor Wimpey	Supports the High Growth option and the 5 ARF approach. Provides further information for sites at Chester	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		Road and Sea ham Road	
Mr Steven Willcock	Taylor Wimpey	Support High Growth option but claim that Washington has a greater role to play in providing much needed housing development.	Your comments have been noted and will be given due consideration
Barbara King		Preferred low growth with the flexibility of moving to medium growth if there is sufficient demand. Plan should be reflect the needs of the city and not be led by unrealistic government targets. Should be flexible to meet actual demand in the city and not focus as much on sub areas.	Your comments have been noted and will be given due consideration. The Council will follow the latest guidance set out within the National Planning Practice Guidance (NPPG) when identifying its preferred strategy, which will include taking into consideration local market indicators. Consideration will also be given to inclusion of a phasing strategy.
Mr Tim Harrison	National Grid/Capita	No comments but is happy to provide advice and guidance in the future.	The Council welcomes this response and will continue to work with National Grid on the preparation of the Local Plan.
Miss Katie Rumble	Development Surveyor Hellens Group	Supports the Higher Growth option. This is the only strategy that will meet the Council's aspirations for economic growth.	Your comments have been noted and will be given due consideration
Miss Katie Rumble	Development Surveyor Hellens Group	Support for more housing development in Washington. NPPF is clear that Local Plans must be effective in that they should be deliverable, the 2013 Core Strategy was heavily reliant upon regeneration sites	Your comments have been noted and given due consideration. The Council has updated its SHMA, 2016 SHLAA, Demographic Analysis

Full Name	Organisation Details	Summary of Response	Council response
		and new housing in South Sunderland and this approach is considered to be unsound as the strategy is not deliverable. Such an approach is likely to result in an under provision of housing land and therefore a failure to meet the objectively assessed needs of the housing market area.	and Forecasts, Economic Viability Assessment and Green Belt Review which have subsequently informed the spatial distribution of housing in the Core Strategy and Development Management Plan. The Council will continue to work closely with the house building industry and the SHLAA panel to ensure that future annual updates of SHLAA continue to reflect the true deliverability of sites.
Miss Katie Rumble	Development Surveyor Hellens Group	Hellens disagree with SHLAA assessment for sites 407 & 408. Hellens propose that the only constraint to development is the location of the sites within the Green Belt. If the council is minded to release land from the Green Belt, development of sites 407 and 408 could commence within the 5 year period, which would assist the Council in provide for a 5 year housing land supply.	Your comments have been noted and given due consideration. The Council has updated its 2016 SHLAA, five year land supply position and Green Belt Review. Site specific comments for sites 407 and 408 can be found within the respective documents.
Miss Katie Rumble	Development Surveyor Hellens Group	SLR and Green belt comments on SLR site 407 and 408. Disagree with the landscape, townscape and historic environment elements of the SLR that development of this land will have a high and significant impact and that development	Your comments have been noted and will be given due consideration. The SHLAA, SLR and the Green Belt Reviews will be updated to inform the next draft of the Core Strategy

Full Name	Organisation Details	Summary of Response	Council response
		provides opportunity to enhance biodiversity and wildlife corridor connections. Believes that site 407 (GB site SP13) should have a lower scoring in relation to its impact on urban sprawl and site 408 should have a lower scoring in relation to countryside encroachment and settlement merging.	and your comments will be used to inform them. A separate report will also consider all sites submitted for potential development in the Green Belt against the 5 purposes.
Miss Katie Rumble	Development Surveyor Hellens Group	BGVA Springwell Village Housing Needs Assessment submitted. Scenario one shows that without a Green Belt release, the level of housing delivered in Springwell Village will lead to a significant fall in the overall population and demonstrative ageing of that population. Scenario one projects falls in all age groups under 60. This will have a particular impact on the local school, nursery, community centre and shops. Scenario two assesses the impact that a Green Belt release and the development of 250 dwellings would have on the population of Springwell Village. Scenario two clearly shows that new housing could have a beneficial impact on the population and vitality of the Village. Scenario two would lead to increases in all sections of the population, including infants, primary school age children, young working age persons and older working age persons. Whilst this would entail an increase in the population of 21% over the 30	The BGVA Springwell Village Housing Needs Assessment has been noted. The Council has updated its SHMA, SHLAA, Demographic Analysis and Forecasts and Green Belt Review Assessment which has subsequently informed the spatial distribution of housing in the Core Strategy and Development Management Plan.

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

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

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

Full Name	Organisation Details	Summary of Response	Council response
		2012, which shows 6000 more people in Sunderland by 2035. Also that the IAMP jobs/housing addition of 10 requires unrealistic change in commuting and unemployment levels.	population projections are being updated. The IAMP Impact papers are also being updated.
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	Barratt David Wilson Homes considers that it is also important and best practice to include an element of flexibility within the emerging Plan to allow for non-delivery, which is typically in the order of 10%.	Your comments have been noted and given due consideration. The Council will ensure that there is typically around 10% additional housing land supply that is deliverable or developable, to allow for flexibility in the market over the lifetime of the plan.
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	Barratt David Wilson Homes therefore considers that the Washington Sub- Area should accommodate further housing growth to complement IAMP and capture the economic growth potential of this proposal. Land east of Sulgrave in particular. Greenfield land and sustainable locations are needed, and need to properly reflect the knock-on requirements from IAMP.	Your comments have been noted and will be given due consideration.
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	Specific proposal for land east of Sulgrave for residential development. It is proposed that the development would support the IAMP and provide housing that workers aspire to.	Your comments have been noted and will be given due consideration. Various reports will be updated to inform the next draft of the Core Strategy as well as a separate report to consider all sites

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

Full Name	Organisation Details	Summary of Response	Council response
			in the Greenbelt against the 5 purposes.
Mr James Reid	Strategic Land Buyer Barratt David Wilson Homes	Support for SHLAA site 567 at Stone Cellar Road, Washington. It would provide a logical extension to Washington urban area and already has a number of boundaries with urban area. Does not represent countryside encroachment and does not impact on merging of settlements. Would like to see the site split from rest of Green Belt parcel US1.	In addition to the Green Belt review, a separate report will consider all submitted development sites (in Green Belt) in relation to the Green belt's 5 purposes. At this stage it is acknowledged that the impact of Site 567 is much less than wider parcel of US1.
Mr Colin Ford		High growth favoured. Out-migration is as a result of a lack of housing supply and choice. The only way to halt and reverse out-migration is through a high growth strategy. This would be more sustainable as it would reduce the amount of long-distance commuting. More development should also be focussed in the Coalfield area.	Your comments have been noted and will be given due consideration.
Mr Colin Ford		North of Hetton Bogs SLR sheet 181 disagree wildlife and flooding assessments, with the appropriate mitigation the development would have no impact. A detailed plan of the site would prove that this is possible.	Your comments have been noted and will be given due consideration
Mr Clive Milner		Supports the findings of the Green Belt Review.	Your comments have been noted.
Mr Clive Milner		The SLR assessment needs an update and needs to acknowledge the scheme to improve Washington Road and	Comments will be given due consideration and will be used along with

Full Name	Organisation Details	Summary of Response	Council response
		the ecology work that has been carried out. Object to the assessment on flooding and the existing pylons and overall suitability. The land owner has now commissioned further assessment of the site to identify if there are no substantive reasons to prevent future development.	other to inform the update of the SHLAA and SLR.
Mr Clive Milner		Supports medium to high growth. Low growth would fail to meet the Council's OAN and would not be consistent with the NPPF.	Your comments have been noted and will be given due consideration.
Mr Clive Milner		Don't feel that the approach set out in the 2013 Core Strategy for Washington is still appropriate. The development of the proposals for the IAMP which will see significant growth in jobs should be reflected in housing growth as well and these homes should be situated so that they don't encourage people to travel great distances.	Your comments have been noted. The Core Strategy will take coherent approach to planning of this area taking into account housing and employment opportunities.
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	Gateshead does not believe that the Green Belt Review for land at Usworth has reached a defensible conclusion.	Your comments have been noted and will be given due consideration. This is an important green infrastructure and wildlife corridor along the River Don and Sunderland CC has noted that South Follingsby allocation has narrowed this corridor significantly. The remaining areas to be

Full Name	Organisation Details	Summary of Response	Council response
			considered further at Stage 2 will duly reflect the significance of the potential impacts that any scale of development would have in the area.
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	Development at Springwell on any significant scale of sites to the north and/or west would risk joining the built up areas of Washington/ Springwell with Gateshead, or narrowing the Green Belt in this vicinity to the extent of endangering its integrity.	Comments noted, particularly the concern regarding impact to the gap between Springwell Village and Eighton Banks/Wrekenton, which effectively maintains a green corridor from the west of this area to the coast. The remaining areas to be considered further at Stage 2 will duly reflect the significance of the potential impacts would have in the area.
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	A number of the SLR sites are within important inter district wildlife corridors. Any development related to IAMP needs to give due consideration to Landscape and ecological mitigation zone.	Your comments have been noted and will be given due consideration. Further work will be undertaken (and in consultation with Gateshead MBC) to ensure that sensitive areas are safeguarded from development (where appropriate levels of mitigation is impractical and unviable). Agreed that Gateshead MBC and Sunderland CC (and South Tyneside

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			MBC) need to work closely together regarding appropriate mitigation, should any development come forward (and especially in relation to IAMP).
Ms Anneliese Hutchinson	Service Director Development And Public Protection Gateshead Council	Keen to work with the Council to gain a better understanding of how the potential adverse impacts of development on the transport network can be avoided or mitigated. Given the potential scale of development that could take place nearby, Gateshead Council would support a proposal to re-open the Leamside line for freight or passenger access. We are keen to work with neighbouring local authorities to explore the potential for this.	
Cllr Geoffrey Walker	Councillor	Consultation has not been far reaching. What are the plans for future consultation both with the public and internally.	Your comments have been noted. This document has outlined how the Council has consulted on the Growth Options. As this is a non- statutory consultation the level of consultation has been considered appropriate. At the next stage of consultation members will be informed of the methods and material to be used in advance. Ref to SCI
Cllr Geoffrey Walker	Councillor	How will the impact of growth on neighbourhoods, highways	Your comments have been noted. The

Full Name	Organisation Details	Summary of Response	Council response
		and infrastructure be assessed?	Infrastructure Delivery Plan will outline the infrastructure that is required to deliver the level of development that is proposed.
Mark Gabriele	Bellway Homes Ltd	Low growth negative, Medium growth not sufficiently ambitious. High growth preferred. Suggests that the SA broadly supports high growth option, in terms of supporting sustainable economic growth, supporting a demographically missed population and reducing the present out- migration of younger people. The environmental risks to high growth can be mitigated through the choice of appropriate sites and the formulation of suitable policies to help manage delivery.	Your comments have been noted and will be given due consideration.
Mark Gabriele	Bellway Homes Ltd	5 area approach is correct- South Sunderland has potential, while Washington and some other parts are constrained by GB. Points out that SHMA states that 32% of migrants moved to Southern Suburbs, but 22% to Washington and 22% to Coalfield.	Your comments have been noted and will be given due consideration.
Gillan Gibson	Secretary CPRE Durham	Pleased to note most of the sites assessed as red, not suitable for development in the SLR but unhappy to see some sites assessed as requiring further assessment in the Green Belt Review Stage 2 and would prefer that they remain protected Green Belt without further consideration. Do have	Your comments have been noted and will be given due consideration.

Full Name	Organisation Details	Summary of Response	Council response
		a major caveat in that they do accept that a case can be made for the deallocation of the sites in the IAMP to permit the use of Green Belt land for specialised employment use. No doubt about the benefits that Nissan and other specialised advanced engineering companies and their supporting businesses bring to the area.	
Gillan Gibson	Secretary CPRE Durham	Prefer the medium growth option. It is hoped that the release of sites will be controlled so that settlement breaks and Green Belt would be the last to be released and if development is slower than predicted then they may not be required at all.	Your comments have been noted and will be given due consideration. Consideration will also be given to inclusion of a phasing strategy.
Gillan Gibson	Secretary CPRE Durham	No objection to conclusions regarding Herrington Workingmen's Club, and local residents inform them that development would enhance the area.	Your comments have been noted and will be given due consideration
Gillan Gibson	Secretary CPRE Durham	Green Belt - sites coloured Amber. CPRE accepts that Houghton Quarry is a previously developed site. IAMP - Concern about site and inconsistency between this and SLR 805 consideration. However, general acceptance of wider need for jobs, prefers IAMP Option 3 and requests that all remaining non-IAMP land be retained as Green belt in future	Your comments have been noted and will be given due consideration. With regards to IAMP and site 805 the SLR sheets broadly assessed all areas of open countryside and we accept that the separate treatment of this area as an Area Action Plan makes the approach to consider Green Belt and Strategic Land confusing.



Full Name	Organisation Details	Summary of Response	Council response
Gillan Gibson	Secretary CPRE Durham	Green belt - sites coloured Red. CPRE is pleased to see this site assessed as red, not suitable for development, and trusts it will remain listed as not suitable for Development in the Local Plan. CPRE would say they have a definite preference for development to take place on brownfield sites (other than those which have become important for wildlife conservation) rather than Green Belt.	Your comments have been noted and will be given due consideration. The preferred Growth Option chosen will have a key influence on whether additional sites need to be found for future development, including on Green Belt land. Stage 2 of the Green Belt Review will be prepared and inform the next draft of the Core Strategy.
Gillan Gibson	Secretary CPRE Durham	Settlement Break - sites coloured Green. CPRE is unhappy to see this site assessed as green, suitable for development, and objects to this designation. CPRE considers this site should remain as a Settlement Break in the Local Plan and be assessed as red, not suitable for development. The site is a valuable part of maintaining separation between settlements. CPRE would say we have a definite preference for development to take place on brownfield sites (other than those which have become important for wildlife conservation) rather than Settlement.	Your comments have been noted and will be given due consideration. The Council has identified as many brownfield sites as possible, but only 43% of sites in the SHLAA are now brownfield. The Settlement Break Review has identified the value and purpose of each Settlement Break area, and considered these as suitable for development.
Gillan Gibson	Secretary CPRE Durham	Settlement Break - sites coloured Amber. CPRE is unhappy to see this site assessed as amber, potentially suitable for	Your comments have been noted and will be given due consideration. The settlement break sites

Full Name	Organisation Details	Summary of Response	Council response
		development, and objects to this designation. CPRE considers this site should remain as a Settlement Break in the Local Plan and be assessed as red, not suitable for development. The site is a valuable part of maintaining separation between settlements. CPRE would say we have a definite preference for development to take place on brownfield sites (other than those which have become important for wildlife conservation) rather than Settlement Breaks.	identified as amber have been done so on the ground that their development would have minimal impact on the Settlement Break and where there is any it could be mitigated against.
Gillan Gibson	Secretary CPRE Durham	Settlement Break - sites coloured Red. CPRE is pleased to see this site assessed as red, not suitable for development, and trusts it will remain listed as not suitable for development in the Local Plan. CPRE would say we have a definite preference for development to take place on brownfield sites (other than those which have become important for wildlife conservation) rather than Settlement Breaks.	Your comments have been noted and will be given due consideration. The Settlement Break Review will be reviewed and will inform the next draft of the Core Strategy.
Larry Hetherington		Transport infrastructure is poor and would not be able to support the higher growth option	The Infrastructure Delivery Plan will set out the infrastructure that is required to deliver the Plan and how it will be funded.
Brian Odoherty		Need a better explanation in the Plan of S106 and CIL are, what monies might be involved and how this might be	Comments noted. The Council will seek to make clear in the Core

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		distributed throughout the city.	Strategy the different types of planning contributions available. With regard to the potential for CIL, the Council will be investigating the viability of introducing a CIL through its Whole Plan Viability Assessment. The Infrastructure Delivery Plan will set out the infrastructure that is required to deliver the Plan and how it will be funded.
Brian Odoherty		Believes that building in the green belt to the north should be avoided so as not to merge with Gateshead and South Tyneside	Your comments have been noted and will be given due consideration
Brian Odoherty		Disappointed that a local business was not given the task of preparing the sustainability appraisal.	When procuring services the City Council has a policy of using local firms where possible through the "Sunderland First"; on this occasion no local firms had the appropriate expertise.
Brian Odoherty		Prefer the medium growth option.	Your comments have been noted and will be given due consideration
Brian Odoherty		Building socially rented properties could prove to be problematic	Your comments have been noted and given due consideration
Lucy Mo	Wear Catchment Coordinator Wear	No Growth Option is preferred - it is accepted that there is a need for growth, though this should not be at the expense	Your comments have been noted and will be given due consideration during

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	Catchment Partnerships	of the environment. It is vital that consideration is given to the social, economic, environmental and health benefits of existing green belt, settlement breaks / green space.	the preparation of the Local Plan and the Sustainability Appraisal.
Lucy Mo	Wear Catchment Coordinator Wear Catchment Partnerships	Should be seeking to protect and enhance green and blue infrastructure, in line with WFD and RBMP which seek to improve water quality levels.	Your comments have been noted and will be given due consideration
Lucy Mo	Wear Catchment Coordinator Wear Catchment Partnerships	The finding of the UK Topsoil project should feed into environmental policies, especially its findings in relation to surface and groundwater and its impact in Coalfield area	The findings of this project will be considered once they are known.
Lucy Mo	Wear Catchment Coordinator Wear Catchment Partnerships	Proposed development must have sufficient headroom and sewer capacity to avoid spills into watercourses	Your comments have been noted and work is on going with Northumbrian Water
Lucy Mo	Wear Catchment Coordinator Wear Catchment Partnerships	Council should adopt a catchment management approach to flood risk to ensure knock-on effects do not happen elsewhere	Your comments have been noted and will be given due consideration
Lucy Mo	Wear Catchment Coordinator Wear Catchment Partnerships	The SA should state that the hydrogeological link between managing surface water and groundwater should be made explicit and recognised as a priority risk- especially relevant in SPZ areas. Should reflect climate change events that will increase frequency of flash run-off from agricultural areas which will impact on water	Your comments have been noted and will be considered in revisions to SA.

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

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

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

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

Full Name	Organisation Details	Summary of Response	Council response
		this fits with neighbouring authorities' projections and emerging local plan growth assumptions. Therefore welcome further detailed discussions to consider to what extent these higher projections are assumed to affect South Tyneside's projected population growth. South Tyneside are currently considering their alternative growth options and the potential spatial capacity for development and growth.	consideration
Andrea King	South Tyneside Spatial Planning	Provide more detailed comments on the Green Belt Review and the SLR. Concern about impact to GI corridor and Green Belt gap that runs between Sunderland and Boldon/Cleadon, plus the impact to areas of High Landscape Value and to Local Wildlife Sites.	Your comments have been noted and will be given due consideration.
Mr David Bridge	Sunderland Civic Society	Suggestion that SHLAA points towards where GB deletion may occur. Believes that the Settlement Break Review opens up more land than is needed. Concerned about the scale of development proposed in the South Sunderland Growth Area and should be reduced. Believes that ONA is unrealistic and more detail is needed to assess the SHLAA sites but concerned that releasing sites from the Greenbelt that are not required would have a detrimental impact on the countryside and the regeneration of inner areas. Also the ELR is	The SHLAA sites that have been assessed as part of the Green Belt Review are submitted by external landowners or prospective developers, have been assessed against the same criteria and many have been discounted. Land to the north of IAMP has been considered at Green Belt Review Stage 2 because this entire area fell within the original NSIP boundary. It has

Full Name	Organisation Details	Summary of Response	Council response
		based on old take up rates and would appear that site locations do not meet demands.	been determined that settlement break land north of Burdon Lane (within SSGA) provides limited settlement break purpose and was earmarked in the UDP as having potential for development. SSGA is seen as strategically significant area for development to deliver future housing need in the city.
Mr David Bridge	Sunderland Civic Society	Prefer a Low to Medium Growth option.	Your comments have been noted and will be given due consideration
Mr David Bridge	Sunderland Civic Society	Distribution of growth should include retail and office uses concentrated in the City Centre, Washington should only take a pro rata share of development due to pressure on green belt sites. Sunderland North should see development in order to halt decline and regenerate areas. In Sunderland South the preference is to encourage development within the existing urban area, especially the inner areas with development of greenfield sites kept to a minimum. Coalfields should see development in the north whilst improving the environment in the south	Your comments have been noted and will be given due consideration
Mr Andrew Moss	Ward Hadaway	Clarifies details of a site to be included in the SHLAA	Your comments have been noted and your site(s) will be

Full Name	Organisation Details	Summary of Response	Council response
			considered as part of the SHLAA.
Mr Andrew Moss	Ward Hadaway	One of the Offerton sites has been omitted from SHLAA and needs reinstating	Your comments have been noted and given due consideration. The Council has updated the 2016 SHLAA. SHLAA site formerly known as 464 is now identified as 464A and the extension as 464B. SHLAA site assessments for 464A & 464B can be found in the 2016 SHLAA update report.
Mr Andrew Moss	Ward Hadaway	Need to plan for higher levels of growth	Your comments have been noted and will be given due consideration.
Mr Andrew Moss	Ward Hadaway	IAMP should be encouraged	Your comments have been noted and will be given due consideration during the preparation of the Core Strategy and IAMP AAP.
Mr Andrew Moss	Ward Hadaway	Local plan should provide a commensurate amount of housing development	Your comments have been noted and given due consideration.
Mr Andrew Moss	Ward Hadaway	Should be a range and choice in the housing offer which should include executive housing.	Your comments have been noted and given due consideration.
Mr Andrew Moss	Ward Hadaway	Site put forward in the SHLAA (464A & 464B) will help to provide executive housing which has an important role to play in achieving wider population and economic growth objectives for the region.	Your comments have been noted and given due consideration. The Council has updated the 2016 SHLAA. SHLAA site formerly known as 464 is now identified as

Full Name	Organisation Details	Summary of Response	Council response
			464A and the extension as 464B. SHLAA site assessments for 464A & 464B can be found in the 2016 SHLAA update report.
Mr Andrew Moss	Ward Hadaway	It is believed that areas CO15 and CO31 assessed as part of the review are too large and parts of the areas could be released without causing material harm. It is not agreed that they are fundamental to the purposes of the Green Belt and should be retained in full. SHLAA sites 464A and 464B should be considered further at stage 2 as possible locations for a Green Belt Review.	Your comments have been noted and will be given due consideration.
Mrs Pippa Cheetham	Planning Manager O&H Properties Ltd	Support the High Growth option.	Your comments have been noted and will be given due consideration.
Mrs Pippa Cheetham	Planning Manager O&H Properties Ltd	Support the 2013 CS sub area split for development.	Your comments have been noted and will be given due consideration.
Mrs Pippa Cheetham	Planning Manager O&H Properties Ltd	Intend to submit an outline application for up to 700 dwellings on the Groves site. Land in Newbottle also presents an opportunity to improve housing choice.	Your comments have been noted and given due consideration. Your comments have been noted and given due consideration. The capacity of SHLAA site 085 has been amended to 700 units to reflect the intent for the site.
Mrs Pippa Cheetham	Planning Manager	Support for the findings of the Green	Your comments have been noted.

Full Name	Organisation Details	Summary of Response	Council response
	O&H Properties Ltd	Belt Review and the assessment of HO22 and HO26 and would welcome a further assessments of HO19, HO22, HO23 and HO26. These sites could be combined to provide a substantial site.	The Greenbelt report does not indicate that any of the areas (at this stage) are not essential to Greenbelt purpose, just that some are fundamental and have no need to be reviewed any further.
Mr Steve Hopkirk		Does not believe that the growth option choices provided are the correct path and should be more flexible. There should be scope to adjust between the options based on market conditions and actual demand. The target could be started low and increased if demand for housing picks up in a statistically significant way. This would allow the city to respond actual growth than projections or arbitrary targets. Concern that we will over allocate and identify greenfield sites for development, which could be avoided if a more flexible approach is adopted.	Your comments have been noted and will be given due consideration. The Council will follow the latest guidance set out within the National Planning Practice Guidance (NPPG) when identifying its preferred strategy, which will include taking into consideration local market indicators. Consideration will also be given to inclusion of a phasing strategy.
Mr Steve Hopkirk		Brexit makes the economic future of the City uncertain.	Your comments have been noted and will be given due consideration.
Mr Matthew Good	Planning Manager	High Growth option preferred but recommends the options are updated to take account of the recent population projections. Low option would condemn city to decline and would not meet the OAN. Concern over some of the assumptions used in the modelling work,	Your comments have been noted and will be given due consideration. The Council is updating its demographic projections to take account of the recently published 2014 based sub-

Full Name	Organisation Details	Summary of Response	Council response
		including adjustments to economic activity rate, reductions in unemployment rate and commuting patterns. Concerns of under-delivery in past against the RSS target. The modelling uses a 'baseline' jobs figure and does not account for an uplift that could be generated by IAMP and Northern Powerhouse. Consideration should be given for an uplift in housing numbers to help meet affordable housing need.	national population projections and the DCLG published household projections derived from these. The impacts of IAMP have been taken into consideration for all of the Growth Options.
Mr Matthew Good	Planning Manager	Do not want to comment on the exact distribution of development but that the strategy provides a sufficient range of sites, more sites than are required and that they are viable.	Your comments have been noted and given due consideration.
Gillian Gibson	Sunderland City Council	A full health impact assessment should be commissioned once the growth option has been determined.	Your comments have been noted and will be given due consideration. A Health Impact Assessment of the Core Strategy will be undertaken.
Gillian Gibson	Sunderland City Council	Generally work is good for physical and mental health, but the quality of work also matters. The low growth option, which indicates that economic growth could be harmed, could potentially damage the health of local people and may be contrary to the duty of the council to improve the health of the people of Sunderland.	Your comments have been noted and will be given due consideration
Mr John Cooper		The amount of green belt land lost to IAMP should be	Your comments have been noted.

Full Name	Organisation Details	Summary of Response	Council response
		sufficient for the City as a whole. Further loss will reduce attractiveness of City as place to live and do business.	The Council has given further consideration as to whether Green Belt development is required to deliver the housing and employment strategy in the Core Strategy, through update of the SHLAA, Employment Land Review and Green Belt Assessment.
Mr John Cooper		Supports growth in economy but should not be through the loss of green belt. Secure development by using brownfield land.	Your comments have been noted and will be given due consideration. The Council will give further consideration as to whether Green Belt development is required to deliver the strategy as the Core Strategy develops.. The plan will seek to prioritise development of brownfield sites
Mr John Cooper		Caution is needed in relation to the number of new houses to be built. New houses do not mean that jobs will be created and new jobs do not necessarily require new houses local patterns of work show people often do not live and work in the same borough. Recognising recent falls in population, the number of houses to be built should reflect realistic population estimates	Your comments have been noted and will be given due consideration. Consideration to commuting patterns has been given as part of the demographic modelling work and will be used to inform the preferred strategy.
Miss Katie	Development	Support for the 5 ARF	Your comments have

Full Name	Organisation Details	Summary of Response	Council response
Rumble	Surveyor Hellens Group	approach and believes that additional sites needed in West. In line with high growth scenario, site 648 should be considered and that there are special circumstances exist to justify its release from the Greenbelt. These include the need to reduce out migration, alleviate pent up demand for housing, and meet the demand to build in strong market area and the need in the area for affordable and larger family housing. There are no known constraints on the site and it does not fit the 5 purposes of the Greenbelt. The potential S106 contribution from the development of the site could deliver much needed greenspace/sports pitches in the area.	been noted. The information submitted is contrary to the Green Belt Stage 1 review and needs to be considered further.
Adam Mcvickers	Planner Persimmon Homes	Low Growth would not meet OAN and therefore be contrary to national policy.	Your comments have been noted and will be given due consideration.
Adam Mcvickers	Planner Persimmon Homes	Medium option stands below the revoked RSS level- does that therefore merit a significant boost to housing that the NPPF requires? Updated pop projections need to be used etc that show higher growth. Policy approach to jobs growth does not reflect IAMP or Northern Powerhouse- growth and housing need will be higher.	Your comments have been noted and will be given due consideration. The Council is updating its demographic projections to take account of the recently published 2014 based sub-national population projections and the DCLG published household projections derived from these. The impacts of IAMP have been taken into



Full Name	Organisation Details	Summary of Response	Council response
			consideration for all of the Growth Options.
Adam Mcvickers	Planner Persimmon Homes	High growth is more sustainable and reduces reliance on in-commuters	Your comments have been noted and will be given due consideration.
Adam Mcvickers	Planner Persimmon Homes	More housing focus should occur in Washington. High Growth leads to 2069 additional houses needed in plan period. Non-Green Belt sites currently discounted should remain so as they will be unreliable to come forward. Green Belt release of 2000 homes is required.	Your comments have been noted and will be given due consideration.
Adam Mcvickers	Planner Persimmon Homes	The existing spread of sites in SHLAA exhausts South Sunderland and Coalfield, and this pushes need for deletion into Washington in particular. Washington is a strong market area, and it is a strong sustainable argument to locate these next to emerging jobs-particularly in light of IAMP.	Your comments have been noted. The Council has updated the 2016 SHLAA which has assisted to inform the spatial distribution of housing in the Core Strategy and Development Management Plan.
Lynn Hartridge		The Council needs to consider what comes first houses or jobs. Need to create some wealth in the way of jobs before the developers are allowed to build on Green Belt. Fear is that if jobs growth doesn't materialise then development will still take place on Green Belt.	Your comments have been noted and will be given due consideration
Rachel Cooper		The amount of green belt land lost to IAMP should be sufficient for the City as a whole. Further loss will reduce attractiveness of City as place to live and do business.	Your comments have been noted and will be given due consideration. The Council will give further consideration as to whether Green

Full Name	Organisation Details	Summary of Response	Council response
			Belt development is required to deliver the strategy as the Core Strategy develops.
Rachel Cooper		Supports growth in economy but should not be through the loss of green belt. Secure development by using brownfield land.	Your comments have been noted and will be given due consideration. The Council will give further consideration as to whether Green Belt development is required to deliver the strategy as the Core Strategy develops.. The plan will seek to prioritise development of brownfield sites
Rachel Cooper		Caution is needed in relation to the number of new houses to be built. New houses do not mean that jobs will be created and new jobs do not necessarily require new houses local patterns of work show people often do not live and work in the same borough. Recognising recent falls in population, the number of houses to be built should reflect realistic population estimates	Your comments have been noted and will be given due consideration. Consideration to commuting patterns has been given as part of the demographic modelling work and will be used to inform the preferred strategy.
Mr Nick Mclellan	Story Homes	Site extension to SHLAA reference 463, identified through concept plan with suggested mitigation.	Site promotion and suggested mitigation given due consideration. The Council has updated the 2016 SHLAA. SHLAA site formerly known as 463 is now identified as 463A and

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

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

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

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		would equal a population of 1000 population and the subsequent greenspace requirement would badly affect future housing delivery in the area	
Kath Lawless	Head Of Planning Newcastle City Council	Concerned that a significant change in migration patterns between Sunderland and Newcastle could affect the implementation of the objectives in their Local Plan	Your comments have been noted and will be given due consideration. The Council will work closely with Newcastle City Council on these cross boundary issues through the duty-to-cooperate.
Kath Lawless	Head Of Planning Newcastle City Council	Newcastle would also like to explore the implications of the growth scenarios on growth in jobs within the City and employment sector forecasts. Job growth of the scale associated with the medium or higher growth scenarios is likely to include growth in job sectors and companies operating across the city market areas and given the inclusion of Newcastle within the Sunderland travel to work area further consideration of the implications of the Experian led growth options would be appropriate. Additionally, Newcastle would request that the transport assessments of the identified growth scenarios, and the implications for the existing transport network and assumed modal split, be shared with Newcastle so that any implications to Newcastle and the City's planned	Your comments have been noted and will be given due consideration. The Council will work closely with Newcastle City Council on these cross boundary issues through the duty-to-cooperate.

Full Name	Organisation Details	Summary of Response	Council response
		improvements to the transport network can be understood.	
James Hudson	Senior Planning Advisor Environment Agency	Cannot answer the questions as set out in the consultation letter but have provided an overview of the environmental issues that should be taken into consideration.	Your comments have been noted and will be given due consideration
James Hudson	Senior Planning Advisor Environment Agency	The Local Plan should have regard to the objectives of the WFD and the Northumbrian River Basin Management Plan. It seeks to ensure that all water bodies achieve good status by 2021 & 2027 and to prevent the deterioration in the status of the water bodies. This should be reflected in the SA, including a WFD indicator	Your comments have been noted and will be given due consideration
James Hudson	Senior Planning Advisor Environment Agency	SA Objective 9 should include reference to both surface water and ground water quality. This should also be reflected within the key issue section on page 14.	Your comments have been noted and will be given due consideration
James Hudson	Senior Planning Advisor Environment Agency	The results of the Wear Rivers Trust Topsoil Project should feed directly into the Local Plan.	The findings of this project will be considered once they are known.
James Hudson	Senior Planning Advisor Environment Agency	Environment Agency outlines the potential to build SUDS into the design of new developments which will have the benefit of reducing risk of flooding and act to trap and to some extent mitigate the effect of pollutants, including settling out sediments which can impact on invertebrate by having a smothering effect on river	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		beds.	
Richard Newsome	Story Homes	High growth supported. The majority of new residential development in the next plan period should occur in the South Sunderland Growth Area and Washington Sub Area but Coalfield area needs a good proportion of homes to sustain housing choice and delivery and prevent economic stagnation over the next plan period.	Your comments have been noted and will be given due consideration
Richard Newsome	Story Homes	Low growth option would have negative knock-on effects to public services and facilities, schools and general retail vitality; it would also result in limited choices of new housing being delivered throughout the City. It would be planning for decline and not meet the OAN.	Your comments have been noted and will be given due consideration
Richard Newsome	Story Homes	Medium Growth Scenario is wholly unsustainable as it also fails to deliver the much needed level of new homes required in Sunderland when taking into account its legacy of under delivery and stalled housing sites in unviable locations. Although this option would deliver similar levels of residential development to those recently achieved in Sunderland the Council must recognise that under these levels of growth Sunderland has faced still faced economic decline and increasing levels of out-commuting resulting in significant social, economic and environmental underperformance throughout	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		the City. This trend will only continue unless a High Growth Option is planned for.	
Richard Newsome	Story Homes	Puts forward Site 128 and suggests suitable mitigation	Site promotion and suggested mitigation given due consideration. The Council has updated the 2016 SHLAA. Site 128 has been assessed as a developable site, capable of delivering 140 units within the 6-10 year period.
Clare Rawcliffe	Countryside Officer South Tyneside Council	Concern about Seaburn Camp housing proposals as it would result in the loss of open space which is used as an alternative by dog walkers instead of the coast.	Your comments have been noted and will be given due consideration as part of Stage 2 Green Belt review, SHLAA review and SLR updates.
Clare Rawcliffe	Countryside Officer South Tyneside Council	Concern regarding 714, 401 and 642 none of these should be developed. Form a strategic wildlife corridor, linking to Bramston Pond LNR, key species including water voles present on these sites.	Your comments have been noted and will be given due consideration as part of Stage 2 Green Belt review, SHLAA review and SLR updates. Comments being forwarded to Sunderland Countryside Officers.
Clare Rawcliffe	Countryside Officer South Tyneside Council	SLR info on Site 175 Fulwell Quarries " strong objection direct impact to LNR (statutory designation) and adjacent to SSSI	Your comments have been noted and will be given due consideration
Carol Naylor	George F White	High Growth option favoured, distribution should not be dealt with as a percentage split. Implications of Brexit need to be considered, but note that	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		2014 based SNPP already presume net international migration will fall significantly by 2021. Agree with the 2013 Area distribution.	
Carol Naylor	George F White	Puts forward further details on site 638 of the SHLAA to prove the site is available, achievable and economically viable	Further information regarding site availability, achievability and economic viability considered. The Council has updated the 2016 SHLAA. A SHLAA site assessment for 638 can be found in the 2016 SHLAA update report.
Carol Naylor	George F White	High Growth option favoured, distribution should not be dealt with as a percentage split. Brexit need to be considered, but note that 2014 based SNPP already presume net international migration will fall significantly by 2021.	Your comments have been noted and will be given due consideration
Carol Naylor	George F White	Puts forward further details on site 641 of the SHLAA to prove the site is available, achievable and economically viable	Further information regarding sites availability, achievability and economic viability considered. The Council has updated the 2016 SHLAA. A SHLAA site assessment for 641 can be found in the 2016 SHLAA update report.
Andy Downer	Northumbria Water Ltd.	Fulwell Reservoir site 254. Accept site as 6-10 but consider SLR as overly cautious.	Further to the Growth Options SLR, the Council has considered site 254

Full Name	Organisation Details	Summary of Response	Council response
			(Fulwell Reservoir) further in the SHLAA. Since the Growth Options Consultation in 2016, the Council has updated the SHLAA Methodology to accord with Planning Practice Guidance: Housing and Economic Land Availability Assessments. This updated methodology was applied to SHLAA sites as part of the 2016 SHLAA update to ensure consistency and robustness of the assessment. A SHLAA site assessment for 254 can be found in the 2016 SHLAA update report.
Andy Downer	Northumbria Water Ltd.	Site 407 at Springwell Village is the best location for a new drinking water reservoir to serve the area. The southern part of the site is proposed for reservoir	Your comments have been noted and will be given due consideration.
Andy Downer	Northumbria Water Ltd.	Will be able to provide further comments regarding infrastructure once more detail is available. Look forward for future opportunities to comment.	The Infrastructure Delivery Plan (IDP) will set out the infrastructure that is required to deliver the Plan and how it will be funded. The Council will work closely with NWL on the preparation of the IDP.
Andrew Walker	Business Development	Where large areas have been identified for development,	Your comments have been noted and will

Full Name	Organisation Details	Summary of Response	Council response
	Officer Nexus	including the 3000-dwelling development area in Sunderland South and the areas of up to 1500 dwellings in the Millfield and Pallion areas on the southern banks of the River Wear, Nexus considers that these should be designed to include maximum public transport accessibility from the outset, therefore it is suggested that Masterplans are produced for each of these development areas to assess potential demand and propose potential new routes, or extensions to existing services	be given due consideration.
Andrew Walker	Business Development Officer Nexus	The Combined Authority aims to extend the existing Metro network to improve transport accessibility, as set out in the draft NECA Metro and Local Rail Strategy. Nexus requests that due consideration be given to the potential for new Metro corridors, that the City Council protects the spatial envelope of former railway alignments including space for access and potential stations identified within the Metro and Local Rail Strategy to preserve this potential. These currently include: South Hylton Metro Station to Victoria Viaduct; Follingsby to Fencehouses and City centre to Doxford via Thornhill and Farringdon	Your comments have been noted and will be given due consideration.
Andrew Walker	Business Development Officer Nexus	Whilst Nexus does not object to the consideration of any of the sites included in this consultation for future development in this Growth	Your comments have been noted and will be given due consideration. The Infrastructure

Full Name	Organisation Details	Summary of Response	Council response
		Options consultation, the contents of the Nexus Planning Liaison Policy and the requirement for accessible public transport are emphasised including ensuring all new developments are within 400m of a current or new bus service or within 800m of a Metro station, and also that appropriate developer contributions will be requested at all such sites to accompany the granting of planning permissions	Delivery Plan will set out the infrastructure that is required to deliver the Plan and how it will be funded
	New Herrington WMC And Institute	Supports the high growth option as it is believed that the medium and low growth would be planning for decline. It is also believed that the approach set out in the 2013 Core Strategy is still appropriate. The high growth option would necessitate Greenbelt release and the WMC site is considered a logical, low-impact release.	Your comments have been noted and will be given due consideration. The submission considers that the yield and housing density could be higher. This has previously been set low due to previous designs put forward focused residential development on non Greenbelt area, to create new community centre with car parking, to retain TPO's trees and safeguard the bowling green.
	New Herrington WMC And Institute	The site yield is too low. Whole site is 1.5ha, 41 dwellings appropriate rather than 14	The Council has updated the 2016 SHLAA The capacity of SHLAA site 113, has been amended to 41 units.
	North East Building And Development	High growth supported. The majority of new residential development in the next plan	Your comments have been noted and will be given due

Full Name	Organisation Details	Summary of Response	Council response
	Ltd.	period should occur in the South Sunderland Growth Area and Washington Sub Area but Coalfield area needs a good proportion of homes to sustain housing choice and delivery and prevent economic stagnation over the next plan period.	consideration
	North East Building And Development Ltd.	Puts forward Site 128 and suggests suitable mitigation	Site promotion and suggested mitigation given due consideration. The Council has updated the 2016 SHLAA. Site 128 has been assessed as a developable site, capable of delivering 140 units within the 6-10 year period.
	North East Building And Development Ltd.	Medium Growth Scenario is wholly unsustainable as it also fails to deliver the much needed level of new homes required in Sunderland when taking into account its legacy of under delivery and stalled housing sites in unviable locations. Although this option would deliver similar levels of residential development to those recently achieved in Sunderland the Council must recognise that under these levels of growth Sunderland has faced still faced economic decline and increasing levels of out-commuting resulting in significant social, economic and environmental underperformance throughout the City. This trend will only continue unless a High Growth	Your comments have been noted and will be given due consideration

Full Name	Organisation Details	Summary of Response	Council response
		Option is planned for.	
	North East Building And Development Ltd.	Low growth option would have negative knock-on effects to public services and facilities, schools and general retail vitality; it would also result in limited choices of new housing being delivered throughout the City. It would be planning for decline and not meet the OAN.	Your comments have been noted and will be given due consideration
Ellen Bekker	Planning Adviser Natural England	A preferred growth option has not been stated although the higher the growth in the City the more likely development will have effect designated site. Feel that the relationship between the growth options and the SLR is unclear at this stage. Should the location of development become more certain, Natural England could provide more detailed advice on how development might affect the natural environment and we would therefore welcome early discussion on this.	Your comments have been noted and will be given due consideration
Ellen Bekker	Planning Adviser Natural England	HRA Screening: NE concurs with conclusions of the Screening Report. Need early discussion when site locations are being considered. Detailed comments on elements identified in HRA	Your comments have been noted. Sunderland City Council will continue to consult with Natural England regarding HRA and site identification matters.
Ellen Bekker	Planning Adviser Natural England	SA Concur with the conclusions of this report and welcome the SA of the Growth Options and considered it a good framework for assessment of the Growth Options. Welcome the inclusion of green	Your comments have been noted and will be given due consideration during the preparation of the SA.

Full Name	Organisation Details	Summary of Response	Council response
		infrastructure corridors in the review. There 18 SSSIs in Sunderland, rather than 17 noted in the SA. It would help to include a map of these. Would like to see the baseline and issues/opportunities regarding the National Character Areas to be updated. Advise that the impact of water quantity and quality and air quality on biodiversity interests including designated sites are considered. Update to consider the vulnerability of habitats to climate change. Potential to consider the proportion of Best and Most Versatile Agricultural Land which could be developed. Advise that an assessment of the effects of water quality and quantity and air quality on biodiversity, including designated sites, is added. The potential impact upon the Durham Heritage Coast could include in the assessment for Landscape and Townscape.	
Ellen Bekker	Planning Adviser Natural England	SLR: Suggest include maps showing assessment of suitability of sites for development. Also should refer to SSSI Impact Risk Zones. Should also refer to Priority Habitats and Species.	Your comments have been noted and will be given due consideration
Ellen Bekker	Planning Adviser Natural England	Green Belt Review: Welcome the inclusion of Green Infrastructure corridors in the review.	Your comments have been noted and will be given due consideration
Lord Durham Estates	Lord Durham Estates	Puts forward major Green belt site to north of Penshaw. It is claimed that there are no	Comments have been duly noted. However the



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		constraints and that the site is sustainable as it is within easy access of facilities and does not conflict with any of the purposes of Green Belt.	information presented is contrary to information that the Council holds and the revised Greenbelt Review has now recommended that the parcel is not considered beyond Stage 1, due to fundamental impact to openness and encroachment of countryside.
Linda Mary Wood		Consultation has not been very well publicised and Coalfields do not need anymore new housing. Further consultation is needed.	Your comments have been noted and will be given due consideration
Barbara Hooper	Principal, Historic Places Team Historic England	Have considered the three options but feel there is sufficient information to assess the impact on heritage assets. Suggest using heritage assessment element in SLR to further inform SA.	Your comments have been noted and will be given due consideration
Helen		Population in decline, figures are overestimated due to lower birth rate.	Your comments have been noted and will be given due consideration. The Council has used Government published figures to inform the preparation of the Plan drawn from the Census and ONS.
Helen		Believes that Greenbelt should not be used for housing as there is plenty of brownfield land available, and Coalfields could be used.	Your comments have been noted and will be given due consideration. Brownfield land in the city has diminished in recent years, and

Full Name	Organisation Details	Summary of Response	Council response
			even the low growth option could not be delivered purely by re-using brownfield land.
Greg Skeoch		The amount of green belt land lost to IAMP should be sufficient for the City as a whole. Further loss will reduce attractiveness of City as place to live and do business.	Your comments have been noted and will be given due consideration. The Council will give further consideration as to whether Green Belt development is required to deliver the strategy as the Core Strategy develops.
Greg Skeoch		Supports growth in economy but should not be through the loss of green belt. Secure development by using brownfield land.	Your comments have been noted and will be given due consideration. The Council will give further consideration as to whether Green Belt development is required to deliver the strategy as the Core Strategy develops.. The plan will seek to prioritise development of brownfield sites
Greg Skeoch		Caution is needed in relation to the number of new houses to be built. New houses do not mean that jobs will be created and new jobs do not necessarily require new houses local patterns of work show people often do not live and work in the same borough. Recognising recent falls in population, the number of	Your comments have been noted and will be given due consideration. Consideration to commuting patterns has been given as part of the demographic modelling work and will be used to inform the preferred

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

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

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

Full Name	Organisation Details	Summary of Response	Council response
Durham County Council	Spatial Policy Team Durham County Council	DCC are supportive of the IAMP and its potential contribution to economic growth in the NECA area.	Your comments have been noted and will be given due consideration
Durham County Council	Spatial Policy Team Durham County Council	It is important to ensure that the assumptions made in developing scenarios for our Local Plans are compatible. There are two areas in which assumptions made in the Growth Options appear to be at variance to those used in the emerging Durham Plan, these being adjustments to the commuting rates under the medium growth scenario and the adjustments to net migration rates under both the medium and high growth scenarios. It is unclear from the Growth Options document what employment opportunities or strategy would be delivered to enact the reduction in the commuting ratio. The transport implications of such as change are also unclear. DCC would welcome the opportunity to discuss these issues as part of the duty to cooperate.	Your comments have been noted and will be given due consideration. We will continue to work with Durham Council under the duty-to-cooperate to fully understand the cross boundary issues of the Core Strategy.
Mr George Martin		Support for medium growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see brownfield and derelict sites developed first and Washington will already contribute a larger chunk of greenbelt for IAMP. Would like	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy

Full Name	Organisation Details	Summary of Response	Council response
		to see more residential and retail developments and employment uses in Central Sunderland and Coalfields and to support the City Centre no further development of retail parks. Believes that the Coalfields has more scope to absorb extra housing it is the least densely populated Would like to see more residential development and employment uses in South Sunderland but less retail development. Believes that there should be less residential development and retailing in North Sunderland and Washington but more employment uses.	
Ms Maureen Lambton		Supports the low growth option and is of the view that the amount of Greenbelt which will be needed for the IAMP any further land needed for employment and housing should be taken from brownfield and previously developed areas.	Your comments will be given due consideration and along with other will be used to inform the next draft of the Core Strategy
Mrs Susanne Miller		Supports the low growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see retail uses developed within all existing areas. Considers the priorities for housing should attracting key workers to the City, using brownfield land and housing that is affordable.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
James Daly		Supports medium growth option and does not believe that the approach set out in	Your comments will be given due consideration and

Full Name	Organisation Details	Summary of Response	Council response
		the 2013 Core Strategy is still appropriate. Would like to see reduced housing focus on the Coalfields and encourage economic growth. Agrees with housing growth in Sunderland South. Greenbelt housing in Washington should be encouraged.	along with others will be used to inform the next draft of the Core Strategy
Mrs Lisa Harris		Does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Believes that growth should be supported and encouraged but not at the expense of the Greenbelt.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Mr Ian Harris		Does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Believes that growth should be supported and encouraged but not at the expense of the Greenbelt.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Ms Donna Bishop		Supports the low growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Believes that the coalfield area should be given major consideration in any future development.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Mr Christopher Bishop		Supports the low growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Believes that there must be sufficient brownfield sites that could be developed before Greenbelt is considered. Believes that all housing should be developed in the Coalfields as it is the least densely populated.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Mr Dennis		Does not believe that the	Your comments will

Full Name	Organisation Details	Summary of Response	Council response
Lambton		approach set out in the 2013 Core Strategy is still appropriate. Supports growth but not at the expense of the Greenbelt and that existing proposals for job creation are enough to support growth. The priority should be brownfield over greenfield. Also the number of houses to be built should not be based on the number of jobs that might be created.	be given due consideration and will be used along with others to inform the next draft of the Core Strategy
Joan Pearson		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see maximised use of brownfield sites in all areas for development and Greenbelt safeguarded while taking into consideration the higher volume of traffic since 2013.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
J P Pearson		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see maximum utilisation of brownfield sites in all areas	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Angela Templeman		Supports the low growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Does not want to see development on the Greenbelt, greenfield sites or Settlement Breaks	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Dan Banning		Supports the low growth option and does not believe that the approach set out in the 2013 Core Strategy is still	Your comments will be given due consideration and along with others will

Full Name	Organisation Details	Summary of Response	Council response
		appropriate. Does not want to see development on Greenbelt, greenfield sites or Settlement Breaks	be used to inform the next draft of the Core Strategy
Mitchell Templeman		Supports the low growth option and does not want to see development in the Greenbelt, greenfield sites or Settlement Breaks.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Matt Banning		Supports the low growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Does not want to see development in Greenbelt, greenfield sites or Settlement Breaks.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
S C Templeman		Supports low growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Does not want to see development on the Greenbelt, greenfield sites or the Settlement Breaks.	Your comment will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
P Nelson		Does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Supports growth but not at the expense of the Greenbelt. Proposals already in existence to delete Greenbelt land for job creation are sufficient to support growth and building houses on this basis of extra jobs is not acceptable.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
I Nelson		Does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Believes that	Your comments will be given due consideration and along with others will

Full Name	Organisation Details	Summary of Response	Council response
		growth is good but not at the expensive of Greenbelt and that proposals already in place are adequate for growth support.	be used to inform the next draft of the Core Strategy.
Audrey Thompson		Need better infrastructure i.e. roads and parking to attract and retain home owners.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Ann Huntley		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy documents is still appropriate. Would like to see more retail provision in coalfields as well as schools, leisure facilities and libraries. Also need housing for the elderly, especially bungalows and sheltered housing and affordable rental properties.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Helen Thompson		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate.	Your comments will be given due consideration and along with others will be used inform the next draft of the Core Strategy
Alice Curtis		Supports the medium growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Also believes that the infrastructure that is available at the moment cannot cope. Would like to see the Bridges expanded to include the High Street and less housing in South	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.

Full Name	Organisation Details	Summary of Response	Council response
		Sunderland and the Coalfields	
Brian Thompson		Support high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate. Would like to see derelict and partially derelict industrial land brought back into use for housing.	Your comments have been given consideration and will be used along with other to inform the next draft of the Core Strategy.
John Thew		Supports the high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate	Your comments will be given due consideration and will be used along with other to inform the next draft of the Core Strategy
G J Thompson		Supports the high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
A Greenwood		Supports the medium growth option and does not believe the approach set out in the 2013 Growth Options is still appropriate. Would like to see more residential development in Central Sunderland and in Washington as there is more land available in Washington. However would like to see less residential development in the Coalfields.	Your comments will be given due consideration and will be used along with others to inform the next draft of the Core Strategy.
C Buddle		Supports the high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Christopher Bell		Supports the high growth option	Your comments will be given due

Full Name	Organisation Details	Summary of Response	Council response
			consideration and along with others will be used to inform the next draft of the Core Strategy
Jeremy Wicking		Supports the high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
Peter Thompson		Supports the high growth option and believes that the approach set out in the 2013 Core Strategy is still appropriate.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy
E Mcevoy		Supports the high growth option and does not believe that the approach set out in the 2013 Core Strategy is still appropriate. Should be more employment uses and retail in Central Sunderland and a better mix of housing to suit young professionals. Should be more residential development and employment use in South Sunderland and the Washington. Would like to see more residential development in the Coalfields and North Sunderland as long as natural assets of the coast are protected.	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy.
Ken Smithson		Supports medium growth option. Would like to see more residential development and offices in Central Sunderland to boost retail and more employment uses on	Your comments will be given due consideration and along with others will be used to inform the next draft of the Core Strategy

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

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

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



## **Other Issues Raised at the Growth Options Consultation Events:**

### **20th May – Wear Catchment Partnership, Rainton Meadows**

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

### **21st May – City Library**

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

### **23rd May – Houghton Library**

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

### **23rd May – Bunnyhill Centre**

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

### **24th May – Kayll Road**

- SSTC

### **24th May – Ryhope**

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

### **25th May – Washington Galleries**

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

### **26th May – Sandhill Centre**

- Retailing in Sunderland – too many restrictions on traders
- More tourist attractions along the coast

- Sunderland needs a lot of investment to be able to compete with neighbouring cities.

### **27th May – Hetton Library**

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

### **27th May – Washington Millennium Centre**

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

### **6th June – Washington Millennium Centre**

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

### **7th June – Ryhope Library**

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

### **9th June – Doxford Park**

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

**10th June – Kayll Road Library**

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

**10th June – Fulwell Library**

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

**11th June – Houghton Library**

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

**11th June – Washington Galleries**

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

**29th June – Youth Parliament (Sunderland)**

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

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

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

Habitats Regulation Assessment (2017)

Sustainability Appraisal (2017)

Health Impact Assessment (2017)

Equality Impact Assessment (2017)

Sunderland Demographic Analysis and Forecasts (2017)

Sunderland Demographic Analysis and Forecasts (2016)

Green Belt Review Stage 1 (2016)

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

Green Belt Stage 3 Site Selection Report (2017)

Sunderland Strategic Housing Market Assessment Update (2016)

Sunderland Strategic Housing Market Assessment Update (2017)

Strategic Housing Land Availability Assessment (2017)

Strategic Land Review - Coalfields (2016)

Strategic Land Review - North (2016)

Strategic Land Review - West (2016)

Strategic Land Review - East (2016)

Strategic Land Review - Washington (2016)

Draft Sunderland Housing Strategy (2017)

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

Gypsy and traveller Needs Assessment (2017)

Sunderland Employment Land Review (2016)

Employment Land Review: Post EU Referendum Forecasting Analysis

Sunderland Retail Needs Assessment Volume 1 (2016)

Sunderland Retail Needs Assessment Volume 2 (2016)

Sunderland Retail Needs Assessment Volume 3 (2016)

Sunderland Leisure Needs Assessment (2016)

Economic Masterplan

3 6 9 Vision for Sunderland

Sunderland Playing Pitch Plan

Sunderland Facilities Needs Assessment

Green Infrastructure Strategy Framework

Greenspace Audit and Report 2017

Settlement Break Review update (2017)

Conservation Area Character Appraisals and Management

Sunderland Landscape Character Assessment (2015)

Sunderland Wind and Solar Landscape Sensitivity Assessment (2015)

Local Flood Risk Management Strategy

Strategic Flood Risk Assessment (2017)

Transport Assessment (2017)

Draft Infrastructure Delivery Plan (2017)

Draft Sunderland Viability Assessment (2017)

Education Report (2017)

Mineral Safeguarding Area Topic Paper (2017)

Waste Needs Assessment (2017)

Local Aggregates Assessment (2016)

Growth Options Consultation Report (2017)

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



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

Date: 28 July 2017  
Our ref:  
Your ref:

Dear Resident

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

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

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

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

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

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

### Have your say

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

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

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

Delivering services for a better future



<b>Wednesday 9 August 2017</b>		<b>Monday 18 September 2017</b>	
10 - 12pm	Springwell Village Hall, NE9 7RP	10 - 12pm	Railco Carter Sports Centre, SR2 8PD
2 - 4pm	Ryhope Community Centre, SR2 0RX	2 - 4pm	Hetton Centre, DH5 9NE
6 - 8pm	Fulwell Methodist Church, SR6 8LN	6 - 8pm	Barnwell Academy, DH4 7RT
<b>Thursday 10 August 2017</b>		<b>Tuesday 19 September 2017</b>	
10 - 12pm	Philadelphia Cricket Club, DH4 4JE	10 - 12pm	The Secret Garden, SR3 2PD
2 - 4pm	Business & Innovation Centre, SR5 2TA	2 - 4pm	Houghton Welfare Hall, DH4 5AF
6 - 8pm	Harston Community Centre, NE38 8BQ	6 - 8pm	San Street Youth & Community Centre, SR1 1HG
<b>Friday 11 August 2017</b>		<b>Wednesday 20 September 2017</b>	
10 - 12pm	Hetton Centre, DH5 9NE	10 - 12pm	Fulwell Methodist Church, SR6 8LN
2 - 4pm	Barnwell Academy, DH4 7RT	2 - 4pm	Business & Innovation Centre, SR5 2TA
<b>Monday 14 August 2017</b>		6 - 8pm	Springwell Village Hall, NE9 7RP
10 - 12pm	Holy Trinity Church, NE37 1NR	<b>Thursday 21 September 2017</b>	
2 - 4pm	St Chad's Church, SR3 3ND	10 - 12pm	Philadelphia Cricket Club, DH4 4JE
6 - 8pm	Houghton Welfare Hall, DH4 5AF	2 - 4pm	Ryhope Community Centre, SR2 0RX
<b>Tuesday 15 August 2017</b>		6 - 8pm	Washington Millennium Centre, NE37 2GD
10 - 12pm	Railco Carter Sports Centre, SR2 8PD	<b>Friday 22 September 2017</b>	
2 - 4pm	Sunderland City Council Customer Service Centre, SR1 1RE	10 - 12pm	Hetton Centre, DH5 9NE
6 - 8pm	Washington Leisure Centre, NE38 7SS	2 - 4pm	David Lloyd Sunderland, SR3 3XN
<b>Wednesday 16 August 2017</b>		6 - 8pm	Lambton Street Youth Centre, SR4 6XA
6 - 8pm	Doxford Park Community Centre, SR3 2ND		

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

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

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

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

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

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

Yours faithfully

Iain Fairlamb  
Head of Planning and Regeneration

## APPENDIX 18: Draft Core Strategy and Development Plan (2017) – Consultees Listing E-mail Contacts

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

		Limited (CTIL)
Gillan	Gibson	CPRE Durham
		CPRE North East
Richard	Swann	Cundall
Katherine	Brooker	Cushman And Wakefield
Bryan	Attewell	Cycling Touring Club
David	Nelson	Darlington Borough Council
Jill	Davis	Davis Planning Partnership
Eamon	Mythen	DCLG
Phil	Marsh	Dene Consulting Ltd
Mark	Duggleby	Department For Transport
		DPDS
Rachel	Ford	DPP
Katherine	Brooker	DTZ
Claire	Davies	DTZ
Andy	Leas	Durham Biodiversity Partnership
Paul	Anderson	Durham Bird Club
		Durham County Council
Jason	McKewon	Durham County Council
Jim	Cokill	Durham Wildlife Trust
John	Pilgrim	Education Funding Agency
Alex	Jackman	EE
Atul	Roy	EE
		EE
Steven	Longstaff	ELG Planning
		England & Lyle Ltd For Northumbrian Water Limited
Ian	Lyle	England And Lyle
J	Hall	Entec
		Environment Agency
Steve	Staines	FFT Planning
		Four Housing Group/Three Rivers Housing Association
Lynda	Peacock	Framptons
Louisa	Cusdin	Frank Haslam Milan
Sara	Holmes	Frank Haslam Milan
Mark	Oliver	G L Hearn
Anneliese	Hutchinson	Gateshead Council
David	Anderson	Hall Construction Services Limited
Tom	Brown	Hanson UK
	Jobes	Hardings Solicitors
Matthew	Clifford	Hartlepool Borough Council
		Headlight
		Highways England
		Historic England

Ian	Parkin	HJ Banks And Co Ltd
Fiona	Brettwood	HLP Design
William	Leong	Housing 21
Suzanne	Crispin	Husband And Brown Limited
Michal	Chantkowski	International Community Organisation Of Sunderland
John	Shephard	J & J Design
Rebecca	Dawson	Jacksons Solicitors
Richard	Adams	Jones Day
Matthew	Wyatt	JWPC Limited
Keith	Reed	Keith Reed Consultancy
Claire	Norris	Lambert Smith Hampton
Helen	Ryde	Land Of The Three Rivers Local Nature Partnership
Chris	Irwin	LCS Limited
Luke	Plimmer	Martineau
Stephen	Surphlis	Mcaleer And Rushe
Charlton	Gibben	Middlesbrough Borough Council
Nick	Horsley	Mineral Products Association
D	Mckinnon	Modis
L	Armstrong	Murton Parish Council
Damien	Holdstock	National Grid c/o Entec UK Ltd.
Damien	Holdstock	National Grid Transco (British Gas)
Tim	Harrison	National Grid/Capita
Natasha	Rowland	National Trust
		Natural England
Jill	Stephenson	Network Rail
Andy	Bellwood	Network Rail Infrastructure Ltd
Margaret	Lake	Network Rail Town Planning
		Network Rail Town Planning
Pat	Ritchie	Newcastle City Council
		Newcastle City Council
Graeme/Pippa	Mason/Nelso	Newcastle International Airport
Gordon	Harrison	Nexus
Christine	Briggs	NHS South Tyneside Clinical Commissioning Group
Keith	Lorraine	Nomad E5 Housing Association Limited
Claire	Jobling	North East Ambulance Service
Peter	Stoddart	North East Ambulance Service
Kevin	Tipple	North East AWP
Frances	Wilkinson	North East AWP
Rachel	Anderson	North East Chamber Of Commerce
Jules	Brown	North Of England Civic Trust
Perry	Vincent	North Of England Refugee Service

Ray	Gibson	North Star Housing Group
Laura	Hewitt	North Tyneside Borough Council
Patrick	Melia	North Tyneside Council
		North Tyneside Council
Jackie	Palmer	North Tyneside Council - Development Directorate
Micah	Boutwood	Northern Gas Networks Ltd.
Alison	Johnson	Northern Powergrid
		Northern Powergrid
Jo-Anne	Garrick	Northumberland County Council
Karen	Ledger	Northumberland County Council
Steven	Mason	Northumberland County Council
		Northumberland County Council
Clive	Coyne	Northumberland National Park Authority
Allan	Brown	Northumbria Police
Ian	King	Northumbria Police
Fiona	Snowball	Northumbria Police
Brian	Stobbs	Northumbria Police
		Northumbria Police HQ
Eamon	Hansberry	O2 And Vodafone (CTIL)
		Office Of Rail Regulation
Martin	Rankin	Open Reach
		Open Reach New Sites
		Open Reach
Doreen	Buckingham	Pallion Action Group
Matthew	Spawton	Partner Construction
R	Smith	Peacock And Smith
Peter	Cranshaw	Peter Cranshaw And Co
Charlotte	Boyes	Planning Potential
Oliver	Mitchell	Planware Ltd
		Planware
Rod	Hepplewhite	Prism Planning
Robin	Wood	R And K Wood Planning LLP
	Rapleys LLP	Rapleys LLP
Rebecca	Wren	Redcar And Cleveland Borough Council
Jonathan	Friend	Riley Consulting
Jean	Hart	Riverside And Wearmouth Housing Association
Michael	Middlemiss	Riverside And Wearmouth Housing Association
Craig	Taylor	Robertson Partnership Homes England
Jonathan	Weastell	Robertson Simpson Ltd
Jonathan	Walton	RPS
Martin	Kerby	RSPB Northern England Office
Christina	Taylor	RSPB Northern England Office
Gary	Hutchinson	SAFC

Garry	Rowley	Samaritans
Emma	Hulley	Sanderson Wetherall
		Seaham Town Council
Pamela	Tate	SHAPS
		Siemens Plc
Barry	Garside	South Hetton Parish Council
L A	Etherington	South Hylton Community Association
John	Anglin	South Tyneside Council
Rachel	Cooper	South Tyneside Council
Audrey	Huntley	South Tyneside Council
Alan	Kerr	South Tyneside Council
Geraldine	Kilgour	South Tyneside Council
Iain	Malcolm	South Tyneside Council
Clare	Rawcliffe	South Tyneside Council
Alan	Smith	South Tyneside Council
Martin	Swales	South Tyneside Council
Ruth	McKeown	South Tyneside Primary Care Trust
Caron	Walker	South Tyneside Primary Care Trust
Andrea	King	South Tyneside Spatial Planning
Liz	Reid	Springwell Village Residents Association
David	Tolhurst	St Matthew's Church
Steven	Prosser	St Modwen
Alastair	Skelton	Steven Abbott Associates
Bryanni	Cartledge	Steven Abbott Associates LLP
Laura	Ross	Stewart Ross Associates
Jane	Palmer	Stockton On Tees Borough Council
Mark	Brooker	Storeys:SSP
Richard	Newsome	Story Homes
Abu	Shama	Sunderland Bangladeshi Community Centre
Dean	Huggins	Sunderland BME Network
Val	Armstrong	Sunderland Carers Centre
Sue	Callaghan	Sunderland Carers Centre
Jill	Fletcher	Sunderland City Council
Stephen	Foster	Sunderland City Council
Gillian	Gibson	Sunderland City Council
Syed	Hussain	Sunderland City Council
John	Kelly	Sunderland City Council
Doris	MacKnight	Sunderland City Council
Barbara	McClennan	Sunderland City Council
Henry	Trueman	Sunderland City Council
Peter	Walker	Sunderland City Council
Paul	Watson	Sunderland City Council
Andrea	Watts	Sunderland City Council
Denny	Wilson	Sunderland City Council

David	Howells	Sunderland College
Gill	McDonough	Sunderland Council For Voluntary Service
Richard	Ord	Sunderland Echo
John	Lowther	Sunderland Green Party
Chris	Alexander	Sunderland Live
Nikki	Vokes	Sunderland North Community Business Centre
Jessica	May	Sunderland Partnership
Tom	Parkin	Sunderland Seafront Traders Association
David	Curtis	Sunderland Volunteer Bureau
Matthew	Pixton	Tarmac
Trish	Kelly	Tees Valley Unlimited
John	Lowther	Tees Valley Unlimited
		Tetlow King Planning
Katherine	Bone	The Bridge Project
		The Forestry Authority (Northumberland And Durham)
Richard	Pow	The Forestry Commission
Keith	Lightley	The Salvation Army
Rose	Freeman	The Theatres Trust
Richard	O'Callaghan	The Woodland Trust
Jane	Evans	Three
Jane	Evans	Three
Helen	Ryde	Three Rivers Local Nature Partnership
Claire	Thompson	Three Rivers Local Nature Partnership
David	Armstrong	Two Castles Housing
John	Allison	Tyne And Wear Fire And Rescue Service
Ian	Cuskin	Tyne And Wear Fire And Rescue Service
John	Hall	Tyne And Wear Fire And Rescue Service
Nigel	Harrison	Tyne And Wear Joint Local Access Forum
Martyn	Boak	U Student Group Ltd
Christopher	Whitfield	UK Land Estates
Trevor	Sirrell	United Utilities
Paul	Andrew	University Of Sunderland
Shirley	Atkinson	University Of Sunderland
Sue	Brady	University Of Sunderland
David	Donkin	University Of Sunderland
Suzanne	Todd	University Of Sunderland
Victor	Thompson	Village Lane Garage
Brian	Watson	Vinvolved
		Virgin Media
		Vodafone And O2
Vicki	Richardson	Walton And Co
Andrew	Moss	Ward Hadaway
		Ward Hadaway

Lucy	Mo	Wear Catchment Partnerships
Clare	Phillipson	Wearside Women In Need
Susie	Clark	We're Talking Homes (North East)
Lauren	Knox	White Green Young Planning
Chris	Creighton	Wm Morrison Supermarkets Plc
Nick	Sandford	Woodland Trust
Nick	Sandford	Woodland Trust
		WYG Group
Robert	Murphy	WYG Planning
Philippa	Abbott	
Julie	Adamson	
J K	Allison	
David	Anderson	
Michael	Barrass	
Linda	Barron	
Peter	Beal	
John	Bell	
Sheila	Bell	
Eric	Blakie	
Julie	Bland	
Kevin	Bond	
Steve	Breeds	
Kayleigh	Brown	
Tracey	Brown	
Denis	Bulman	
Gary	Bunt	
Simon	Burdus	
Graham	Burt	
John	Carruth	
Chris	Checkley	
John	Cooper	
Pauline	Cooper	
Brian	Cree	
Clair	De Fries	
Alexandra	Diamond	
	Dorner	
David	Downey	
Dawn	Draper	
Adam	Eden	
Janine	Edworthy	
Julie	Elliott	
Lesley	Etherington	
Edward	Failes	
Michael	Fearn	

Edward	Flood	
Mike	Foster	
John	Fraser	
Jo-Anne	Garrick	
Ashley	Godfrey	
Matthew	Good	
Angela	Graham	
Malcolm	Graham	
Michael	Gray	
Stephanie	Gray	
A	Greenwood	
David	Gustard	
Lee	Hall	
Michael	Harding	
Alan	Hardwick	
Emma	Hardy	
Meriel	Hardy	
Claire	Harrison-Coe	
Stephen	Hepburn	
Larry	Hetherington	
Ashley	Hicks	
Sharon	Hodgson	
Susan	Hodgson	
Steve	Hopkirk	
Susan	Houghton	
Rebecca	Housam	
Julie	Howell	
R	Hughes	
Matthew	Hunt	
	Jobes	
Gavin	Johnson	
Michele	Johnson	
Kevan	Jones	
Barbara	King	
Angela	Lambton	
Chris	Lambton	
David	Lambton	
Eve	Lambton	
Maureen	Lambton	
Annabel	Lawson	
Emma	Lewell-Buck	
Michael	Lowthian	
Peter	Lynn	
George	Martin	



Jacqueline	McDonald	
E	McEvoy	
Mark	McGovern	
Nick	McLellan	
Ian	Mearns	
Simon	Mearns	
	Miles	
Susann	Miller	
Susanne	Miller	
John	Mills	
Sheila	Moffatt	
Tyler	Moore	
Jennifer	Morrison	
Hannah	Munro	
Charlotte	Nelson	
Jackie	Nicholson	
	Nornington	
Brian	<b>O'Doherty</b>	
Jacky	Owen	
Greg	Pearce	
Mary	Peel	
Jane	Peverley	
Bridget	Phillipson	
Lesley	Pickup	
Bob	Price	
Helen	Proud	
Jon	Quine	
Sophie	Reay	
Elizabeth	Reid	
Colin	Riley	
Bill	Robinson	
Caroline	Robinson	
	Rutherford	
Andrea	Scollen	
Hugh	Shepherd	
Claire	Simmons	
Greg	Skeoch	
Laura	Skitt	
Ken	Smithson	
Steve	Snowball	
Lizzie	Spencer	
Jayne	Steanson	
Lewis	Stokes	
Jo	Storie	

Richard	Swann	
Stephen	Taylor	
Angela	Templeman	
Martin	Terry	
Kathryn	Tew	
Brian	Thompson	
Helen	Thompson	
Peter	Thompson	
Chris	Thorp	
Martin	Tibbo	
Stuart	Timmiss	
E	Tinker	
Bernadette	Topham	
Nichola	Traverse-Healey	
Kevin	Ullah	
Geoffrey	Walker	
Joanne	Walker	
Julie	Watson	
James	Wharton	
Lisa	Wild	
Martin	Wilkes	
Linda Mary	Wood	
Helen		

### Postal Contacts

Name	Surname	Organisation
		3 Network
		Action For Children
John	Murray	Aged Merchant Seamans Homes
Ernie	Thompson	Alzheimers Society
Lita	Bacon	Ashbrooke Residents Association (Treasurer)
David	Auld	Auld Brothers
		BAE Systems
Marion	McGuinness	Banardos
Michael	Jenkins	Bank Top Residents Association
		Barclays Bank
G	Kellett	Boundary CA
		British Airport Association Property
		British Gas
R	O'Neil	British Gas Trans Co
C	Herbert	British Geological Survey
		British Telecom
		British Telecommunications Group Plc

		Cable & Wireless
Michelle	Quinn	Castletown Community Association
		Centric Telecom
Rita	Nelson	Chief Officer Relate North East
		Citizens Advice Bureau
J	Nichols	Columbia Community Association
Anee	Ramshaw	Community Access Point
		Co-Operative Group
		Council For Voluntary Service- Sunderland
		DEFRA
N	Dorward	Deptford And Millfield CA
Jillian	Pate	Dickinson Dees
Matthew	Hard	DLP Consultants
		Doxford Park Community Association
Pauline	Yorke	Durham Aged Mineworkers Homes Association
		Durham Constabulary
S	Brown	Easington Lane Access Point
		East End Community Association
Ben	Thurgood	Energis Communications Ltd.
K	Lorraine	Enterprise 5
Allen	Creedy	Ethical Partnership
		Everything Everywhere Limited
Brenda	Browell	Farringdon Residents Association
		Faultbasic Ltd.
Brian	Stobbs	Force Architectural And Planning Liaison Officer
		Fujitsu Service
J	Martin	Gilley Law/Lakeside CA
		Gladman Developments
		God TV
		Grangetown Community Association
Roy	Chamberlain	Haig Homes
P	Kendall	Harraton Community Association
		Help The Aged
Syed Musaddique	Ahmed	Hendon Islamic Society
Linda	Brewis	Hendon Young Peoples Project
		Hercules Unit Trust
		Hetton Town Council
Anne	Ramshaw	Houghton Racecourse Community Access Point
A	Birkbeck	Houghton Racecourse Community Association
		Hutchinson 3G UK Limited
Norah	Brown	Hylton Castle Residents Association
Gillian	Walker	Jane Gibson Almshouses
Michael	Armstrong	Job Centre Plus
		John Martin Associates

		Jomast Developments
P	Razaq	Kans And Kandy
Allen	Close	Keper Almshouses
		Lambton Community Association
K	Mayman	Little Lumley Parish Council
		Lord Durham Estates
		Lord Lambton's VS
		M&G Real Estate
v		M Nicol & Company
		Mill Telecom Ltd.
Eddie	Arnold	Millfield CORPS Salvation Army
		Mobile Operators Association
		Mono Consultants Ltd
		N Power
		N Power Renewables
		National Farmers' Union
		NEDL
		Network Rail
		New Herrington WMC And Institute
		New Herrington Working Men's Club
		NHS Commissioning Board
		NHS South Tyneside CCG
Kevin	Fitzpatrick	Nissan Motor Manufacturing (UK)
		North East Ambulance Service
		North East Building And Development Ltd.
		North East Electric Traction Trust
vJohn	Barnham	North Regional Association For Sensory Support
Anne	Ambrose	North Welfare Rights Service
		Northern Electric Distribution Ltd.
		Northern Gas Networks Ltd.
		Northumbria Police HQ
		Northumbria Water Ltd.
		Npower
Andy	Bower	Npower Renewables
		O H Properties
Pippa	Cheetham	O&H Properties
		O&H Properties Ltd
		O2
		O2 (UK) Ltd.
		Oakapple Group Ltd
Wood	Frampton	Orange Communications
M	Maddocks	Ouston Parish Council
		Pele Housing Association
Edna	Rochester	Pennywell Community Association

	Shale	Penshaw Community Association
		Pittington Parish Council
		Powergen Retail Ltd.
		Public Health England
Marion	Gibb	Redhouse And District Community Association
		Rickleton Community Association
Donald	Cholston	Rotary Club Of Bishopwearmouth
P	Hadley	Ryhope Community Association
		Save The Trident Group
		Scope London Offices
		SHAW Support Services
Angela	Doige	Shiney Advice And Resource Project
J	Mawston	Shiney Row Community Association
P	Burn	Silksworth Community Association
Linda	Parker	Social Enterprise Sunderland
Mike	Brunning	Sound Waves
Martin	Swales	South Tyneside Council
		South Tyneside Primary Care Trust
I	Maw	Southwick Youth And Community Association
Denise	Wilson	Springboard Sunderland Trust
Suzanne	Shaftoe	Springwell Community Association
Timothy F	Evershed	Springwell Gospel Hall Trust
A	Templeman	Springwell Village Residents Association
M	Lydiatt	St Matthews (Newbottle)
		Stirling Investment Properties
Gina	Smith	Sunderland Carers Centre
David	Bridge	Sunderland Civic Society
		Sunderland Clinical Commissioning Group
Tony	Compton	Sunderland Deaf Society Limited
Pat	Burn	Sunderland Federation Of Community Associations
		Sunderland Maritime Heritage
		Sunderland Mosque
		Sungate
Stewart	Tag	Tees Valley Trust Limited
		The Bridges
		The Crown Estate
	Bulmer	The Fulwell Society
Steve	Carnaby	The Planning Inspectorate
		The Trustees Of Lord Durham's 1989
		Thompson Park Community Association
Ryan	Molloy	Thompsons Of Prudhoe
		Thorney Grove Ltd
Peter	Ottowell	Three Rivers Housing Group

		T-Mobile Customer Services
		Trilogy Developments
		TWRI
		Tyne And Wear Passenger Transport Authority
Ian	Ayris	Tyne And Wear Specialist Conservation Team
Philip	Marsh	University Of Sunderland
Annette	Guy	Village Community Association
		Vodafone
		Vodafone Ltd.
Simon	Williamson	Washington Millennium Centre
A	Godfrey	Wearside Gateway
Anita	Lord	Wearside Women In Need
J	Hicks	West Community Association
Chris	Francis	Wildfowl And Wetlands Trust
		Wm Morrison Supermarkets Plc
John	Turnbull	Youngs RPS
Richard & Janette	Abdu	
John	Adamson	
V	Adgar	
A & M	Ainslie	
P & K	Aitken	
Balal	Ali	
Paul	Alison	
A M	Amour	
Beverley Anne	Andersen	
Ava	Anderson	
George & Caroline	Anderson	
R	Anderson	
S	Anderson	
Rachel	Andrews	
P H	Anthony	
Constance	Applegarth	
P & K H	Appleton	
Carol	Armstrong	
J M	Armstrong	
M	Arnott	
S	Ashford	
Joan	Ashman	
A	Askew	
Ian Marley	Baltal	
Dan & Matt	Banning	
Cally, Gwen & Jodie	Bannister	
Lawrence	Barnaby	
John & Margaret	Barnes	

Peter Michael	Barras	
Mark	Barton	
M	Bates	
J K	Baxter	
Christopher	Bell	
I T	Bell	
J	Bell	
J & F M R	Bell	
Paul	Bell	
A	Beresford	
J	Bewick	
Donna & Christopher	Bishop	
H J	Bishop	
W	Black	
N	Blackburn	
Katelynn	Bland	
I C & F P	Blue	
Susie	Blyth	
Joe	Bonalie	
Adrian	Bonner	
Susan	Booker	
S	Boyd	
A M & T E	Bradford	
Lynn	Bridnall	
C	Brown	
Geoffrey Raymond	Brown	
Joseph	Brown	
K	Brunger	
C	Buddle	
Gracie	Burn	
Kathleen	Burns	
Samantha, Max & Eve	Burns	
M	Burrows	
Fred	Burton	
J U & Maureen	Byron	
A	Cairns	
Alison	Campbell	
Mrs T	Campbell	
Ada, John, Jacob & Carolyn & James	Carr	
David	Carr	
R	Carr	
W	Carrick	
John	Carruth	

Mary	Cartwright	
Morgan, Jennifer & Graham	Chantler	
Jason & Dawn	Charlton	
Nicholas	Charlton	
George	Chicken	
Ingrid	Chidgey	
R W & J	Chilton	
Charlie	Clapp	
Allison, Joseph & John	Clarke	
John & Alwynne	Clarke	
Edward James	Cleary	
Tom	Cleary	
Barry Howard & Marian Ann	Clegg	
Paula Jayne	Clegram-Brown	
A & N D	Clements	
John	Colclough	
A & D M	Coleclough	
David	Colley	
J	Common	
Sean Joseph	Conlan	
Lisa	Conlon	
Rachel	Cooper	
A	Cope	
Margaret	Copeland	
M	Corrigan	
D, P & B	Coulson	
Frances	Cowie	
	Coyle	
Paul & Debbie	Craig	
Linda	Cryan	
J D, P W & P J	Cullen	
J	Cullinson	
K J	Curran	
Alice	Curtis	
Joan	Cuthbertson	
S	Cuthbertson	
I & T	Dalby	
	Darwin	
Alan C	Davidson	
Elaine	Davidson	
Gavin	Davis	
John George, Linda,	Davis	

Donald & Angela		
Mark	Davis	
George & Kathleen	Davison	
Irene Elizabeth & Nicholas John	Davison	
M	Dawson	
C	De Frie	
A	Deary	
K	Deary	
Sharon	Deehan	
R	Delaney	
A	Dinning	
Kevin	Dobson	
G	Dodsworth	
E	Dorans	
Hugo Denis & Deborah Elaine	Dowd	
John	Dowson	
Paul, Natalie & Sharnie	Drew	
Simon Anthony George	Driver	
M	Duke	
Stephanie	Dunn	
Kay	Elder	
T	Elliott	
	Ellis	
Carol Anne	Elmy	
Kate Jane	Elmy-Tolic	
C & Y	Embleton	
C	Etheridge	
William	Evans	
Sean Patrick	Evennett	
James	Ewing	
Maureen	Failes	
Craig	Falcus	
Laurence	Fanin	
K	Farrah	
K, J, E, K & N	Faulkner	
Amy, Grahame & Helen	Fife	
E	Fife	
Terry	Firman	
James Donnison, D &	Fletcher	

O		
D & C A	Flinn	
R & H	Florance	
D	Flynn	
N I	Foggin	
Alan	Foley	
Brenda & F D	Foote	
Colin	Ford	
Colin	Ford	
Michael Ronald	Ford	
J	Forster	
G D	Foster	
A	Franklin	
R C	Fraser	
M	Freeman	
S	Gair	
P	Gale	
Alan & Kathleen	Galsworthy	
Alan Anthony	Galsworthy	
Sharon Louise	Galsworthy	
Gordon	Gardner	
A	George	
Stuart & Paula	Gibbons	
D	Gilhespy	
Z	Gillbanks	
G	Gilligan	
Denise	Gillott	
M E & J	Glaister	
Donald	Glynn	
Wayne & Deborah	Godfrey	
S	Goodrick	
Sarah	Gordon	
E, D & J	Graham	
Beverley Anne	Gray	
S	Gray	
Peter & Sandra	Greig	
Watson	H	
Alan & Bridget	Hall	
Alison Ann	Hall	
Anthony & Elizabeth	Hall	
N	Hall	
Peter	Hall	
Stephen	Hall	
W & A	Hall	

Sam	Hamed	
Frank, Denise & Mark	Hannan	
Keith & Angela	Hardy	
Lisa & Ian	Harris	
Michael	Hartnack	
Lynn	Hartridge	
Amanda & Jordan	Hauxwell	
Deborah Lynn	Haynes	
George	Haynes	
Kathleen	Haynes	
Margaret	Haywood	
E	Henderson	
John	Henderson	
John William & Elaine	Henderson	
R J	Hephurn	
A G	Heslop	
R	Hewitt	
P J	Hibbery	
R	Hillier	
Mark	Holland	
Gavin I	Holmes	
S M	Holt	
Barbara	Hope	
E & W	Hopkirk	
S	Hopkirk	
Stephen	Hopkirk	
David, Sarah, Jane & Keith	Horrigan	
Daniel	Horvath	
Stefan	Horvath	
B	Houghton	
Norma	Houghton	
Margaret	Hovarth	
K	Hughes	
Richard & Sandra Maria	Humphrey	
Ann	Huntley	
Bert	Huntley	
Nicola	Hurst	
Jawid	Iqbal	
E	Irwin	
J B	Irwin	
R	Jackson	
Brett	Jacobson	

Marilyn Margaret	Jacobson	
Wesley Terence	Jacobson	
S	Jacques	
C	Jamasa	
Raymond	Jary	
Marie	Jasper	
Paul	Jefferson	
Terry & M A	Jennings	
Gary & Susan	Johnson	
Jennifer	Johnson	
Lyndsey	Johnson	
M	Johnson	
Robert	Johnson	
Mark	Jones	
Christian	Kerr	
K	King	
A	Kirton	
C	Knight	
Sam	Lake	
Dennis	Lambton	
M	Lambton	
Ellie	Land	
Neil	Latkin	
Jan	Lawson	
Patricia	Lawson	
John	Lee	
R A	Lee	
Z	Lend	
A & J	Leng	
G	Lennox	
Anthony	Leonard	
M	Lewins	
Joanne	Lisgo	
Mary	Lisle	
M	Livingstone	
Alexander	Logan	
Alison Jane	Logan	
Annabel	Logan	
Marcus	Logan	
Stuart	Logan	
P & H	Lowery	
John Austen	Lowrie	
Richard & Gemma	Lumsdon	
Carol	Lynn	

James	Magree	
Gillian Alfreda	Main	
Jeffrey Alexander	Main	
Joyce	Mallon	
Fiona	Marran	
Scott	Marshall	
E & W	Martin	
Mavis	Martin	
L	McAllister	
Malcolm & Margaret	McArthur	
T & D	McCartney	
	McConnell	
S	McDougall	
Steven, Karen, Lee & Craig	McGill	
K	McGlen	
Joyce	McInnes	
G	McIntyre	
N	McIver	
A E	McKeon	
J	McKeon	
W	McKeon	
Lynne	McKevitt	
Jill	McKnight	
Angela	McLeish	
Patrick	McLoughlin	
C	Meek	
D	Meek	
Rebecca	Mello	
Diane	Merchant Brown	
Joe	Merrigan	
I	Metcalf	
Robin	Midson	
James	Midwood	
L	Midwood	
Donald / Linda	Miles	
Audrey	Miller	
R & F	Miller	
S & K	Miller	
Clive	Milner	
John Stuart	Moor	
John D	Moore	
Marilyn	Moore	
L	Morgan	

Marian	Morgan	
E E	Morris	
K	Morris	
Maureen	Morrow	
D	Mulholland	
Jean & James	Mulholland	
L	Mulholland	
Peter	Mullen	
	MURLEY	
M	Murphy	
Raymond	Murphy	
Mr & Mrs D	Murray	
C	Nelson	
Catherine	Nelson	
Diane	Nelson	
I	Nelson	
J	Nelson	
M P	Nelson	
P	Nelson	
D	Nesbitt	
H	Nesbitt	
J	Nesbitt	
J	Nesbitt	
M	Nesbitt	
Susan	Nesbitt	
V	Nesbitt	
Richard	Nichol	
George	Nicholson	
Gladys	Nicholson	
J	Nicholson	
Patrick	O'Hare	
Elizabeth	Oliver	
Eric	Oliver	
Gwenyth	Oliver	
S	Oliver MRICS	
S W	O'Neill	
Elizabeth	O'Sullivan	
Kevin	O'Sullivan	
E & W	Oxley	
Lily	Oxley	
Catherine	Parker	
Grahame	Parker	
Keith	Parker	
Kevin Gerard	Parker	

D	Parkin	
M	Parkin	
E & W	Parkinson	
M	Parkinson	
M	Paterson	
Alan	Patrick	
R	Patterson	
A	Pattison	
W A	Pattison	
J P	Pearson	
Jennifer	Pearson	
Joan	Pearson	
M E	Peel	
P	Peele	
D	Percival	
M	Perriam	
Bruce	Perrie	
Mavis	Perrie	
R	Phillips	
S	Phillips	
A	Pickering	
A	Pickering	
J	Pickering	
K	Pickup	
T	Pickup	
S	Pinder	
E	Pleasants	
K	Pleasants	
M	Pleasants	
S	Pleasants	
V A	Pleasants	
Muriel	Plempfer	
Audrey	Polkinghorn	
R	Polkinghorn	
W	Portsmouth	
Evelyn	Postlethwaite	
L	Potter	
N	Potter	
N	Potter	
S	Potter	
Eileen	Potts	
R	Prest	
Hazel	Pringle	
L	Purvis	

Shirelle	Quinn	
Tony	Quinn	
D	Rae	
L	Rae	
L	Rafferty	
L	Rafferty	
Wendy	Ramsey	
Anne	Rathbone-Wells	
Luke	Raymond	
Mohammed	Razaq	
A	Rennie	
M B	Rennie	
Alex	Reynolds	
Margaret	Richards	
Robert	Richards	
Lisa	Riley	
S	Riley	
Felicity	Ripley	
Philip	Ritzema	
R	Ritzema	
Katie	Roberts	
A	Robertson	
Gillian	Robertson	
K	Robinson	
M	Robinson	
Ruth	Robinson	
Leslie	Robson	
Pat	Robson	
R J	Robson	
Sandra Jacqueline	Robson	
Thomas William	Robson	
Lucy	Rouse	
D	Routledge	
Robert Henderson	Ryan	
Claire	Scott	
Conner	Scott	
Kevin	Scott	
L	Scott	
M	Scott	
Samantha	Scott	
Shay	Scott	
T	Scott	
M A	Scott-Gray	
Betty	Senior	



Ronnie	Senior	
T D	Seymour	
Lee	Sharpe	
Lesley	Sharpe	
Kevin	Sheppard	
Robert William	Shield	
Christine Eileen	Shovlin	
Janice	Simm	
David	Simpson	
M	Simpson	
Stephanie Pamela	Simpson	
Ronnie	Singh	
Doreen	Smith	
Judith Mary	Smith	
M	Smith	
Ray	Smith	
Lucy	Snowden	
Beatrice	Snowdon	
D	Southern	
C	Spence	
Albert	Spencer	
William	Spencer	
Anna	Steanson	
Mark	Steanson	
Olivia	Steanson	
Penelopy	Steanson	
D	Steel	
Carole	Stephenson	
Foster	Stephenson	
G	Stephenson	
M	Stephenson	
A	Stevens	
D	Stoker	
V	Stothard	
J	Strong	
Pauline	Stubbings	
A	Swan	
D	Swan	
Michelle	Sweeney	
Stephen	Swinburn	
Dianne	Talbot	
B	Tate	
J	Tate	
Linzi	Tate	

David	Tatters	
Audrey	Taylor	
B	Taylor	
Barry	Taylor	
Ben	Taylor	
Christine	Taylor	
G	Taylor	
Gordon	Taylor	
Graham	Taylor	
Jean	Taylor	
P & H	Taylor	
Brian	Teggert	
Mitchell	Templeman	
S C	Templeman	
John	Thew	
F J	Thirlaway	
I	Thirlaway	
A & E	Thompson	
C	Thompson	
Delice V	Thompson	
G J	Thompson	
J	Thompson	
J	Thompson	
Malcolm	Thurgood	
Rosina	Thurgood	
Carol Ann	Tierney	
Michael	Tierney	
A	Tiffen	
Terry	Tiffen	
Wilfred	Tindale	
A	Todnor	
M	Trewhitt	
S	Trewhitt	
L	Tuff	
D	Tunstall	
Clare	Turnbull	
J H	Turnbull	
John	Turnbull	
M	Turnbull	
E	Tweedy	
Beverley Anne	Tyson	
John George	Tyson	
Amy	Tyzack	
John Anthony	Valente	

Carole	Vorley	
Edith	Waites	
Lynn	Wales	
Michael	Wales	
C J	Walker	
M	Walker	
Christina	Ward	
Matilda Natalie	Ward	
William James	Ward	
Maxine	Warrener	
J	Watson	
Maureen	Watson	
P	Weatherburn	
L & S	Webb	
Michael	Webb	
Xenia	Webster	
David	Weir	
Helen	Weir	
Ann	White	
R A	White	
W	White	
D	Whitfield	
F	Whitfield	
John Denis	Whittaker	
Jeremy	Wicking	
Brian	Wilkinson	
D	Wilkinson	
S	Wilkinson	
C	Williams	
Caitlyn	Williams	
Glynis	Williams	
L	Williams	

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

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



# Have your say on the future development of Sunderland

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

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

**We want your views**

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

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

For further information or to submit your views online visit [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP)



**Drop-in events:**

<p><b>Wednesday 9 August 2017</b></p> <p>10 - 12pm Springwell Village Hall, NE9 7RP</p> <p>2 - 4pm Ryhope Community Centre, SR2 0RX</p> <p>6 - 8pm Fulwell Methodist Church, SR6 8LN</p> <p><b>Thursday 10 August 2017</b></p> <p>10 - 12pm Philadelphia Cricket Club, DH4 4JE</p> <p>2 - 4pm Business &amp; Innovation Centre, SR5 2TA</p> <p>6 - 8pm Houghton Community Centre, NE38 8BQ</p> <p><b>Friday 11 August 2017</b></p> <p>10 - 12pm Hetton Centre, DH5 9NE</p> <p>2 - 4pm Barnwell Academy, DH4 7RT</p> <p><b>Monday 14 August 2017</b></p> <p>10 - 12pm Holy Trinity Church, NE37 1NR</p> <p>2 - 4pm St Chad's Church, SR3 3ND</p> <p>6 - 8pm Houghton Welfare Hall, DH4 5AF</p> <p><b>Tuesday 15 August 2017</b></p> <p>10 - 12pm Raich Carter Sports Centre, SR2 8PD</p> <p>2 - 4pm Sunderland City Council Customer Service Centre, SR1 1RE</p> <p>6 - 8pm Washington Leisure Centre, NE38 7SS</p> <p><b>Wednesday 16 August 2017</b></p> <p>6 - 8pm Daxford Park Community Centre, SR3 2ND</p>	<p><b>Monday 18 September 2017</b></p> <p>10 - 12pm Raich Carter Sports Centre, SR2 8PD</p> <p>2 - 4pm Hetton Centre, DH5 9NE</p> <p>6 - 8pm Barnwell Academy, DH4 7RT</p> <p><b>Tuesday 19 September 2017</b></p> <p>10 - 12pm The Secret Garden, SR3 2PD</p> <p>2 - 4pm Houghton Welfare Hall, DH4 5AF</p> <p>6 - 8pm San Street Youth &amp; Community Centre, SR1 1HG</p> <p><b>Wednesday 20 September 2017</b></p> <p>10 - 12pm Fulwell Methodist Church, SR6 8LN</p> <p>2 - 4pm Business &amp; Innovation Centre, SR5 2TA</p> <p>6 - 8pm Springwell Village Hall, NE9 7RP</p> <p><b>Thursday 21 September 2017</b></p> <p>10 - 12pm Philadelphia Cricket Club, DH4 4JE</p> <p>2 - 4pm Ryhope Community Centre, SR2 0RX</p> <p>6 - 8pm Washington Millennium Centre, NE37 2QD</p> <p><b>Friday 22 September 2017</b></p> <p>10 - 12pm Hetton Centre, DH5 9NE</p> <p>2 - 4pm David Lloyd Sunderland, SR3 3JN</p> <p>6 - 8pm Lambton Street Youth Centre, SR4 6XA</p>
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## More than 1,500 homes could be built on green belt land in Sunderland and Washington

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

473 SHARES 4 COMMENTS Sean Seddon 10:53, 18 JUL 2017

NEWS



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

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

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

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

Although the proposals represent just 3% of the area's green belt land, the number of homes which Washington is particularly hard hit by the proposed green belt deletions, as well as Penshaw and Springwell Village.

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

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



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

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

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

READ MORE

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

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

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

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



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

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

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

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

READ MORE

Residents' anger as controversial 2,000 home 'garden village' scheme approved for Portleland

"Sunderland's population is growing and we need a minimum of 13,800 new homes by 2033 to meet

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## Sunderland publishes draft local plan for consultation

4 August 2017 by Michael Doreilly, On the Pencil in Comment

**Sunderland City Council has published an initial consultation on a draft local plan which pledges to deliver 13,800 new homes by 2033 while 'minimising the impact on green belt land'.**



*Sunderland's local plan out for consultation*

The draft Sunderland Core Strategy and Development Plan is intended to replace the council's existing unitary development plan, which was adopted in 1996.

According to the council, the draft plan is intended to:

- Deliver an estimated 13,800 new homes needed in Sunderland by 2033 - while minimizing the impact on green belt land'. The council said that the document proposes development 'on only three per cent of Sunderland's 3,500 hectares of green belt land'.
- Provide at least 95 hectares of employment land on which jobs are created and supported. The plan 'directs retail and office developments to the city centre, while ensuring smaller centres remain healthy and sustainable'.
- Ensure key facilities like schools and hospitals are easily accessible via sustainable modes of transport and back the expansion of the city's Metro on Wearside and new strategic road infrastructure.
- Introduce restrictions 'on the location and number of hot food takeaways within centres, among several proposals targeting unhealthy eating and obesity'.


Sunderland City Council leader Paul Watson said: 'The plan will guide and shape the development of our city for the next 18 years. It will have a positive impact on the lives of residents across Sunderland and on our wider reputation as a great place to visit and do business with.'

The consultation, which starts on 7 August and runs until 2 October, can be found [here](#).

**Sunderland Echo**

OUR REGION SUNDERLAND WASHINGTON HOUGHTON AND HETTON SOUTH TYNESIDE NEWCASTLE

## Have your say on council's plan to build for Sunderland's future



Land north and west of Ferryboat Lane listed for potential development


By **FRIMA THOMPSON**  
Email

Published: 04:00  
Monday 07 August 2017

0 comments  
**HAVE YOUR SAY**

**A council vision aiming to steer Sunderland to prosperity for the next 18 years is being drafted up - and could see 13,800 new homes created, including a number on green belt land.**

The plans will also aim to bring jobs, boost business, and improve transport links, as well as tackle deprivation, deal with the increasing wildfires and deal with environmental concerns.



Council Leader Paul Watson

Sunderland City Council says the proposals will ensure we have a 'city that is open for business and growth, providing jobs and prosperity for local people'.

"So, we have also had to consider a small number of sites which have not previously been developed which are currently in the green belt.

"Fifteen potential sites have been identified across the city for the purpose of the draft plan and local people will have the opportunity to give their views.


"The plan aims to ensure that any new development will be supported by appropriate infrastructure such as schools and health care, and help to deliver enhancements to local services and the transport network."

The consultation will run until October 2, with more details available via [www.sunderland.gov.uk/67287](http://www.sunderland.gov.uk/67287).

**The list of proposed sites for housing:**

Greenbelt sites listed for potential development and approximate number of homes which could be built:

- North of Mount Lane, Springwell Village - 48;
- Pearce's Hall Farm and Gospel Hall Trust Meeting Houses, Springwell Village - 40;
- Stoney Lane, Springwell - 54;
- George Washington Hotel Golf Course (Pitch and Putt), Usworth - 40;
- West of Waterloo Road, Usworth - 205;
- Land at James Steel Park, Fatfield - 32 dwellings;
- Southern Area Playing Fields, Rockliffe - 202 dwellings;
- Land at Glebe House Farm, Stathes Road, Paterson - 41;
- Land north and west of Ferryboat Lane, North Hylton - 135;
- Land at Newcastle Road, Fulwell - 82;
- Land at West Park, Middle Herrington - 70;
- Land adjacent to Herrington Country Park, Penshaw - 400;
- New Herrington Workmen's Club, Houghton - 17;
- Land to the east of The Granaries, Offerton - 10;
- Redevelopment of Philadelphia Complex - 170;



*North Hylton listed for potential development*



The measures aim to take into account the expected rise in population, with council stating the locations drawn up are the "best" places for new developments.

Out one campaign has already been launched in a bid to stop one housing scheme to build 70 properties on West Park, off the A650 in East Herrington, which residents say would be a "disaster" for the surrounding area and is mounting an opposition group against the proposals for the land.

Families in Springwell Village have also raised concerns about the suggestion 40 homes could be built on Peareth Hall Farm and Gospel Hill Trust Meeting Houses, with their councillors making representations to pass on their concerns.

**"It will have a positive impact on the lives of residents across Sunderland, and our wider reputation as a great place to visit and do business with."**

Councillor Paul Watson

In addition to housing, the Core Strategy and Development Plan will consider:

- Identify three potential gypsy and traveller sites – with plots at Herdon Road East, a section of Leechmere Industrial Estate, off Sandmere Road and a section of car park at Heron Lyons Park already drawn up but only one to be used – and two sites for travelling show people, with the rear of Peareth's Industrial Estate in Hetton and the council's depot in Market Place, due to close in two years, earmarked.
- Set aside 95 hectares of land to create and support jobs in addition to the International Advanced Manufacturing Park (IAMPP), with a focus on retail and office developments in the city centre.
- Protecting the environment and address impact charge, supporting the development of renewable and low carbon energy and flood reduction measures.



West Park, Herrington (not for potential development)

- Improve transport and make it more sustainable, concentrating on access to schools, hospitals, workplaces and centres, and also backing an expansion of the Mersey and a new road infrastructure;
- Tackle health issues, placing restrictions on the number of hot food takeaways, among other proposals;
- A look at growth, with mobility, connectivity, health, wellbeing, skills and education plans.

Council Leader Paul Watson said: "The Core Strategy and Development Plan will guide and shape the development of our city for the next 18 years."



Councillor Mel Speding

"It will have a positive impact on the lives of residents across Sunderland, and our wider reputation as a great place to visit and do business with."

"The input of local people will be instrumental in ensuring the plan delivers everything needed for Sunderland to reach its potential as a thriving, sustainable city."

"While the local plan is based on robust evidence and extensive research, it is by no means set in stone."

"We now need the people of Sunderland to get involved and have their say on our proposals."

Cabinet secretary, Councillor Mel Speding said: "Sunderland's population is growing and we need a minimum of 13,800 new homes by 2033 to meet our housing needs in accordance with Government methodology."

"Following extensive research to identify where our future homes could be built, the council has been unable to identify enough land in our existing communities to meet our needs."



Land next to West of Ferryboat Lane (not for potential development)

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News **Home > News > Sunderland residents given opportunity to shape city's future**



### Sunderland residents given opportunity to shape city's future

Monday, August 7, 2017 - 19:13

Members of the public are to have their say on plans aimed at ensuring a prosperous long-term future for Sunderland.

The Draft Core Strategy and Development Plan is a framework to deliver the jobs, business growth, transport links and housing Sunderland needs to thrive by 2035.

It also targets challenges such as deprivation and rising obesity within the city, as well as factoring in future and retail requirements and environmental concerns.

The 'plan', a requirement for all local authorities, is based on in-depth research by Sunderland City Council into every aspect of the city's future needs.

Sunderland's population is expected to continue to increase. By more people living and working in Sunderland we are creating a need for more homes, more jobs, more services and more transport facilities. The plan identifies the best locations for development, and future infrastructure requirements have also been analysed.

Once a final version is approved, the plan will play a pivotal role in shaping Sunderland's future. Before then, however, the city's residents and businesses have the chance to give their views on the proposals set out in the draft Plan.

Public consultation will start on 7th August and run until 2nd October's fortnight longer than the standard six weeks, to allow for the summer holidays.

During that time, every Sunderland household will receive a leaflet with details about the plan, while various events for businesses and residents will be held across the city.

Sunderland City Council Leader Paul Watson said: "The Core Strategy and Development Plan will guide and shape the development of our city for the next 20 years. It will have a positive impact on the lives of residents across Sunderland, and our wider reputation as a great place to visit and do business with.

"The input of local people will be instrumental in ensuring the plan delivers everything needed for Sunderland to reach its potential as a thriving, sustainable city. While the local plan is based on robust evidence and extensive research, it is by no means set in stone. We now need the people of Sunderland to get involved and have their say on our proposals."

**The local plan aims to:**

- Deliver the estimated 10,000 new homes needed in Sunderland by 2035, while minimising the impact on green belt land. The plan proposes development on only three per cent of Sunderland's 3,000 hectares of green belt land. Meet our travelling community's needs and identify three potential 'gypsy' and traveller sites and two sites for travelling showpeople.
- Provide at least 22 hectares of land on which jobs are created and supported. This is in addition to the International Advanced Manufacturing Park (IAMP) being developed between Sunderland and South Tyneside, which will bring 5,000 new jobs and 800m of investment. The plan also directs retail and office developments to the city centre, while ensuring smaller centres remain healthy and sustainable.
- Protect the environment and address the impact of climate change. It focuses on developing Sunderland as an attractive and sustainable place to live, with an emphasis on quality of life, community wellbeing and local character. It supports the development of renewable and low carbon energy and flood reduction measures.
- Improve transport links and make them more sustainable. The plan seeks to ensure centres, workplaces and key facilities like schools and hospitals are easily accessible via sustainable modes of transport. It also backs the expansion of the Metro on Tyneside and new strategic road infrastructure.
- Tackle the city's health challenges. Restrictions on the location and number of fast food takeaways within centres are among several proposals targeting unhealthy eating and obesity.
- Deliver the infrastructure needed to support growth. The plan outlines a range of physical and service infrastructural requirements for the coming years. Mobility, connectivity, health, wellbeing, skills and education are all covered in the draft plan.


The Draft Core Strategy and Development Plan is available to download via the council's website, [www.sunderland.gov.uk/CSP](http://www.sunderland.gov.uk/CSP).

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**REPORT** 7 August 2017 at 5:00pm

## Sunderland residents to have say on city's future



Sunderland residents are to have their say on plans for the city's long-term future.

Members of the public are to have their say on plans for the long-term future for Sunderland. The Draft Core Strategy and Development Plan is a framework to deliver the jobs, business growth, transport links and housing Sunderland needs by 2035.

It also targets challenges such as deprivation and rising obesity within the city, as well as factoring in future and retail requirements and environmental concerns.

The 'plan', a requirement for all local authorities, is based on in-depth research by Sunderland City Council into what the city's future needs might be.

Sunderland's population is expected to continue to increase.

The Council say with more people living and working in Sunderland there'll be a need for more homes, more jobs, more services and more transport facilities.

**The local plan aims to:**

- Deliver the estimated 10,000 new homes needed in Sunderland by 2035, while minimising the impact on green belt land. The plan proposes development on only three per cent of Sunderland's 3,000 hectares of green belt land. Meet our travelling community's needs and identify three potential 'gypsy' and traveller sites and two sites for travelling showpeople.
- Provide at least 22 hectares of land on which jobs are created and supported. This is in addition to the International Advanced Manufacturing Park (IAMP) being developed between Sunderland and South Tyneside, which will bring 5,000 new jobs and 800m of investment. The plan also directs retail and office developments to the city centre, while ensuring smaller centres remain healthy and sustainable.
- Protect the environment and address the impact of climate change. It focuses on developing Sunderland as an attractive and sustainable place to live, with an emphasis on quality of life, community wellbeing and local character. It supports the development of renewable and low carbon energy and flood reduction measures.
- Improve transport links and make them more sustainable. The plan seeks to ensure centres, workplaces and key facilities like schools and hospitals are easily accessible via sustainable modes of transport. It also backs the expansion of the Metro on Tyneside and new strategic road infrastructure.
- Tackle the city's health challenges. Restrictions on the location and number of fast food takeaways within centres are among several proposals targeting unhealthy eating and obesity.
- Deliver the infrastructure needed to support growth. The plan outlines a range of physical and service infrastructural requirements for the coming years. Mobility, connectivity, health, wellbeing, skills and education are all covered in the draft plan.

**66** The Core Strategy and Development Plan will guide and shape the development of our city for the next 20 years. It will have a positive impact on the lives of residents across Sunderland and our wider reputation as a great place to visit and do business with.

The input of local people will be instrumental in ensuring the plan delivers everything needed for Sunderland to reach its potential as a thriving, sustainable city. While the local plan is based on robust evidence and extensive research, it is by no means set in stone. We now need the people of Sunderland to get involved and have their say on our proposals."

—COUNCIL AND CITY COUNCIL LEADER PAUL WATSON

The city's residents and businesses have the chance to give their views on the proposals set out in the draft Plan.

Public consultation will start on 7th August and run until 2nd October's fortnight longer than the standard six weeks, to allow for the summer holidays.

During that time, every Sunderland household will receive a leaflet with details about the plan, while various events for businesses and residents will be held across the city.

Last updated: 8th August 2017

## Call for rethink over green belt home plans



West Park, Middle-Herrington, listed for urban renewal development.

By  
**FIONA THOMPSON**  
Email

Published: 08:00  
Tuesday 08 August 2017



Residents in Sunderland are calling on their city council to rethink proposals which could see part of the green belt given over to build new homes.

Preparations are being made to set out how new homes will be built, as well as plans to generate more jobs, services and improve transport links across Wearside.

0  
comments

HAVE YOUR SAY

### "Are there not plenty of brown land sites they could build on rather than green belt?"

Marie-Claire Young

As part of the housing proposals within the Draft Core Strategy and Development Plan (CSDP), Sunderland City Council says 13,824 are needed by 2033, with an average of 768 to be built a year.

The paper is being drafted up to help deal with the expected population increase, with a need for action to provide more places to live, work opportunities and facilities.

It is also looking at how it help cut obesity levels.

In addition to a new travellers' site and two others for travelling shoepeople, the council has listed 15 green belt locations where homes could be built.

A total of 1,546 homes are proposed for those sites, with 3,235 others to go on coalfields, 4,795 in south Sunderland, 884 in central Sunderland, 1,160 in north Sunderland and 884 in Washington.

A report by the council states: "The CSDP has sought to maximise the level of housing delivery within the built-up area of the city, however, it is not possible to achieve the levels of new housing development which would be required to meet this need within the existing urban area.

"The plan therefore needs to identify land to accommodate a minimum of 1,500 new homes in the green belt."

But some think the authority should take another look at where homes could go.

Marie-Claire Young said: "I can't believe they are going to build 70 houses on West Park in Herrington and 400 houses on land next to Herrington Park.

"Are there not plenty of brown land sites they could build on rather than green belt?"

Chris Parry said: "Our council estates need attention yet we are getting more and more private housing.

"Our city centre is a disgrace and they will build more out of town places

"We have office blocks already vacant all over the city and they want to build more. "We have demolished council housing and the land is left unused.

"About time this council got its priorities right in 2017."

But Stewart Grainger said: "Let's hope it comes off.

"More homes are desperately needed."

The consultation will run until October 2, with more details available via [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP).

## Proposed West Park development is vandalism



### LETTERS

Published: 18:14  
Thursday 10 August 2017



When I first learned the council's draft Core Strategy and Development Plan 2017-2033 proposed West Park for housing development, I thought it a mistake.

I assumed it to be nearby land fronting the B1286 and the A19 also in the green belt. On reading the document, to my astonishment, it was West Park.

I noted, however, the description of the site as inadequate suggesting a failure to understand the status of this space. No recognition of the use of the playing field opened in the 1950s by HRH the Duke of Edinburgh and part of the park is public amenity space given over to grazing in the summer as part of a separate legal arrangement in place before the council inherited the land as part of the Rural District Council takeover in 1967. This aspect of the park's use has been traditionally respected by residents, especially dog walkers.

The document makes the point that only 3% of the existing greenbelt is needed to meet future development. This identifies a fundamental weakness in the proposal. If we are to concede such scenic and important public amenity space and an area that is a feature and defines the character of the Herringtons in the first 3% just where do we go from here?

The proposal on West Park is illogical, unnecessary and needs a swift deletion from the draft plan.

Should it go through against what will be a titanic focal campaign of opposition it will rank as the single greatest act of municipal vandalism in the city's history.

Leslie Scott,  
Councillor for St Chad's 1979-2008

0  
comments

HAVE YOUR SAY



**Sun FM News**  
 Contact the News Team: 0191 564 77 66 @SunFM

### Tackling the shortage of affordable homes

Edited: 19th August 2017  
 (Updated 6:16am 19th August 2017)

Six in ten renters believe they will never be able to own their own home.

Figures from the group that represents councils in England and Wales, show the average home buyer will be expected to fork out 6 times their annual wage for a house.

The Local Government Association says authorities need more powers, and funding to build more.

Councillor Ed Turner, from the LGU, says it's important to get local people on side too:

Sunderland City Council is already attempting to tackle this, urging the public to get involved, with an estimated near 10 thousand homes needed by 2033.

The Core Strategy and Development Plan encourages Wearsiders to get involved, and give their opinion by the end of October.

Plans for building new properties on Wearside include sites in the south of the city between Daxford Park and Ryhope, as well as considering converting some Green Belt land into 15 Housing Release sites.

The Sunderland Core Strategy and Development Plan also focuses attention on future needs for jobs, retail and leisure, the environment and transport infrastructure.

Find out how you can get involved by clicking the picture below.

## Have your say on the future development of Sunderland

Meanwhile work has already begun on a 2 and a half million pound development of 24 new affordable homes in Shinkly Row.

Karbon Homes has won permission from Sunderland City Council to build 14 family homes, plus six one-bedroom flats, along with more than 40 parking spaces and landscaping on a former industrial site on Hunter Street in the village.



The new development has been welcomed by the residents of neighbouring properties, as unfortunately since the site became vacant, it has suffered from several bouts of vandalism, fires and fly-tipping.

Karbon Homes was formed in 2016 this year from a merger of First Housing, Cairns Community Housing, and Denwestside Homes.

The site is bordered to the north and west by existing homes, and looks set to be a public open space to the south.

It was identified as a site for new house building in Sunderland's local strategic plan.

26 year old Christine Dawson has lived on Hunter Street almost all her life, and is looking forward to the new homes being built, given the problems of the site since it's been vacant.

"We've lived like this for five years now. There is just rubble upon rubble. We've had the fire brigade out here five or six times, and when it's cold we've had youngsters hanging about in the old outbuildings. They throw things around and just make a mess. It will be brilliant to see the site developed."

The 1.25-acre site, which has remained vacant for several years, was once home to the Parish Foundry, before falling into disuse after the First World War.



The foundry was once served by the Londonderry Railway, which terminated at the foundry.

In more recent decades the site was home to Foundry Farm and then sheds and warehousing for the Dean family's businesses, and the development means the former farm house and some smaller depot buildings and storage sheds will be demolished.

The new development will benefit from 2760,000 of funding from the Homes and Communities Agency (HCA).

Lee Smith, a regeneration and development manager for Karbon Homes, said:

"This is an important site for us to develop, tidying up a piece of land which has unfortunately seen fly-tipping and vandalism in recent years."

"We are really pleased to be progressing with this development of estate new affordable homes."

"It's been great to hear local residents welcoming our plans to build homes, to reintegrate this site as a part of the community."

The main contractor for the development is Gue Robinson Developments.

Steve Gell, managing director, said:

"We've been working in partnership on the Hunter Street proposal for two years now. This will see the regeneration of a cleared brownfield site to 24 much-needed new affordable homes."

"The project will be delivered over the next year and further strengthens the partnership between Gue Robinson Developments and Karbon Homes. The successful tender has already seen a number of projects completed with further new developments already in the pipeline."



## Have your say and help shape the city's future

We want you to have your say on plans aimed at ensuring a prosperous long-term future for Sunderland.

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

The draft Core Strategy and Development Plan is a framework to deliver the jobs, business growth, transport links and housing Sunderland needs to thrive by 2033.

It also targets challenges such as deprivation and rising obesity within the city, as well as factoring in leisure and retail requirements and environmental concerns.

The Plan, a requirement for all local authorities, is based on extensive research by Sunderland City Council into every aspect of the city's future needs.

Considerations included the number of new homes needed by 2033 and the amount of land required for employment, retail, leisure and housing. The best locations for development and future infrastructure requirements were also analysed.

The Core Strategy and Development Plan is a draft only, this is why it is important that communities have their say before the final version is prepared. Once a final version is approved, the Plan will play a pivotal role in shaping Sunderland's future.

You will have a chance to give us your views during the public consultation starting on August 7 and running until October 2. You can give your views online at [sunderland-consult.limehouse.co.uk/](http://sunderland-consult.limehouse.co.uk/) portal or drop in to one of a series of events taking place throughout September.

The Draft Core Strategy and Development Plan can be found at [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP) together with details of planned drop in events throughout September.

- The Plan aims to:**
- Deliver the estimated **13,800** new homes needed in Sunderland by 2033, while minimising the impact on Green Belt land.
  - Identify **15** sites in the Green Belt for potential expansion of our communities.
  - Meet our travelling community's needs and identify 3 potential Gypsy & Traveller sites and 2 sites for Travelling Showpeople.
  - Provide at least **95** hectares of land on which jobs are created and supported. This is in addition to the International Advanced Manufacturing Park (IAMP) being developed between Sunderland and South Tyneside, which will bring **5,200** new jobs and **£300m** of investment.
  - Direct retail and office developments to the city centre, while ensuring smaller centres remain healthy and sustainable.
  - Protect the environment and address the impact of climate change. It focuses on developing Sunderland as an attractive and sustainable place to live, with an emphasis on quality of life, community wellbeing and local character.
  - Improve transport links and make them more sustainable. The Plan seeks to ensure centres, work places and key facilities like schools and hospitals are easily accessible via sustainable modes of transport.
  - Tackle the city's health challenges by restricting the number of hot food take aways within centres.
  - Deliver the infrastructure needed to support growth.





## Proposal to build executive homes on Sunderland's West Park is 'municipal vandalism' say angry families



By PETRA SILVERSKOLD  
Email

Published: 06:00  
Monday 21 August 2017



### Don't take away our park!

Families have joined forces to urge council chiefs not to consider building 70 executive homes on West Park in Sunderland in the future.

0 comments

HAVE YOUR SAY



Residents campaigning to save West Park attend a public meeting at Middle Herrington Methodist Church.

Hundreds of residents in East and Middle Herrington have staged public meetings to express their concerns after the green belt site was included in Sunderland City Council's Draft Core Strategy and Development Plan.

The authority says 13,824 more homes are needed by 2031, with an average of 768 to be built a year to help deal with the expected population increase - many of these on greenbelt land.

One of these sites mentioned is West Park - once part of the Lambton Estate holdings and home to historic Herringon Hall - although council bosses have emphasised this remains at the consultation stage and nothing is definite.

It was purchased by the National Coal Board in 1947 to turn the hall into a convalescence home for miners, but the land was instead bequeathed to Sunderland Rural District Council with a covenant specifying its use.

### "This is an act of municipal vandalism"

Chris Lovelle, Save West Park campaign

Since the proposal to build 70 houses on the site was published, the people of Herrington have banded together to form the Save West Park campaign.

Many believe that allowing this 'municipal vandalism' to go ahead would have an adverse effect on wildlife - including bats and owls - infrastructure and services, while destroying one of the more beautiful areas in Sunderland.

Campaigner Chris Lovelle, whose home overlooks West Park, said: "The council have a core plan and they want us to believe they need that land for executive housing because people are moving out of Sunderland and commuting in, because there is nowhere nice to live."

"They are proposing to take the park away. It belongs to the community. It was bequeathed to the residents of Herrington and there are covenants from the National Coal Board.



Residents campaigning to save West Park attend a public meeting at Middle Herrington Methodist Church.

"It's a recreational area and it should be classed as park.

"Our argument is they just want it because it's valuable land."

"The core plan is about making Sunderland more attractive, but taking away green land doesn't fit with the objective."

Chris said the next step in opposing the proposal, will be to create an action plan.



West Park side of Middle Herrington Park.

"We are going to ask people with particular expertise to go through the plan with a fine-tooth comb - then we'll produce a rebuttal.

"We will be putting together a task force.

"We have 13 action points, each one could potentially stop this.

"This is an act of municipal vandalism."

Chris's wife Louise added: "We think of it as a village green. It's not really classed as that at the moment, but it's a part of the community.

"The council even lists it as a park on its website.

"This has generated real community spirit - everybody is really coming together which is positive. We've been amazed by the strength of opinion."

For more information about the campaign, search for Save West Park on Facebook.

Iain Fairclimb, Head of Planning and Regeneration at Sunderland City Council, said: "We very much welcome the input of local people in the consultation.

"At this stage the consultation is just that, none of the proposals are set in stone and we very much want to hear the views of local people.

"The plans have been developed in response to the need for homes to house the city's growing population.

"We need a minimum of 13,800 new homes by 2033 to meet our housing needs in accordance with Government methodology.

"Following extensive research to identify where future homes could be built, we have been unable to identify enough land in existing communities to meet the need.

"So we have had to consider a small number of sites which have not previously been developed which are currently in the green belt.

"Fifteen potential sites have been identified across the city for under the draft plan which also aims to ensure that any new development will be supported by appropriate infrastructure such as schools and healthcare, and help to deliver enhancements to local services and the transport network.

"The input of local people is instrumental in ensuring the plan delivers everything needed for Sunderland to reach its potential as a thriving, sustainable city which is why we have organised a number of events across the city and are sending a leaflet to every household in the city with more details of these, and all the other ways residents and businesses can give their views.

"The consultation runs until October 2 and we would encourage people to join in and give their views."

For the consultation, visit [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP)

# Power plant that burns rubbish could create 300 jobs in Sunderland

A proposal to build a renewable energy centre at Hillthorne Farm in Washington is being put forward by Rolton Kilbride

95 SHARES 3 COMMENTS Jonathon Manning 17:38, 7 SEP 2017

BUSINESS



Andrew Needham, MD of Rolton Kilbride at a public exhibition for people to learn more about the proposed Renewable Energy Centre next to Nissan (Image: Newcastle Journal)

Plans to build a new power plant that generates electricity by burning household rubbish are being put forward, in a move which could create over 300 construction jobs in Sunderland.

The plans to build a 27MW plant at Hillthorn Farm, Washington, are being put forward by developer Rolton Kilbride, which is holding a public consultation with local residents about the project.

If approved, the £140m scheme would create around 300 construction jobs and a further 35 full-time jobs needed to run the plant. The full-time jobs will consist of consisting of technician, managerial and engineering roles.



Andrew Needham, MD of Rolton Kilbride at a public exhibition for people to learn more about the proposed Renewable Energy Centre next to Nissan (Image: Newcastle Journal)

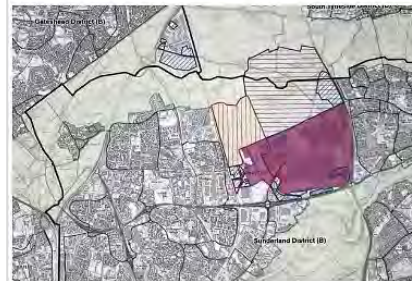
Rolton Kilbride managing director Andrew Needham said: "We are looking to use an advanced conversion technique called gasification, which is a Japanese technology.

"It is very well proven in Japan where they have around 135 of these plants in operation. Some of them have been in operation for around 40 years."

The process burns waste without oxygen to create a gas. This gas is then burnt to produce steam, which is used to power a turbine.

Electricity generated at the plant will not be plugged into the National Grid but will instead be used by local businesses.

Mr Needham added: "Because it is not on the grid it can supply energy at a lower rate than you could usually get. It is commercially cost effective for businesses."



Maps of the proposed Renewable Energy Centre next to Nissan (red outlined area, bottom left) (Image: Newcastle Journal)

A series of public exhibitions showcasing the proposal is being held at The Washington Millennium Centre, at The Oval. The events are designed to answer queries by local residents about the development.

One member of the public, who wished to remain anonymous but opposes the project, said she was angry that the development had not been revealed to the local community until it had reached this stage.

She also voiced her concerns that the renewable energy centre would be an eyesore, and could cause create health issues.

Ian Crummack, CEO at Cobalt Energy which is advising on the technical aspects of the project, said that the waste-to-energy facility would be safe and would create very little waste.

He said: "There is nothing that can harm you or your family."

"There has been a strong piece of legislation called the Industrial Emissions Directive, which sets limit values on emissions so low that they are below the threshold deemed to have any effect on human health. The plant is designed to cause no harm to anyone."

Mr Crummack added: "The impact of one of these sites is so small it cannot be noticed."

"In terms of smell, you wouldn't be able to smell anything unless you went into the facility, went right up to the waste pit, and had a good sniff."



Maps of the proposed Renewable Energy Centre next to Nissan (Image: Newcastle Journal)



## Green Belt building and travellers among topics at meeting over 'hugely important' plans for Sunderland



Say No signs, Durham Road Parkside, East Herrington.

By DAVID ALLISON  
Email:

Published: 05:00  
Saturday 10 September 2011



Worriers worried about proposed new housing on areas of Green Belt, pitches for travellers and other plans for the Sunderland area are being invited to a public meeting next week.

The North East branch of the Campaign to Protect Rural England (CPRE) is holding the gathering on Wednesday at the National Reserve Club in Albion Place in the city centre after multiple concerns were raised about Sunderland Council's Core Strategy Development Plan (CSDP).



Say No signs, Durham Road Parkside, East Herrington.

The plan outlines ideas for future development in the borough and has already sparked anger in Springwell Village where residents are opposed to possible housing on the Green Belt, and in Heston, where a pitch for travellers to use for overnight stays has been proposed.

But Richard Cowen, chairman of the Campaign, said: "Although there is anger in Springwell and Heston about the plan, plenty of other issues have been also raised and we wanted to give people a chance to hear what is being proposed by the council and what is being opposed by groups and by residents.

"These are hugely important plans for the people of Sunderland, potentially shaping the future, and it is important that individuals and communities know that now is their moment to have their say.

"The council actively wants feedback on the document and wants to hear what local people want to say about it but we only have until Monday, October 2 to make submissions.



Residents campaigning to save West Park attend a public meeting at Middle Herrington Methodist Church.

"So we thought the best way forward was to have a public meeting so that everyone can share their feelings and plan what they want to say and we could explain how the Local Plan works.

"We would love to see a good turnout because the Plan potentially affects everyone in Sunderland."

The council has said that 13,824 more homes are needed by 2033, with an average of 768 to be built a year to help deal with the expected population increase - many of these on greenbelt land.

Residents in the Herrington area have already held meetings to register their unhappiness that 70 executive homes could be built on West Park.

As well as anyone from the borough of Sunderland, people living in South Tyneside are also invited to come along as the plan has the scope to have an affect on people living in Cleardon, Whitburn and the Boldon areas.

Iain Fairlamb, head of planning and regeneration at Sunderland City Council, has previously said that the authority welcomes all feedback from residents and that they can give their views on the proposals via a consultation at [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP).

The meeting, which begins at 7pm will be informal and un-moderated.

Anyone who would like further information should contact CPRE secretary Gillian Gibson by emailing: [gillian.gibson@yahoo.co.uk](mailto:gillian.gibson@yahoo.co.uk)

## Residents air concerns over new housing on Sunderland green belt at meeting with Campaign to Protect Rural England chiefs



Say No signs, Durham Road Parkside, East Herrington.

By DAVID ALLISON  
Email:

Published: 05:00  
Friday 9 September 2011



Residents concerned about proposed developments on green belt land across Sunderland have met with chiefs from the Campaign to Protect Rural England.

And at a public meeting members of groups such as the Save West Park campaign and Springwell Residents' Association spoke of working alongside each other to oppose development on green belt and green field sites as effectively as possible.



Say No signs, Durham Road Parkside, East Herrington.

The meeting was called in response to worries over the Sunderland Draft Core Strategy and Development Plan, which is currently under consultation, but is set to dictate planning and development until 2033.

Joining the Save West Park and Springwell Residents Association were groups from North Hylton, South Hylton, South Bernts and Heston, all concerned about plans for sites in their area.

Addressing a packed meeting in the National Reserve Club in Albion Place, Richard Cowen, chairman of the Campaign to Protect Rural England (CPRE) North East branch said: "The most important thing anyone who has concerns can do is to register them with the council planners.

"Those concerns will have to be noted but unless you make them over the next couple of weeks - the closing date for consultation is Monday, October 4 - your opposition will not be noted.



Richard Cowen, chairman of the Campaign for Rural England organisation.

"The Campaign to Protect Rural England helped lead opposition a few years ago to the proposed County Durham plan and that was ultimately sent back to be redrawn but more than 30,000 objections were received to that plan.

"And I would urge anyone in the borough of Sunderland both individually and collectively to make sure they register their concerns so that any inquiry into the plan will take those concerns into account."

It was also argued by some guests that public consultation so far has been inadequate.

But the CPRE focused on the process by which people could hope to change aspects of the plan itself.

Mr Cowen added: "Unless you register your concern, you're not in the game when it comes to getting the chance to have a say.

"These are hugely important plans for the people of Sunderland, potentially shaping the future, and it is important that individuals and communities know that now is their moment.

"Groups can get petitions together across the borough and there is a place for that but the most important thing is that anyone who signs the petition also takes the trouble to email in or write in with their concerns so that they can be put on record."

The council has said that 13,824 more homes are needed by 2033.

Iain Fairlamb, head of planning and regeneration at Sunderland City Council, has previously said that the authority welcomes all feedback from residents and that they can give their views on the proposals via a consultation at [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP).

Anyone who would like further information on how to object or information on anything to do with the planning process can contact CPRE secretary Gillian Gibson by emailing: [gillian.gibson@yahoo.co.uk](mailto:gillian.gibson@yahoo.co.uk)

## England captain and former Sunderland AFC star Jordan Henderson steps into West Park housing battle



Former Sunderland midfielder Jordan Henderson in action recently for England. Pic: PA.

By KEVIN CLARKE  
Email

Published: 06:00  
Monday 18 September 2017



England football captain Jordan Henderson is backing a campaign to save the Sunderland park where he first honed his soccer skills.

The former Sunderland AFC star, now playing for Liverpool, grew up in Herrington and attended Farrington Academy.



Signs opposing possible development of West Park from Durham Road in East Herrington

He has thrown his weight behind a drive to protect West Park after it became one of 15 sites identified by Sunderland City Council as a possible location for future housing development - saying it would be an "absolute tragedy" if the green space was lost.

The authority says 13,824 more homes are needed across the city by 2033, with an average of 768 to be built a year to help deal with the expected population increase.

However, civic leaders have emphasised the proposals are currently at the consultation stage and nothing is definite.

Residents across East and Middle Herrington have staged a series of public meetings to voice their concerns after the site was included in the council's Draft Core Strategy and Development Plan.

**"I have great memories of my time living in Herrington and along with my mates spent many happy hours playing football in the park as a youngster and honing the skills that have helped to take me to where I am today."**

Jordan Henderson

Former Black Cats midfielder Henderson said: "I have great memories of my time living in Herrington, and along with my mates spent many happy hours playing football in the park as a youngster and honing the skills that have helped to take me to where I am today.

"I feel that it would be an absolute tragedy if such a beautiful, well used space that so many people enjoy for recreation and sport was ever to be lost.

"It would alter the whole 'feeling' of an area that so many of us have a great affection for."

Campaign spokesman Tom Lynn said: "I would like to thank the Henderson family for their support.



West Park, Middle Herrington

Jordan's comments illustrate that he still has deep rooted feelings for the place where he grew up and where he still returns to see family on a regular basis."

Iain Fairbairn, head of planning and regeneration at Sunderland City Council, said: "We very much welcome the input of local people in the consultation.

"At this stage the consultation is just that, none of the proposals are set in stone and we very much want to hear the views of local people.

"The plans have been developed in response to the need for homes to house the city's growing population.



West Park

"We need a minimum of 13,800 new homes by 2033 to meet our housing needs in accordance with Government methodology.

"Following extensive research to identify where future homes could be built, we have been unable to identify enough land in existing communities to meet the need.

"So we have had to consider a small number of sites which have not previously been developed which are currently in the green belt.

"The input of local people is instrumental in ensuring the plan delivers everything needed for Sunderland to reach its potential as a thriving, sustainable city, which is why we have organised a number of events across the city and are sending a leaflet to every household in the city with more details of these, and all the other ways residents and businesses can give their views.

"The consultation runs until October 2 and we would encourage people to join in and give their views."

For more information about the campaign, search for Save West Park on Facebook.



Jordan Henderson during his time with Sunderland.

For the consultation, visit [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP)



# Ex-Sunderland star Jordan Henderson joins fight to save park where he learned to play football

The England midfielder said it would be an 'absolute tragedy' if homes were built on the Sunderland park

524 SHARES 2 COMMENTS Michael Muncaster 16:00, 18 SEP 2017 UPDATED 16:59, 18 SEP 2017 NEWS

It is the park where former Sunderland star [Jordan Henderson](#) honed his skills as a youngster.

Henderson's special talent would take him from West Park in Sunderland to captaining Liverpool FC and the England team.

But the grassed area where he spent hours kicking a football is at risk after it was earmarked for possible housing.

[Sunderland City Council](#) is consulting on its draft core strategy and development plan, and West Park is one of 15 sites which could be used for future housing developments.

Council bosses said 13,824 new homes are needed by 2033, with an average of 768 to be built a year to help deal with the expected population increase.

But Henderson, who grew up in Herrington and attended Farrington Academy, said it would be an 'absolute tragedy' if the land was lost.



West Park in Middle Herrington which could be used for a housing development (Image: Newcastle Chronicle)

He said: "I have great memories of my time living in Herrington and along with my mates spent many happy hours playing football in the park as a youngster and honing the skills that have helped to take me to where I am today.

"I feel that it would be an absolute tragedy if such a beautiful, well used space that so many people enjoy for recreation and sport was ever to be lost.

"It would alter the whole 'feeling' of an area that so many of us have a great affection for."

Campaigners fighting to save the park claim it is a gateway into the city and is seen by thousands of commuters every day.

And a petition by the action group Save West Park has gathered more than 5,000 signatures.

Iain Fairlamb, head of planning and regeneration at Sunderland City Council, has encouraged people to take part in the consultation on the core strategy.

He said: "At this stage the consultation is just that, none of the proposals are set in stone and we very much want to hear the views of local people.

"The plans have been developed in response to the need for homes to house the city's growing population. We need a minimum of 13,800 new homes by 2033 to meet our housing needs in accordance with Government methodology.

"Following extensive research to identify where future homes could be built, we have been unable to identify enough land in existing communities to meet the need.

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

"So we have had to consider a small number of sites which have not previously been developed which are currently in the green belt.

"The input of local people is instrumental in ensuring the plan delivers everything needed for Sunderland to reach its potential as a thriving, sustainable city which is why we have organised a number of events and sent leaflets to households in the city with more details of these, and all the other ways residents and businesses can give their views."

The consultation runs until October 2. To take part, visit [www.sunderland.gov.uk/CSDE](http://www.sunderland.gov.uk/CSDE).

## Sunderland youngsters have their say on city's future plans



Chair of Sunderland Youth Parliament Tom Crawford (foreground) with Tom Newton and Rachel Krajovska

By KEVIN CLARK  
Email

Published: 06:00  
Wednesday 20 September 2017



Sunderland's young people have had their say on plans for the city's future.

Jobs, business growth, transport links and housing needs from now until 2033 were discussed by Sunderland's Youth Parliament at a special event to focus on the city's Draft Core and Development Plan.



Tom Newton

Members quizzed planners after a presentation on the plan, which also targets challenges such as deprivation and rising obesity within the city, and includes leisure and retail requirements and environmental concerns.

Sunderland Youth Parliament is a group of 22 young people, aged 11 to 18, who work to give a voice to children and teenagers in Sunderland.

The group works with Together for Children to help shape services in the city, regularly meeting with staff as well as Sunderland's councillors and MPs.

Questions covered key aspects of the plan including new highways, the certainty of completion of developments within the Plan, sports facilities, travellers' sites and green belt issues.

**"I'm delighted the Youth Parliament took part in the debate about the draft plan. Events such as this play a very important role in helping us decide upon the future shape of our city."**

Coun Paul Watson

City council leader Coun Paul Watson said: "It's great to see young people so motivated and involved with what will happen to their city in the future.

"I'm delighted the Youth Parliament took part in the debate about the draft plan. Events such as this play a very important role in helping us decide upon the future shape of our city.

"We want as many people as possible to have their say about the plan during the consultation period because it will affect not only the younger generation but all of us who live and work in the city up to 2033."

Tom Newton, member of the Youth Parliament, enjoyed the Local Plan presentation: "Consultation in every form is incredibly important. It's giving people who are going to be experiencing the effects of the Plan the information they need," he said.



Rachel Krajovska

"It's important for young people to be involved, and for all areas of the city to take part. At the consultation events it'd be good for families to come along because each generation has their own ideas and priorities.

"The presentation was easy to understand, accessible and informative. I wasn't aware of some of the aspects of the Plan and the consultation gives us a good overview."

Fellow member Rachel Krajovska added: "This has been a good introduction to the Plan, and it was put across in a clear way. It means I can now talk about it to others, and although I was aware of some aspects of the Plan I wasn't aware of others, such as the redevelopments.

"It's great for the Youth Parliament to be involved in this sort of consultation. It's exactly why we exist - to be part of the city's activities and plans for the future.

"There's a lot to do in the Plan and I hope the big ideas turn into action. I'm sure we'll be nicely surprised with the developments as they come along - we'll have to wait and see."

Consultation events are taking place across the city this week. To find out venues and times, visit <http://www.sunderland.gov.uk/consultationevents> or 0191 288 0101.

## Thousands sign West Park petition as council calls for end to public sector pay cap



The Unison and Ummireally ahead of the meeting.

By KEVIN CLARK  
Email

Published: 11:54  
Thursday 21 September 2017



More than 5,000 people have backed a call for controversial proposals to build on a Sunderland park to be dropped.

The petition is believed to be the biggest ever received by the council.

**"This is a significant petition and I am told it is the biggest we have ever seen in the council."**

Coun Gillian Galbraith

West Park in East Herrington has been included in Sunderland City Council's Draft Core Strategy and Development Plan as a possible future site for housing.

The authority says 13,824 more homes are needed by 2033, with an average of 768 to be built a year.

St Chad's ward member Coun Gillian Galbraith handed in two petitions to last night's full council meeting demanding the proposals be dropped.

Coun Galbraith told the meeting a total of 5,153 people had signed the two. "This is a significant petition and I am told it is the biggest we have ever seen in the council," she said.

Last night's meeting saw a demonstration by members of the Unite and Unison unions in support of a motion calling for the Government to scrap public sector pay restraint and urging the Local Government Association to press Whitehall to fund a pay rise for staff.

Proposing the motion, Barnes member Coun Rebecca Atkinson said: "Public sector workers are our heroes.

"They are our carers, our educators, they keep us safe and protect us.

"They will run into trouble rather than run away from it - why then have they been the victims of the cruel austerity agenda?"

Conservative group leader Coun Robert Oliver said Tory members would abstain, because they backed raising the pay cap but could not back some of the motion.

"The answer to the motion is basically, 'Yes but how do you pay for it?," he said.

A Conservative amendment, calling for the recent pay rises for police and prison officers to be extended to other public sector staff 'as soon as the national finances allow' was rejected by Mayor Coun Doris MacKnight as contrary to the spirit of the original proposal.

## Sunderland boxer Tony Jeffries enters West Park row



Olympic boxer Tony Jeffries with his bronze medal.

By KEVIN CLARK  
Email

Published: 09:00  
Tuesday 26 September 2017



Boxing star Tony Jeffries has weighed into the row over Sunderland's West Park.

The Herrington site one of 15 identified by Sunderland City Council as a possible location for future housing development.

**"West Park is a gorgeous spot that I will always have great memories of."**

Tony Jeffries

The authority says 13,824 more homes are needed across the city by 2033, but civic leaders have emphasised the proposals are currently at the consultation stage and nothing is definite.

Now Jaffa has added his voice to the campaign to save the park.

Tony, who now owns a successful boxing-fitness business in California, said: "I was shocked to learn that there are plans to possibly build on West Park as I used to live in Herrington, and spent a lot of time in that park.

"I used to go there with my mates every autumn to collect conkers when we were kids, and I would do runs in the park when I was training for fights, including periods prior to the Olympics in 2008 where I won a bronze medal.

"I will never forget where I come from and West Park is a gorgeous spot that I will always have great memories of. I am firmly behind the campaign for it to remain as a popular public space enjoyed by so many people."

Iain Fairlamb, head of planning and regeneration at Sunderland City Council, said: "At this stage the consultation is just that, none of the proposals are set in stone and we very much want to hear the views of local people.

"The plans have been developed in response to the need for homes to house the city's growing population. West Park "We need a minimum of 13,800 new homes by 2033 to meet our housing needs in accordance with Government methodology. "Following extensive research to identify where future homes could be built, we have been unable to identify enough land in existing communities to meet the need. "So we have had to consider a small number of sites which have not previously been developed which are currently in the green belt."

A public meeting to discuss the plans will be held at Farrington Academy this evening between 6pm and 8pm.



## Save West Park petition a huge success



**LETTERS**

Published: 11:48  
Thursday, 28 September 2017



As a local councillor for St Chad's I would like to congratulate everyone involved in the fantastic effort made regarding the "Save West Park" petition that I presented at the full council meeting on September 20.

An army of collectors took to the streets of Middle and East Herrington with a petition requesting Sunderland Council withdraw West Park from the proposed development plan.

West Park in Middle Herrington has been identified in the Sunderland Core Strategy and Development Plan as being a possible site for 70 new houses.

Although this is only at the consultation stage, residents are greatly concerned about the possibility of losing one of the more beautiful areas that people in and around Herrington have enjoyed for many years.

There were 4,343 signatures collected, very few people refused to sign as residents are united in wanting to keep this green space for not only the people who use it now but for future generations to enjoy.

Everyone involved was forthcoming in volunteering to take the petition around the area, also anyone wishing to sign could do so at the Strawberry Rose cafe in Herrington.

As well as the hard copy an online petition had another 810 signatures making a total of 5,153, probably one of the largest signed petitions in the history of Sunderland City Council.

The petition will now be referred to the appropriate department of the council.

## Residents fight 'disastrous' proposals to build 400 homes on greenbelt in shadow of Penshaw Monument



Penshaw residents Elaine Davidson and David Holyoak with petition to protest greenbelt land housing plans at Sunderland Civic Centre.

By **PETRA SILVERSKOLD**  
Email

Published: 06:00  
Monday, 02 October 2017



Residents are fighting "disastrous" proposals to potentially build 400 homes on greenbelt land in the shadow of Penshaw Monument.

Four fields between Barrowell View and Herrington Country Park have been earmarked for possible future development in Sunderland City Council's Draft Core Strategy and Development Plan.



Penshaw residents Elaine Davidson and David Holyoak with petition to protest greenbelt land housing plans at Sunderland Civic Centre.

The authority says 13,824 more homes are needed by 2033, with an average of 768 to be built a year to help deal with the expected population increase - many of these on greenbelt land.

The Penshaw site is an area of 23.9 hectares and the documents states the land could be used to build "approximately 400 dwellings" - although council bosses have emphasised this remains at the consultation stage and nothing is definite.

Should any future development go ahead, campaigners warn it will not only lead to loss of greenbelt land, but it will put pressure on roads and services in the area.

Members of the Save Penshaw Greenbelt Campaign have now handed over a petition with 438 signatures to Sunderland City Council in an effort to stop homes being built on the land.

### "It would be a disaster for the area"

Elaine Davidson, Penshaw resident

Campaigners Elaine Davidson and David Holyoak - both retired teachers - also delivered 316 letters of objection to the authority's planning department.

Claine, 74, moved from Millfield to Penshaw 53 years ago because she wanted to be away from the hustle and bustle of the city.

She now fears that the picturesque village will turn into a Sunderland suburb, and says the council should build more homes closer to the city centre in order to increase footfall there and boost the economy where it is needed.

"It's been hard work going around collecting the signatures, but we need to speak out against these proposals," she said.

"It's not been a good time to have a consultation because people have been on holiday.

"We found that a lot of people weren't even aware of it and we had to explain what they were suggesting.

"We are objecting for various reasons.

"Firstly, anybody who drives along Chester Road knows what the traffic is like.

"To add 400 houses next to Chester Road is not feasible. The type of households they are trying to attract will likely have more than one car.

"We could have getting on for 1,000 extra cars on Chester Road.

"It will also put a strain on local services. There will be no extra doctors, no extra schools, and it's already not possible to register with a dentist here.

"It would be a disaster for the area."

Claine added: "Going around seeing people has been amazing.

"It made me realise what strong a sense of community we have here and we determined we are to fight this."

For more information, search for Save Penshaw Greenbelt on Facebook.

Iain Fairclimb, Head of Planning and Regeneration at Sunderland City Council, said: "The city council is consulting on its draft Core Strategy and Development Plan.

"This outlines how 13,824 more homes are needed by 2033, with an average of 768 to be built a year to help deal with the expected population increase.

"At this stage the consultation is just that, none of the proposals are set in stone and we very much want to hear and have input from local people.

"The plans have been developed in response to the need for homes to house the city's growing population.

"We need a minimum of 13,824 new homes by 2033 to meet our housing needs in accordance with Government methodology.

"Following extensive research to identify where future homes could be built, we have been unable to identify enough land in existing communities to meet the need.

"The input of local people is instrumental in ensuring the plan delivers everything needed for Sunderland to reach its potential as a thriving, sustainable city which is why we have organised a number of events and sent leaflets to households in the city with more details of these, and all the other ways residents and businesses can give their views."

A consultation on the proposals was due to end today.

## Developers and protestors have their say on Washington incinerator plan



Protestors Mel Anderson, Tracy Young and Richard Bradley outside the exhibition.

By KEVIN CLARK  
Email:

Published: 06:00  
Tuesday 03 October 2017



Protestors are urging the public to oppose plans for a new incinerator on land close to Sunderland's Nissan plant.

But the firm behind the scheme on the Hillthorn Farm Enterprise Zone insists it is safe and the environmental impact will be minimal.



The Rotton Kilbride exhibition.

A consultation day at Washington Millennium Centre gave residents a chance to hear from representatives of developer Rotton Kilbride about the company's plans and the generator, which will produce electricity for Nissan.

Campaigners were also on hand collecting signatures for a petition opposing the scheme.

The company says the energy centre will use clean, safe and proven cutting edge gasification technology, currently deployed in Norway, to produce energy from waste after recycling has taken place.

But the protestors say nothing on such a scale has been tested and they are concerned about the development's proximity to homes and schools and the volume of traffic it will generate.

**"Within two-and-a-half miles, you've got 12 primary schools, eight nurseries, three comprehensive schools and God knows how many care and residential homes."**

Tracy Young

Mel Anderson and Tracy Young are two of the administrators behind the campaign's Facebook page 'No Monster Incinerator in Washington'.

"Within two-and-a-half miles, you've got 12 primary schools, eight nurseries, three comprehensive schools and God knows how many care and residential homes," she said.

"They are using computer prediction technology to inform them of what will happen when the plant opens, because they have never had a plant this big before.

"But a computer programme is only as good as the person who wrote it.



Visitors to the exhibition examine the display.

"They are saying it will produce enough energy to fuel 45,000 houses, but they are not going to allow any of the local residential population to have any of that energy. They are going to be selling it all to Nissan and the new Advanced Manufacturing Park.

Mel is concerned about the impact on the local road network.

"They are talking about 110 trucks a day in and then there is removal of the ash that will have to be brought out," she said.

A spokesperson for Rotton Kilbride said 91 people had attended on the day: "We were really pleased to see so many people at the exhibition," he said.



Visitors talk to one of the Rotton Kilbride representatives.

"We recognise that people have concerns about the proposal, so we have tried to provide a wealth of independent, verified information for people to make up their own minds.

"There is a lot of misinformation with some based on historic operations in the waste sector across the UK.

"A lot of this information is legacy and the technology now is far superior in terms of safety.

"We would suggest that anybody in any doubt looks at the Government website which gives an accurate guide and shows the impacts on health are so small as to be negligible:  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/384952/The\\_impact\\_on\\_health\\_emissions\\_to\\_air\\_from\\_municipal\\_waste\\_incinerators.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/384952/The_impact_on_health_emissions_to_air_from_municipal_waste_incinerators.pdf)

"The design of the building has been planned, taking into account the industrial backdrop and with new trees to screen the views as much as possible.

"We would encourage people to look at the FAQs and contact us if there is an issue we have not covered in the 70 or so questions. More information can be found on our website:  
[www.ottonkilbride.co.uk/sunderland](http://www.ottonkilbride.co.uk/sunderland)."

## Hundreds fight plan for controversial new bus-only road in Sunderland



Councilors Christine Marshall, Colin English and Elizabeth Gibson say they are all opposed to plans for Burdon Road between Dofford Park Way and Canal Village Green to be made bus only as part of the Sunderland Core Strategy and Development Plan. PICTURE: TOM DANES

By DAVID ALLESON  
Email:

Published: 06:00  
Wednesday 11 October 2017



Angry residents have slammed proposals which could see a new bus lane created in their community.

As part of the Sunderland Core Strategy and Development Plan, which was unveiled earlier this year, is a plan to make Burdon Road between Dofford Park Way and Tunstall Village Green bus only.

Residents are now raising concerns about how the lane would affect access to the Mill Hill, Hill Farm, Thrisley Grange, Thrisley Wood, Blakeney wood and the Downs areas.

Campaigners argue that the proposal has "negligible benefit" and would cause major inconvenience for Silksworth residents going to Dofford and Dofford residents going to Silksworth and the city centre.

They added that it will have a negative effect on businesses in Silksworth, Dofford and the city centre and will add to the commute time to Dofford International Business Park and car plant Nissan.

More than 830 people signed a petition against the plans.

Council chiefs have said that a "bus gate" in Durdon Road would only be proposed after a Ryhope and Dofford link road was created however.

But Dofford Park's Labour councillor Christine Marshall, Colin English and Elizabeth Gibson all say they are opposing the bus lane.

Coun Marshall said: "This would be a real inconvenience for a lot of people as they would have to double back on themselves using this road.

"It's a green idea but it would actually cause more in emissions with the extra driving people would have to do.

"We've had a lot of comments from people against the idea and I don't know of anyone who is in favour of it.

"It really needs to be reconsidered."

A spokesman for Sunderland City Council said: "As part of the draft Core Strategy and Development Plan, which outlines how the city should grow and develop over the next 16 years, there are proposals for a South Sunderland Growth Area - a new sustainable neighbourhood.

"The Supplementary Planning Document which sets out the approach to delivering this, also identifies how it could possibly accommodate more than 3,000 homes and all the necessary infrastructure, such as schools and roads.

"This growth area is in line with national policies for more house building and local plans for helping to encourage people and families to live in Sunderland, and attracting new households by providing more high value housing and wider choice.


"Part of the area infrastructure planning is a new link road between Ryhope and Dofford.

"A "bus gate" on Burdon Road would only be considered once a Ryhope and Dofford link road is completed and fully opened to traffic.

"It would also require a period of consultation and public support before any introduction."




# APPENDIX 20: Draft Core Strategy and Development Plan (2017) – Consultation Leaflets



**Sunderland  
City Council**

## Have your say on the future development of Sunderland



### Help us shape our future.

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

**The plan is our long-term plan for development across the city in 2032. It will set out the right type of development to build in the right places to meet the needs of our people and businesses. It will be made after we have heard your views, and a range of other views on our website. The plan will be made for the future and will be made for the city – for businesses, for homes and for people. It will be made for the quality of our environment.**

**We have developed our draft Plan with input from Sunderland's future and we welcome your views.**

**What is the Plan? Why do we need one?**

It is our long-term plan for the city. It will set out the right type of development to build in the right places to meet the needs of our people and businesses.

**What has happened so far?**

Planning is a long-term process. It takes a long time to get things done. The plan is made after we have heard your views, and a range of other views on our website. The plan will be made for the future and will be made for the city – for businesses, for homes and for people. It will be made for the quality of our environment.

**What happens if we don't have a Plan?**

Without a plan, we don't know what to do. It is our long-term plan for the city. It will set out the right type of development to build in the right places to meet the needs of our people and businesses.

**What are we planning for?**

To provide sufficient homes to meet our future needs.

Our vision for the city is to have 12,000 new homes by 2032 to meet our housing needs. In the 10th Government's methodology, approximately 10,000 of the new homes will be delivered in the South Sunderland Growth Area (SSGA), between Ryhope and Gileston Park. A Supplementary Planning Document (SPD) has been prepared to guide the future development of the area. We are asking for your views on the SPD alongside the Core Strategy and Development Plan.

We must make sure that enough homes are built in the right places, for you and your partner. We have the opportunity to see what you think. See if you agree with our vision for the city, or if you have any suggestions for how we can improve it. We will be making our final decision on the plan in October 2017.

Our Plan asks to ensure that affordable homes are built in the places that people want to live, as well as providing other person accommodation to meet the needs of an ageing population.

Most of the new homes can be delivered in our existing communities or at the SSGA, but there are still some areas around the city that need to be developed. We will also have to consider sites which have not previously been developed (known as greenfield) and land which is currently in the Green Belt to ensure the use of our land meets needs. This includes 10 housing release sites which are currently in the Green Belt and will be able to deliver approximately 1,500 new homes and we would like to see your thoughts on these.

**JOBS**

**To create jobs and prosperity**

To make sure that we continue to grow and remain competitive, we need to do more to encourage successful employers to stay here, and attract new businesses and jobs to the city.

By 2032 the draft Plan aims to provide at least an additional 10,000 new jobs across the city. To create these jobs, we have to make and available for businesses and protect them from development for other uses. The draft Plan identifies a number of strategic employment areas which will be subject to future employment use. The Plan also identifies the location for office-led mixed use development to create a new Central Business District.

The Plan also supports the delivery of green entrepreneurial initiatives. Manufacturing, high-tech and the growth of the existing leisure complexes, which would create more than 1,200 jobs. The sound in partnership with South Tyneside Council is preparing a separate plan known as the A&P Area Action Plan to allocate land for the development.

**TRAVELLING COMMUNITY**

**To meet the needs of Travelling Showpeople, Gypsies and Travellers**

Our vision is to ensure that we need to identify enough land to deliver an additional 25 sites to meet the needs of Travelling Showpeople by 2032. The draft Plan identifies and allocates land to new Travelling Showpeople Communities to meet these needs.

In addition to this, we need to identify a new site for Showpeople, Gypsies and Travellers to stay for a few days when travelling through Sunderland, on the locations that the city is responsible for. The draft Plan has identified 3 potential locations, and will be the subject of further work. Only one of these sites will need to be taken forward as a solution within the Plan.

**OPEN CITY CENTRE**

**To create thriving centres**

The draft Plan needs to direct new retail and leisure development to our existing centres in order to help them thrive. Our evidence indicates that over 40,000m<sup>2</sup> of retail footprints will be needed over the period up to 2032, most of which should be located within the city centre, as the primary retail destination within the city. The city centre will continue to be the focus for regeneration.

The council also understands that some members of the public are becoming increasingly concerned over the number of food banks in the city. The Plan includes a policy which aims to limit the number of food banks within each of our centres.

**GREEN BELT**

**For using the Green Belt to meet our needs and protect its future**

New development in the Green Belt is strictly controlled. However, we can release land from the Green Belt through our Plan or 'exceptional circumstances'. An 'exceptional circumstance' is a situation where the housing needs are not met by the Green Belt. The draft Plan identifies approximately 100 hectares which could be released to meet these needs. The draft Plan asks that 20% of the Green Belt being used for development with the Plan continuing to protect the remainder from inappropriate development. A further 100 hectares of land has been identified as 'eligible' land, which generally would be released beyond 2032.

**ENVIRONMENT**

**To protect and enhance our environment**

The Plan will ensure that the impact of new development on the city's environment is limited. Further policies in the Plan protect and enhance the city's natural and historic environment and the quality and beauty of the city and its surroundings.

**INFRASTRUCTURE**

**To plan for new infrastructure**

New development will add to the pressure on existing infrastructure. Understanding whether there is sufficient infrastructure available, such as transport, energy, water and sewer capacity, is a key part of the evidence that informs our Plan.

We are required to produce an Infrastructure Delivery Plan (IDP) as part of the Plan. The IDP will set out the infrastructure needed to deliver the development proposed in the Plan and when it is to be delivered.

**This map illustrates the potential for development set out in the Plan.**

**Why should you get involved?**

Planning shapes the places we live, work, and play in. It helps to make the most of our land and resources and to ensure that our communities are safe, healthy and vibrant. It is your chance to have your say and shape the future of the Plan.

The consultation will run for the period of 3 weeks from Monday 7 August to Monday 2 October 2017. All feedback should be completed and received no later than 10am on the final day of the consultation.

**Where can I view the Plan?**

The Plan and supporting consultation can be found online at <http://sunderland.gov.uk/csp>, including maps of proposed areas and reports of practical considerations. Copies are also available to view at Houghton, Washington, Town Centre and City Library, Museum & Home Gardens subject to opening hours for the public.

**How can I speak to someone?**

The town will be holding a series of public drop-in events across the city and would welcome anyone who wishes to discuss the plan with an adviser in person. These events are open to all and will be held on the dates below.

**What will happen next?**

Proposed areas considered complete the findings of any further evidence. An updated Plan will be produced and there will be a further round of public consultation.

You can be involved in the next stage by taking up to date with the Plan once again online at <http://sunderland.gov.uk/csp>.

**How to comment?**

The spaces are available for you to send a written or digital comment to the council. You will need to register a comment. You do not need to be registered during a public consultation, simply enter your name and email address.

You are not able to comment on the map, but you can download the comments form from our website, post it to a copy from our website or bring a photo of a comment form to a drop-in event. If you are unable to do this, please email [planning@sunderland.gov.uk](mailto:planning@sunderland.gov.uk).

Please send completed comment forms to: Strategic Policy, Civic Centre, Brunton Road, Sunderland, NE1 2JN.

**Drop-in events:**

**Wednesday 9 August 2017**

- 10 - 12pm Springwell Village Hall, 7th Floor, NE3 7PP
- 2 - 4pm Bishop Community Centre, 2 Black Road, SE2 0BY
- 6 - 8pm Fulwell Methodist Church, Goswell Road, SE6 5LN

**Thursday 10 August 2017**

- 10 - 12pm Philadelphia Cricket Club, Burnie Hill, DH4 4E
- 2 - 4pm Business & Innovation Centre, Wakefield, SE2 2TA
- 6 - 8pm Houghton Community Centre, Brunton Lane, NE3 9BQ

**Friday 11 August 2017**

- 10 - 12pm Heston Centre, Wakefield, DH5 9HE
- 2 - 4pm Burnwell Academy, Whitehead Estate, DH4 7BT

**Monday 14 August 2017**

- 10 - 12pm Holy Trinity Church, Uxworth, HE22 7UB
- 2 - 4pm St David's Church, 27 Durham Road, SE2 2AD
- 6 - 8pm Houghton Wesley Hall, Brunton Lane, DH4 5AF

**Tuesday 15 August 2017**

- 10 - 12pm Reach Centre Sports Centre, Commercial Road, SE2 2PD
- 2 - 4pm Sunderland City Council Customer Service Centre, Tawcett Street, West Road, SE1 1BE
- 6 - 8pm Westgate Leisure Centre, NE18 7SS

**Wednesday 16 August 2017**

- 6 - 8pm Donkirk Park Community Centre, Mill Hill Road, SE1 2NF

**Monday 14 September 2017**

- 10 - 12pm Reach Centre Sports Centre, Commercial Road, SE2 2PD
- 2 - 4pm Heston Centre, Wakefield, DH5 9HE
- 6 - 8pm Burnwell Academy, Whitehead Estate, DH4 7BT

**Tuesday 19 September 2017**

- 10 - 12pm The Secret Garden, Silksworth Road, SE2 2PD
- 2 - 4pm Houghton Wesley Hall, Brunton Lane, DH4 5AF
- 6 - 8pm Sun Dewar Youth & Community Centre, SE1 1AG

**Wednesday 20 September 2017**

- 10 - 12pm Fulwell Methodist Church, Goswell Road, SE6 5LN
- 2 - 4pm Business & Innovation Centre, Wakefield, SE2 2TA
- 6 - 8pm Springwell Village Hall, 7th Floor, NE3 7PP

**Thursday 21 September 2017**

- 10 - 12pm Philadelphia Cricket Club, Burnie Hill, DH4 4E
- 2 - 4pm Bishop Community Centre, 2 Black Road, SE2 0BY
- 6 - 8pm Washington Museum Centre, The Oval, NE37 2QD

**Friday 22 September 2017**

- 10 - 12pm Heston Centre, Wakefield, DH5 9HE
- 2 - 4pm David Lloyd Sunderland, 3 Commercial Way, SE2 2JN
- 6 - 8pm Lambton Street Youth Centre, 25 Millbank Road, SE4 6AA

Sunderland City Council

**Sunderland City Council**

**Core Strategy and Development Plan**

**Indicative Layout and Capacity Study of Proposed Housing Release Sites**

**HRS1: North of Mount Lane, Springwell Village**

**HRS2: Reach Hill Farm and Grigol Hill Trust Meeting House, Springwell Village**

**HRS3: Land at Stony Lane, Springwell Village**

**HRS4: Land at George Washington Hotel Golf Course (Plot 6 & Plot 7), Uxworth**

Each site page includes:
 

- Site location map
- Site description and capacity
- Site plan
- Site details table
- Notes on the site





### HR13: New Houghton Working Mens Club, Langley Street, Houghton-le-Spring

**Background**

The proposed site is located in the Houghton-le-Spring area, which is a designated area for Gypsy and Traveller sites. The site is currently used for industrial purposes and is surrounded by residential areas. The proposed site is located on the corner of Langley Street and Houghton Road. The site is currently used for industrial purposes and is surrounded by residential areas. The proposed site is located on the corner of Langley Street and Houghton Road.

**Site details**

Site No.	HR13	Site Name	New Houghton Working Mens Club
Site Area	0.25 Ha	Site Type	Community
Site Status	Proposed	Site Use	Community

**Location**

### HR14: Land to the east of The Granaries, Offerton

**Background**

The proposed site is located in the Offerton area, which is a designated area for Gypsy and Traveller sites. The site is currently used for industrial purposes and is surrounded by residential areas. The proposed site is located to the east of The Granaries. The site is currently used for industrial purposes and is surrounded by residential areas. The proposed site is located to the east of The Granaries.

**Site details**

Site No.	HR14	Site Name	Land to the east of The Granaries
Site Area	0.15 Ha	Site Type	Community
Site Status	Proposed	Site Use	Community

**Location**

### HR15: Land to the south of Philadelphia Complex, Houghton-le-Spring

**Background**

The proposed site is located in the Houghton-le-Spring area, which is a designated area for Gypsy and Traveller sites. The site is currently used for industrial purposes and is surrounded by residential areas. The proposed site is located to the south of the Philadelphia Complex. The site is currently used for industrial purposes and is surrounded by residential areas. The proposed site is located to the south of the Philadelphia Complex.

**Site details**

Site No.	HR15	Site Name	Land to the south of Philadelphia Complex
Site Area	0.3 Ha	Site Type	Community
Site Status	Proposed	Site Use	Community

**Location**

### HR16: Land to the north of the site, Houghton-le-Spring

**Background**

The proposed site is located in the Houghton-le-Spring area, which is a designated area for Gypsy and Traveller sites. The site is currently used for industrial purposes and is surrounded by residential areas. The proposed site is located to the north of the site. The site is currently used for industrial purposes and is surrounded by residential areas. The proposed site is located to the north of the site.

**Site details**

Site No.	HR16	Site Name	Land to the north of the site
Site Area	0.2 Ha	Site Type	Community
Site Status	Proposed	Site Use	Community

**Location**

### Travelling Showpeople - Land to North of Parsons Industrial Estate

### Gypsy and Traveller and Travelling Showpeople

**Background**

Sunderland City Council is pleased to have been selected to provide the following Gypsy and Traveller sites. These proposals are in response to the need for Gypsy and Traveller sites in the Houghton-le-Spring area. The site is currently used for industrial purposes and is surrounded by residential areas. The proposed site is located to the north of the site.

**Travelling Showpeople**

The site is currently used for industrial purposes and is surrounded by residential areas. The proposed site is located to the north of the site. The site is currently used for industrial purposes and is surrounded by residential areas. The proposed site is located to the north of the site.

**Gypsy and Traveller sites**

The site is currently used for industrial purposes and is surrounded by residential areas. The proposed site is located to the north of the site. The site is currently used for industrial purposes and is surrounded by residential areas. The proposed site is located to the north of the site.

### Gypsies and Travellers - Car park at Hutton Lyons Pond

### Gypsies and Travellers - Land at Sandmere Road

### Gypsies and Travellers - Hendon Road

### Travelling Showpeople - Council Depot, Houghton

## South Sunderland Growth Area (SSGA)



South Sunderland Growth Area (SSGA) was first identified in the Core Strategy and Development Management Plan (Document 2013) when a site was identified that there was no sufficient land within the Strategic Land Availability Assessment (S-LAA) to meet the city's future housing needs. This was further discussed during public consultation in summer 2015.

SSGA lies between Dooker Hill and Ryhope and is made up of 4 development sites: Chappell, Laidlaw North of Barton Lane, Cherry Knowle and South Synge, as can be seen on the plan below. The area has the potential to provide approximately 3,000 new homes and meet 20% of the city's future housing need.

Two of the sites, Chappell and Cherry Knowle have been allocated for residential development for almost 20 years in the Unitary Development Plan (UDP), the adopted Plan that currently guides new development applications on planning applications. South Synge is allocated for employment purposes, this is a strategic allocation and the site no longer required for such use. Land North of Barton Lane is considered as a green field site, to prevent the merging of Ryhope and Dooker Hill. This is a green field rather than Green Belt land.

A review of settlement links was undertaken to support the Core Strategy and Development Management Plan (Document 2013). This indicated that development could be subject to the result of the South Sunderland Settlement Link.



The total development proposed at SSGA will result in the creation of a new residential community. A Core Supplementary Planning Document (SPD) Masterplan and Infrastructure Delivery Study (IDS) have been prepared to guide the future development of the area.

### The SPD/Masterplan

- aimed to coordinate potential development proposals to ensure the creation of a sustainable community, that is high quality built and natural environment with accessible facilities that reflect the community needs and support its health and wellbeing
- involves the consideration of the development proposal and associated infrastructure provision and environmental protection requirements
- includes design parameters and aims to ensure a high standard of designed sustainability

### The IDS

- identified the social infrastructure requirements for SSGA and provides a plan strategy to deliver necessary infrastructure within the area including a new primary school, extension to two nearby primary schools, a local centre, leisure facilities, community cultural facilities, over 50 hectares of green space, woodlands, allotments, extensive cycleways and footpaths and the completion of the Synge/Greafeld Link Road.
- A Sustainability Appraisal (SA) has been undertaken to fulfil the requirements of the Strategic Environmental Assessment (SEA). It also ensures that the social and economic impacts of the Core SPD are fully understood.
- A Water Regulatory Assessment (WRA) in response to the Water Director has also been prepared. The WRA has informed the Core SPD.

The Core SPD Masterplan has been a key element in the public consultation period in July 2015.

Two of the four development sites (Chappell and Cherry Knowle) have secured planning permission for the principle of development. Further detailed applications for Chappell and Cherry Knowle and planning applications for Laidlaw North of Barton Lane and South Synge will be submitted by the Core SPD.

### What's next?

Following 16 weeks of public consultation the comments made by individuals and organisations will be considered and where appropriate amendments will be made to the SPD. In some instances, the adoption statement will be considered by the Council Cabinet and a decision will be made as to whether to adopt the document as an SPD. It is anticipated that the SPD will progress in tandem with the Core Strategy and Development Plan.





## APPENDIX 22: Draft Core Strategy and Development Plan (2017) – Petitions

Site/ Location	Petition Summary and Description	Petition Type	Lead Petitioner /Organiser	Date Received	Signatories
<b>Hetton Lyons Angling Club Car Park</b>	<p><a href="https://www.ipetitions.com/petition/hlac-car-park-change-petition">https://www.ipetitions.com/petition/hlac-car-park-change-petition</a></p> <p><b>HLAC - Car Park Change Petition</b></p> <p>About this petition</p> <p><b>Hetton Lyons Angling Club</b></p> <p>We object to the proposed travelers site in Stephensons car park</p> <p>Hetton Lyons angling club has over 80 members who use stephensons car park</p> <p>To fish on stephensons lake, on a daily basis.</p> <p>Some of our members are pensioners and in there 70s, one who has recently had a stroke, without the car park facility of being able to park right next to the lake it will be impossible for older members to walk with their fishing gear to the lake.</p> <p>I thought Sunderland council were trying to encourage people to get out doors and do an activity. This will have the opposite effect as we will loose lots of our members without the car park facility right next to the lake.</p> <p>We have about 20 fishing competitions a year , members meet in stephensons car park make the draw in stephensons car park , at one of our biggest matches this year there were over 26 cars in the car park with lots and</p>	iPetitions (received by e-mail)	Neil Middleditch Hetton Lyons Angling Club	19/09/17 (Closed) (Received by e-mail 1/10/17)	<b>558</b>  (Total <b>560</b> now online)  <b>(266</b> made comments)

	<p>lots of fishing gear having to be unloaded and taken down to the lake. Without the current capacity of the car park it will be impossible to hold any more fishing competitions, that's more members lost.</p> <p>We also have coaching fishing days in the summer holidays for 1st eppleton scouts, and their parents, we meet in stephensons car park and with the help of the children all the coaching fishing gear is unloaded and taken down to stephensons lake,</p> <p>The coaching sessions will also be lost if car park is turned into a travellers site.</p> <p>As you can see without the current use of stephensons car park Hetton Lyons angling Could loose most of its members, how can Sunderland council justify setting up a travellers site and take away our use of hetton Lyons country park.</p>				
<b>West Park, East Herrington</b>	<p><b>We the undersigned request Sunderland City Council to delete from The Core Strategy and Development Plan 2017-33 (draft) the proposal to designate West Park for residential development.</b></p> <p>We request the Council to honour the spirit of transfer of the land specifically for public amenity made by Sunderland Rural District Council in 1967.</p> <p>We note the proposal is contrary to declared objectives in the Draft Plan covering landscape character &amp; diversity and the importance of settlement breaks.</p> <p><b>We request officers of the council to make an</b></p>	Paper	Sarah Watson	20/09/17 (Closed)	<b>4,384</b>

	<b>immediate voluntary Village Green registration of The Park under section 15(8) of the Commons Act 2008.</b>				
<b>West Park, East Herrington</b>	<b>No to housing development on West Park</b> <b>We the undersigned petition to:-</b> oppose all development of West Park. It is our opinion that this would be a disaster for the West Park/ Park Lea and East Herrington as a whole. We believe allowing this development to go ahead would have an adverse effect on wildlife, local infrastructure, local services as well as destroying one of the more beautiful areas we are lucky enough to enjoy.  This petition is designed to voice a communities opposition to a planned housing development on West Park.	e-Petition	Mr Mark Watson	20/09/17 (Closed)	<b>810</b>  (Total <b>811</b> online, but 1 verified after closing date)
<b>Land adj. Fulwell Methodist Church</b>	<a href="https://www.change.org/p/sunderland-city-council-designate-greenspace-adjacent-to-fulwell-methodist-church-sr6-8ln-as-local-green-space">https://www.change.org/p/sunderland-city-council-designate-greenspace-adjacent-to-fulwell-methodist-church-sr6-8ln-as-local-green-space</a> <b>Save Dovedale Road Greenspace</b> <b>Petition to Sunderland City Council to designate the open greenspace land adjacent to Fulwell Methodist Church, Seaburn Dene, Sunderland SR6 8LN as Local Green Space under its Local Plan.</b> <b>We, the undersigned, request that Sunderland City Council designate 3,759sq.m of land adjacent to Fulwell Methodist Church as Local Green Space under its</b>	Change.org / Paper (received by e-mail)	Mrs Lyndsey Middleton-Kitcatt Save Dovedale Road Greenspace	27/09/17 (Closed) (Received by e-mail 28/09/17)	<b>362</b>  (357 via change.org , + 5 paper) (Total <b>360</b> supporters now online) <b>(41</b> made comments)

	<b>Local Plan, which is currently undergoing public consultation.</b>  The National Planning Policy Framework gives local communities the right, through local and neighbourhood plans, to identify green areas of particular importance to them for special protection by means of a Local Green Space designation, the effect of which is to rule out new development other than in very special circumstances.  We submit that the land meets the criteria set out at Paragraph 77 of the National Planning Policy Framework (see below for details) and, at the time of writing, does not have planning permission granted. It therefore qualifies for designation.  1. Requirement for the green space to be in reasonably close proximity to the community it serves.  The land is centrally located within a predominantly residential area of Seaburn/Fulwell. Dovedale Road, on which it is situated, is a busy thoroughfare for people travelling towards Sunderland City Centre, South Shields, Cleadon, Boldon and Southwick. It is within close proximity of three local schools, namely Monkwearmouth Academy, Seaburn Dene Primary, and Fulwell Infant School, as well as Seaburn Metro Station and Sea Road, which is the main shopping/high street for the area.  2. Requirement for the green				
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	<p>area to be demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife.</p> <p>The significance of the land to the local community is largely, but not exclusively, due to its recreational value. For a period in excess of fifty years, the land has been used by the local community as a quasi-village green, where people take part in a range of recreational activities. It has and continues to be used on a daily basis by local people, both adults and children, for playing sports, dog training classes, boot camps, dog walking, summer camps, out of school groups and other activities. The use of the land in this way is a long-established local tradition and, because of this, the land has become an integral part of community life, part of the fabric and character of the area. It is one of the few green areas of its kind remaining in the locality and its loss would prove a huge detriment to the community.</p> <p>The site is rare in the sense that it provides a safe and accessible outdoor space for children and older members of the community. It benefits from being largely enclosed by the boundary wall of Mere Knolls Cemetery, garden fences to the rear of Torver Crescent and railings</p>				
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	<p>separating the land from the church. Additionally, the fact that the raised area immediately adjacent to the church steps provides a buffer between the main portion of the site and the road, thereby limiting the possibility of children or animals running into the road.</p> <p>The land also has historical significance. Historic maps of the area show that the land once formed part of Dene Lane, which is described in Sunderland <b>City Council's 'Heritage Trial' literature as "an ancient right of way that is said to be the route taken by monks travelling between the monastic sites at Wearmouth and Jarrow, during the age of Bede over 1300 years ago."</b></p> <p>Additionally, the land brings a much needed element of natural beauty to a heavily developed residential area, particularly the mature trees, which can be seen on the boundary of the land as well as inside the cemetery walls. It also benefits from a beautiful view of Cleadon Hills and the surrounding farm land, <b>with two of the area's most notable landmarks, Cleadon Windmill and Cleadon Water Tower, clearly visible on the horizon.</b></p> <p>3. Requirement that the green area concerned be local in character and is not an extensive tract of land.</p> <p>It is not explicitly stated in the National Planning Policy Framework what is to be considered extensive for</p>				
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	these purposes. However, as stated above, the site area comprises approximately 3,759sq.m of land. It is very much self-contained, being partially enclosed by the boundary wall of Mere Knolls Cemetery, garden fences to the rear of Torver Crescent and railings separating the land from Fulwell Methodist Church.				
<b>Land adj. Herrington Country Park, Penshaw</b>	<b>We the undersigned petition to: Oppose all development in section HRS12 of the City of Sunderland Core Strategy and Development Plan (land adjacent to Herrington Country Park, Penshaw). We believe allowing this development to go ahead would have an adverse effect. It is our opinion that this would be a disaster for the areas of Penshaw, Shiney Row and New Herrington. We believe allowing this development to go ahead would have an adverse effect on wildlife, local infrastructure, local services as well as destroying one of the more beautiful areas we are lucky enough at this moment to enjoy.</b>	Paper	Save Penshaw's Greenbelt	27/09/17 (Closed)	<b>910</b>
<b>Land adj. Herrington Country Park, Penshaw</b>	<b>Save Penshaw Greenbelt (1) We the undersigned petition to:- Have the land at Penshaw/Chester Rd be deleted from the Council's Core Strategy and Development Plan to safeguard our Greenbelt and prevent the pressure on local services and roads.</b>	e-Petition	Mrs Christine Parry	2/10/17 (Closed)	<b>1,049</b>

	We the undersigned support safeguarding the Greenbelt around Penshaw and have the current proposal in Sunderland City Council's Core Strategy and Development Plan withdrawn.				
<b>Springwell Village</b>	<b>Petition to Oppose development on green belt land around Springwell Village</b> <b>Petition summary and background</b> In the draft Core Strategy and Development Plan the Council proposes to release four sites around Springwell Village – HRS1,2,3,4 – for housing development. The undersigned are strongly against these proposals. Furthermore, they are opposed to any release of greenbelt land in and around Springwell Village for the purposes of development. <b>Action petitioned for</b> We, the undersigned, are concerned citizens who urge Sunderland City Council to maintain the existing greenbelt boundaries that give Springwell Village its identity and character, prevents urban sprawl and prevents Springwell Village from merging with neighbouring settlements.	Paper	Angela Templeman (Chair) Springwell Village Residents Association	2/10/17 (Closed)	<b>1,364</b>
<b>Springwell Village</b>	<b>Save the greenbelt around Springwell Village</b> <b>We the undersigned petition to:- We the undersigned oppose all development on the greenbelt surrounding Springwell Village. The greenbelt here provides much needed countryside for people living in urban areas, gives the village its</b>	e-Petition	Mrs Claire Treadwell	2/10/17 (Closed)	<b>344</b>

	<p><b>character and identity, and prevents urban sprawl to neighbouring settlements. The already congested historic infrastructure of the Village cannot be reconfigured to accommodate new traffic generation.</b></p> <p>Sunderland Council is currently undergoing a period of consultation on their Core Strategy and Development Plan. They are proposing to release greenbelt land on four sites around Springwell Village for housing. The greenbelt gives Springwell Village its character and provides essential countryside for people living in urban areas, the environment and wildlife. It prevents urban sprawl and merging with Gateshead, South Tyneside and Washington. Sunderland Council is claiming 'exceptional circumstances' and that there are not enough brownfield sites to build on. Their evidence does not adequately demonstrate this or the projected population- so the number of houses they say the City needs is not proven.</p> <p>These proposals would open the door for hundreds and potentially thousands of houses being built, doing irreversible damage to the greenbelt and the character of the village forever. Please sign the petition to help save the greenbelt.</p>				
<b>Houghton Market Place Industrial Estate</b>	<b>Petition to object to Houghton Market Place Industrial Estate being identified as suitable for development as a site for Travelling Showpeople</b>	e-Petition	Mr Andrew Stone	2/10/17 (Closed)	<b>78</b>

	<p><b>plots</b></p> <p><b>We the undersigned petition to:- Object to the Council's proposals to earmark the Houghton Market Place Industrial Estate as suitable for development as a site for Travelling Showpeople plots due to traffic and road safety concerns.</b></p> <p>We the undersigned wish to object to the Council's proposals to earmark the Houghton Market Place Industrial Estate as suitable for development as a site for Travelling Showpeople plots, on the basis that the main access road out of the surrounding densely populated housing estate (Gravel Walks) will not be able to cope with the increased volume of traffic their proposal will cause at the Lake Road junction - using The Green as an alternative route into / out of the proposed development area will not be suitable for use by the heavier / vehicles this proposal will attract.</p> <p>The area earmarked by the Council for longer term development for the travelling community at the Houghton Market Place Industrial Estate would similarly be unsuitable due to the additional traffic and congestion that would be caused on the only access road out of the surrounding densely populated housing estate at the Gravel Walks / Lake Road junction - using The Green as an alternative route into / out of the proposed development will not be suitable for use by the heavier / vehicles this proposal will attract.</p>				
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<p><b>St. Luke's Terrace</b></p>	<p><b>Save St Luke's Terrace Petition</b>  <b>Millfield and Pallion Focus Teams</b>  <b>To Sunderland City Council: I/We the undersigned, being local residents of Pallion or Millfield Ward as well as being local government electors for the area of Sunderland City Council; to whom this petition is addressed, request that the council take all possible steps and action to ensure that St Luke's Terrace to designated as a retail area in the Local Plan being developed by the council at this time with specific restrictions to prevent new takeaways opening.</b></p> <p><i>Additional Petition Slips wording slightly different:</i></p> <p><b>Help Martin and Niall protect St Luke's Terrace as a shopping area – sign the petition</b></p> <p>To Sunderland City Council: I/We the undersigned, being local residents of Pallion or Millfield as well as being local government electors in the area of Sunderland City Council, to whom this petition is addressed, request that the Council takes all possible action to ensure that St Luke's Terrace is designated as a retail area in the Local Plan being developed by the Council at this time with specific restrictions to prevent new takeaways opening.</p>	<p>Paper</p>	<p>Martin Haswell  Wearside Liberal Democrats</p>	<p>2/10/17</p>	<p><b>108</b>  (97 on petition forms + 11 on petition slips with comments)</p>
<p><b>Washington Gasification</b></p>	<p><b>Petition against the Gasification Plant</b></p>	<p>Paper</p>	<p>David Tatters</p>	<p>1/10/17  (Closed)</p>	<p><b>11</b></p>

<p><b>n Plant</b></p>	<p><b>Washington</b>  <b>We the undersigned oppose the siting of Rolton Kilbride gasification plant</b>  <b>In Washington on the ground of:</b></p> <ol style="list-style-type: none"> <li>1. The plant is new technology and as such is untested over a long period, and the data indicates that Nano Particles will still escape the filtration system, which if breathed in can pass through the lungs in to the blood stream and can be carcinogenic.</li> <li>2. The plant is within close proximity to housing and three primary schools.</li> <li>3. The plant offers no value to the people of Washington or Sunderland as a whole as its sole purpose is to provide cheap electricity to the Nissan car plant.</li> <li>4. The number of vehicle movements will increase wear and tear on an already worn out infrastructure and cause a significant increase in road traffic in the area.</li> <li>5. Diesel exhaust have been identified as a major cause of Asthma, Bronchitis, Eye Nose and Throat Irritation and over time can affect Brain, Lung, Heart disease and Immune system issues. At a time when other local authorities are cutting down on diesel why are Sunderland looking to expose its residents to more of these toxic fumes.</li> <li>6. The people of Washington have endured a disproportionate level of industry without any benefit coming to the town or surrounding area, and</li> </ol>			<p>(Received 2/10/17)</p>	
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	<p>call on Sunderland council to take responsibility for the health and well being of its residents.</p> <p>7. Sunderland along with other authorities in the area send its waste to plants in Teesside and will import other authorities waste to feed the plant, this will lead to more rubbish strewn along the roadsides.</p>				
<p><b>SSGA Burdon Road Bus-only Link</b></p>	<p><a href="https://you.38degrees.org.uk/petitions/cancel-the-proposal-to-make-burdon-road-bus-only?source=facebook-share-button&amp;time=1505902797">https://you.38degrees.org.uk/petitions/cancel-the-proposal-to-make-burdon-road-bus-only?source=facebook-share-button&amp;time=1505902797</a></p> <p><b>To: Sunderland Council Highways Department</b></p> <p><b>Cancel the proposal to make Burdon Road bus only</b></p> <p>Hidden in the depths of the Sunderland Core Strategy and Development Plan is a proposal to make Burdon road between Doxford Park Way and Tunstall Village green bus only. The plan should be scrapped.</p> <p>Why is this important? The proposal has negligible benefit and causes major inconvenience for Silksworth Residents going to Doxford and Doxford residents going to silksworth and the city centre. It will have a negative effect on businesses in Silksworth, Doxford and the city centre and will add to the commute time to Doxford International and Nissan.</p>	<p>38 Degrees (received by e-mail from Cllr Christine Marshall)</p>	<p>Cameron Marshall (Doxford Park and Tunstall Residents Facebook group)</p>	<p>3/10/17 (Closed) (Received by e-mail 3/10/17)</p>	<p><b>834</b> (Total <b>837</b> now online) <b>(25</b> made comments)</p>

## **APPENDIX 23: Publication Draft Core Strategy and Development Plan Evidence List**

- **Habitats Regulation Assessment (2018)**
- **Sustainability Appraisal (2018)**
- **Sustainability Appraisal Non-Technical Summary (2018)**
- **Health Impact Note (2018)**
- **Equality Analysis for Core Strategy and Development Plan (2018)**
- **Sunderland Updating the Demographic Evidence (2016)**
- **Core Strategy and Development Plan Compliance Statement (2018)**
- **Statement of Representation Procedure 2018**
- **Sunderland Local Plan Consultation Statement (2018)**
- **Green Belt Review Stage 1 – Core Strategy Growth Options Stage (2016)**
- **Green Belt Assessment Stage 1 Updated and Stage 2 (2017)**
- **Stage 3 Green Belt Site Selection Report (2017)**
- **Green Belt Exceptional Circumstances Paper**
- **Green Belt Boundary Paper**
- **Development Frameworks (2018)**
- **Sunderland Strategic Housing Market Assessment Update (2017)**
- **Sunderland Strategic Housing Market Assessment Addendum (2018)**
- **Strategic Housing Land Availability Assessment (2018)**
- **Strategic Housing Land Availability Assessment Appendices (2018)**
- **A Housing Strategy for Sunderland 2017 – 2022 (2017)**
- **Gypsy's and Traveller's Site Assessment Report (2017)**
- **Gypsy and Traveller Needs Assessment (2017)**
- **Gypsy and Traveller Needs Assessment Addendum (2018)**
- **Sunderland Employment Land Review (2016) MAPS**
- **Employment Land Review: Post EU Referendum Forecasting Analysis**
- **Sunderland Retail Needs Assessment Volume 1 (2016)**
- **Sunderland Retail Needs Assessment Volume 2 (2016)**
- **Sunderland Retail Needs Assessment Volume 3 (2016)**
- **Sunderland Retail Needs Assessment Executive Summary and Recommendations (2016)**
- **Sunderland Leisure Needs Study (2016)**
- **Sunderland Economic Masterplan**
- **Sunderland Economic Update 2012**
- **Sunderland City Council – Playing Pitch Plan (2018)**
- **Sunderland City Council**
- **Indoor Sports Facilities Assessment Report (2015)**
- **Green Infrastructure Strategy Framework (2018)**

- **Sunderland Greenspace Audit and Report (2018)**
- **Settlement Break Review Addendum (2018)**
- **Sunderland Landscape Character Assessment (2015)**
- **Local Flood Risk Management Strategy (2016)**
- **Sunderland Wind and Solar Landscape Sensitivity Assessment (2015)**
- **Sunderland City Council Level 1 – Strategic Flood Risk Assessment (2018)**
- **Sunderland City Council – Level 2 – Strategic Flood Risk Assessment (2018)**
- **Transport Assessment (2018)**
- **Sunderland Local Plan – Assessment of Transport Impacts – Addendum Two (April 2018)**
- **Publication Draft Infrastructure Delivery Plan (June 2018)**
- **Draft Sunderland Viability Assessment (2017)**
- **Sunderland Viability Assessment Update (2018) (Title TBC)**
- **Education Report (2018)**
- **Mineral Safeguarding Areas in Sunderland - MSA Topic Paper (2017)**
- **Sunderland City Council - Waste Arisings and Capacity Requirements (2017)**
- **Joint Local Aggregates Assessment (2018)**
- **Maintaining Levels of Minerals Supply Topic Paper (February 2018)**
- **Core Strategy Growth Options Consultation Responses Report (2017)**
- **Core Strategy Development Plan 2015-2033 Draft Consultation Responses (2018)**
- **Core Strategy and Development Plan Monitoring Framework (2018)**
- **Draft Planning Obligations Supplementary Planning Document (2018)**
- **Local Development Scheme**
- **Statement of Community Involvement**
- **Draft South Sunderland Growth Area SPD**
- **Draft South Sunderland Growth Area SPD - HRA Appropriate Assessment**
- **South Sunderland Growth Area – Infrastructure Delivery Study**
- **SSGA Ecological Assessment**
- **SSGA Transport Model**
- **SSGA Landscape Character Assessment**
- **Indicative Layout and Capacity Study of Proposed Housing Release Sites**
- **Sunderland Space Standards Paper (2018)**
- **Public Health - evidence in relation to the use of the planning system to control hot food takeaways (April 2018)**
- **Sunderland Climate Change Action Plan**

## APPENDIX 24: Publication Draft Core Strategy and Development Plan Written Correspondence



### Commercial Development

Planning and Regeneration  
Civic Centre  
Burdon Road  
Sunderland  
Tel (0191) 520 5555  
Web [www.sunderland.gov.uk](http://www.sunderland.gov.uk)

Date: 12 June July

Our ref:

Your ref:

Dear Resident

### **HAVE YOUR FINAL SAY ON SUNDERLAND'S CORE STRATEGY AND DEVELOPMENT PLAN PUBLICATION DRAFT**

I am writing to inform you that from 15 June to 27 July 2018, Sunderland City Council will be consulting on the Publication Draft of the Sunderland Core Strategy and Development Plan. This is the final stage of consultation before Sunderland City Council submits the Plan to the Secretary of State for the Ministry of Housing, Communities and Local Government for examination. This Plan sets out our long-term strategy on development across the city to 2033. It will ensure that the right type of development is focused in the right places to meet the needs for local people and businesses.

The Plan is a framework which will ensure that Sunderland can:

- deliver an additional 13,410 homes
- create 7,200 number of jobs
- create sustainable communities and deliver a mix of homes of different sizes and types to meet our needs
- support a thriving economy through the development of the Urban Core, Centres and employment sites
- improve sustainable transport
- create healthy communities
- deliver infrastructure such as schools and healthcare to support our future growth

In addition, we are also consulting on an additional planning document, the Draft Planning Obligations Supplementary Planning Document, which sets out how and when the council will seek planning obligations from development proposal.

#### **Have your say**

This Plan will shape the places where we live, work, and socialise. That is why it is important that you have your say. This is your last opportunity to tell us what you think of the Plan before **it's** submitted. Following this, an independent Planning Inspector will be appointed to examine the Plan, to assess if it meets all legal requirements and is sound.

Comments received to the last round of consultation along with the **council's** responses are available to view on the **council's** website at [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP). The comments have shaped the current version of the Plan which we are consulting upon now.

Unlike previous consultations, this consultation will ask you if you think the plan meets legal and procedural requirements and the four tests of soundness. A guidance note explaining the procedural requirements and test of soundness can be found on the **council's** website at [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP). It is very important that any comments you make at this stage of the Plan are linked to these requirements or soundness tests in order to be considered by the Planning



Inspector. The Statement of Representation attached, contains all the information you will need to submit comments.

The consultation will run for 6 weeks, from **Friday 15 June to Friday 27 July**. All comments should be completed and received by the council no later than 5pm on the final day of consultation. Please note that copies of all comments will be made available for the public to view and reviewed by a Planning Inspector, and therefore, cannot be treated as confidential. Data will be processed and held in accordance with the Data Protection Act 1998.

The council will be hosting drop-in events, where officers will be available to answer any questions that you may have and to help you complete your comments form relating to legal and procedural compliance and soundness. The schedule for these events are:

<b>Date</b>	<b>Time</b>	<b>Venue Address</b>
18 June 2018	9.30 am – 11.30 am	Bunnyhill Community Room, Hylton Lane, Sunderland SR5 4BW
19 June 2018	11.00 am -1.30 pm	Houghton Sports Complex Dance Studio, Station Road, Houghton le Spring DH4 5AH
20 June 2018	9.30 am – 11.30 am	Thorney Close Action & Enterprise Centre, Thorndale Road, Thorney Close, Sunderland SR3 4JQ
21 June 2018	4.30 pm – 7.00 pm	Washington Leisure Centre Sports Hall, Town Centre, Washington NE38 7SS
22 June 2018	4.30 pm – 6.30 pm	Ryhope Community Centre, Black Road, Ryhope, Sunderland SR2 0RX
16 July 2018	9.30 am – 11.30 am	University Sports Hall, Chester Road, Sunderland
17 July 2018	10.00 am – 12 noon	Barnwell Primary School Sports Hall, Whitefield Estate, Houghton le Spring DH4 7RT
18 July 2018	5.00 pm – 6.30 pm	Bunnyhill Community Room, Hylton Lane, Sunderland SR5 4BW
19 July 2018	4.30 pm – 6.30 pm	Silksworth Community Centre, Tunstall Village Road, Sunderland SR3 2BB
20 July 2018	10.00 am – 12 noon	Washington Millennium Centre, Concord, Washington Highway NE38 7RZ

### **How to submit comments**

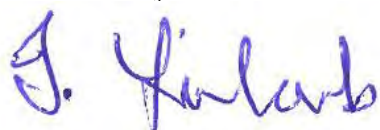
If you would like to make comments on the Publication Draft of the Sunderland Core Strategy and Development Plan, please refer to the attached Statement of Representation for information on how to do this.

After this consultation, the council will take into consideration all views and any additional evidence before submitting a final copy of the Plan to the Secretary of State.

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

If you have received this letter and no longer wish to be contacted about the Core Strategy and Development Plan, please contact us in writing at: [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk) or Strategic Plans and Housing Team, Sunderland Civic Centre, Burdon Road, Sunderland, SR2 7DN and we will remove you from the consultation database.

Yours faithfully



Iain Fairlamb **Head of Planning and Regeneration**

## APPENDIX 25 List of Consultees Regulation 19

3 Network	
Aarvold	Henry
Abadear	Ayman
Abbott	Lynsey
Abbott	Philippa
Abbott Associates	
Abbott Associates	
Abbs	Peter
Abdu	Janette
Abdu	Richard
ABP Property Consultants	
Abraham	Sue
Abraham	Susan
Accent Foundation	
Action For Children	
Adam	David
Adam	Paul
Adams	Jacqueline
Adams	Katya
Adams	Roderick
Adamson	B
Adamson	D
Adamson	Jackson
Adamson	Jill
Adamson	Jill
Adamson	John
Adamson	Josephine
Adamson	Julie
Adamson	Liam
Adamson	Marie
Adamson	Norman Gerald
Adamson	R
Adamson	S
Adamson	Steve
Adamson Developments	
Addams	M
Addison	Janine
Addison	Karen
Addison	Paul J
Addleton	Mark
Adey	Margaret
Adgar	V
Adlington	
Age UK Sunderland	
Aged Merchant Seaman's Homes	
Aggregate Industries UK Ltd	
Ainsley	Edward
Ainsley	Edward
Aiston	Brian
Aitchson	Lynn
Aitken	Amanda
Aitken	Jane
Aitken	K
Aitken	P
Aitken	Ronald
Aitken	Sharon

Akendale Wharf Ltd	
Akenhead	Lisa
Akenhead	Ronald
Akenside Development Company Ltd	
Akers	Gillian
Alan	Johnson
Alberts	George Edward
Alcock	Kaye
Alcock	Paul
Alcock	Rachel
Alder	Lynsey
Alderson	Jacqui
Alderson	P
Ali	Balal
Alison	Paul
Allan	B
Allan	Joy
Allan	Margaret
Allan	Margaret
Allan	Neil
Allen	A
Allen	C
Allen	Emma
Allison	J K
Allison	K
Allison	Michelle
Alnwick	Alan
Alnwick	Susan
Alzheimer's Society	
Ambuster	E R
Amec Foster Wheeler	
Amelia	Hudson
Amelin	J
Amour	A M
Amour	Alistair
Anchor Trust	
Andersen	Beverley Anne
Anderson	Albert
Anderson	Angela
Anderson	Anthony
Anderson	Audrey
Anderson	Ava
Anderson	Ava
Anderson	Caroline
Anderson	Caroline
Anderson	Caroline
Anderson	D
Anderson	D
Anderson	David
Anderson	Gavin
Anderson	Gemma
Anderson	George
Anderson	George
Anderson	George Noah
Anderson	J
Anderson	J V

Anderson	Janet
Anderson	John Stephen
Anderson	Julie
Anderson	K
Anderson	Karen
Anderson	Kenneth
Anderson	L
Anderson	Linda
Anderson	Lindsey
Anderson	M
Anderson	Marian
Anderson	Paul
Anderson	Pauline
Anderson	R
Anderson	Robert
Anderson	Robert
Anderson	Ross
Anderson	S
Anderson	Steven
Anderson	Stuart
Anderson	Susan
Anderson	Susan
Anderson	William
Andrew	Paul
Andrew Martin Associates	
Andrews	David
Andrews	Jack
Andrews	P
Andrews	Rachel
Angling Trust	
Angling Trust	
Angus	Elaine
Angus	Janine
Angus	Neil
Angus	Paul
Annable	Melanie
Anthony	P H
Antunes	Emma
Apey	Michael
Apomah	Lisa
Appleby	A
Appleby	I
Appleby	Jenny I
Appleby	M
Appleby	Ryan
Applegarth	Constance
Applegarth	Joe
Appleton	Allison
Appleton	Allison
Appleton	K H
Appleton	K H
Appleton	P
Appleton	P
Archer	JS
Armbruster	Laura
Armour	Nicola

Armour	Stephen
Armstrong	Annette
Armstrong	C
Armstrong	Danielle
Armstrong	Daryl
Armstrong	Dom
Armstrong	Frederick
Armstrong	J M
Armstrong	J M
Armstrong	John
Armstrong	Julie
Armstrong	Linzi
Armstrong	Margaret
Armstrong	Neil
Armstrong	Pamela
Armstrong	Sheila
Armstrong	Stephen
Armstrong	Susan
Armstrong	Suzanne
Armstrong	Suzanne
Armstrong	Vicky
Armstrong	Zoe
Arnett	John
Arnot	Angela
Arnott	M
Arrowsmith	N
Arthur	Julie
ARUP	
Asda	
Asda	
Ashbrooke Residents Association (Treasurer)	
Ashcroft	M
Ashley	Smith
Ashley Godfrey Associates	
Ashman	Joan
Ashman	Joan
Ashmore	Martyn
Askew	A
Asling	Martin
Asling	Pauline
Atchinson	Steven
Atkinson	Brian
Atkinson	Christine
Atkinson	David
Atkinson	Gill
Atkinson	H
Atkinson	John
Atkinson	John
Atkinson	John
Atkinson	L
Atkinson	Pauline
Atkinson	Richard
Atkinson	Robert
Atkinson	Vera
Atley	K
Attewell	Carol
Auld Brothers	
Aunger	Elizabeth

Austin	Joy
Auty	Rebecca
Avent	Hilary
Avery	John
Ayre	Andrew
Ayre	Claire
Ayre	Janet
Ayre	Joe
Ayre	Kate
Ayre	Kirsten
Ayre	Margaret
Ayre	Rob
Ayre	Simon
B Supplied Ltd	
Bachurzewski	Michelle
Back on the Map	
Baddeley	M
Badreshingh	Wayne
Badreshingh	Sharon
Badreshingh	Wayne
BAE Systems	
Baglee	Karen
Bagnall	Mick
Bagnall	Paula
Baharie	Michelle
Baharie	Robert
Bailes	D C
Bailey	Terry
Baillie	Stacy
Bain	Carol
Bain	Simon
Bain	Simon
Bainbridge	A
Bainbridge	Anne
Bainbridge	Carole
Bainbridge	D R
Bainbridge	Danielle
Bainbridge	Eddy
Bainbridge	J
Bainbridge	J
Bainbridge	Joanne
Bainbridge	Sharon
Baines	D
Baines	G
Bains	Caroline
Bains	Dave
Bains	David
Baird	Karen
Baird	
Baister	Alan F
Baister	Ina Marie
Baitey	Alan
Baker	A
Baker	B
Baker	Emily
Baker	Jill
Baker	Katy
Baker	R

Baker	Stephen
Balchin	Peter
Ball	John Brian
Ball	John Brian
Ball	Stacey
Ballantine	Antony
Ballantyne	Claire
Balmer	Helen
Balmer	Irene
Baltal	Ian Marley
Bambrough	David
Bambrough	Jill
Banardos	
Bancroft	Helen
Bandeira	Carl
Banerjee	Anjali
Banerjee	U
Banerjee	Wynn
Bank Top Residents Association	
Banning	Dan
Banning	Matt
Bannister	Cally
Bannister	Gwen
Bannister	Jodie
Barber	Alan
Barber	Yvonne
Barclays Bank	
Bardaeyy	Jon
Bardaeyy	Jon
Barella	David
Barker	Adele
Barker	Chloe
Barker	Christine
Barker	Jean
Barker	Joanne
Barker	Neville
Barker	Neville
Barker	Paul
Barker	Thomas
Barkess	Diane
Barnaby	Lawrence
Barnes	Adam
Barnes	Alison
Barnes	J S
Barnes	John
Barnes	John
Barnes	Margaret
Barnfather	Gary
Barnfather	James
Barnfather	Marilyn
Barras	L
Barras	Peter Michael
Barrass	Alwyn Margaret
Barrass	Christine
Barrass	E
Barrass	John
Barrass	M
Barrass	Michael

Barrass	Michelle
Barrass	Sarah
Barrass	Sarah
Barrass	Steven
Barrass	Steven
Barrass	Tracey
Barratt	Paul
Barratt David Wilson Homes	
Barratt David Wilson Homes North East	
Barratt Homes North East	
Barrett	Dorothy
Barrett	John
Barr-Hamilton	N
Barrigan	Mark
Barron	Alice
Barron	Amanda
Barron	Linda
Barron	Linda
Barron	Linda
Barron	Malcolm
Barron	Sheila
Barron	W
Barrow	David
Barrow	L
Barrow	Terry
Barry	Claire
Barry	Claire
Barry	R
Barry	Sara
Barter	Helen
Barthel	Emma
Barton	Mark
Barton Willmore	
Barton Willmore	
Barton Willmore	
Barton Willmore	
Bashford	Guy
Bate	C E
Bate	Charles
Bateman	Amelia
Bateman	Deborah
Bateman	Jean
Bateman	John
Bateman	Olivia
Bates	AP
Bates	Lorraine
Bates	Paul
Bates	Peter
Batey	Caroline
Batey	L
Batten	Claire
Batten	P
Battista	James
Bauckman	Sherona
Baxter	J
Baxter	Malcolm
Bayley	Martin

BDN Ltd	
Beal	Peter
Beard	Clare
Beard	Jessica
Beard	Paul
Beardon	Frank
Beardow	Frank
Beaudine	
Beavers	C
Bechkok	AM
Bechkok	H M
Beck	Margaret
Beckwith	Lesley
Beckwith	Lesley
Beckwith	Lesley
Beckwith	S
Bedlington	G E
Beetham	E
Begg	M
Begg	Raymond
Beirne	Chris
Bell	A
Bell	Alan
Bell	Bron
Bell	C
Bell	Catherine
Bell	Cathy
Bell	Charles
Bell	Christopher
Bell	Colin
Bell	Colin
Bell	Deanne
Bell	Deborah
Bell	Deborah
Bell	Ed
Bell	Edna
Bell	F M R
Bell	FMR
Bell	G
Bell	Gordon David
Bell	Hannah
Bell	I
Bell	I T
Bell	J
Bell	Jean
Bell	Jeanette
Bell	John
Bell	John
Bell	Joseph
Bell	Lesley
Bell	Lewie
Bell	M
Bell	M C
Bell	Margaret
Bell	Margaret
Bell	Mark
Bell	Mary
Bell	Michael

Bell	Mo
Bell	Nancy
Bell	Paul
Bell	Paul
Bell	S
Bell	Sharron
Bell	Sheila
Bell	Sheila
Bell	Sheila
Bell	Steve
Bell	Susan
Bell	Susan
Bell	W
Bell	
Bellamy	Stephen
Bellerby	Brian
Bellerby	Maureen
Bellerby	Paul
Bellerby	Paul
Bellerby	Rachel
Bellway Homes Ltd	
Bellway Homes Ltd	
Bellway Homes Ltd	
Belshaw	C
Belton	Peter
Bengston	Kathleen
Bennett	Anthony
Bennett	C
Bennett	C
Bennett	Clive
Bennett	Jeanette
Bennett	Michael
Bennett	Rebecca
Bennett	Susan
Benning	Daljit
Bennison	Barbara
Bent	Philip
Bentley	K
Beresford	A
Berridge	R
Berridge	S
Berry	Susan
Best	Anthony
Best	Anthony
Best	Deborah
Best	DR
Best	Ian
Best	James
Best	James
Best	LK
Best	Nicci
Best	Penny
Best	Robert
Best	Sally
Bethwaite	Helen
Beveridge	John
Beveridge	Olive
Bevmul	Ozzy

Bewick	Eileen
Bewick	Pat
Bex	Curtis
BH Planning and Design Ltd	
Bici	Danielle
Bickley	Wendy
Biilton	Dannkas
Billany	Kathryn
Billings	Brenda
Binding	A
Binks	Dianne
Binks	Dianne
Binks	Ian
Binks	Ian
Binney	Elaine
Biott	Eileen
Biott	Geoff
Biott	Mark
Bird	Colin
Birkbeck	Alan
Birleson	Philip
Birrell	V
Bishop	Charlotte
Bishop	Christopher
Bishop	Christopher
Bishop	D
Bishop	Donna
Bishop	H J
Bishop	HT
Black	Colin
Black	George
Black	L
Black	M
Black	Rachel
Black	Toni
Black	W
Black	Wendy
Blackburn	Amy
Blackburn	David
Blackburn	Hazel
Blackburn	James
Blackburn	James
Blackburn	Jennie
Blackburn	Lynda
Blackett	Bill
Blackett	Bill
Blackett	David
Blackett	Deborah
Blackey	Ann
Blackhall	Andrew
Blackhall	Deborah
Blake	Kevin
Blake	P
Blakie	Eric
Blakie	Tony
Blanc	Julia
Blanckley	B
Blanckley	Hannah

Blanckley	I
Blanckley	Ian
Blanckley	J
Blanckley	Wendy
Bland	Alex
Bland	Julie
Bland	Katelynn
Bland	Michelle
Bland	P M
Bland	Simon
Bland	Trish
Blankley	Hannah
Blankley	Matthew
Blankley	Wendy
blaydes	kieran
Blenkinson	Deborah
Blenkinson	G
Blenkinsop	Anthony
Blewitt	C
Bloomfield	Martin
Bloomfield	Martin
Blue	F P
Blue	I C
Blue	Lilian
Blyth	J
Blyth	Martin
Blyth	Susie
Blyth	Sylvia
Blyth	
Blythe	Lucy
Blythe	M
Blythe	M
bme womens group	
bme womens group	
BNP Paribas Real Estate	
BNP Real Estate UK	
Boak	AG
Boak	LM
Boal	C
Boal	Elizabeth
Boampong	
Boath	M
Boddy	Yvonne
Bolden	Laura
Boll	G
Boll	Olivia
Bolland	Emma
Bollands	John
Bolton	Lynsey
Bonalie	Joe
Bond	Emma
Bond	Kevin
Bond	Kristin
Bond	Nicola
Bond	Rebecca
Bond	Richard V
Bonner	Adrian
Bonner	K

Bonner	S
Booker	Audrey
Booker	Howard
Booker	Susan
Booker	Susan
Booth	Ann
Booth	Ann
Booth	Jasmine
Borland	Jake
Borland	June
Borley	Christine
Borrowdale	Kerry
Borthwick	Andrew
Borthwick	Antony
Borthwick	Julian
Borthwick	Mary Christine
Borthwick	Peter and Alex
Bosomworth	Paul
Bosworn	Michelle
Bosworth	Andrew
Botcherby	Lee
Bottoms	Emma
Bottoms	Suzanne
Boundary CA	
Bourke	Edward
Bourne	David
Bourne	R
Bournmoor Parish Council	
Bousfield	F A
Bousfield	F A
Bowater	Lesley
Bowater	Mark
Bowater	Michelle
Bowden	Carol
Bowdon	H D
Bowe	Angela
Bowe	Dean
Bowers	C
Bowes	Clare
Bowes	Nicola
Bowler	K
Bowmaker	Audrey and Edward
Bowman	Angie
Bowman	Lauren
Bowman	Pauline
Bowtell	Andrea
Boyd	Derek
Boyd	Jennifer
Boyd	Sarah
Boyd	Susan
Boyle	Ashley
Boyle	Claire
Boyle	Tammie
BPL	
Brackenbury	Donald
Brackenbury	Donald and Kate
Brackenbury	Kathleen
Bradburn	Emma

Bradbury	Amie
Bradbury	Lynda
Bradbury	Thomas
Bradford	A M
Bradford	A M
Bradford	Lisa
Bradford	T E
Bradford	T E
Bradham	E
Bradley	Ricardo
Bradshaw	J
Brady	Jackie
Brady	Jamie
Braithwaite	Keith
Braithwaite	Neil
Braley	Geoff
Bramley	Ashleigh
Bramley	Nicola
Brammer	Julie
Brammer	Robert
Brand	Angela
Brand	Peter
Brannagan	John and Jackie
Branney	Lee
Bransby	M
Bransby	T
Branton	Julie
Branton	Julie
Bravo	Billy
Braybrook	Eileen
Brearey	Vera
Breeds	Steve
Breeze	Lorna
Brekke	Karl
Brench	Sandra
Brennan	Aidan
Brennan	J
Brennan	Leanne
Brennan	Mark
Brennan	Sharman
Brereton	Elisabeth
Brereton	Terry
Breslin	Frances
Brett	C A
Brett	J R
Brett	J R
Brettle	David
Brettle	Nicola
Brewis	Claire
Brewis	T
Brewster	Eva
Brewster	Ken
Brewster	Marie
Brice	P
Bricknall	Kevin
Bricknall	Lynn
Bridge	M
Bridgewood	Mark

Bridnall	Lynn
Brien	Debbie
Briggs	Diane
Briggs	Gill
Briggs	Paul
Briggs	Sandie
Briggs	Sheena
British Aggregates Association	
British Airport Association Property	
British Gas	
British Gas Trans Co	
British Geological Survey	
British Telecom	
British Telecommunications Group Plc	
Briton	Suzanne
Britt	Karen
Britton	B
Broadbent	Jamie
Broadbent	Jamie
Broadbent	Mavis
Brook	E
Brook	J
Brookes	Pat
Brookes	William L
Brooks	J
Brooks	Lee
Brooks	Paula
Brooks	
Broseley Homes	
Brough	Jemma
Browell	Andrew
Browell	Sharon
Brown	Alexandra
Brown	Anthony
Brown	Caitlin
Brown	Charlotte
Brown	Christine
Brown	Clare
Brown	D
Brown	Daniel
Brown	Darren
Brown	Darren
Brown	Darren
Brown	Deborah
Brown	Eva
Brown	G
Brown	G
Brown	Gareth
Brown	Gavin
Brown	Geoffrey Raymond
Brown	Helen
Brown	Irene
Brown	Jeff
Brown	Joan
Brown	John
Brown	John W
Brown	Joseph
Brown	Katherine

Brown	Kayleigh
Brown	Keith
Brown	Kevin
Brown	Louise
Brown	Lyndsey
Brown	Malcolm
Brown	Mandy
Brown	Margaret
Brown	Matthew
Brown	Michael
Brown	Nicola
Brown	Pam
Brown	Preston
Brown	Ruth
Brown	Scott
Brown	Steven
brown	tracey
brown	tracey
Bruce	Andrea
Bruce	David
Bruce	Esther
Bruce	Graeme
Brunger	Ben
Brunger	Jack
Brunger	K
Brunger	K
Brunton	Joan
Brunton	Joan
Brunton	Michelle
Bryan	Claire
Bryan	Claire
Bryan	Hilda
Bryan	Jean
Bryant	David
Bryant	Martin
Bryers	Pam
Bryson	Marie
BT (Broadband)	
Buchanan	Donna
Buchanan	Donna
Buchanan	Kathryn
Buckett	Neil
Buckingham	B
Buckingham	Bryan
Buckingham	Bryan
Buckingham	D
Buckingham	Margaret
Buckles	Andy
Buckley Burnett Ltd	
Buddin	Lynne
Buddle	C
Buglass	Nicola
Buglass	Nicola
Bulch	Elizabeth
Bulch	Raymond
Bull	Jason
Bulman	Denis
Bulman	Tanya

Bulmer	Andrea
Bulmer-Rizzi	Marco
Bulpit	Elaine
Bulpit	Stuart
Bunker	Kriss
Bunker	Lesley
Bunt	Alan
Bunt	Gary
Bunt	Gary
Bunt	Renee
Bunt	Wendy
Bunting	Carol
Burden	Donia
Burdon	Karl
Burdon Lane Consortium	
Burdus	Simon
Burgess	Lynn
Burgess	
Burke	Jessica
Burland	Ashley
Burleson	Philip
Burlinson	Garry
Burlinson	L
Burn	F
Burn	G
Burn	Gracie
Burnett	Carly
Burnett	Dylan
Burnett	Keith
Burnhope	Jacquie
Burnhope	Thomas Edward
Burnip	Elizabeth
Burns	A
Burns	A
Burns	Eve
Burns	Karl and Avril
Burns	Kathleen
Burns	Kristina
Burns	Max
Burns	Peter
Burns	Rachel
Burns	Samantha
Burnside	J
Burrell	Danny
Burrell	Debra
Burrows	M
Burrows	Ryan
Burt	Graham
Burt	Lesley
Burt	Louise
Burton	Alan
Burton	Alan and Susan
Burton	Dianne
Burton	Fred
Burton	Graeme
Burton	Lyndsey
Burtonwood	Grace
Butchers	Parry's

Bute	L
Butler	Gemma
Butler	Mitchell
Butler-Richardson	Trina
Butters	Louise Alice
Butters	N
Butterworth	Joanne
Button	Adam
Button	F
Bygate	A Maria
Byron	J U
Byron	Maureen
C	Julie
CA Planning	
Cable & Wireless	
Cadaxa	Victor
Cadman	Gary
Cain	Jospheh
Cain	Melissa
Cain	Sue
Cain	Violet
Cairns	David
Caithness	Wendy
Calder	Gillian
Calder	K S
Callaghan	Gillian
Callaghan	Joan
Callen	Jodie
Calvert	Audrey
Calvert	Audrey
Calvert	Elizabeth
Calvert	George
Calvert	J
Calvert	Janice
Calvert	Joseph
Calvert	Joseph
Cameron	J
Cameron	Keith
Camerons Ltd	
Campbell	A
Campbell	A
Campbell	A
Campbell	Alison
Campbell	Andrea
Campbell	David
Campbell	David
Campbell	Donald
Campbell	Donald
Campbell	Emma
Campbell	Emma
Campbell	George
Campbell	John
Campbell	Lorraine
Campbell	M
Campbell	Megan
Campbell	Pamela
Candler	Barbara
Candler	Lisa

Cantillon	Richard
Cantillon	Richard
Card	Allan
Card	Brian
Card	Deborah
Card	Deborah
Cardine	James
Cardno	James
Carey	Andy
Carillion	
Carillion education	
Carlson	I
Carlton Developments North Ltd	
Carman	Lewis
Carney	Hayley
Carney	Joyce
Carole	Elsy
Carpenter	Alan
Carpenter	Denise
Carpenter	Kate
Carr	A
Carr	Ada
Carr	Allan
Carr	Carolyn
Carr	David
Carr	Jacob
Carr	James
Carr	John
Carr	Maureen
Carr	S
Carr	Shirley
Carr	Shirley
Carr Hylton	Sarah Louise
Carrahar	Lee
Carrahar	Nicola
Carrall	Kirsty
Carrick	W
Carrick	W
Carroll	I
Carruth	John
Carruth	John
Carter	David
Carter	Debbie
Carter	Frederick
Carter	Margeret
Carter	Margeret
Carter	R
Carter	Therese
Cartwright	Mary
Cartwright	Mary
Cartwright	Peter
Carver	Samantha
Casey	deborah
Casey	FJ
Casey	Liam
Casey	Linda
Casey	Melanie
Casey	Pete

Caslaw	David
Cassidy	Gary
Castledine	Chrisy
Castletown Community Assosication	
Cathcart	Norah
Cato	Stephanie
Cavan	Kevin
Cavanagh	Allan
Cavanagh	Christine
Cellini	Don
Cellini	Maria
Cellini	Stacey
CEMEX UK Marine Limited	
CEMEX UK Operations Limited	
Centric Telecom	
Chadd	Jeremy
Chadwick	Ashleigh Louise
Chadwick	Daniel
Chadwick	Elizabeth
Chadwick	Joshua
Chadwick	Rachel
Chamberlain	Richard
Chambers	Alaina
Chambers	Collette
Chambers	Joan
Chambers	Kev
Chandler	R
Chantkowski	Michal
Chantler	Anne
Chantler	Graham
Chantler	Ian
Chantler	Jennifer
Chantler	Morgan
Chapman	A
Chapman	J
Chapman	Joanne
Chapman	Lyn
Chapman	Mary Freda
Chapman	Peter
Chapman	Thomas
Chappell	V
Chapplow	Liam
Chapplow	Marcia
Charles	S
Charlton	Bele
Charlton	Claire
Charlton	Dawn
Charlton	I
Charlton	Isabelle
Charlton	Jason
Charlton	Lee
CHARLTON	MADLINE
CHARLTON	MALCOLM
Charlton	Michelle
Charlton	Mike
Charlton	Nicholas
Charlton	Paula
Charlton	R

Charlton	Robert
Charlton	Stephen
Charlton	Tracy
Chatt	Alan and Lesley
Checkley	Chris
Chenery	Faye
Chenery	Keith
Cheviot Housing	
Chicken	George
Chicken	M
Chidgey	Ingrid
Chief Officer Relate North East	
Childs	B.S.
Childs	J
Childs	Patricia
Childs	R
Childs	R & Jackie
Chilton	J
Chilton	Joan
Chilton	R W
Chilton	Robert
Chipp	Judith
Chisholm	Peter
Christie	Kimberley
Christie	Margaret
Christie	Michael
Christie	Sarah
Christine	Dick
Christopher	C E
Church Commissioners For England	
Church Commissioners For England	
Churchill	R.C.
Churchill	Sid
Citizens Advice Bureau	
City Ctr traders Ass	
City Ctr traders Ass	
City Equals	
City Equals	
City Hospitals	
City Of Sunderland College	
City Of Sunderland College	
Civil Aviation Authority	
Civil Aviation Authority	
Clapp	Charlie
Clare	Sarah
Clark	A M
Clark	Alex
Clark	Alfred Maddison
Clark	C
Clark	Chris
Clark	Colin
Clark	D
Clark	David
Clark	Evelyn
Clark	Hazel
Clark	J
Clark	John
Clark	Lucy

Clark	Lynn
Clark	Maria
Clark	Marina
Clark	Scott
Clark	Steven
Clark	Thomas
Clark	
Clarke	Allison
Clarke	Alwynne
Clarke	Andrea
Clarke	Elizabeth
Clarke	John
Clarke	John
Clarke	Joseph
Clarke	Marjorie
Clarke	Sarah
Clarke	Susan
Clark-Jones	Simon
Clasper	Claire
Clay	Claire
Clayton	Deborah
Clayton	Ian
Clayton	Joseph
Clayton	Lynn
Clayton	M
Clayton	Victoria
Cleary	Edward James
Cleary	Tom
Cleasby	Sophie
Clegg	Barry Howard
Clegg	Laura
Clegg	Marian Ann
Cleghorn	Alan
Cleghorn	Kathleen
Clegram-Brown	Paula Jayne
Clement	Peter
Clements	A
Clements	A
Clements	Gillian
Clements	N D
Clements	N D
Clements	Peter
Cleminson	Stephen & Maria
Clemont	Peter
Clewes	Oliver
Clifford	Peter
Clifford	Ross
Clift	Stuart
Clinton	Janet
Clinton	Neil
Clinton	Neil
Clinton	Sean
Clish	Iain
Clish	Margaret
Cloak	Brian
Clothier	Andrew and Lynne
Clothier	Lynne
Clothier	Lynne



Clough	Fiona
Clough	George William
Clough	Janet
Clough	Jean
Coal Authority	
Coalfield Forum	
Coates	Amanda
Coates	Daniel
Coates	John
Coates	Laura
Coates	Norma I
Coates	P
Coates	Richard
Coates	Robert
Coates	S
Coates	Victoria
Coats	Louise
Coats	Marion
Coats	Shannen
Coats	Stuart
Cobain	David and C
Cobain	Helen
Cobain	Margery
Cockburn	Adam
Cockburn	Andrew
Cockburn	John
cockburn	Luke
Cockburn	Luke
Cockburn	Luke
Cockburn	Phillip
Coding	J
Codling	BM
Codling	Ron
Cody	Melissa
Colclough	John
Cole	J
Coleclough	A
Coleclough	A
Coleclough	Dorothy M
Coleclough	Dorothy M
Colledge	Karen
Colley	Christine
Colley	David
Colley	David
Colley	I
Collier	Daniela
Collier	Deborah
Collier (Junior)	Kevin
Collier (Senior)	Kevin
Colliers CRE	
Colling	A
Colling	Linda
Colling	Valerie
Collins	Abbie
Collins	Leeann
Collins	Michelle
Collins	Terrie

Columbia Community Association	
Colwill	Keith
Colwill	Norma
Comax	Denis
Common	Isabel C B
Common	Kathryn
Community Access Point	
Community Association Federation	
company	
Company / Organisation	
Compass Community Transport Ltd	
Compass Community Transport Ltd	
Conlan	Sean Joseph
Conley	Edith
Conley	Edith
Conlin	Peter
Conlon	Graeme
Conlon	Lisa
Conlon	Paul
Conlon	Tiffany
Conn	Natalie
Connell	C
Connell	Emma
Consultus Building Constultants Ltd	
Conteh	Ebony
Conway	Jenna
Conway	V
Cook	Anthony
Cook	C
Cook	Carol
Cook	Carol
Cook	Christopher
Cook	Emma-Leigh
Cook	J
Cook	Jayne
Cook	Jean
Cook	Kirsty
Cook	Laura
Cook	R
Cook	R + J
Cook	Raymond
Cook	S D
Cook	Stuart
Coombes	Anthony
Coombes	Anthony
Coombes	Beth
Coombes	Matthew
Coombes	Susan
Coombs	Angela
Cooper	Andy
Cooper	Blanch
Cooper	Bryony
Cooper	Carolyn
Cooper	Dave
Cooper	David
Cooper	Evelyn
Cooper	Janette
Cooper	John

Cooper	Leslie
Cooper	Natalie
Cooper	Pauline
Cooper	Rachel
Cooper	Rachel
Cooper	Robert William
Cooper	William
Copeland	Anne
Copeland	Margaret
Copland	Alan
Coram	Julie
Corbett	Robert
Cork	Geoff
Corner	Christine
Corner	David
Corner	George
Cornish	John Michael
Cornish	K
Corrigan	M
Corrigan	S
Cosgrove	Anthony
Cosgrove	Joan
Cosgrove	Natalia
Cosgrove	Paula
Cosgrove	T
Cossey	Melanie
Costello	Aaron
Costello	Josett
Costello	Vince
Cottee	Valerie J
Cottle	Peter
Cotton	B
Coulson	Brian
Coulson	Dorothy
Coulson	Jamie
Coulson	M
Coulson	P
Coulson	S
Coulthard	P
Council For Voluntary Service-Sunderland	
Cowan	Lee
Cowans	Jill
Cowe	John
Cowell	Matthew Barry
Cowell	V
Cowie	Frances
Cowie	Frances
Cowie	P
Cowie	P
Cowie Estate LLP	
Cowley	Ann
Cowley	Leon
Cowley	Louise
Cox	Deborah
Cox	Joanne
Cox	Katie
Cox	Michael
Cox	Nicola

Cox	R
Cox	Rob
Cox	Sophie
Cox	Tracey
Coxan	Viv
Coxhead	Michelle
Coxon	Allan
Coxon	April
Coxon	M
Coxon	Sharon
Coxon	Simon
Coyle	
CPRE Durham	
CPRE North East	
CPRE North East	
Craddock	P
Cradock	Kevin
Craggs	Brian
Craggs	Dan
Craggs	G
Craghill	Laura
Craig	B
Craig	Beverley
Craig	Dean
Craig	Debbie
Craig	Eileen
Craig	Melanie
Craig	Natalie
Craig	Paul
Craik	Nichole
Cram	Brenda
Crank-Field	Kelly
Cranmer	R
Cranston	Denise
Cranswick	David
Cranswick	Jake
Cranswick	Luke
Cranswick	Toni
Cree	Brian
Cree	Brian
Crockwell	S
Croft	Chelcie
Crofter	Bruce
Crofter	Neil
Crooks	Paul
Crosby	Craig
Crosby	Gwen
Crosby	Margaret
Crossland	M.W
Crossley	Jeff
Crossley	Samantha
Crossley	Samantha
Croucher	Nigel
Croucher	Nigel
Croucher	Vicki
Crow	Andrew
Crow	Angela
Crow	Bradley

Crow	Emma
Crow	June
Crow	June
Crow	R A
Crow	Ruth N
Crowe	Maurice
Crudace	Paul
Cruden Estates Ltd	
Cruikshanks	Elliott
Cryan	Linda
Cuggy	Shaun
Cullen	J D
Cullen	P J
Cullen	P W
Cumberland	Jim
Cummin	Joyce
Cummings	Anne
Cummings	C T
Cummings	Claire
Cummings	Dorothy
Cummings	Heather
Cummings	Lewis
Cummings	Martin
Cummings	Paul
Cummins	David
Cundall	
Cundall	
Cundall	
Cunningham	Brenda
Cunningham	Caroline
Cunningham	Jack
Curran	K J
Curran	Marie
Curry	Audrey
Curry	Bernadette
Curry	Lauren
Curry	Michael
Curry	Ronald
Curtis	Alice
Curtis	Andrew
Curtis	Lesley
Cushlow	Ed
Cushlow	Gerard
Cushlow	V
Cushman and Wake	
Cushman and Wakefield	
Cussins Homes Ltd	
Cuthbert	Ian
Cuthbertson	B
Cuthbertson	Joan
Cuthhill	Jordan
Cuthill	Jordan
Cutler	Kara
Cutler	Kara
Cutts	Carol and David
Cutts	Derek
Cutts	Peter
Cycling Touring Club	

Dabrowski	I
Dacres	A
Dacres	S
Dailey	Catherine
Dakers	Lisa
Dalby	Anna
Dalby	I
Dalby	Steven
Dalby	T
Dale	Catherine
Dale	M
Dalton	Nicola
Dalziel	Peter
Dalziel	R
Danby	R
Dance	Peter
Daniels	D
Darlington Borough Council	
Darwin	
David	Honard
David Lock Associates	
Davidson	Alan C
Davidson	Ashley
Davidson	Colin
Davidson	Elaine
Davidson	Elaine
Davidson	Elaine
Davidson	J
Davidson	Keith
Davidson	Kevin
Davidson	Rose
Davidson	Sandra
Davies	A
Davies	A L
Davies	Alan
Davies	Allison
Davies	Anne
Davies	Anne
Davies	Colin
Davies	David
Davies	Gail
Davies	Margaret
Davies	Nicola
Davies	Nicola
Davies	Nikki
Davies	Nikki
Davies	Rebecca
Davis	Amy
Davis	Angela
Davis	Beverley
Davis	Cairns
Davis	Donald
Davis	Emma
Davis	G
Davis	Gavin
Davis	Gavin
Davis	Gavyn
Davis	I B

Davis	J.A.
Davis	John George
Davis	Julie
Davis	Keith
Davis	Linda
Davis	Malcolm
Davis	Mark
Davis	Melissa
Davis	Michael
Davis	R
Davis Planning Partnership	
Davis Planning Partnership	
Davis Planning Partnership	
Davison	Alwyn
Davison	Andrea
Davison	Andrew
Davison	B
Davison	George
Davison	Ian
Davison	Irene Elizabeth
Davison	J
Davison	John
Davison	Kathleen
Davison	Mick
Davison	Nathalie
Davison	Nicholas John
Davison	Robert
Davison	S.
Davison	
Dawling	L
Dawn	Ann
Dawn Developments Ltd	
Dawson	Adam
Dawson	Alison
Dawson	Andrew
Dawson	Carole
Dawson	Edith B
Dawson	Grahame
Dawson	Hannah
Dawson	Heather
Dawson	Jean
Dawson	M
Dawson	Marc
Dawson	Peter
Dawson	Robin
Dawson	Shelia
Dawson	
Day	Brenda
Day	Don
Day	Vivien P
DCLG	
De Fries	Clair
Deacon	R
Dean	John T
Dean	Robin and Bridgette
Deans	Beth
Deanway Development Limited	
Deborah	Alison

Deehan	Sharon
Dees	Jacqui
Dees	Saira
DEFRA	
Defries	Carrie
Delaney	R
Delaney	Ray
Delaney	Ray
Delmonte	Alex
Delmonte	Emma
Deltrice	Julie G
Dembry	Steve
Dembry	Tracey
Dene Consulting Ltd	
Dennis Harley Developments	
Dent	Andrew
Dent	Wendy
Dent-Lewis	M
Department for Transport	
Deptford And Millfield CA	
Derbyshire	Anne
Derbyshire	Anthony
Derbyshire	Val
Derrett	John
Derrett	Lorraine
Derrett	Lorraine
Design	Jamabelle
Deverson	Allyson
Deverson	Rob
Devlin	Andrew
Devlin	Nichola
Devlin	Steven
Devonport	Sharron
Diamond	Alexandra
Diamond	Leanne
Dibb	Scott
Dick	Bill
Dick	Marion
Dickinson	Cathryn
Dickinson	Gillian
Dickinson	Gillian
Dickinson	Graeme
Dickinson	James
Dickinson	Nigel
Dickinson	Simon and Eve
Dickinson	Tracy
Dickinson Dees	
Dickman	James
Dickman	Kathryn
Dillon	Vera
Dillon	Vera
Dimery	Lawrence
Dimery	Lawrence
Dinning	A
Dinning	Alan
Dinning	Alan
Dinning	Ann
Dinsdale	A

Dinsdale	K
Dinsdale	S
Ditch	David
Ditchfield	Marilyn
Dixon	Alan
Dixon	B
Dixon	Barry
Dixon	Christine
Dixon	Damien
Dixon	Damien
Dixon	Darryl
Dixon	Derek
Dixon	Jackie
Dixon	Jill
Dixon	Joan
Dixon	Joyce
Dixon	Julie
Dixon	Laura
Dixon	Lisa
Dixon	Margaret
Dixon	S
Dixon	S
Dixon	Sheila
Dixon	Stephen
Dixon	Stephen
Dixon	Veronica
Dixon	Will
DLP Consultants	
Dobinson	Christine
Dobson	Chris
Dobson	Dawn
Dobson	Kathy
Dobson	Kevin
Dobson	Lesley
Doc	Vikki
Dodd	Clare
Dodd	Clare
Dodd	Scott
Dodds	Leanne
Dodds	Liam
Dodds	Tracy
Dodgson	D
Dodsworth	C
Dodsworth	G
Dodsworth	I H
Dodsworth	Linda
Dolman	Caroline
Donkin	Ann
Donkin	Jacqueline
Donkin	Louise
Donnan	Ann
Donnelly	Paul
Donnelly	Tracey
Donnelly	Tracey
Donnison	John
Donnison	John
Dorans	E
Dorner	

Dorwar	Philip J
Dorward	Nicola
Dorward	Nicola
Dougherty	Carol
Dougherty	Carol
Dougherty	Gerard
Douglas	Craig
Douglas	Lynn
Douglass	Ian
Douthwaite	Donna
Dove Reid	Jacqui
Dover	Christine
Dover	Eleanor
Dover	G
Dover	Judith
Dover	Karen
Dover	Katie
Dover	Lee
Dover	Les
Dover	Lisa
Dover	M
Dover	
Dowd	Deborah Elaine
Dowd	Hugo Denis
Downes	Eric
Downes	Theresa
Downey	David
Downey	Gill
Downing Developments	
Downs	A
Downs	Brenda
Downs	L
Dowson	Chloe
Dowson	Jill
Dowson	John
Doxford Park and Tunstall Residents	
Doxford Park and Tunstall Residents	
Doxford Park Community Association	
Doyle	Kim
Doyle	Martin
Doyle	Paul
Doyle	R
DPDS	
DPP	
Draffan	Alan
Draffan	Oliver
Drane	Christine
Drane	P
draper	dawn
Draycott	Hazel
Drew	C
Drew	Natalie
Drew	Paul
Drew	Sharnie
Drew	Thomas
Drew	Y

Driver	Emma
Driver	Mark
Driver	Mark
Driver	Simon Anthony George
Drummond	Judith
Drummond	M
Dryden	A
Dryden	A
Dryden	Joan
Dryden	P
Drysdale	Jean
Drysdale	K
Drysdale	M
Drysdale	Tom
DTZ	
DTZ	
Dudden	Sara
Dudgeon	Ian
Duff	E. E. K.
Duffield	Donna
Duffy	Chris
Duffy	Stephen
Duke	M
Duke	Marie
Dunbar	Kelly
Dunbar	Sean
Dunkley	Tracy
Dunlop	Amanda
Dunn	A
Dunn	Arthon
Dunn	Carole
Dunn	David
Dunn	Eileen
Dunn	Elizabeth
Dunn	Elizabeth
Dunn	Emma
Dunn	Gabby
Dunn	I
Dunn	J
Dunn	Kayley
Dunn	L
Dunn	M
Dunn	Matthew
Dunn	Stephanie
Dunn	Susan
Dunn	T
Dunn	T
Dunn	WD & CT
Dunn	William
Dunne	Rebecca
Dunning	Andy
Dunville Costello	Christina
Dunville	Maria
Durham Aged Minerworkers Homes Association	
Durham Biodiversity Partnership	
Durham Bird Club	

Durham Bird Club	
Durham Constabulary	
Durham County Council	
Durham County Council	
Durham County Council	
Durham County Council	
Durham County Council	
Durham Estates	
Durham Heritage Coast partnership	
Durham Wildlife Trust	
Eagles	Charles Edwin
Eagles	Lyn
Earl	A
Early	Sian
Easington Lane Access Point	
East End Community Association	
Easton	Tracy
Easton	Tracy
Ebdale	Colin
Ebdale	James
Ebdale	James
Ebdale	John
Ebdale	Lynne
Ebdale	Margaret Lynne
Ebdale	Margaret Lynne
Eccles	Les
Eden	Adam
Eden	Joanne
Edens	Elizabeth
Edgar	Joanne
Edgar	Patricia M
Edgar	Robert M
Edge	Alex
Edmonds	Deborah
Edmonds	K
Education & Skills Funding Agency	
Education & Skills Funding Agency	
Education Funding Agency	
Edward	Jill
Edwards	Helen
edwards	marc
Edwards	Sandra
Edworthy	Bridget
Edworthy	Helen
Edworthy	Ian
Edworthy	Janine
Edworthy	Janine
Edworthy	Janine
Edworthy	Janine
Edworthy	Miranda
Edworthy	Neil
Edworthy	Roger
EE	
EE	
EE	
Eeles	Janet
Eggerton	G
Eglington	Nicola
Elder	Kay

Eley	Linda
ELG Planning	
ELG Planning	
Elkington	Andrew
Ellens	Kathryn
Ellens	Scott
Elliott	Celia
Elliott	J
Elliott	B
Elliott	George R.W
Elliott	Julie
Elliott	Lisa
Elliott	Michael
Elliott	Nadia
Elliott	Paul
Elliott	T
Elliott-Farrow	Callie
Elliott-Farrow	Jennifer
Ellis	Davy
Ellis	John
Ellis	Pam
Ellis	Sandra
Ellis	Sandra
Ellis	
Ellison	Alison
Ellison	Beatrice
Ellison	Dave
Ellison	David
Ellison	David
Ellison	David
Ellison	Kathryn
Ellison	Keith
Ellwood	Dianne
Elmy	Carol Anne
Elmy-Tolic	Kate Jane
Eltringham	C
Elund	J
Elvin	Richard
Embleton	Charles
Embleton	Y
Emerson	Alan
Emerson	Joan
Emerson	Paul
Emerson	Paul
Emerson-Broadbent	Lorraine
Emerson-Broadbent	Lorraine
Emery	George Bryan
Emery	Sharon
Emmerson	B
Emmerson	M
Emperor Property Management	
Energis Communications Ltd.	
England & Lyle Ltd for Northumbrian Water Limited	
England & Lyle Ltd for Northumbrian Water Limited	

England And Lyle	
Engleby	Chris
Engleby	Colin
Engleby	Nicole
English	Adrian
English	J
English	James
English	Sarah
English	Wendy
English	Wes
Ennis	Jack
Ennis	Jennifer
Entec	
Enterprise 5	
Entwisle	David
Entwisle	Margaret
Environment Agency	
Environment Agency	
Environment Agency	
Environment Agency	
Environment Agency	
Environment Agency	
Errington	Julie
Errington	Karen
Errington	Paul
Errington	Shirley
Errington	Steven
Errlington	Paul
Erskine	Natalie
Esh Development Ltd	
Esh Developments	
Esh Developments Ltd	
Esh Group	
Etheridge	C
Etherington	Lesley
Etherington	Lesley
Etherington	Margaret
Ethical Partnership	
Evans	Charles
Evans	Claire
Evans	G
Evans	G
Evans	Joan
Evans	Leanne
Evans	Linda
Evans	Michelle
Evans	P
Evans	P
Evans	S
Evans	William
Evenden	C
Evennett	Sean Patrick
Everett	Joan
Everett	S
Everything Everywhere Limited	
Ewart	Beth
Ewart	Philip

Ewin	Ian
Ewing	James
Ewing	Natalie
Facey	Dawn
Failes	Andrew
Failes	Dawn
failes	edward
Failes	Edward
Failes	Maureen
Failes	Maureen
Fairhurst	
Fairhurst	
Fairley	George
Fairley	George
Fairley	Sonia
Faith	Leslie
Falcus	Amy
Falcus	Craig
Fallus	Craig
Fambely	Heather
family	
Fanin	Laurence
Fannon	Terri Ann
Farley	Elizabeth
Farnie	Kay
Farnie	Kay
Farrell	Eleanor
Farrell	Simon
Farrell	Susan
Farringdon Residents Association	
Farron	Janice
Farrow	Fay
Farrow	George
Farthing	Louise
Fathergill	Elaine
Faulkner	C
Faulkner	Emma
Faulkner	Emma
Faulkner	Jack
Faulkner	Jack
Faulkner	K
Faulkner	K
Faulkner	Kate
Faulkner	Kate
Faulkner	Michael
Faulkner	N
Faulkner	N J
Faulkner	N J
Faultbasic Ltd.	
Fawcett	Alison
Fawcett	Florence
Fawcett	Graham
Fawcett	Kelseydee
Fearn	Michael
Fearnley	Hayley
Fearons Rolls Royce And Bentley Specialists	
Featherstone	Cliff

Feean	Grainne
Fellows	Danielle
Fellows	Lindsay
Fellows	Sharon
Felton	Elaine
Felton	Hazel
Felton	Laura
Fenn	Somayeh
Fenwick	A
Fenwick	A
Fenwick	Ashleigh
Fenwick	Colin
Fenwick	Colin
Fenwick	J
Fenwick	John
Fenwick	Lisa
Fenwick	Nadia
Fenwick	Nadia
Fenwick	Pauline
Fenwick	W R
Fenwick-Donaldson	E
Fenwick-Donaldson	Ewan
Fenwick-Donaldson	Neil
Ferguson	Brendon
Ferguson	Catherine
Ferguson	Elaine
Ferguson	Jason
Ferguson	K
Ferguson	Lesley
Ferguson	Stephen
Fernandez	Michael
Ferries	Sandra
Ferry	Kari
Ferry	Paul
FFT Planning	
Fiddes	Andrew
Fiddy	Grace B
Fiddy	RobertSJ
Fidler	
Field	Andrew
Field	Pat
Field	Tim
Fielder	J
Fielder	Richard
Fielding	Brenda
Fielding	Ella
Fielding	Ella
Fielding	Reg
Fife	A W
Fife	Amy
Fife	Amy
Fife	E
Fife	E
Fife	Grahame
Fife	Grahame
Fife	Helen

Fife	Helen
Fife	Mark R
Fife	Mitchell
Fife	Nina
Fifie	J.M
Fillett	V
Finch	Keith
Finch	Kelly
Findlater	Graham
Findlay	Ian
Findlay	Muriel
Finley	Juliet
Finn	Daniel
Finn	Joanne
Finnie	Sarah Ann
Finnigan	Paul
Firm	Christine
Firman	Terry
Firth	Andrew
Fishburn	M
Fishburn	Robert
Fisher	Allison
Fisher	Andrew
Fisher	Barry
Fisher	Edward
Fisher	G.R.
Fisher	Margaret
Fisken	Jess
Fitheridge	George
Fitheridge	Olive
Fitheridge	Olive
Fittes	M.A.
Fitzgerald-Clark	Stephanie
Fitzpatrick	John
Fitzsimon	Q
Flannigan	B
Flaws	Ian
Flaws	Julie
Fleming	Simon
Fletcher	Alan
Fletcher	C A
Fletcher	Christine
Fletcher	D
Fletcher	Elaine
Fletcher	James Donnison
Fletcher	Kayleigh
Fletcher	Michael
Fletcher	Moir
Fletcher	O
Fletcher	Steven
Flett	Joanne
Flinn	C A
Flinn	C A
Flinn	D
Flinn	D
Flinn	M
Flint	Dawn
Flood	Edward

Florance	H
FLORANCE	J
FLORANCE	JAMES
Florance	R
Florence	H
Foggin	DW
Foggin	Jacquelyn
Foggin	N I
Foggin	Sandra
Foley	Alan
Foley	Carole
Foley	Louise
Folkard	A
Folkard	Sean
Folwell	Carol
Folwell	D
Footte	Brenda
Footte	F D
Forbes	Mary Silvia
Force Architectural And Planning Liaison Officer	
FORD	C S
Ford	Colin
Ford	Colin
Ford	Helen
Ford	Jen
Ford	Joanne
Ford	K H
Ford	Megan
Ford	Michael Ronald
Ford	R C
Forestry Commission GB	
Forrest	K J
Forsted	Doreen
Forster	Alex
Forster	Anthony
Forster	B
Forster	David
Forster	Helen
Forster	J
Forster	Jamie
Forster	John
Forster	John Patrick
Forster	Julie
Forster	Kevin
Forster	Kevin
Forster	Kim
Forster	Laura
Forster	Louise
Forster	M
Forster	M
Forster	Martin
Forster	Michael
Forster	Michelle
Forster	Nicola
Forster	Nicola J
Forster	Paul
Forster	Sonia
Forster	Steven

Forster	Sue
Forster	Susan
Forster	Yvonne
Forth	John
Forth	Lynsey
Forth	S
Foster	Brian
Foster	Carly
Foster	Carol
Foster	Cherie
Foster	Cherie
Foster	Cherie
Foster	D
Foster	Elsie
Foster	G D
Foster	Izaac
Foster	Jakob
Foster	Jeff
Foster	John
Foster	Karen
Foster	L
Foster	L
Foster	Laura
Foster	Les
Foster	Linda
Foster	Mike
Foster	R
Fothergill	Elaine
Four Housing Group/Three Rivers Housing Association	
Fowler	J
Fowler	M
Fox	Ann
Fox	Ann
Fox	Darren
Foy	John
Framptons	
Francis	Shaun
Frank Haslam Milan	
Frank Haslam Milan	
Frankie	M
Fraser	John
Fraser	L
Fraser	R C
Frason	Leslie
Frater	Angela
Frazer	John
Freeman	Andrea
Freeman	Craig
Freeman	M
Freer	Mike
French	JG
French	V
Friberg	Chloe
Friberg	Jack
Friends of Hetton Lyons Country Park	
Frost	Anne
Frost	Audrey

Frost	Diane
Frost	Fiona
Frost	Jean
Frost	Karen
Froud	C Dale
Froud	S J
Fryatt	Sharon
Fujitsu Service	
Fulcher	Neil
Furnevel	Lyndsay
G L Hearn	
Gair	S
Galbraith	Gillian
Gale	P
Gale	P
Gallagher	Alex
Gallagher	Barbara
Gallagher	Carla
Gallagher	Deborah
Gallagher	Deborah
Gallagher	John
Gallagher	John
Gallagher	Keavy
Gallagher	Liam
Gallagher	Lorraine
Gallagher	Michael
Gallagher	Peter
Gallagher	Tom
Galleries Manager	
Gallon	Alison
Gallon	Brett
Gallon	Karen
Gallon	Kevin
Gallon	Lee
Gallon	Lynn
Galsworthy	Alan
Galsworthy	Alan Anthony
Galsworthy	Kathleen Ann
Galsworthy	Sharon Louise
Ganley	Melanie
Ganning	Danielle
Garbett	
Gardiner	Edward
Gardiner	Elizabeth M
Gardiner	James
Gardner	Gordon
Gardner	Marie
Gardner	Victoria
Gargett	S W
Garraghan	Pauline
Garraway	Neil
Garrett	C
Garrick	Jo-Anne
Garside	Christine
Garside	R
Garside	Shelia
Gartland	A
Gartland	Mo

Gaskell	Stephen
Gaskin	Paul
Gatens	Amelia
Gatens	Emma
Gatens	James
Gatens	Mark
Gates	Grant
Gateshead Council	
Gateshead Council	
Gatherer	Abigail
Gatherer	David
Gatherer	Virginia
Gathorne	Ralph
Gaughan	C
Gaughan	J
Gaunt	Grant
Gaydon	Janet
Gaydon-Lownds	Frederick
Geddis	David
Geddis	Gillian
Geddis	Mrs
Gee	Steven
Gendi	K
Genecon	
Gent	Jeff
Gentoo	
Gentoo	
Gentoo	
Gentoo	
Gentoo	
Gentoo	
Gentoo Group	
Gentoo Group	
Gentoo Homes Ltd	
Gentoo Living	
Gentoo Management Committee	
George	A
GeorgeF White	
GeorgeF White	
GeorgeF White	
GeorgeF White	
Gerrard	Scott
Gettings	Alan S
Gibbon	Julie
Gibbon	Michael
Gibbon-Arvaniti	Miriam
Gibbons	Paula
Gibbons	Stuart Alexander
Gibson	A
Gibson	Angela
Gibson	Barbara
Gibson	Bradley
Gibson	Edith
Gibson	Emma
Gibson	Gemma
Gibson	Glenys
Gibson	Joanne
Gibson	Joanne

Gibson	John
Gibson	K
Gibson	Karen
Gibson	M
Gibson	M.R.
Gibson	Margaret
Gibson	Marjorie
Gibson	Michael James
Gibson	Paul W
Gibson	Sandra
Gibson	Stuart
Gibson	Tom
Gibson	Wayne
Giles	Pauline
Giles	Tracey
Giles	Wendy
Gilhespy	D
Gill	Eileen
Gill	George
Gillbanks	Z
Gilley Law/Lakeside CA	
Gilling	John
Gillott	Denise
Gillum	Jack
Gilroy	Richard
Gilyeat	David
Gladstone	Lisa
Glaister	Diane
Glaister	J
Glaister	M E
Glaister	M E
Glasgow	Eddie
Glass	Chris
Glass	Gayle
Glass	Malcolm
Glass	Malcolm
Glass	Robin
Glass	Shirley
Gleeson Homes	
Gleeson Homes and Regeneration	
Glenrose Developments Ltd	
Glover	Pamela
Glover	Tony
Gloyne	Louise
Glynn	Donald
God TV	
Godber	Vaughan
Godfrey	Ashley
Godfrey	Deborah
Godfrey	Lesley
Godfrey	Wayne
Golden	Lilian
Golden	William
Goldsmith	Manson B
Goldsmith	Wendy
Golightly	Anne
Good	Matthew
Goodchild	J

Goodfellow	C M
Goodfellow	Caroline
Goodfellow	Duncan
Goodfellow	K S
Gooding	Lisa
Goodwin	James
Gordon	Carol
Gordon	Elaine
Gordon	J
Gordon	Sarah
Goshorn	Linda
Goss	John T
Gough	Dylan
Gough	Sarah
Goulden	Aiden
Gourley	Louise
Gowland	Ann
Gowland	C
Gowland	J
Grace	Bethany
Grace	Rebecca
GRAHAM	ANGELA
Graham	Bob
Graham	Carly
Graham	Chris
Graham	D
Graham	E
Graham	Gemma
Graham	George
Graham	H
Graham	Ian
Graham	J
Graham	Jade
Graham	Kayleigh
Graham	M
Graham	Malcolm
Graham	Margaret
Graham	Michael
Graham	Michael
Graham	Peter
Graham	R
Graham	Robert
Graham	Sue
Graham	V
Grahan	Lindsey
Grainger	Alan
Grange Developments	
Grangetown Community Association	
Gransbury	Colin
Gransbury	Irene
Grant	Andrew
Grant	Bell
Gray	Amanda
Gray	Beverley Anne
Gray	Brian
Gray	C
Gray	Christopher
Gray	D

Gray	David
Gray	David
Gray	David
Gray	Diane
Gray	Emma
Gray	F
Gray	J
Gray	J
Gray	J
Gray	Karl
Gray	Michael
Gray	Mike
Gray	Paul
Gray	Phil
Gray	Stephanie
Greathead	Julie
Grecian	Joe
Green	Andrew
Green	Christopher C
Green	D
Green	E S
Green	E S
Green	Jonathan
Green	Julie
Green	Kaye
Green	Kevin
Green	Paul
Green	Stephanie
Green	Teresa
Greenan	M E
Greenan	W L
Greener	Andrew
Greener	William
Blackett	
Greenhow	Elaine
Greenhow	Elaine
Greenhow	Greg
Greenhow	Ian
Greenup	Catherine
Greenup	Philip
Greenwell	Anne
Greenwell	Anne
Greenwell	Carole
Greenwell	Carole
Greenwell	Helen
Greenwell	J
Greenwell	Owen
Greenwood	A
Gregory	Alison
Gregory	Ben
Gregory	HS
Gregory	Kate
Gregory	Marilyn S
Gregson	S
Graham	D
Greig	Ken
Greig	Peter
Greig	Sandra
Grey	Mary



Gribbin	W
Grierfield	Doris
Grieves	Gav
Grieves	Howard
Grieves	I
Grieves	Susan
Grieves	V
Griffiths	Lucy
Griffiths	Stuart
Griger	Stephen
Groark	Damian
Groark	Lucy
Groark	Maria
Groarke	Michael Gerard
Grocott	Paul
Groves	S
GSC Grays	
Gudgeon	M
Gustard	David
Gustard	David
Guthrie	Ann
Guthrie	Ellen
Guy	Claire
Guy	Diane
Guy	Les
Guy	R
Guyll	M P
Guyll	Rachel
GVA	
GVA	
GVA	
GVA	
GVA	
GVA Grimley	
H	Watson
H	Watson
Hackett	J
Hackles	Carl
Hackles	Wendy
Hackney	Leanne
Hackney	Leanne
Haddock	Pamela
Haddon	David
Hagel	Stephen
Haggan	Gemma
Haggan	Gillan
Haggan	John
Haggan	Philip
Haig	J
Haig Homes	
Hainey	Caroline
Hakin	Norman
Hakin	Norman
Halborg	Les
Haldane	Ian
Haldane	Karen
Haldane	Karen
Haldane	Stuart

Haley	T M
Hall	Alan
Hall	Alison Ann
Hall	Andrew
Hall	Anthony
Hall	Anthony
Hall	Audrey
Hall	Audrey
Hall	Brent
Hall	Bridget
Hall	Carolyn
Hall	Carolyn
Hall	D
Hall	David
Hall	David
Hall	Denise
Hall	Dorothy
Hall	Dorothy
Hall	Elizabeth
Hall	Elsie
Hall	Frances
Hall	G
Hall	Graham
Hall	Helen Louise
Hall	Jean E
Hall	Josh
Hall	Joyce
Hall	Julie
Hall	Lee
Hall	Les
Hall	Liam
Hall	Lisa
Hall	Lisa
Hall	Lynne
Hall	M
Hall	Merryl
Hall	N
Hall	P
Hall	P
Hall	Pauline Ann
Hall	Peter
Hall	Peter
Hall	Peter
Hall	Rebecca
Hall	Robert
Hall	S
Hall	Sheila
Hall	Stacey
Hall	Stephen
Hall	Steven
Hall	Susan
Hall	T
Hall	T
Hall	Valerie
Hall	W
Hall	Wilfred
Hall	William
Hall	William Andrew

Hall Construction	
hall construction services limited	
Halliday	Janelle
Halliday	Jason
Halliday	Victoria
Hall-Williams	Diane
Hall-Williams	John
Halstead	Philip
Hamed	Sam
Hamed	Sarah
Hamilton	Elaine
Hamilton	Elaine
Hamilton	Maureen
Hammal	Claire
Hammond	Joanne
Hancock	John
Hancock	Phillip
Hanlon	Moira
Hann	J
Hann	Robert
Hannah	Christopher
Hannah	Darren
Hannah	Kelly
Hannah	Mary
Hannah	Peter
Hannan	Denise
Hannan	Frank
Hannan	Jake
Hannan	Mark
Hanratty	Gillian
Hanratty	T
Hansom	Paula
Hansom	Steve
Hanson	R
Hanson UK	
Harbottle	Linda
Harbron	Natalie
Harding	Michael
Harding	Michael
Harding	Sarah Louise
Hardings Solicitors	
Hardwick	Alan
Hardy	Andrew
Hardy	Angela
Hardy	Elizabeth
Hardy	Emma
Hardy	emma
Hardy	J
Hardy	Keith
Hardy	Margaret J
Hardy	Meriel
Hardy	N F
Hardy	P N
Hardy	Sharon
Hardy	Susan
Hardy	V
Hare	A
Harford	Michael

Harker	Pauline
Harker	Pauline
Harkness	Chris
Harland	Andrea
Harland	Dawn
Harland	Philip
Harland	Sharman
Harmer	Darren
Harmer	Harold
Harmer	Harold
Harmer	Pauline
Harmieson	Sarah
Harnett	Fiona
Harnett	Karis
Harnett	Lee
Harper	Martin
Harraton Community Association	
Harrington	Sarah J
Harris	Anna Marie
Harris	Ian
Harris	Joanne
Harris	Lisa
Harris	Lisa
Harris	Margaret
Harris	Sue
Harrison	Bethany
Harrison	Brian
Harrison	Joan
Harrison	Lynn
Harrison	M
Harrison	Michelle D
Harrison	Mike
Harrison	N
Harrison	Neil
Harrison	P
Harrison	Rachel
Harrison	Rosemary Eve
Harrison	S
Harrison	William
Harrison-Coe	Claire
harrison-coe	claire
harrison-coe	claire
Harris-Parker	Kirstie
Hartill	Leanne
Hartis	Rachael
Hartlepool Borough Council	
Hartley	Andrew
Hartnack	Michael
Hartridge	Allen
Hartridge	Lynn
Hartridge	Lynn
Hartshorn	Giv
Harvey	Jordan
Harvey	K
Harvey	M F
Harvey	Michael
Harvey	Reece

Harvey	Sarah
Harvey-Golding	Glen
Harvey-Golding	Gregory
Harvey-Golding	Louise
Harworth Estates	
Haslam Homes NE	
Hassan	Alan
Hassan	Alan
Hassan	Maureen
Haswell	Helen
Haswell	Michael
Haswell	Pat
Haswell	Robert
Haswell	Robyn
Haswell	S
Hattersley	Phillip
Haughan	Will
Hauxwell	Amanda
Hauxwell	Jordan
Hauxwell	Jordan
Hawdon	D
Hawkins	Stuart
Hawthorne	David
Hawthorne	Sharon
Hay	June
Hay & Kilner Solicitors	
Hayes	James O
Haynes	Deborah Lynn
Haynes	George
Haynes	Kathleen
Hayton	Paula
Hayton	Richard
Haywood	Margaret
Haywood	Margaret
Haywood	Paul
Haywood	Paul
Haywood	Stephen
Head	Laura
Headen	Tony
Headley	Tracey
Headlight	
Heal	Sandra
Healy	Michael
Heaney	Linda
Heaney	Linda
Heaps	Joshua
Heath	Ann
Heath	Paul
Heavinden	Alan
Hedges	C R
Hedgley	Sheila
Hedley	Colleen
Hedley	David
Hedley	Emma
Hedley	Hayley
Hedley	Ian

Hedley	Laura
Hedley	Victoria
Hedley Planning	
Hedley Planning Services	
Hedley Planning Services	
Heeley	K
Helios Properties Plc	
Hellens	Rita
Hellens Group	
Hellens Group Ltd	
Hellens Investments (Eppleton) LLP	
Hellens Land Ltd	
Help The Aged	
Henderson	E
Henderson	Elaine
Henderson	Ian
Henderson	Joan
Henderson	John
Henderson	John William
Henderson	Julie
Henderson	Laura
Henderson	Michelle
Henderson	Sandra
Henderson	Shirley
Henderson	Zena
Henderson-Knox	A
Henderson-Knox	Malcolm
Hendon Islamic Society	
Hendon Young Peoples Project	
Hendson	U
Henley	Elaine
Hennessey	Joe
Henry	Angie
Henshaw	D
Hepburn	James
Hepburn	Stephen
Hepburn	R J
Hepple	E
Hepple	Jessica
Hepple	Kevin
Hepple	L A
Hepple	Sheila
Hepplewhite	Dorothy
Hepplewhite	Dorothy
Heptinstall	Susan
Hepworth	J
Herbert	Adrian
Herbert	Joanne
Hercules Unit Trust	
Herdman	Nigel
Heron	Amanda
Heron	Nicola Ann
Heron	Robert
Herrington	The WI
Herrington	The WI
Herrington Village Show Committee	
Herrington Village Show Committee	

Herron	Alison
Herron	Lewis
Herron	Tiia
Hesler	Gillian
Heslop	Geoff
Heslop	John
Hetherington	David
Hetherington	David Alan
Hetherington	David Alan
Hetherington	DJ
Hetherington	G
Hetherington	Larry
Hetherington	Larry
Hetherington	Melanie
Hetherington	Ronnie
Hetherington	Steve
Hetton Fruit & Veg	
Hetton Town Council	
Hetton Town Council	
Hetton Town Council	
Hewitson	Wendy
Hewitt	Martin
Heywood	Kasia
HH Land and Property Ltd	
HH Land and Property Ltd	
Hibbery	P J
Hickman	Colin
Hickman	Katie
Hickman	Lesley
Hickman	M
hicks	ashley
Hicks	Craig
Hicks	L.J
Hicks	Lynne
Hicks	Susan
Higgins	Phillip
Highways England	
Highways England	
Highways England	
Highways England	
Highways England	
Highways England	
Highways England	
Hill	Adam
Hill	B
Hill	Christopher
Hill	Christopher
Hill	D
Hill	E
Hill	L
Hill	Martha Dorothy
Hill	Natalie

Hill	P
Hill	Peter
Hill	Robert
Hill	T
Hill	Wendy
Hill	Wendy
Hillier	E
Hillier	R
Hills	Frankie
Hills	K
Hills	Karen
Hills	Michael
Hilton	John Joseph
Hilton	Patricia Ann
Hinchliff	Jemma
Hind	Andrew
Hind	James
Hind	Keith
Hindmarch	Lucy
Hinds	Michael
Historic England	
Historic England	
Historic England	
HJ Banks And Co Ltd	
HLP Design	
Ho	A
Hoban	Katie
Hobson	G M
Hobson	Norman
Hobson	Pauline
Hodgkiss	Robert Kirtley
Hodgson	Audrey
Hodgson	Ian
Hodgson	June
Hodgson	June
Hodgson	M
Hodgson	M
Hodgson	Paula
Hodgson	R
Hodgson	Sarah
Hodgson	Sharon
hodgson	susan
Hodson-Fraser	Lorna
Hoey	Iain
Hogan	Brett
Hogan	Rosie
Hogg	Bob
Hogg	Elizabeth
Hogg	Karen
Hogg	Lindsey
Hogg	Michael
Hokner	Mandy
Holbrow	Karlene
Holbrow	Philip
Holden	Keith
Holland	Hazel
HOLLAND	JAMES
Holland	Jennilee

Holland	Margaret
Holland	Mark
Holland	Peter
Holland	Peter
Holliday	Christine
Holliday	John
Holling	Susan
Hollis	Hayley
Hollis	J
Hollis	Michelle
Hollis	Susan
Hollis	William
Holman	K
Holman	Lynne
Holmes	Barry
Holmes	Gary
Holmes	Gavin I
Holmes	Janice
Holmes	Lee
Holmes	Malcolm G
Holmes	Marie
Holmes	Marie
Holmes	Rhiannon
Holmes	Trevor
Holmes	William
Holmes	William
Holt	Ronald
Holt	S M
Holt	Sally
Holyoak	Barry
Holyoak	David
Holyoak	David
Holyoak	Emma
Holyoak	Janet
Home Builders Federation	
Home Builders Federation	
Home Builders Federation	
Homer	Steve
Homes and Communities Agency	
Homes and Communities Agency	
Homes And Communities Agency	
Homes And Communities Agency	
Homes England	
Homes England	
Homes England	
Honeyball	Paula
Hood	Diane
Hood	Marjorie and David
Hood	Richard
Hood	Stewart
Hooper	Richard
Hope	A
Hope	A
Hope	Allen
Hope	Amy
Hope	Andrew
Hope	Barbara
Hope	Dennis

Hope	Jill
Hope	Ryan
Hopkins	CW
Hopkins	D
Hopkins	J
Hopkirk	Stephen
Hopkirk	Steve
Hopkirk	Steve
Hopper	Caroline
Hopper	Linda
Hopper	Richard
Hopper	Richard
Horn	Alan
Horn	Christopher
Horne	Neil
Horne	Pamela
Hornell	Alan
Horrigan	David
Horrigan	Jane
Horrigan	Keith
Horrigan	Keith
Horrigan	Sarah
Horsley	Thomas
Horvath	Daniel
Horvath	Stefan
Hosking	Kevin
Hoskins	A S
Houghton	B
Houghton	C
Houghton	Criag
Houghton	John
Houghton	K
Houghton	Norma
Houghton	Stephen
Houghton	Susan
Houghton Racecourse Community Access Point	
Houghton Racecourse Community Association	
Houlden	Carl
Housam	Rebecca
Housing 21	
Housing 21	
Howarth	Margaret
Howard	Andrew
Howard	David
Howard	Marie
Howarth	Estelle
Howarth	P
Howe	Ben
Howe	Carol. L.
Howe	Christine
Howe	Douglass
Howe	Edward
Howe	Elisa
Howe	Gladis
Howe	Graeme
Howe	Heather
Howe	Heather

Howe	J
Howe	J
Howe	J
Howe	Jean
Howe	John
Howe	Julie
Howe	Margaret
Howe	Mark
Howe	O
Howe	S
Howell	Elaine
Howell	Julie
Howell	Julie
Howells	Claire
Hownam	Clare
Hownam	Jon
Howson	Catriona
Howson	Chris
Hoyland	Pamela
Hucknall	L P
Huddleston	Danielle
Hudgell	Jill
Hudgell	Mike
Hudson	Bradley
Hudson	Evelynne
Hudson	Gordon
Hudson	J
Hudson	Jacqueline
Hudson	Jacqueline
Hudson	Margaret
Hudson	P
Hudson	Rebecca
Hudson	S
Hudson	Sheila
Hudson	Stephen
Hudson	Susan
Huggins	Mark
Hughes	Christopher
Hughes	David
Hughes	David
Hughes	G
Hughes	K
Hughes	L
Hughes	L
Hughes	Lisa
Hughes	Lorraine
Hughes	Louise
Hughes	M
Hughes	N
Hughes	Phil
Hughes	R
Hughes	Sarah
Hughes	Stephen
Hughes-Rixham	G & B
Huitson	Ann
Huitson	Christine
Huitson	Michael
Huitson	Paul

Huitson	Tracy
Hullock	Lauren
Hulsmeier	Elaine
Hulsmeier	P
Hulsmeier	P M
Humble	James
Hume	Colette
Hume	Elaine
Hume	Gary
Hume	Stephen
Humphrey	Ellen
Humphrey	Richard
Humphrey	Sandra Maria
Humphrey	Steve
Hunt	Adam
Hunt	Matthew
Hunt	Stuart
Hunter	Alexandra
Hunter	Alison
Hunter	Brenda
Hunter	Colin
Hunter	D
Hunter	Diana
Hunter	G
Hunter	Gemma
Hunter	Gregg
Hunter	H S
Hunter	Ian
Hunter	Judith
Huntington	Danielle
Huntley	Ann
Huntley	Bert
Huntley	Heather
Huntley	L
Huntley	L
Hurst	G
Hurst	Gillian
Hurst	Nicola
Hurst	William Andrew
Hurt	Andrea
Husband	A
Husband	Anna
Husband	Carol
Husband	Carol
Husband and Brown Limited	
Hutcheon	Lynn
Hutchinson	Carol
Hutchinson	Elliot
Hutchinson	Georgia
Hutchinson	Jason
Hutchinson	John
Hutchinson	R
Hutchinson	Sammey
Hutchinson 3G UK Limited	
Hylton	F
Hylton	Pat
Hylton Castle Residents Association	
Ian Davies	Ian

Ibinson	Christine
Ibinson	K
Ikin	George
Ikin	Sylvia
Iley	M
Illingworth	Jess
Illingworth	K
Imrie	Alison
Inch	S A
Ingleby	K
Ingram	Christopher
Ingram	David
Ingram	Jonathan
Ingram	Philip
Ingram	Stacey
Ingram	Sue
Ingram	William Stewart
Ingus	Paul
Innes	Sarah
International Community Organisation of Sunderland	
Iqbal	Jawid
Irving	Lynne
Irving	Lynne
Irving	R
Irving	Susan
Irving	W
Irwin	E
Irwin	J B
Irwin	Jackie Blake
Irwin	Jackie Blake
Irwin	L
Irwin	L & C
Ismay	Christine
Ivison	Conor
J	Anderson
J	Jools
J	Richardson
J & J Design	
Jack	Andrew
Jackson	Alan
Jackson	Craig
Jackson	D
Jackson	Frederick
Jackson	J
Jackson	Lesley
Jackson	Neil
Jackson	R
Jackson	Sharon
Jackson	Simon
Jackson	Sylvia
Jackson	Sylvia
Jacksons Solicitors	
Jacobson	Brett
Jacobson	Marilyn Margaret
Jacobson	Wesley Terence
Jacques	Karl
Jacques	S
Jacques	W

Jagbar	B S
Jagpal	Jasjit
James	Adam
James	Adam
James	Dave
James	Josphine
James	Richard
James	Simone
Jameson	Brenda
Jamieson	Ian
Jane Gibson Almshouses	
Jarrett	Eileen
Jarvis	Bruce R
Jarvis	Colin
Jarvis	James
Jarvis	Natalie
Jary	Raymond
Jasper	Marie
Jeffereies	Spencer
Jeffereies	Spencer
Jefferies	Judith
Jeffers	Yvonne
Jefferson	Dean
Jefferson	Paul
Jeffery	Malcolm
Jeffrey	Angela
Jeffrey	Eleesha
Jenkins	Rachael
Jenkins	Sean
Jennings	Gloria
Jennings	M A
Jennings	Terry
Jepson	A
Jessop	Gary
Jessop	Gary
Jewitt	A F
Jill	Walmsley
Job Centre Plus	
Jobs	
Jobling	D
Jobling	David
Jobling	L
Jobling	M
Jobson	Linda
Jobson	Paul
John Martin Associates	
Johns	Megan
Johnson	A
Johnson	A
Johnson	Alicia
Johnson	Allan
Johnson	Catherine
Johnson	Claire
Johnson	D
Johnson	Dave
Johnson	Gary
johnson	gavin
Johnson	Gavin

Johnson	Greg
Johnson	James
Johnson	jean
Johnson	Jennifer
Johnson	Katie
Johnson	Kimberley
Johnson	Kimberley
Johnson	Kimberley
Johnson	L
Johnson	Leonard
Johnson	Les
Johnson	Lewis
Johnson	Linda
Johnson	Lucy
Johnson	Lyndsey
Johnson	M
Johnson	Margaret
Johnson	Marilyn
Johnson	Mavis
Johnson	Michele
Johnson	Michele
Johnson	Michele
Johnson	P
Johnson	Pat
Johnson	Paul
Johnson	Paul
Johnson	Paul
Johnson	Peter
Johnson	Raymond
Johnson	Richardson
Johnson	Robert
Johnson	Robert
Johnson	S
Johnson	Sandra
Johnson	Sandra
Johnson	Stephen
Johnson	Susan
Johnson	Susan
Johnson	T
Johnson	Thomas
Johnson	Tia
Johnson	Tony
Johnson	V E
Johnson	Victoria
Johnson	Vivien
Johnson	Wendy
Johnston	Andrea
Johnston	D
Johnston	Hayley
Johnston	J
Johnston	Kevin
Johnston	Lesley
Johnston	Linda
Johnston	P
Johnston	Paul
Johnston	Raymond
Johnston	Richard
Jomast Developments	

Jonas	Craig
Jonas	Norman
Jones	A
Jones	Dan
Jones	David
Jones	David
Jones	Elliot
Jones	Ian
Jones	J
Jones	J E
Jones	Jean
Jones	Jensen
Jones	John
Jones	K
Jones	Karen
Jones	Kevan
Jones	Krystian
Jones	L
Jones	Laura
Jones	Leanne
Jones	Lindsey
Jones	Louise
Jones	Louise
Jones	Mark
Jones	Neil
Jones	Neil
Jones	Nicola
Jones	Pat
Jones	Pat
Jones	SA
Jones	Sheila
Jones	Stephen
Jones	Tim
Jones	Toni
Jones Day	
Jordan	J
Jordan	V
Jordison	Ann
Jordison	Brian
Jordison	D
Jordison	Lorraine
Jordison	M
Jou	Reg
Jou	Thelma E
Joyce	Daniel
Joyce	Jason
Joyce	Jean
Joyce	Jessica
Judson	Sarah
JWPC Limited	
Kane	Ricky
Kans And Kandy	
Karabelas	Allison
Kean	Anthony
Keating	Julie
Keep Moat	
Keerie	John
Keif	Bryan

Keith	Alexander
Keith	Francesca
Keith Reed Consultancy	
Keithley	Rachael
Kell	L
Kellam	Jenna
Kellett	Kevin
Kellett	Lisa
Kellett	Nadia
Kellett	Rachael
Kelley	Laura
Kelley	Laura
Kelley	Louise
Kelley	Louise
Kelly	Allan
Kelly	Allan
Kelly	Claire
Kelly	Claire
Kelly	Donna
Kelly	Jayne
Kelly	Margaret
Kelly	Tony
Kendle	Norma
Kendle	Norma
Kendle	Norma
Kennedy	Joyce
Kennedy	Laura
Kennedy	Lynsey
Kennedy	Robin
Kenny	Ronan
Kent	Andrea
Kent	Mary
Kentucky Fried Chicken (Great Britain) Limited	
Kepier Almshouses	
Kernen	Jamie
Kerr	Christian
Kerr	S
Kerr	Steven
Kerridge	Dawn
Kerridge	Dawn
Kimmitt	T
King	Adam
King	Anne
King	Barbara
King	David
King	Jason
King	Julie
King	Julie
King	Kevin V
King	Kevin V
King	Lynn
King	V
King	Valerie
Kinnison	John
Kirkland	Helen
Kirkley	Graeme
Kirkley	Nicola
Kirkwood	M

Kirtley	Alex and Henry
Kirtley	Trina
Kirton	Karla
Kitchen	John
Kitchen	Rebecca
Kitching	Craig
Kitching	Janet
KLR Planning	
Knight	Annette
Knight	Carol
Knight	David
Knight	Lea
Knight	Michael
Knipe	D
Knowles	Chris
Knox	William
Kulinich	Sara
Kumar	A
Kyle	Ken
Laffey	Caroline
Laffey	Lee
Laidler	Chris
Laidler	Rachel
Laing	Debbie
Laing	Gary
Laing	James
Laing	James
Laing	Margaret
Laing	Norman
Laing	Raymond
Laird	Stella
Lake	Sam
Lake	Sam
Lalas	Noadic
Lally	Barbara
Lally	David
Lally	Joanne
Lally	Joanne
Lally	Rachel
Lamb	Christine
lamb	Deborah
Lamb	Helen
Lamb	Jaimie
Lamb	James & June
Lamb	Kelly
Lamb	Linda
Lamb	Mary
Lamb	Stephen
Lamb	Wilfred
Lambe	Alison
Lambert	Alan
Lambert	Andrew
Lambert	Jane
Lambert	T
Lambert Smith Hampton	
Lambert Smith Hampton	
Lambton	Angela
Lambton	Chris

Lambton	David
Lambton	Dennis
Lambton	Eve
Lambton	Joan
Lambton	M
Lambton	Maureen
Lambton	Maureen
Lambton	Maureen
Lambton Community Association	
Lambton Estate	
Lambton Estate	
Lambton Estates	
Land	Ellie
Land	Leanne
Land of the Three Rivers Local Nature Partnership	
Land of the Three Rivers Local Nature Partnership	
Landsbury	Ashley
Landtrader(UK & Ireland) Ltd	
Lane	Caroline
Lane	Christopher
Lane	Deacon
Lane	Gary
Lane	John
Lane	Linda
Lane	M A
Lane	Susan
Langlands	Irene
Langlands	Stewart
Langley	Joanne
Langley	Joanne
Langthorne	David
Lannen	Lisa
Lashley	Judith Anne
Last	Elizabeth
Latheron	Geoff
Latimer	V
Latimer	Vicky
Latkin	Neil
Lauder	Kayleigh
Lavell	K
Lavelle	Christopher
Lavelle	Louise
Laverick	Guy
Laverick	Michael
Laverick	Michael
Laverick	N
Laverick	Sharron
Lawrence	Allison
Lawrence	Beth
Lawrence	Graham
Lawrence	James
Lawrence	Liz
Lawrence	Marc
Lawrence	Susan
Laws	A
Laws	Anne
Laws	Emma

Laws	Lyn
Lawson	Annabel
Lawson	Anne
Lawson	Anne
Lawson	Elaine
Lawson	G
Lawson	Gillian
Lawson	J
Lawson	Janet
Lawson	Nicola
Lawson	Patricia
Lawson	Paula
Lawson	Ron and Mary
Lawson	Sarah
Lawson	William
Lawson	
Lawton	Linda
Lay	G
Lay	Gwen
Laydon	Alyson
Laydon	Paul
Laydon	Peter
Layford	Wendy
LCS Limited	
Lea	D.B.
Lea	P.E
Lea	Sheila
Leach	A
Leach	David
Leach	Sarah
Leach	Terri
Leach	Terri
Leadbitten	Lee
Leather	Emma
Leather	Michael
Leckenby	Bernadette
Leckenby	Michael
Lee	Charles
Lee	Colin
Lee	D
Lee	David
Lee	E
Lee	Emma
Lee	Geoff
Lee	Hilary
Lee	John
Lee	John
Lee	Kevin
Lee	M
Lee	P
Lee	R A
Lee	Ricky
Lee	Vivienne
Lee	Zoe
Leeks	Clinton
Lees	Frederick
Leigh	Edward
Leigh	John

Leigh	John
Leigh	Stuart
Lennox	G
Leonard	Anthony
Leonard	Grace
Leroy	B
Leroy	John
Les Potts 4 Wheel Drive Ltd	
Lesley Bates	Lesley Marsden
Lester	Sarah
Leverett	L
Levitt	C
Lewandowski	Chris
Lewandowski	Rachael
Lewandowski	Stefan
Lewandowski	Josef
Lewell-Buck	Emma
Lewins	D
Lewins	M
Lewins	W
Lewins Kinnison	Annette
Lewins-Pearce	J
Lewis	Claire
Lewis	D W
Lewis	Hellen
Lewis	S
Lewis	Stephen
Lewis	T
Lichfields	
Lichfields	
Lichfields	
Lichfields	
Lichfields	
Lichfields	
Lichfields	
Lichfields	
Lichfields	
Liddell	J
Liddle	A W
Liddle	Christine
Liddle	Claire
Liddle	J
Liddle	Karen
Liddle	Karen
Liddle	Rosina
Liddle	Steven
Liesicke	J
Lightle	R
Lilley	Yvonne
Limon	Michelle
Lincoln	J
Lincoln	Sandra
Linda	Morley
Lindsay	Jon
Lindsay	Leeanne

Lindsay	Mark
Lindsay	Wendy
Lindson	N
Ling	James
Lingwood	Diane
Lingwood	John
Linsley	David
Linsley	Matthew
Lisgo	Joanne
Lisle	Mary
Lister	Robert
Lister	Tony
Litherland	Stephen
Lithgow	K
Little Lumley Parish Council	
Littlechild	Robert
Littlejohn	Amanda
Littlejohn	Daniel
Littlejohn	Ian
Littlejohn	Joy
Littlejohn	Nathan
Littlejohn	Richard
Livingstone	M
Lloyd	Danielle
Lloyd	Debs
Lloyd	Keith
Lloyd	Nicole
Lloyd	Phillip
Lloyd	S
Lloyd	Susan
Lloyd	Susan
Loader	Jennifer
Loader-Young	Jodie
Loader-Young	Shaun
Loadman	Esime
Loadman	Thomas
Lock	GT
Locke	Anna
Locke	Christopher
Lockhart	P
Lockyer	Sandra
Lodge	Judith
Lofthouse	C
Logan	Alexander
Logan	Alison Jane
Logan	Annabel
Logan	Marcus
Logan	Stuart
Lomax	Adam
Lomax	Adam
Lomax	Alex
Lomax	Claire
Lomax	Denise
Lomax	Kimberley
Long	Andrew
Long	Keith and Janice
Long	Lynnndsey

Long	W A
Longley	J W
Longstaff	Eve
Longstaff	Karen
Longstaff	S
Lord Durham Estates	
Lord Lambton's VS	
Lormor	J
Lormor	Malcolm
Lormor	William
Lornor	M J
Lorraine	Brett
Loscombe	Amy
Loughlen	Ruth
Loveday	Amy
Lovel	Simon
Lovell	M
Lovell	
Lovett	Muriel
Low	Robin
Low	Stewart
Low	Vivienne
Lowden	Elliott
Lowden	Michael
Lowerson	Anthony
Lowerson	Daniel
Lowerson	Joanne
Lowerson	Neil
Lowery	Anthony
Lowery	Jessica
Lowes	Helen
Lowrie	John Austen
Lowson	David
Lowson	David
Lowson	Jean
Lowson	John
Lowson	Paul
Lowson	Valerie
Lowther	Christine
Lowther	George
lowthian	michael
Lucas	Susan
Luhrs	Colin
Luke	David
Luke	Rachel
Luke	Rosie
Luke	Stephen
Lumley	Carole
Lumley	Catherine
Lumley	Dorothy
Lumley	Dorothy
Lumley	Ian
Lumley	Ian
Lumley	Karen
Lumsdon	Richard
Lumsdon	Gemma
Lumsdon	Gemma
Lumsdon	Maureen

Lumsdon	Maureen
Lumsdon	Richard
Lunn	Kirsten
Lusby	Maria
Lusby	Peter
Lyall	Andrea
Lyall	Michael
Lyle	Caroline
Lyle	Gloria
Lynas	David
Lynch	Lesley
Lynch	Lesley
Lynn	Alison
Lynn	Carol
Lynn	Catherine
Lynn	D
Lynn	Erica
Lynn	Graham
Lynn	Herbert Neil
Lynn	Herbert Neil
Lynn	Malcolm
Lynn	Peter
Lynn	Peter
Lynn	Tom
Lyon	Edward
Lyons	Matthew
Lysaght	Cathy
Lyttle	K
M Nicol & Company	
Macbeth	James
MacDonald	Anne
Macdonald	Barry
MacDonald	Joanne
MacDonald	Tom
Mackay	Zoe
Macknight	John
MacLeod	Kaye
Madden	Mark
Maddison	Augusta
Maddison	C
Maddison	Catherine
Maddison	J
Maddison	Leon
Maddison	M
Maddison	Maureen
Maddison	Maureen
Maddison	Robert
Maddison	Steven
Maddock	Marianne
Madeley	Shirley
Magree	James
Mahan	Nadia
Maidment	K
Main	Gillian Alfreda
Main	Jeffrey Alexander
Majnusz	Wayne
Makin	Maurice
Malinski	Ben



Malinski	Elizabeth
Malinski	Leona
Malinski	Roger
Mallam	K
Mallam	L
Mallam	Lee
Mallen	Ed and Carole
Mallett	S
Mallon	Joyce
Malloy	Jeanette
Malloy	Martin
Maloney	P
Mandale Properties Ltd	
Mann	Chloe
Mann	Dorothy
Mann	Edward
Mann	M
Mann	Natasha
Mann	Paul
Manning	Lisa
Manning	M
Manning	S
Manson	Michelle
Mansueto	Dianne
Maple	S
Mardghum	Janice
Marian	Clare
Marine Management Organisation	
Marine Management Organisation	
Marine Management Organisation	
Marine Management Organisation	
Marine Management Organisation	
Marine Management Organisation North Shields,	
Marjoram	Joanne
Marjoram	Sally
Markham	D
Markham	Julie
Marku	Kelly
Marland	Victoria
Marley	Frances
Marley	Frances
Marley	Kathleen
Marley	Ronald
Marley	Ronald
Marley	Vivienne
Marlow	Pam
Marran	Aidan
Marran	Fiona
Marran	Fiona
Marran	Holly
Marriner	Amanda & Neil
Marriner	David
Marriner	Steve
Marriner	V
Marriott	Linda
Marron	Chloe
Marron	Paul
Marrs	Leigh

Marsden	Abbie
Marsh	John
Marshall	Amy
Marshall	Christine
Marshall	Matthew
Marshall	Michelle
Marshall	Ruth
Marshall	Scott
Marshall	Scott
Martin	Bev
Martin	E
Martin	Elizabeth
Martin	George
Martin	June
Martin	Lauren
Martin	Mavis
Martin	Neville
Martin	Paul
Martin	R
Martin	R
Martin	Sharon
Martineau	
Maskell	Samantha
Mason	A
Mason	Alan
Mason	Andrew
Mason	Billy
Mason	David
Mason	George
Mason	Helen
Mason	June
Mason	M
Mason	UP
Mason	Verna
Massey	Catherine
Massey	James
Massie	Katherine
Masters	Tracy
Masw	Steven
Mather	E P
Mather	James C
Matthews	Anne
Matthews	Colin
Matthews	Colin
Matthews	D
Matthews	Duncan
Matthews	Philip
Mattless	Fiona
Mattless	Gary
Maughan	Kelly
Maughan	L
Maughan	Lucie
Maughen	Robert
Maughn	Freda
Maven	Andrew
Maven	Diane
Maven	Julie
Maw	J

Maw	
May	Julie
May	Katy
May	R
McAdoo	Natalie
McAdoo	Paul
McAleer And Rushe	
McAlinden	Kay
McAllister	Paul
McArdle	Pauline
McArthur	Karen
McArthur	Malcolm
McArthur	Margaret
McArthur	Veronica
McBeth	Neil
McBride	Kevin
McBride	Norma
McBride	Thomas
McBride	Thomas
McBurnie	Elle
McBurnie	Venessa
McCabe	Iris
McCafferty	Kirsty
McCafferty	Nicola
McCaffrey	David
Mccaffrey	Jacqueline
McCain	Denis
McCaine	B
McCaine	J
McCall	Gilda
McCall	Ian
McCarron	Susan
McCarthy	S
McCarthy And Stone Ltd	
McCartney	D
McCartney	Garry
McCartney	Kerry
McCartney	T
McClay	Kelly
McCombie	Alison
McConnell	
McConville	Amy
McCourt	Ashley
McCourt	Ashley
McCourt	J
McCourt	Maureen
McCoy	Graeme
McCree	Gabriella
McCulley	Pauline
McDermott	Terry
McDonagh	Mark
McDonald	Jacqueline
McDonald	Jacqueline
McDonald	Michelle
McDonald	Sheila
McDonough	Lesley
McDougall	S
McElderry	Jamie

McElroy	Gavin
McEvoy	E
McEvoy	E
McGargle	Deborah
McGarry	Stephen
McGee	Catherine
McGee	E
McGeorge	Bridie
McGeorge	Emma
McGeorge	Paul
McGeorge	Trevor
McGill	Craig
McGill	Craig
McGill	Karen
McGill	Karen
McGill	Lee
McGill	Lee
McGill	Steven
McGill	Steven
McGilvray	David
McGlen	K
McGlen	K
McGlen	Kevin
McGlen	M
McGlinchey	Carol
McGlinchin	M
McGorman	Ross
McGourley	Edward
McGovern	Mark
McGowan	Jan
McGowan	Laura
McGowan	Ron
McGregor	George
McGregor	John
McGrory	O
McGrory	Steve
McGuigan	Lee
McGuinness	Emma
McGuinness	Marilyn
McGuire	Ashleigh
McGuire	John
McGuire	Lynda
McGurrell	Margaret
McInnes	F
McInnes	Joyce
McInnes	Lynn
McInnes	R
McIntosh	James
McIntyre	Ben
McIntyre	Daniel
McIntyre	G
McIntyre	Gwynneth
McIntyre	Joshua
McIver	N
McKay	Dorothy
McKellar	David
McKellar	Kerry
McKenny	Joan

McKenzie-Fraser	Noeleen
McKeon	A E
McKeon	A E
McKeon	J
McKeon	J
McKeon	W
McKeon	Wendy
McKeown	Brian
McKevitt	Lynne
Mckie	Catherine
Mckie	Catherine
McKinley	Marc
McKnight	Jill
McLaghin	Amanda
McLaughlin	Jacqueline
McLaughlin	Neil
McLean	Claire
McLean	Emma
McLean	Jonathan
McLeish	Angela
McLellan	Nick
McLenzie	H
McLoughlin	Jim
McLoughlin	Patrick
McMahan	Gillian
McMahan	Joan
McMann	Sheryl
McManus	David
McManus	Gary
McManus	Norah
McManus	Tracey
McMaughan	Lindsay
McMaughan	Louise
McMenam	Nathan James
McNally	E A
McNeil	Kay
McNichol	L
McNish	Craig
McNish	Jennifer
McNish	Jennifer
McNulty	Ingelise
McNulty	Ingelise
McNulty	Michael
McPeake	George
McPeake	Tracy
McQueen	Anne
McQueen	Gordon
McQueen	Stephanie
McQueen	Stephanie
McRillup	A
McTavy	Martin
Mead	Rob
Meadows	Andrea
Meadows	Andrew George
Meadows	Ian
Mearns	Ian
Mearns	Simon
Meddes	Natalie

Meek	C
Meek	C
Meek	D
Meek	E B
Meek	Gordon
Mein	Angie
Mein	Bailey
Mein	Jeanette
Mela	Thomas
Meldrum	Wilfred
Mellefont	Angelia
Mello	Rebecca
Merchant Brown	Diane
Meredith	Naomi
Merrigan	Joe
Merritt	M
Merritt	Norma
Merton	Jean
Metcalf	I
Metcalf	John
Metcalf	Julie
Metcalf	Paul
Metcalf	Russell
Metcalfe	Danielle
Metcalfe	Hilary
Metcalfe	Hilary
Metcalfe	Kenneth
Metcalfe	Linda
Metcalfe	Richard
Metcalfe	Richard
Metcalfe	Scott
Metcalfe	Tracey
Metters	Samantha
Michelle	Wetherell
Middleditch	Neil
Middleditch	
Middlemass	S
Middlemiss	Douglas
Middlemiss	Susan Jane
Middlesborough Borough Council	
Middleton	A
Middleton	F
Middleton	John
Middleton	Judith
Middleton	Kathleen
Midson	Robin
Midwood	James
Midwood	L
Midwood	Lyndon
Midwood	Malcolm
Midwood	William
Milburn	Anne
Milburn	Ian
Milburn	Joanne
Milburn	Steven
Miles	Donald / Linda
Miles	
Mill Telecom Ltd.	

Miller	Andrew
Miller	Audrey
Miller	Caroline
Miller	Caroline
Miller	Edward
Miller	Edward
Miller	F
Miller	Fiona
Miller	Gordon
Miller	Graeme
Miller	Hilary
Miller	K
Miller	L
Miller	R
Miller	Shelby
Miller	Susann
Miller	Susanne
Miller Developments	
Milley	Katrina
Millfield CORPS Salvation Army	
Mills	Alysa
Mills	Christine
Mills	G
Mills	John
Mills	Kelvin
Mills	Peter
Mills	Rachel
Millward	Keith S
Milmir	Clive
Milne	Andrew
MILNER	C
Milner	Clive
Milner	Helen
Milner	John
Milner	Lindsey
Mineral Products Association	
Minikin	Keith
Minkin	Alexandra
Minnican	Alan
Minnican	Corey Lee
Minnican	Lucy
Minniss	Debbie
Minto	Emma
Minutia	Kallista
Mitchell	C
Mitchell	Ian
Mitchell	Kevin
Mitchell	Robert
Mitchell	Sarah
Mitchinson	Claire
Mitford	Margaret
MJNPDMC Ltd	
Moan	Sylvua
Mobile Operators Association	
Modd	D
MODIS	
Modus Properties Ltd	
Moffatt	J

Moffatt	John
Moffatt	Sheila
Moffatt	Thomas
Moffett	Amanda
Moffitt	Bryan
Moffitt	Emily
Moffitt	Graeme
Moffitt	Graeme
Moffitt	Jacqueline
Moist	Catherine
Mojarab	Elaine
Moks	Erica
Mole	Margaret
Molony	Colin
Monaghan	M
Monaghan	Ron
Mono Consultants Ltd	
Montador	A
Montague	P
Monte	S
Moody	A
Moody	A
Moody	Mary
Moon	Deborah
Moon	Sophie
Mooney	Tracy
Moor	John Stuart
Moor	Susan
Moore	Ada
Moore	Billy
Moore	Billy
Moore	Eddy
Moore	Jamie
Moore	Jill
Moore	Jill
Moore	John D
Moore	Ken
Moore	L
Moore	M
Moore	Marilyn
Moore	Pauline
Moore	Tyler
Moore	W
Moore	William
Moralee	F
Moralee	Natalie
Moran	Julie
Moran	Lee
Moran	Leon
Moran	Vincent
Mordecai	Rachael
Mordey	Michael
Mordey	Michael
Morelee	Chris
Morgan	Alicia
Morgan	Andrea
Morgan	J
Morgan	L

Morgan	L
Morgan	Lesley A
Morgan	Lisa
Morgan	M
Morgan	Margaret
Morgan	Marian
Morgan	Marian
Morgan	Michelle
Morgan	Pat
Morgan	Ramsay
Morgan	Sheila
Morland	John
Morland	Shiela
Morley	A
Morley	Alison
Morley	John
Morley	Linda
Morley	V
Morrell	Alison
Morrell	Alison
Morrell	Ken
Morris	Andrea
Morris	E E
morris	edith
Morris	Gael
Morris	Janice
Morris	K
Morris	K
Morrison	James
Morrison	James
Morrison	Jennifer
Morrison	Kath
Morrison	Philip
Morrissey	Brian
Morrow	Maureen
Morton	Suzanne
Morton	Suzanne
Moscrop	Emma
Moses	Claire
Moss	Adam
Moss	Andrew
Moss	Andrew
Moss	Annette
Moss	B
Moss	Claire
Moss	F.E.
Moss	John
Moss	S
Mould	Gloria
Mount	Anthony
Moutter	Audrey
Mowbray	Danielle
Mowbray	R
Mrycrak	Mark
Ms.Taylor & Ms.McClelland	
Mualu	Kim
Mualu	Yann
Muir	Leanne

Muir	Paul
Mulheran	Ged
Mulheran	Sarah
Mulholland	Carol
Mulholland	D
Mulholland	James
Mulholland	Jean
Mulholland	L
Mullan	Catherine
Mullen	Dean
Mullen	Diane
Mullen	Diane
Mullen	G
Mullen	J G
Mullen	Kayleigh
Mullen	Michael
Mullen	Michael
Mullen	Peter
Mullen	Shaun
Mullen	Sherrn
Mullenger	James
Mulligan	D
Mulvaney	Susan
Muncaster	Barry
Muncaster	Paul
Munro	Hannah
Munro	Keith
Munton	Joanne
Murdy	Sue
Murison	Christina
Murison	Colin
Murison	Elizabeth
Murphy	Anita
Murphy	Christine
Murphy	Christine
Murphy	John Patrick
Murphy	John Patrick
Murphy	Julie
Murphy	M
Murphy	Maxine
Murphy	Raymond
Murray	A
Murray	Clare
Murray	Lee
Murray	Peter J
Murray	Rachel
Murton Parish Coucnil	
Murton Parish Coucnil	
Murton Parish Coucnil	
Muscroft	Paul
Muscroft	Paula
Muscroft	Ross
Muse Developments	
Myer	S
Myers	A
Myers	A
Myers	Carole Ann
Myers	Dawn

Myers	Elizabeth
Myers	George
Myers	Iris
Myers	Rob
Myers	Stuart
N Power	
N Power	
N Power Renewables	
Nagle	Sharon
Nairns	Christopher Robert
Nairns	Joan Margaret
Naisbett	Ian
Naisbitt	Kirby
Nanson	Mark P
Nash	Doreen
Nathaniel Lichfield & Partners	
Nathaniel Lichfield & Partners	
Nathaniel Lichfield And Partners	
Nathaniel Lichfield and Partners	
Nathaniel Lichfield and Partners	
National Farmers' Union	
National Grid c/o Entec UK Ltd.	
National Grid Transco (British Gas)	
National Grid/Capita	
National Trust	
National Trust	
Natural England	
Natural England	
Natural England	
Natural England	
Natural England	
Natural England	
Natural England	
Naugher	B
Naunton	C
Naunton	Michelle
Naunton	Michelle
Naylor	A
Naylor	A
Naylor	Robert
Naylor	Robert
Nazarova-Doyle	Maria
NE Land Sea and Air Museum Ltd	
NE Land Sea and Air Museum Ltd	
NE Land Sea and Air Museum Ltd	
NE Land Sea and Air Museum Ltd	
NE Land Sea and Air Museum Ltd	
NE Premier Homes	
Neate	John
Neath	Richard
NEDL	
NEDL	
Neill	Deborah
Nellis	Lynne
Nelson	C
Nelson	Catherine
Nelson	Charlotte

Nelson	Christine
Nelson	Diane
Nelson	Diane
Nelson	Dionne
Nelson	I
Nelson	J
Nelson	Jacqueline
Nelson	Jeffrey
Nelson	M P
Nelson	P
Nelson	Paul
Nelson	Rachel
Nelson	Richard
Nelson	Thomas
Nelson	Thomas William
Nesbitt	Alison
Nesbitt	B
Nesbitt	Conor
Nesbitt	D
Nesbitt	H
Nesbitt	J
Nesbitt	J
Nesbitt	Jacqeline
Nesbitt	Jane
Nesbitt	Jordan
Nesbitt	M
Nesbitt	Rachel
Nesbitt	Robert
Nesbitt	Samantha
Nesbitt	Scott
Nesbitt	Stephen
Nesbitt	Susan
Nesbitt	Susan
Nesbitt	V
Nessitt	Malcolm
Nessitt	Susan
Network Rail	
Network Rail	
Network Rail Infrastructure Ltd	
Network Rail Town Planning	
Network Rail Town Planning	
New Herrington WMC and Institute	
New Herrington Working Men's Club	
New Herrington Workmen's Club and Institute	
Newall	Jackie
Newby	Caitlin
Newcastle City Council	
Newcastle City Council	
Newcastle City Council	
Newcastle City Council	
Newcastle City Council	
Newcastle City Council	
Newcastle City Council	
Newcastle City Council	
Newcastle International Airport	
Newey	M
Newman	Michelle
Newman	Paul

Newsome	Linda
Newton	Anita
Newton	I
Newton	Shaun
Nexus	
Nexus	
Ngatia	John
NHS Commissioning Board	
NHS South Tyneside CCG	
NHS South Tyneside Clinical Commissioning Group	
Nichol	A
Nichol	Annette
Nichol	D S
Nichol	J
Nichol	Joan
Nichol	Julia
Nichol	Richard
Nichol	Rob
Nicholls	Ivan
Nicholls	John
Nicholson	Ada
Nicholson	Andrew
Nicholson	Barry
Nicholson	Barry
Nicholson	Dorothy
Nicholson	Francis
Nicholson	George
Nicholson	Gladys
Nicholson	Irene
Nicholson	Jackie
Nicholson	L
Nicholson	Nora
Nicholson	Samantha
Nicholson	Stuart
Nicholson	
Nicol	Pat
Nightingale	J
Nightingale	Margaret
Nikrandt	Gene
Nikrandt	Gillian
Nissan Motor Manufacturing (UK)	
Nixon	Alan
NLP Planning	
Noble	Charlott
Noble	George
Noble	J
Noble	John
Noble	Pete
Noble	S
Nomad E5 Housing Association Limited	
Nordstrom	John
Nordstrom	Sarah
Norman	Ann
Norman	Peter
Nornington	
North East Ambulance Service	
North East Ambulance Service	

North East Ambulance Service	
North East AWP	
North East AWP	
North East Building and Development Ltd.	
North East Chamber Of Commerce	
North East Combined Authority (NECA) and North East Integrated Transport Authority (ITA) (incorporating former Tyne & Wear ITA)	
North East Combined Authority (NECA) and North East Integrated Transport Authority (ITA) (incorporating former Tyne & Wear ITA)	
North East Combined Authority (NECA) and North East Integrated Transport Authority (ITA) (incorporating former Tyne & Wear ITA)	
North East England Nature Partnership	
North East England Nature Partnership	
North East England Nature Partnership	
North East LEP	
North East LEP	
North East LEP	
North East Local Enterprise Partnership	
North East Property Partnerships	
North East Property Partnerships	
North Of England Civic Trust	
North Of England Refugee Service	
North of England Reserve Forces and Cadets Association	
North Regional Association For Sensory Support	
North Star Housing Group	
North Tyneside Borough Council	
North Tyneside Council	
North Tyneside Council	
North Tyneside Council	
North Tyneside Council - Development Directorate	
North Welfare Rights Service	
Northern Electric Distribution Ltd.	
Northern Gas Networks Ltd.	
Northern Gas Networks Ltd.	
Northern Gas Networks Ltd.	
Northern Housing Consortium Ltd	
Northern Powergrid	
Northern Powergrid	
Northern Powergrid	
Northumberland County Council	
Northumberland County Council	
Northumberland County Council	
Northumberland County Council	
Northumberland County Council	
Northumberland Estates	
Northumberland National Park Authority	

Northumbria Police	
Northumbria Police	
Northumbria Police	
Northumbria Police	
Northumbria Police HQ	
Northumbria Police HQ	
Northumbria Water Ltd.	
Northumbria Water Ltd.	
Northumbrian Water Ltd	
Northumbrian Water Ltd	
Northumbrian Water Ltd.	
Northumbrian Water Ltd.	
Northumbrian Water Ltd.	
Northumbrian Water Ltd.	
Northumbrian Water Ltd.	
Northumbrian Water Ltd.	
Northumbrian Water Ltd.	
nPower	
nPower Renewables	
O H Properties	
O&H Properties	
O&H Properties Ltd	
O&H Properties Ltd	
O&H Properties Ltd	
O&H Properties Ltd	
O2	
O2	
O2 (UK) Ltd.	
O2 and Vodafone (CTIL)	
Oá€™Doherty	Brian
Oakapple Group Ltd	
O'Brien	Alice
O'Brien	Carole
O'Brien	David
O'Brien	Keith
O'Brien	Michael
O'Brien	Stephen
O'Callaghan	Richard
O'Connor	Emma
O'Connor	Lynn
O'Donnell	Brendon
O'Donnell	Denise
Offerton Graneries Management	
Office of Rail Regulation	
Office of Rail Regulation	
Ogden	Kate
Ogilvie Homes	
O'Hara	Emma
O'Hara	Eric
O'Hara	Kay
O'Hara	Kevin
O'Hare	Patrick
Ohre	Sally
Old	Charlotte
Oldham	Linda
Oldham	Ridley
Olds	Michelle & Andrew
Oliver	Alan

Oliver	Debbie
Oliver	E
Oliver	Elizabeth
Oliver	Elizabeth
Oliver	Emma
Oliver	Eric
Oliver	Eric
Oliver	G
Oliver	Gwenyth
Oliver	Jamie
Oliver	Joanne
Oliver	John
Oliver	L
Oliver	Melissa
Oliver	Rosalind
Oliver	S
Oliver MRICS	S
Oliver MRICS	S
Olsen	Rita
Oman	D B
O'Neil	Adam
Oneil	Bob
O'Neil	Lillian
O'Neill	Azita
O'Neill	S W
Open Reach	
Open reach new sites	
Open Reach new sites	
OpenReach	
Orange Communications	
Orange Communications	
Ord	Ernest
Ord	Ernest
Ord	Paul
Orme	Patrick
Ormond	Anthony
O'Rourke	Claire
Orwin	Irene
Orwin	James
Osmond	Ian
Ostle	Irene
O'Sullivan	Elizabeth
O'Sullivan	Kevin
Otway	Derek
Ouston Parish Council	
Owen	Albert
Owen	Jacky
Owen	Katie
Owen	Norah
Owen	Peter
Owen	Rachael
Owen	Sonia
Owens	Brenda
Owens	Gemma
Owens	Gemma
Owens	Simon
Owens	Tony

Oxberry	Colin
Oxley	Lily
Pace	Wendy
Pacey- dixon	Michelle
Pacey-Dixon	Michelle
Padget	Irene
Padget	William
Paisley	Louise
Paisley	Stephen
Palfreyman	Deb
Palfreyman	Terence
Pall	Peter
Pallas	Gary
Pallas	K
Pallion Action Group	
Pallion Engineering Ltd	
Pallister	Nigel
Palmer	Caroline
Palmer	Doreen
Palmer	Doreen
Palmer	Samantha
Pane	Jack
Panther	Patricia
Parish	Claire
Parish	Keith
Parish	T
Park	C & G
Park	Derek
Parker	Ann-Marie
Parker	C
Parker	Catherine
Parker	Christopher
Parker	Christopher
Parker	Christopher
Parker	David
Parker	Derek
Parker	G
Parker	G
Parker	Grahame
Parker	K
Parker	Katie
Parker	Keith
Parker	Kevin Gerard
Parker	Laura
Parker	Megan
Parker	Rebecca
Parker	Shelley
Parkes	Hazel
Parkes	John
Parkes	Lesley
Parkin	Chris
Parkin	David
Parkin	George
Parkin	Glenda
Parkin	Lynne
Parkin	M
Parkin	M
Parkin	Michael

Parkin	Sandra
Parkin	Sharlene
Parkin	Sharlene
Parkin	Tom
Parkinson	Victoria
Parry	Christine
Parry	Christine
Parry	Helen
Parry	Sarah
Parsons	Christopher
Partington	Karen
Partington	Michelle
Partner Construction	
Partridge	Jeanne
Partridge	Tom
Partridge	Yvonne
Partridge	Yvonne
Pascoe	Danny
Patchett	Christina
Patchett	David and Eve
paterson	M
Paterson	S L
Patrick	Alan
Patrick	John
Patterson	Alan
Patterson	Andrew
Patterson	Christine
Patterson	Daniel
Patterson	H
Patterson	Leanne
Patterson	Matthew
Patterson	N
Patterson	R
Patterson	Susan
Patterson	Sylvia
Patterson	Victoria
Pattinson	G
Pattinson	George
Pattinson	M
Pattinson	Martin
Pattison	A
Pattison	Alan
Pattison	E.D
Pattison	Karen
Pattison	Kelly
Pattison	Michael
Pattison	U
Pattison	W A
Patton	Alex
Patton	Elaine
Paul	Claire
Paul	Hannah Jane
Paul	L C
Paul Mackings Consulting Ltd	
Pavey	Thomas
Pawz for thought	
Pawz for thought	
Pawz for thought	

Peacock	Sharon and Stephen
Peacock And Smith	
Pearce	A H
Pearce	Greg
Pearce	M
Pearson	A
Pearson	Amanda
Pearson	Angelyn
Pearson	Angie
Pearson	Ann
Pearson	Bill
Pearson	Bryan
Pearson	Bryan
Pearson	Daniel
Pearson	J
Pearson	J P
Pearson	Jennifer
Pearson	Jim
Pearson	Joan
Pearson	Joan
Pearson	K.S.
Pearson	Kathleen
Pearson	M
Pearson	M
Pearson	Michael
Pearson	Stephen
Peart	Christine
Peart	David
Peart	David
Peart	George
Peart	Kerry
Peart	Nicola
Peden	Nicola
Peel	Denis
Peel	M E
Peel	Mary
Peel	Mary
Peel Investments (North) Ltd	
Peele	P
Peer	Debbie
Peer	P A
Peer	Rhys
Peer	Rhys
Peer	Simon
Pele Housing Association	
Pell	D
Pelley	Derek
Pelley	Diane
Pendergast	John
Penman	Adam
Penman	S
Pennell	Arthur
Pennell	Chez
Pennell	Margery
Pennluma	J
Penny	Ashley
Pennywell Community Association	
Penshaw Community Association	

Penshaw Community Association	
Pentland	Alastair
Pentland	D
Pentland	D M
Pepperdine	Esther
Perriam	M
Perrie	Bruce
Perrie	Mavis
Perry	Mark
Perry	Mark
Perry	Mark
Persimmon Homes	
Persimmon Homes	
Persimmon Homes Ltd	
Pestell	A
Pestell	E
Pestell	Holly
Peter	Cuskin
Peter Cranshaw and Co	
Petrie	John
Petrie	NP
Petty	S
Peverall	Susan
Peverley	Brian
Peverley	Craig
Peverley	Fiona
Peverley	Jane
Peverley	Jane
Phillips	David
Phillips	Deanna
Phillips	E
Phillips	E
Phillips	George
Phillips	Joe
Phillips	R
Phillips	Robert
Phillips	S
Phillips	Sandra
Phillips	Tracey
Phillipson	Bridget
Philliskirk	J
Phipps	C
Phipps	Julia
Phipps	
Pichal	Jeroen
Pickard	J
Pickbourne	Johnny
Pickering	A
Pickering	George Antliff
Pickering	J
Pickering	Kathleen
Pickering	Stephanie
Pickford	Sally
Pickup	David
Pickup	K
Pickup	Lesley
Pickup	Lesley
Pickup	Lesley

Pickup	T
Pike	Steve
Pinder	Susan
Piper	Michael David
Pirry	William
Pischps	C
Pitcairn	Ann-Marie
Pitcairn	Gabrielle
Pitcairn	James
Pitcairn	Julie
Pittington Parish Council	
Planning House	
Planning Potential	
Plant	Amy
Planware	
Planware Ltd	
Platt	Jeffrey
Platt	Judith
Platt	Sheila
Pleasants	E
Pleasants	K
Pleasants	M
Pleasants	S
Pleasants	V A
Plempers	J M
Plempers	Muriel
Plender	Jacqueline
Plender	William
Plender	William
Plews	Kelly
Plot Of Gold Ltd	
Plowe	Christopher
Pointer	John
Pollard	June
Pollard	Susan
Polley	Catherine
Pollinger	Jane
Porcelli	Jillian
Porter	Ann
Porter	Carolyn
Porter	Ian
Porter	Maggi
Porthouse	Stuart
Portsmouth	M
Portsmouth	W
Postle	George
Postle	Joyce
Postlethwaite	David
Postlethwaite	Evelyn
Postlethwaite	Nicholas
Postlethwaite	Shirran
Potter	L
Potter	L
Potter	N
Potter	N
Potter	S

Potter	S
Potts	Caitlin
Potts	Eileen
Potts	Jason
Potts	Les
Potts	M
Potts	R
Powell	G
Power	G
Powergen Retail Ltd.	
Powner	J
Poxton	Jim
Pratt	Bill
Pratt	Frank
Pratt	June
Pratt	Sam
Prendercast	Anthony
Prendergast	Sarah
Presitge Car Direct Properties Ltd	
Price	Bob
Price	Christopher
Price	Claudine
Price	John
Price	John
Price	Julie
Price	Lewis
Price	Malcolm
Price	Wendy
Primo Gladedale	
Prince	William
Pringle	B
Pringle	Hazel
Pringle	Norman
Prior	Edward
Prise	Christopher
Prise	Jane
Prism Planning	
Prism Planning	
Proasfoot	Darren
Proctor	Mavis
Proud	Angela
Proud	Helen
Proud	Joseph
Prudhoe	David
Prudhoe	Victoria
Pruna	Andreea
Public Health England	
Pullan	M E
Pullan	Mavis
Purcell	David
Purnell	Chris
Purnell	Rachel
Purvis	Alan and Eileen
Purvis	Alexander
Purvis	Amy
Purvis	Andrew
Purvis	Bethany
Purvis	Derek

Purvis	Joseph
Purvis	L
Purvis	Susan
Pye	Matthew
Pye	Susan
Pyeall	Thomas
Pym	Lynda
Quine	Jon
Quinn	Brian
Quinn	Helen
Quinn	Kelly
Quinn	Lisa
Quinn	Robert
Quinn	Shirelle
Quinn	Tony
Quintain Estates And Development PLC	
Qurarshi	Abdul
R & K WOOD PLANNING LLP	
R and K Wood Planning LLP	
R J Construction And Developments UK Ltd	
Race	George
Race	Thomas
Race	Tracy
Rae	Christie
Rae	D
Rae	L
Rafter	Michael
Rain	David
Rain	Diane
Raine	Alister
Raine	Anne
Raine	Lawrence
Raines	June
Ramsay	Ian
Ramsay	Mary
Ramsden	Claire
Ramsey	Wendy
Ramshaw	Ali
Ramshaw	Anthony
Ramshaw	Billy
Ramshaw	D
Ramshaw	D A
Ramshaw	Donna
Ramshaw	James
Ramshaw	Janice
Ramshaw	Jason
Ramshaw	Joanne
Ramshaw	Joanne
Ramshaw	Katherine
Ramshaw	L
Ramshaw	Mary
Ramshaw	Meg
Ramshaw	Meg
Ramshaw	Sarah
Ramshaw	Thomas
Ramshaw	Wills
Ramshaw	Yvonne

Randhawa	M
Randhawa	Tony
Rankin	Anne
Ransome	Alexis
Ransome	S
Ransome	Scott
Ranson	Christine
Ranson	David
Ranson	Richard
Rapleys LLP	
Rathbone	Liam
Rathbone-Wells	Anne
Raw	James
Rawcliffe	Clare
Rawding	Ian
Ray	Ashley
Ray	Kelly
Ray	R.A.
Raymond	Luke
Rayner	Alex
Rayner	Margaret
Rayner	Phil
Razaq	Mohammed
Read	Karen
Reay	Christopher
Reay	Denise
Reay	Edith
Reay	Julie
Reay	K
Reay	Laurence
Reay	Laurence
Reay	Malcolm
Reay	Simon
Reay	Sophie
Reay	Steve
Redcar and Cleveland Borough Council	
Reddel	Christina
Reddel	Gary
Reddel	S
Reddel	Stephanie
Reddel	Tina
Redden	Ruth
Redhead	Mary
Redhouse And District Community Association	
Redman	Ernest
Redman	Robert lee
Redman	Teresa
Redshaw	Elizabeth
Reed	A
Reed	A
Reed	Amanda
Reed	Ann
Reed	D
Reed	James
Reed	John
Reed	John



Reed	John
Reed	Jordan
Reed	Judith
Reed	Peter
Reed	Peter
Reed	Simon
Refferty	D R
Reid	C
Reid	Craig
Reid	Craig
Reid	Edward
reid	elizabeth
Reid	Elizabeth
Reid	Elizabeth
Reid	James
Reid	Karen
Reid	Liz
Reid	Liz
Reid	M
Reid	Mark
Reid	Rebecca
Reid	Steven
Rennie	A
Rennie	Anne
Rennie	Anne
Rennie	Carol
Rennie	Gordon
Rennie	Jewel
Rennie	M B
Rennie	Michael
Rennie	Thomas
Rennie	Victor
Rennison	Joseph
Renton	Catherine
Renwick	Derrick
Renwick	M
Renwick	Yvonne
Reynolds	Alex
Reynolds	Bryan and Jean
Reynolds	Eleanor
Reynolds	Stephen
Reywer	George
rg+p Ltd	
Rice	Ellie
Rice	Frank
Richards	A
Richards	Daniel
Richards	Margaret
Richards	Mark
Richards	Robert
Richards	Zoe
Richardson	Alan
Richardson	Alan
Richardson	Alan
Richardson	Alan
Richardson	Bill
Richardson	Blake
Richardson	C

Richardson	David
Richardson	Faye
Richardson	Gail
Richardson	Gordon
Richardson	Gordon
Richardson	J
Richardson	Jacqueline
Richardson	Judith
Richardson	K
Richardson	Kellie
Richardson	Kerry
Richardson	Kimberley
Richardson	L
Richardson	Lee
Richardson	Les
Richardson	Lisa
Richardson	Lisa
Richardson	M
Richardson	M I
Richardson	Mal
Richardson	Malcolm
Richardson	Malcolm
Richardson	Maria
Richardson	Marjorie
Richardson	Mollie
Richardson	Paul
Richardson	Seth
Richardson	Sylvia
Richardson	Sylvia
Richardson	William
Rickleton Community Association	
Rickleton Residents Association	
Riddell	Callum
Riddell	Gillian
Riddell	Gillian
Riddell	Jean
Riddle	R
Riddlesden	Lyndsey
Ridgton	Joe
Riding	Ann
Riding	Ann
Ridley	Chris
Ridley	Chris
Ridley	Chris
Ridley	Christopher
Ridley	Colin
Ridley	David
Ridley	E
Ridley	Faye
Ridley	Gail
Ridley	I
Ridley	Katrina
Ridley	Lesley
Ridley	Michelle
Ridley	Michelle
Ridley	P
Ridley	
Riley	Brian

Riley	Chris
Riley	Chris
riley	colin
Riley	Emma
Riley	Janice
Riley	Lisa
Riley	Terence
Riley	Terry John
Riley Consulting	
Rinaldi	Mr & Mrs
Ripley	Felicity
Riseborough	Hilary
Rising	C
Ritchie	B
Ritson	V
Ritzema	Jean & George
Ritzema	Joanne
Ritzema	Kirsty
Ritzema	Linda
Ritzema	Phillip
Ritzema	Phillip
Ritzema	Phillip
Ritzema	R
Ritzema	Robin
Ritzema	Robin
Rivers	B
Riverside And Wearmouth Housing Association	
Riverside And Wearmouth Housing Association	
Riverside Developments UK Ltd	
Rivett	Denise
Robe	Allan
Roberts	Angela
Roberts	Barbara
Roberts	Christine
Roberts	Joanne
Roberts	Jonathan
Roberts	Katie
Roberts	Stephen
Robertson	Andrew
Robertson	C
Robertson	Claire
Robertson	David
Robertson	Deborah
Robertson	Elaine
Robertson	Gillian
Robertson	Gina
Robertson	Graham
Robertson	J.T.
Robertson	Karen
Robertson	Lisa
Robertson	S
Robertson Partnership Homes England	
robertson simpson ltd	
Robins	Bobby
Robins	Deborah
Robins	K L

Robinson	Amy
Robinson	B
Robinson	Barbara
Robinson	Becky
Robinson	Bill
Robinson	Callum
Robinson	Caroline
Robinson	D
Robinson	Dianne
Robinson	Dianne
Robinson	Ernest
Robinson	G
Robinson	G
Robinson	Gary
Robinson	Hannah
Robinson	Jacklyn
Robinson	John
Robinson	Judith
Robinson	Julie
Robinson	Julie
Robinson	K
Robinson	Kate
Robinson	Leigh
Robinson	Liam
Robinson	Lisa
Robinson	Louise
Robinson	Lynne
Robinson	M
Robinson	Mark
Robinson	Maureen
Robinson	Max
Robinson	Nicole
Robinson	P
Robinson	Paul
Robinson	Paul
Robinson	Paul
Robinson	Ruth
Robinson	Steven John
Robinson	Stuart
Robinson	Victoria
Robinson	Will
Robinson	
Robson	Abbie
Robson	Andy
Robson	Anthony
Robson	Anthony
Robson	Bill
Robson	Chloe
Robson	Claire
Robson	Dorothy
Robson	E
Robson	J
Robson	J
Robson	Janice
Robson	Joan
Robson	Jordan
Robson	K
Robson	K

Robson	Karen
Robson	Karen
Robson	Karen
Robson	Ken
Robson	Leslie
Robson	Leslie
Robson	Lockie
Robson	Margaret
Robson	Michael
Robson	Michelle
Robson	Michelle
Robson	Owen
Robson	P
Robson	P
Robson	Pat
Robson	Pat
Robson	Patricia
Robson	R J
Robson	Sandra Jacqueline
Robson	Sarah
Robson	Sarah
Robson	Sarah
Robson	Thomas
Robson	Thomas William
Robson	Tom
Robson-Parmley	J
Rodda	Tony
Roddam	Amy
Roddy	Kelly
Roddy	Paul
Rodgers	Alexander
Rodgers	Angela
Rodgers	Les
Rodgerson	K
Rogerson	Karen
Rokeby Development Ltd	
Roker Developments Ltd	
Roley	Lisa
Rolfe	Tracey
Rose	Sharon
Rose	Simon
Roseberry	Mike
Roseberry	Mike
Rose-Smith	Lynsey
Ross	Sharon
Rossiter	Graeme
Rotary Club Of Bishopwearmouth	
Rouse	Charlie
Rouse	Lucy
Rouse	Lucy
Routledge	Claire
Routledge	D
Routledge	L
Routledge	M L
Routledge	M L
Rowan	Jennifer
Rowding	Jill
Rowe	Connor

Rowe	D
Rowe	Julie
Rowe	Julie
Rowe	Lynda
Rowell	Allan
Rowell	Lindsey
Rowell	Teresa Ann
Rowham	Kathleen
Rowham	Kathleen
Rowham	Kay
Rowlands	Olga
Rowley	Jade
Rowley	Marie
Rowlie	Kris
Rowlinslin	Ellen
Rowntree	Brian
Rowntree	Connor
Rowntree	Victoria
Roxburgh	Lesley
RP Wood Planning Consultants	
RPS	
RSPB Northern England Office	
RSPB Northern England Office	
RSPB Northern England Office	
Ruddock	Rebekah
Rumis	Anthony
Rumney	Sherone
Rushton	Chris
Rushworth	Paul
Russell	David Alan
Russell	John Edwin
Russell	John Edwin
Russell	Karen
Russell	Liz
Rutherford	Neil
Rutherford	
Rutter	A
Rutter	Carol
Rutter	E T
Rutter	Martin
Rutter	Raymond
Rutter	T
Rutterford	Fay
Ryan	Robert Henderson
Ryan Owens	Ryan
Ryhope Community Association	
Rylance	P
SAFC	
Sahota	Ruby
Samaritans	
Sanderson	D
Sanderson	George
Sanderson	Gwen
Sanderson	Heather
Sanderson	Heather
Sanderson	Jamie
Sanderson	Olga
Sanderson	P

Sanderson	Pauline
Sanderson	S
Sanderson	S
Sanderson	T G
Sanderson	T G
Sanderson Weatherall	
Sands	Graeme
Saul	E
Save Dovedale Road Greenspace	
Save Dovedale Road Greenspace	
Save Penshaw Green Belt	
Saville	Joan
Savills	
Savills	
Savills	
Savills (UK) Limited	
Savills (UK) Limited	
Savills LTP Limited	
Savills Planning & Regeneration - National Retail Team	
Savory	Alfie
Savory	Angela
Savory	Joseph
Savory	Joss
Scale	Tom
Scales	Ann & Keith
Scanlin	Margaret
Scarlett	Hilary
Schakel	Karen
Schnieder	Julie
Schorah	Peter
Sciberras	Dawn
Scollen	Andrea
Scope London Offices	
Scorfield	Mr Gibson & Mrs
Scorfield	Nicola
Scott	A
Scott	A M
Scott	Alex
Scott	Alexandra
Scott	Amy
Scott	Ann E
Scott	Ann E
Scott	Anne
Scott	Brenda
Scott	C
Scott	C M
Scott	Caroline
Scott	Chloe
Scott	Chloe
Scott	Christine
Scott	Christine
Scott	Claire
Scott	Colleen
Scott	Conner
Scott	D
Scott	Dionne
Scott	Edna
Scott	Elizabeth

Scott	Emma
Scott	Graeme
Scott	Graeme
Scott	Graeme A
Scott	J
Scott	Jocelyn
Scott	John Karl
Scott	Judith
Scott	Judith
Scott	Karl
Scott	Katie
Scott	Keith
Scott	Kevin
Scott	Kieth
Scott	Leslie
Scott	Leslie
Scott	Liz
Scott	M
Scott	Murial
Scott	N
Scott	P
Scott	Paul
Scott	Phil
Scott	Robert
Scott	S
Scott	Samantha
Scott	Shay
Scott	T
Scott	T E
Scott	T E
Scott	V
Scott-Gray	M A
Scott-Gray	Madeleine
Scouler	Christine
Scratcher	I
Scrimger	
Scullend	Hannah
Scully	Jessica
Scully	Lisa
Seafield	Owen David
Seaham Town Council	
Searle	Peter
Searve	Irene
Seed	David Alexander
Seed	Karen
Seed	Rachael
Seers	William
Seery	Gemma
Seldon	Sam
Seldon	Sam
Seldon	Sarrah
Selfridge	Victoria
Semianiak	Iryna
Senior	Betty
Senior	Betty
Senior	Ronnie
Senior	Ronnie
Seville	Kyle

Seward	Peter
Sewell	Ella
Seymour	Josh
Seymour	T D
Shakespeare -Hall	J A
Shale	Amanda
Shale	Richard
Shanks	Norma
SHAPS	
Sharp	Janet Elizabeth
Sharp	Judith
Sharp	Peter
Sharp	Rebecca
Sharpe	Lee
Sharpe	Lesley
Shaw	Michelle
Shaw	Nigel
Shaw	Richard
Shaw	Stephen
SHAW Support Services	
Sheldrake	J
Shepard	Linda
Shepherd	Andrew
Shepherd	Hugh
Shepherd	John
Shepherd Homes Ltd	
Sheppard	Glyn James
Sheppard	Kevin
Sheraton	Gareth
sheraton	L L
Sheriff	Barbara
Sheriff	David
Sheriff	Marc
Sherriff	A
Sherriff	Alexander
Sherwood-Smith	D K
Sherwood-Smith	M
Shevill	Carl
Shield	Robert William
Shiney Advice And Resource Project	
Shiney Row Community Association	
Shipley	Gavin
Short	Alex
Short	Colin
Short	J
Short	Joyce
Short	Margaret
Short	Rebecca
Short	Susan
Short	Susan
Short	William
Shotton	Laraine
Shotton	Peter
Shovlin	Christine Eileen
Sidaway	M
Siddle	Ellen

Siddle	Keith
Siddle	Les
Siddle	Lucy
Sidney	A
Sidney	Tony
Siemens Plc	
Siggens	Andrea
Siglion	
Signet	
Signet Planning	
Signet Planning	
Signet Planning	
Sikora	A
Silksworth Community Association	
Sills	Eileen
Silverlink Properties	
Silvester	Ian
Sime	Ian
Simm	Janice
Simmons	Claire
Simons Developments	
Simpson	Catherine
Simpson	Dave
Simpson	David
Simpson	Debbie
Simpson	Dionne
Simpson	Evelyn
Simpson	George
Simpson	Ian
Simpson	James
Simpson	June
Simpson	Lauren
Simpson	M
Simpson	Marie
Simpson	Michael
Simpson	Pat
Simpson	Paul
Simpson	Ronnie
Simpson	Stephanie Pamela
Sinclair	James
Sinclair	Joanne
Sinclair	Paul
Sinclair	
Sing	Laxy
Singh	Ronnie
Sissons	Peter
SITA UK	
Sjorup	Catherine
Sjorup	John
Skeoch	Greg
Skeoch	Janet
Skeoch	Michelle
Skeoch	Stephen
Skinner	P
Skinner	Paul
Skinner	Paul
Skinner	Richard
Skitt	Laura

Skitt	Laura
Slassor	William
Slassor	William
Slater	Andrew
Slater	Ann
Slater	Ken
Slee	Sandra
Sleema	Alan
Sleeman	Anita
Sleeman	Margaret
Sleeman	Peter
Sleightholme	Victoria
Sliwam	Rebecca
Sloan	David
Sloane	Terri
Sloanes	Jordan
Sloanes	K
Sloanes	Leigh
Sloanes	Leigh
Sloanes	M
Sloanes	Victoria
Sloaney	T
Slowther	Joan
Slowther	Kenneth
Slowther	Kevin
SLR Consulting Ltd	
Smail	Chloe
Small	D
Small	Stuart
Small	T
Smart	Lisa
Smiles	S
Smith	Adam
Smith	Andrea
Smith	Andrew
Smith	Angela
Smith	Annie
Smith	Anya
Smith	B
Smith	Barbara
Smith	Barry
Smith	Brenda
Smith	Brian
Smith	Bryan
Smith	Carol
Smith	Carolyn
Smith	Charlotte
Smith	Charlotte
Smith	Chris
Smith	Claire
Smith	David
Smith	Doreen
Smith	Douglas
Smith	Douglas W
Smith	Douglas W
Smith	Eileen
Smith	Eileen
Smith	G

Smith	Gary
Smith	Geoff
Smith	Geoff
Smith	Georgina
Smith	Gillian
Smith	Graeme
Smith	Heather
Smith	J
Smith	J.C.
Smith	Jacob
Smith	Janet
Smith	Jim
Smith	Joan
Smith	John
Smith	Jordan
Smith	Joyce
Smith	Judity Mary
Smith	Karen
Smith	Kate
Smith	Kate
Smith	Kelly
Smith	Kevin
Smith	L
Smith	Laura
Smith	Laura
Smith	Lesley
Smith	Linda
Smith	Lisa
Smith	Lisa
Smith	M
Smith	M
Smith	M
Smith	Malcolm
Smith	Margaret
Smith	Martin
Smith	Melanie
Smith	Michael
Smith	Michelle
Smith	Natalie
Smith	Neil
Smith	P&J
Smith	Paul
Smith	Pheona
Smith	Phyllis
Smith	Rachel
Smith	Ray
Smith	Robert
Smith	Ruth
Smith	S
Smith	Sian
Smith	Susan
Smith	Susan
Smith	Susan
Smith	T
Smith	Thomas
Smith	W C
Smith	W W
Smiths Gore	





Tait	Margery
Tait	Richard
Talbot	Dianne
Talbot	Gill
Tan	Terry
Tangent Properties	
Tangent Properties	
Tapping	Patricia
Tapping	Russell
Tarmac	
Tasker	Paula
Tate	AM
Tate	B
Tate	C
Tate	Daran
Tate	J
Tate	Linzi
Tate	Lisa
Tate	R
Tatters	Amy
Tatters	David
Tatters	David
Tatters	David
Tatters	Gemma
Tatters	Graeme
Tatters	Linda
Taylor	Andrew
Taylor	Audrey
Taylor	B
Taylor	Barry
Taylor	Barry
Taylor	Ben
Taylor	Bob
Taylor	Bryony
Taylor	Charles
Taylor	Christine
Taylor	Christine
Taylor	E
Taylor	Eileen
Taylor	Elizabeth
Taylor	Evan
Taylor	G
Taylor	Gordon
Taylor	Graham
Taylor	I
Taylor	J
Taylor	Janet
Taylor	Jason
Taylor	Jean
Taylor	Joan
Taylor	Julie
Taylor	Julie
Taylor	Karley
Taylor	L
Taylor	Leanne
Taylor	Linsey
Taylor	Liz
Taylor	Luke

Taylor	Lynn
Taylor	M M
Taylor	Melanie
Taylor	Robert
Taylor	S
Taylor	Sandra
Taylor	Sarah
Taylor	Sean
Taylor	Stephen
Taylor	Stuart
Taylor	Tony
Taylor	Valerie
Taylor Wimpey	
Taylor Wimpey	
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Taylor Wimpey	
Taylor Wimpey	
Tealsdale	O
TEASDALE	JEAN
Teasdale	John
Teasdale	Rebecca
Tees Valley Trust Limited	
Tees Valley Unlimited	
Tees Valley Unlimited	
Teggert	Brian
Telfer	Claire
Telfer	Claire
Telfer	William
Templeman	Angela
Templeman	Angela
Templeman	C
Templeman	Mitchell
Templeman	S
Templeman	S C
Templeman	Steve C
Templeman	WD
Templeton	Mark
Tench	Andrea
Tennet	Fiona
Terry	Denise
Terry	Martin
Terry	Sian
Terry	Steve
Tetlow King Planning	
Tew	Kathryn
The Box Youth Project	
The Bridge Project	
The Bridges	
The Coal Authority	
The Coal Authority	
The Coal Authority	
The Coal Authority	
The Crown Estate	
The Forestry Authority (Northumberland And Durham)	
The Forestry Commission	
The Fulwell Society	
The Horseshoe	
The Horseshoe	

The Planning Bureau Ltd.	
The Planning Inspectorate	
The Salvation Army	
The Sir Tom Cowie Family Trust 2006	
The Sir Tom Cowie Family Trust 2006	
The Theatres Trust	
<b>The Trustees of Lord Durham's</b> 1989 Voluntary Settlement	
The Trustees of Lord Durham's 1989	
The Woodland Trust	
Theatres Trust	
Thew	John
Thirlaway	F J
Thirlaway	I
Thirlwell	Gary
Thoburn	Joanne
Thoma	Charalamros
Thomas	Ashleigh
Thomas	Blake
Thomas	C
Thomas	J
Thomas	Joan
Thomas	Lynn
Thomas	S
Thomas	Samantha
Thomas	Terry
Thompson	A
Thompson	A
Thompson	Alex
Thompson	Amy
Thompson	Andrew
Thompson	Angela
Thompson	Anna
Thompson	Anne
Thompson	Audrey
Thompson	Billijo
Thompson	Brian
Thompson	Claire
Thompson	D
Thompson	David
Thompson	Delice V
Thompson	E
Thompson	G
Thompson	G J
Thompson	Helen
Thompson	Jack
Thompson	Jennifer
Thompson	Julia
Thompson	Kathleen
Thompson	Kevin
Thompson	L
Thompson	Laura
thompson	lauren
Thompson	Lee
Thompson	Louise
Thompson	M
Thompson	M

Thompson	M
Thompson	Natasha
Thompson	Olivia
Thompson	P
Thompson	P
Thompson	P
Thompson	P
Thompson	Paul
Thompson	Peter
Thompson	S & L
Thompson	Sandra
Thompson	Wyn
Thompson	Yvette
Thompson Park Community Association	
Thompsons Of Prudhoe	
THOMPSONS OF PRUDHOE	
THOMPSONS OF PRUDHOE	
Thomson	Laura
Thornley	Alex
Thornley	Heather
Thornley	Judith
Thornley	Maxine
Thornley	Stanley
Thornton	John A
Thornton	John A
Thornton	K L
thornton	mp
Thornton	Norma
Thornton	Sue
Thorp	Chris
Thorpe	Tracey
Three	
Three	
Three Rivers Housing Group	
Three Rivers Local Nature Partnership	
Three Rivers Local Nature Partnership	
Thurgood	Lorraine
Thurgood	Malcolm
Thurgood	Rosina
Thurlbeck	Gemma
Tibbo	Martin
Tierney	Carol Ann
Tierney	Michael
Tiffen	A
Tiffen	Alan
Tiffen	Eva
Tiffen	Janette
Tiffen	Katie
Tiffen	Leanne
Tiffen	Terry
Timberpak	
Timmiss	Stuart
Timothy	M
Tindale	David
Tindale	Wilfred
Tindall	J

Tindle	Dean
Tindle	Trish
Tinker	E
Tinkler	Angela
Tinkler	Joy
Tinnion	Diane
Tinnion	Victoria
Tippins	C
T-Mobile Customer Services	
Tobler	Linda
Toche	Emma
Todd	Donald
Todd	Geraldine
Todd	Jan
Todd	Kellie Louise
Todd	Les
Todd	Lisa
Todd	Lisa
Todd	Monica
Tolent Developments	
Toll	Edward
Topham	Bernadette
Tough	Lauren
Tough	Leslie
Tough	Lyndsey
Towers	Ian
Towers	Jeane
Towers	Jonathan
Town End Farm Partnership	
Town End Farm Partnership	
Townshend	Amanda
Tracey	Thomas
Trafford	Emma
Trafford	Jackie
Trainor	Joyce
Trattles	Carl
Traverse-Healey	Nichola
Treadwell	Claire
Treadwell	Claire
Treadwell	Harry
Treadwell	K
Treadwell	Lynda
Treadwell	Sam
Treadwell	Sarah
Trembath	Geoff
Trembath	JS
Tremeer	C
Trevena	P
Trewhitt	J
Trewhitt	J
Trewhitt	M
Trewhitt	M
Trewhitt	S
Trewratt	Scott
Trilogy Developments	
Trotter	Ann
Trotter	Elaine
Trotter	Lily

Trotter	T R
Tuby	Claudine
Tuck	A
Tuck	WA
Tuddenham	Bryan
Tuddenham	Kath
Tuff	L
Tufton	Clare
Tuiriwel	Sarah
Tully	Ann
Tully	Dianne
Tumilty	Steven
Tunncliffe	K Ian
Tunncliffe	Kathleen
Tunncliffe	Kathleen
Tunncliffe	Kenneth
Tunstall	Dave
Turland	Amy
TURNBULL	BERYL
Turnbull	Brandon
Turnbull	Clare
Turnbull	Donna
Turnbull	Emma
Turnbull	Ernest
Turnbull	J H
Turnbull	J H
Turnbull	John
Turnbull	Karla
Turnbull	Kevin
Turnbull	Lauraine
Turnbull	Logan
turnbull	M
Turnbull	Maureen
Turnbull	Michael
Turnbull	Michell
Turnbull	Paul
Turnbull	Ron
Turnbull	T
Turner	Doris
Turner	Janet
Turner	Janet
Turner	Joanne
Turner	Liz
Turner	M
Turner	Neil
Turnock	Norita
Turton	W
Twedde	Marie
Twedde	Peter
Twedde	Robert
Tweedy	E
Two Castles Housing	
TWRI	
Twycross	Anne
Tye	Adam
Tye	Alexandra
Tye	Lesley
Tyeis	J



Tyerman	Gillian
Tyerman	Jon
Tyne And Wear Fire And Rescue Service	
Tyne And Wear Fire And Rescue Service	
Tyne And Wear Fire And Rescue Service	
Tyne and Wear Joint Local Access Forum	
Tyne and Wear Joint Local Access Forum	
Tyne And Wear Passenger Transport Authority	
Tyne and Wear Specialist Conservation Team	
Tyrie	Darren
Tyrrell	S
Tyson	Beverley Anne
Tyson	John George
Tyzack	Amy
U Student Group Ltd	
Udale	June
UK Land Estates	
Ullah	Kevin
Underwood	Tom
United Utilities	
University of Sunderland	
University of Sunderland	
University Of Sunderland	
University of Sunderland	
University of Sunderland	
University Of Sunderland	
University of Sunderland	
Urwin	Michael
Urwin	Susan
Urwin	Susan
Urwin	Susanne
Usher	Andrew
Usher	Brian
Usher	Jeanette
Usher	Kevin
Usher	Sylvia
U-Student Ltd	
Uttley	Danielle
Valente	John Anthony
Van Dijk	G
Van-Der-Vord	M
Vant	Denise
Vant	Jordan
Vater	Ruth
Veater	Mark
Veater	Mark
Venables	Harry
Venables	Harry
Vendy	C
Venner	J
Venus	Gemma
Venus	Isla
Venus	Martin

Verow	Brian
Vickerson	Victoria
Vico Properties PLC	
Village Community Association	
Village Lane Garage	
Vincent	Sharon
Vincent	
involved	
involved	
Virgin Media	
Virgin Media	
Virgin Media	
Vodafone	
Vodafone and O2	
Vodafone Ltd.	
Vorley	Carole
W	Short
W Dot Homes	
Waddle	E
Waddle	Jackie
Waddle	Ken
Waddle	Pauline
Waddle	Stephen
Wade	Kirsty
Waggott	Paul
Wainwright	Steve
Waites	Edith
Wake	B
Wake	Carole A
Wake	Edward
Wake	Edward
Wake	Gill
Wake	Lisa
Wakefield	David
Wakefield	Leslie
Wales	Linda
Wales	Lynn
Wales	Lynn
Wales	Michael
Wales	Michael
Walker	Alan
Walker	C J
Walker	Carly
Walker	Chris
Walker	Christine
Walker	Christopher
Walker	Christopher
Walker	Daniel
Walker	Diane
Walker	Geoffrey
Walker	J
Walker	J
Walker	J
Walker	Joan
Walker	Joanne
Walker	Joanne
Walker	Kelly
Walker	L

Walker	L
Walker	M
Walker	Malcolm
Walker	Moira
Walker	Peter
Walker	Susan
Walker	T
Walker	Tracy
Walker	William
Wallace	Andrew
Wallace	Angela
Wallace	Anne
Wallace	Christopher
Wallace	D
Wallace	David
Wallace	Elizabeth
Wallace	Janette C
Wallace	Peter
Wallace	Richard
Waller	B
Waller	M
Waller	M
Walls	Christopher
Walls	Iris
Walls	Mr B & Mrs Julia
Walmsley	Sophie
Walsh	Anne
Walsh	Brian
Walsh	Patricia
Walton	Bill
Walton	C
Walton	D
Walton	E B
Walton	E B
Walton	Gillian
Walton	John
Walton	Karen
Walton	L
Walton	Linzie
Walton	M G
Walton	M G
Walton	P
Walton	Peter
Walton	Peter
Walton	R
Walton	Rachel
Walton and Co	
Walvin	Kathryn
Wandless	Deborah
Wang	Yue
Wanless	B
Wanless	M
Ward	C
Ward	Christina
Ward	K
Ward	Kirsty
Ward	M
Ward	Marilyn

Ward	Matilda Natalie
Ward	Stephen
Ward	Vicki
Ward	William James
Warde	Rob
Wardhadaway	
Wardhadaway	
Wardle	A W
Wardle	Ashliegh
Wardle	B
Wardle	Colin
Wardle	Faye
Wardle	Lilian
Wardle	Maureen
Wardle	Sandra
Wardley	Kelly
Waring	Gareth
Waring	Gemma
Waring	Paul
Warne	James
Warne	Lynne
Warner	Carol
Warner	Shaun
Warren	Alan Douglas
Warren	Alison
Warren	Alison
Warren	Doug
Warren	Victoria
Warrener	Maxine
Washington Millennium Centre	
Washington United	
Waterfield	Janice
Waterhouse	Doreen
Waterhouse	Marion
Waters	Fred
Waters	Michael
Waterston	J
Waterston	Susan
Watkin	Neil
Watson	Alfred
Watson	Alison
Watson	Anita
Watson	Barbara
Watson	Chris
Watson	D
Watson	David
Watson	E
Watson	H
Watson	Ian
Watson	Ian
Watson	J
Watson	J
Watson	John
Watson	Julie
Watson	Kathryn
Watson	Linda
Watson	Margaret
Watson	Mark

Watson	Mark
Watson	Maureen
Watson	Sarah
Watson	Teresa
Watson	Tina
Watson	WP
Watt	Elainer
Watt	G
Watt	Joan
Watt	K
Watters	Stanley
Waugh	Brian
Wayne	Alec
Wear Catchment Partnerships	
Wearside Gateway	
Wearside Liberal Democrats	
Wearside Women In Need	
Wearside Women In Need	
Weatherbur n	Malcolm
Weatherbur n	P
Weaver	Sandie
Weaver	Sarah
Webb	Ben
Webb	George
Webb	J A
Webb	Margaret
Webb	Matthew
Webb	Michael
Webb	Paul
Webster	Lucie
Webster	Xenia
Webster	Xenia
Wedderburn	Margaret
Weddle	Mark
Weeks	David
Weeks	Gabrielle
Weeks	Patrick
Weightman	Brian
Weir	David
Weir	Helen
Weirs	John
Weirs	Margaret Clare
Welburn	Kimberley
Welch	Alan
Welch	Ashleigh L
Welch	Linda
Welch	Paul
Welch	R
Welch	S
Welch	Sharon
Welch	Stephen
Wellburn	Shaun
Wells	Graeme
Wells	N
Welsh	Gail
Welsh	Henry
Welsh	Mark

Welsh	Peter and M
Welsh	William
We're Talking Homes (North East)	
West	Carlton
West	Catherine
West	Paul
West	Stephen
West	V
West Community Association	
Westgarth	V
Weston	Sally
Weston	William
Westwick	Neil
Wetherell	G R
Wetherell	G R
Wetherell	Stephen
Whaley	Mark
Wharton	Ian
Wharton	James
Wharton	S
Whatcott	Gaynor
Wheatley	Adam
Wheatley	Adele
Wheatley	L
Wheatley	N
Wheeler	Jan
Wheeler	Stephen
Whelan	Paul
Wheldan	Patricia
Wheldon	E
Wheller	Martin
Whitcombe	Alex
White	Andrew
White	Andrew
White	Ann
White	Ann
White	David
White	Julie
White	Karen
White	Lois
White	Lois
White	Peter
White	Phillip
White	R A
White	R A
White	Veronica
White	W
White Green Young Planning	
Whitehead	David
Whitehead	Robert
Whitehouse	Danielle
Whitehouse	Richard
Whiteoak	Pat
Whitfield	A
Whitfield	Andrew
Whitfield	C
Whitfield	D
Whitfield	D

Whitfield	D
Whitfield	D W
Whitfield	F
Whitfield	F
Whitfield	Helen
Whitfield	Janet
Whitfield	Joan
Whitfield	Shelagh
Whittaker	John Denis
Whittaker	M.L.
Whittaker	Maureen
Whittle	Christine
Whittle	Josh
Whittle	June
Whittle	Robert
Whittle	Rory
Whittle Jones	
Whittle Jones	
Wicking	Jeremy
Wight	Shelia
wild	lisa
Wilde	Jayne
Wildfowl And Wetlands Trust	
Wilkes	Isaac
Wilkes	Martin
Wilkie	Justin
Wilkie	Lou
Wilkinson	A I
Wilkinson	A W
Wilkinson	Adam Lewis
Wilkinson	Andrew
Wilkinson	Angela
Wilkinson	Angela
Wilkinson	Brian
Wilkinson	Brian
Wilkinson	Brian
Wilkinson	D
Wilkinson	E
Wilkinson	G
Wilkinson	Georgia
Wilkinson	Janet
Wilkinson	Jean
Wilkinson	K
Wilkinson	Laura
Wilkinson	M
Wilkinson	N
Wilkinson	O
Wilkinson	Paula
Wilkinson	Paula
Wilkinson	Peter
Wilkinson	Rebecca
Wilkinson	S
Wilkinson	S
Wilkinson	Sandra
Wilkinson	Sarah
Wilkinson	Tim
Wilkinson	Tracey
Willey	Gwendoline

Willey	Neil
Willey	Paula
Williams	Audrey
Williams	Brian
Williams	C
Williams	Caitlyn
Williams	David
Williams	David
Williams	Glynis
Williams	Honor
Williams	I
Williams	Joanne
Williams	L
Williams	Lee
Williams	Lesley
Williams	Lewis Glen
Williams	Linda
Williams	Lindsay
Williams	Lucy
Williams	Philip
Williams	R
Williams	Sara
Williams	Sylvia
Williams	Thomas
Williams	Tracy
Williams	Tracy
Williams	Victoria
Williams	William
Williamson	David
Williamson	David
Williamson	J
Williamson	Jean
Williamson	Kate
Williamson	Lynn
Williamson	Lynsey
Willis	Alastair
Willis	Christine
Willis	Linda
Willis	Lynne
Willis	Pauline
Willis	Val
Wills	Joanne
Wilson	A & S
Wilson	Andrew
Wilson	Brenda
Wilson	David
Wilson	David
Wilson	Geoffrey
Wilson	Glenda E M
Wilson	Graeme
Wilson	Helen
Wilson	Helen
Wilson	I.
Wilson	James
Wilson	James
Wilson	Joan
Wilson	Joanne
Wilson	Joyce

Wilson	K
Wilson	Kirsty
Wilson	Lee
Wilson	M
Wilson	M T
Wilson	Michelle
Wilson	N
Wilson	Norman and Doreen
Wilson	P
Wilson	P F
Wilson	P F
Wilson	Paul
Wilson	Paul
Wilson	Rebecca
Wilson	Tina
Wilton	J
Wilton	Joanne
Wind	George
Wind	Janet
Winfield	Susan
Wingate	Jessica
Winship	A
Winship	Luke
Winspear	E
Winstanley	Anthony Charles
Winstanley	Carole
Winter	Glen
Winter	Hannah
Winter	Ian
Wintrip	M I
Wiper	Mark
Wiseman	John
Wiseman	Liam
Withers	David
Withers	Emma
Wm Morrison Supermarkets plc	
Wm Morrison Supermarkets plc	
Wombwell	A
Wood	Alan
Wood	Albert
Wood	CH
Wood	Ciaran
Wood	Clare
Wood	Dale Royce
Wood	Dale Royce
Wood	Darren
Wood	E
Wood	Erika
Wood	Gillian
Wood	J
Wood	J
Wood	Katie
Wood	L W
Wood	Linda Mary
Wood	Lisa
Wood	Lisa
Wood	M
Wood	M

Wood	M
Wood	Madaleine
Wood	Michelle
Wood	Norman
Wood	Sean
Wood	Tracy
Wood	William
Woodhouse	D
Woodland Trust	
Woodland Trust	
Woodland Trust	
Woods	Billi Jane
Woods	J W
Woods	J W
Woods	Julia
Woodward	GP and P
Woodward	Michael
Woody	M
Woolley	Lucy
Wooton	Hayley
Worthington	Janice
Worthington	T F
Worthy	M
Worton	Craig
Wraith	S
Wrathmall	Elizabeth
Wrathmall	Kevin
Wright	Alan
Wright	Alan
Wright	Alan
Wright	B
Wright	B
Wright	C
Wright	Ian
Wright	J
Wright	Jon
Wright	Samantha
Wright	Tim
Wright	W
Wrightson	Amy
Wrightson	Craig

Wrightson	Dean
Wrightson	Lisa
WYG	
WYG Planning	
Wylde	Nicola
Wylie	Danielle
Yeaman	Danielle
Yeaman	Gary
Yeaman	Miley
Yeaman	Olivia
Yendle	Emma
Young	Andrew
Young	Callum
Young	David
Young	Denise
Young	Gillian
Young	Glen
Young	Helen
Young	J
Young	Janis
Young	John
Young	John
Young	Julie
Young	Julie
Young	Kaye
Young	Kevin
Young	Lisa
Young	Margaret
Young	Marie-Claire
Young	Marie-Claire
Young	Michelle
Young	Nicola
Young	Norman
Young	Paul
Young	Phil J
Young	Philip
Young	Philip
Young	Rhoda
Young	S
Young	Sandra
Young	Shirley

Young	Tracy
Young Asian Voices	
Younger	R
Younghusband	Leanne
Younghusband	Steve
Youngs RPS	
YoungsRPS Chartered Surveyors & Property Consultants	
	Alana
	Avant Homes
	Co-operative Group
	CopyCat
	DarkGunman
	Eddie
	Elba Park Residents Association
	environment agency
	Gladman Developments
	Grace
	Guys Coatings Ltd
	Helen
	jdkftm
	Linds
	M&G Real Estate
	Michael
	North East Electric Traction Trust
	Sandra
	Sarah
	Save the Trident Group
	Thorney Grove Ltd
	Tom
	WYG Group
	WYG Group



## APPENDIX 26: Statement of Fact and the Representation Procedure

### Statement of Representations Procedure Planning and Compulsory Purchase Act 2004 The Town and Country Planning (Local Planning) (England) Regulations 2012 (Reg 19) Sunderland Core Strategy and Development Plan 2015-2033 – Publication Draft

The Council is inviting comments, known as representations, on the Core Strategy and Development Plan 2015-2033 Publication Draft. This statement sets out the following information;

- When you can make representations;
- The deadline for making representations;
- How you can make representations;
- How to view the Core Strategy and Development Plan 2015-2033 Publication Draft and supporting evidence base documents; and
- How to express interest in appearing at the Core Strategy and Development Plan 2015-2033 Examination.

#### Plan Title

Core Strategy and Development Plan 2015-2033 Publication Draft

#### Subject matter and geographical area covered

Sunderland City Council has prepared a Publication Draft of the Core Strategy and Development Plan 2015-2033 for consultation. The document covers the administrative area of Sunderland City Council. The Plan sets out the strategic spatial planning policy framework for Sunderland and includes;

- the strategic challenges faced by the city (Section A);
- sets out the spatial vision, strategic objectives and spatial development strategy for the city (Section B);
- identifies strategic site allocations and policies (Section B);
- provides a suite of strategic and development management policies to be used to determine planning applications within the city area (Section C);
- identifies implementation and delivery policies (Section D);
- identifies a monitoring and implementation framework; and
- a policies map.

#### Period for making Representations

Representations of support or objection are invited on the Plan for a period of six weeks from **Friday 15 June 2018 until Friday 27 July 2018**. All representations **must be** submitted within this period and received by the Council by **5.00pm on 27 July 2018**.

*Please note that representations received after 5.00pm on Friday 27 July 2018 will not be considered. Only representations received within this period, by deadline, have a statutory right to be considered by the Planning Inspector at examination.*

#### How to make representations

Representations on the Plan should be submitted using a "representation form" and can be submitted to the Council in the following ways;

- The quickest and easiest way for you to respond is online at <http://sunderland-consult.limehouse.co.uk/portal>. You will need to register to make a representation. If you have already registered during a previous consultation simply enter your username and password; or
- If you prefer, you can download the representation form and guidance note from the council's website [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP) or pick up a copies from a drop in event or the Civic Centre Reception (see dates and times below) and send it to us at:
  - Email: [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk); or
  - Post to: **Strategic Plans, Civic Centre, Burdon Road, Sunderland, SR2 7DN**

- Representation forms can also be requested from the Strategic Plans team by telephoning **(0191) 561 1577** or emailing: [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk)

If you are representing a group of people who share a common view on how they wish to see the Plan changed, it would be very helpful if the group submit a single representation appending the names and addresses of those represented. Where requested, the lead representative coordinating the representation will be notified of future stages.

*Please note that copies of all representations will be made available for the public to view and reviewed by a Planning Inspector, and therefore, cannot be treated as confidential. Data will be processed and held in accordance with the General Data Protection Regulation 2018.*

Representations received within the time period outlined above, will be submitted to the Secretary of State and considered at Independent Examination by an appointed Planning Inspector.

Representations at this stage should only be made in relation to the legal and procedural compliance of the plan and the four tests of soundness. To help you make representations a guidance note can be found on the council's website at [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP). These can also be requested by writing to the following:

Email: [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk)

Post: Sunderland City Council, Strategic Plans and Housing Team, Civic Centre, Sunderland SR2 7DN

### **Request for further notification**

Using the online system or representation form you can request to be notified at an address/email address of any of the following next steps:

- That the Core Strategy and Development Plan 2015-2033 Publication Draft has been submitted to the Secretary of State for Ministry of Housing, Communities & Local Government for examination;
- The publication of the Planning Inspector's Report on the Core Strategy and Development Plan 2015-2033; and/or
- The adoption of the Core Strategy and Development Plan 2015-2033.

The online system or representation form can also be used to notify us of your interest to appear at the Independent Examination.

### **Statement of Fact – How and where to view the Plan's documents**

The Publication Plan and supporting documents available to view during the consultation are as follows:

- The Core Strategy and Development Plan 2015-2033 Publication Draft;
- The Core Strategy and Development Plan 2015-2033 Publication Draft Policies Map;
- Supporting documentation
  - Habitats Regulations Assessment (2018);
  - Sustainability Appraisal (2018); and
  - Sustainability Appraisal Non-Technical Summary (2018); and
  - Statement of Consultation (2018).
- Additional supporting evidence base documents relevant to the Plan's preparation.

The Publication Plan's documents are available to view on the consultation website at

<http://sunderland-consult.limehouse.co.uk/portal> and at the following locations:

**Sunderland City Council's website:** [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP)

**Sunderland City Council Civic Centre:** Civic Centre Reception, Burdon Road, Sunderland, SR2 7DN (Opening Hours: 8.30am to 5.00pm Monday to Friday).

Drop in events will be held across Sunderland, where Publication Plan documents can be viewed for a limited period of time.

<b>Date</b>	<b>Time</b>	<b>Venue Address</b>
18 June 2018	9.30 am – 11.30 am	Bunnyhill Community Room, Hylton Lane, Sunderland SR5 4BW
18 June 2018	4.30 pm to 7.00 pm	Wessington Primary School, Lanercost, Washington NE38 7PY Washington
19 June 2018	11.00 am -1.30 pm	Houghton Sports Complex Dance Studio, Station Road,

		Houghton le Spring DH4 5AH
20 June 2018	9.30 am – 11.30 am	Thorney Close Action & Enterprise Centre, Thorndale Road, Thorney Close, Sunderland, SR3 4JQ
22 June 2018	4.30 pm – 6.30 pm	Ryhope Community Centre, Black Road, Ryhope, Sunderland SR2 0RX
16 July 2018	9.30 am – 11.30 am	University Sports Hall, Chester Road, Sunderland
17 July 2018	4.30 pm – 7.00 pm	Barnwell Primary School Sports Hall, Whitefield Estate, Houghton le Spring DH4 7RT
18 July 2018	5.00 pm – 6.30 pm	Bunnyhill Community Room, Hylton Lane, Sunderland SR5 4BW
19 July 2018	4.30 pm – 6.30 pm	Silksworth Community Centre, Tunstall Village Road, Sunderland SR3 2BB
20 July 2018	10.00 am – 12 noon	Washington Millennium Centre, The Oval, Concord, Washington NE37 2QD

Paper copies of all documentation can be requested (for a charge) from the Strategic Plans Team by telephoning (0191) 561 1577 or emailing [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk)



## APPENDIX 27: List of Councillor Attendees

Councillor Alex Scullion
Councillor Amy Wilson
Councillor Anne Lawson
Councillor Bernard Scaplehorn
Councillor Bob Francis
Councillor Christine Marshall
Councillor Claire Rowntree
Councillor Darryl Dixon
Councillor Denny Wilson
Councillor Doris Turner
Councillor Elizabeth Gibson
Councillor Ellen Ball
Councillor Geoff Walker
Councillor Ian Galbraith
Councillor Jack Cunningham
Councillor James Blackburn
Councillor Juliana Heron
Councillor Kelly Chequer
Councillor Kevin Johnston
Councillor Linda Williams
Councillor Louise Farthing
Councillor Martin Haswell
Councillor Michael Dixon
Councillor Pat Smith
Councillor Paul Stewart
Councillor Peter Gibson
Councillor Peter Wood
Councillor Rebecca Atkinson
Councillor Richard Bell
Councillor Ronny Davison
Councillor Stephen Foster
Councillor Stuart Porthouse
Councillor Tony Taylor
<b>Councillor Victoria O'Neil</b>

## APPENDIX 28: Social Media Campaign

Day	Content	Characters	TWITTER	FACEBOOK
Sunday	<b>Week 1 - w/c 11 June</b>	0		
Monday		0		
Tuesday		0		
Wednesday		0		
Thursday		0		
Friday	Consultation on the Publication draft of Sunderland's Core Strategy & Development Plan starts today. This is the final stage of consultation before the council submits the Plan to the Secretary fo State. We want your views, visit <a href="http://www.sunderland.gov.uk/CSDP">www.sunderland.gov.uk/CSDP</a>	256	3 comments, 16 retweets, 18 likes	3975 reach, 2 likes, 1 comment, 18 shares
Saturday		0		
Sunday	<b>Week 2 - w/c 18 June</b>	0		
Monday am	Find out more about the Publication draft of the Core Strategy & Development Plan at a drop in event today 9.30-11.30am, Bunnyhill Community Room, Hylton Lane, SR5 4BW. For more info: <a href="http://www.sunderland.gov.uk/csdp">www.sunderland.gov.uk/csdp</a>	210		
Monday pm	Find out more about the Publication draft of the Core Strategy & Development Plan at a drop in event today 4.30-7pm, Wessington Primary School, Washington NE38 7PY. For more info: <a href="http://www.sunderland.gov.uk/csdp">www.sunderland.gov.uk/csdp</a>		3 retweets, 2 likes	1119 reach, 1 like
Tuesday	To find out more about the Publication draft of the Core Strategy & Development Plan - why not drop in to our event today at Houghton Sports Complex Dance Studio, Houghton le Spring, DH4 5AH, 11-1.30pm. For more info: <a href="http://www.sunderland.gov.uk/csdp">www.sunderland.gov.uk/csdp</a>	244	5 retweets, 2 likes	692 reach, 1 comment

Wednesday	Have your say on the Publication Draft of our Core Strategy & Development Plan, which will shape future development in Sunderland. Drop in to our event today: 9.30-11.30am Thorney Close Action & Enterprise Centre, Thorney Close, SR3 4JQ	236	12 retweets, 8 likes	
Thursday	Have your say on how we shape future development in the city. To know more about the Publication Draft of Sunderland's Core Strategy & Development Plan visit <a href="http://www.sunderland.gov.uk/CSDP">www.sunderland.gov.uk/CSDP</a> . This is the final stage of consultation before the council submits the Plan to the Secretary of State.		1 comment, 4 retweets, 2 likes	1432 reach, 3 comment
Friday	Find out more about the Publication draft of the Core Strategy & Development Plan at a drop in event today 4.30-6.30pm, Ryhope Community Centre, Black Road, Ryhope, SR2 0RX. For more info: <a href="http://www.sunderland.gov.uk/csdp">www.sunderland.gov.uk/csdp</a>	215	2 retweets, 2 likes	746 reach
Saturday		0		
Sunday	<b>Week 3 - w/c 25 June</b>	0		
Tuesday	Have your say on how we shape future development in the city. To know more about the Publication Draft of Sunderland's Core Strategy & Development Plan visit <a href="http://www.sunderland.gov.uk/CSDP">www.sunderland.gov.uk/CSDP</a>	185	2 retweets, 1 likes	810 reach
Thursday	We want to know your views on the Publication draft of Sunderland's Core Strategy & Development Plan. This is the final stage of consultation before the council submits the Plan to the Secretary fo State. We want your views, visit <a href="http://www.sunderland.gov.uk/CSDP">www.sunderland.gov.uk/CSDP</a>	257	1 comment, 11 retweets, 14 likes	1138 reach, 2 comments, 1 like, 1 share
Saturday		0		
Sunday	<b>Week 4 - w/c 2 July</b>	0		
Monday	Have your say on how we shape future development in the city. To know more about the Publication Draft of Sunderland's Core Strategy & Development Plan visit <a href="http://www.sunderland.gov.uk/csdp">www.sunderland.gov.uk/csdp</a>	184	2 comments, 8 retweets, 10 likes	1370 reach, 7 likes, 3 shares

Friday	We want to know your views on the Publication draft of Sunderland's Core Strategy & Development Plan. This is the final stage of consultation before the council submits the Plan to the Secretary fo State. We want your views, visit <a href="http://www.sunderland.gov.uk/CSDP">www.sunderland.gov.uk/CSDP</a>	257	3 retweets, 2 likes	966 reach
Saturday		0		
Sunday	<b>Week 5 - w/c 9 july</b>	0		
Wednesday	Have your say on how we shape future development in the city. To know more about the Publication Draft of Sunderland's Core Strategy & Development Plan visit <a href="http://www.sunderland.gov.uk/CSDP">www.sunderland.gov.uk/CSDP</a>	185	3 retweets, 2 likes	
Thursday	Find out more about the Publication draft of the Core Strategy & Development Plan at <a href="http://www.sunderland.gov.uk/csdp">http://www.sunderland.gov.uk/csdp</a> . This is the final stage of consultation before the council submit the Plan to the Secretary of State.	221	2 retweets, 8 likes	
Saturday		0		
Sunday	<b>Week 5 - w/c 16 july</b>	0		
Monday	Find out more about the Publication draft of the Core Strategy & Development Plan at a drop in event today 9.30-11.30am, University Sports Hall, Chester Road, Sunderland. For more info: <a href="http://www.sunderland.gov.uk/csdp">http://www.sunderland.gov.uk/csdp</a>	219	1 comment, 8 retweets, 5 likes	1218 reach, 4 shares
Tuesday	To find out more about the Publication draft of the Core Strategy & Development Plan why not drop in to our event today 4.30-7pm at Barnwell Primary School Sports Hall, Whitefield Estate, Houghton, DH4 7RT. For more info: <a href="http://www.sunderland.gov.uk/csdp">http://www.sunderland.gov.uk/csdp</a>	255	2 retweets, 4 likes	726 reach, 1 like, 1 share
Wednesday	Have your say on the Publication Draft of our Core Strategy & Development Plan, which will shape future development in Sunderland. Drop in to our event today: 5-6.30pm, Bunnyhill Community Room, Hylton Lane, SR5 4BW. For more info	257	1 retweet	680 reach

	<a href="http://www.sunderland.gov.uk/csdp">www.sunderland.gov.uk/csdp</a>			
Thursday	Have your say on how we shape future development in the city. To know more about the Publication Draft of Sunderland's Core Strategy & Development Plan come to our drop in event today at Silksworth Community Centre, Tunstall Village Road, Sunderland, SR3 2BB, 4.30-6.30pm	271	3 comments, 5 retweets, 3 likes	1171 reach, 2 likes, 2 shares, 1 comment
Friday	Find out more about the Publication draft of the Core Strategy & Development Plan at a drop in event today 10am-12 noon, Washington Millennium Centre, The Galleries, Washington, NE38 7RZ. For more info: <a href="http://www.sunderland.gov.uk/csdp">www.sunderland.gov.uk/csdp</a>	228	1 comment, 5 retweets, 6 likes	798 reach, 2 comments
Saturday		0		
Sunday	<b>Week 5 - w/c 23 july</b>	0		
Monday	Have your say on how we shape future development in the city. To know more about the Publication Draft of Sunderland's Core Strategy & Development Plan visit <a href="http://www.sunderland.gov.uk/CSDP">www.sunderland.gov.uk/CSDP</a> . This is the final stage of consultation before the council submits the Plan to the Secretary of State.	288	5 comments, 10 retweets, 2 likes	
Wednesday	Last few days to have your say on how we shape future development in the city. We need your feedback by no later than 5pm on Friday (27 July). For more info visit <a href="http://www.sunderland.gov.uk/CSDP">www.sunderland.gov.uk/CSDP</a>	190	1 retweet, 4 likes	1961 reach, 1 like, 2 comments
Friday	Last day to have your say on how we shape future development in the city. We need your comments by 5pm today. To find out more about the Publication Draft of Sunderland's Core Strategy & Development Plan visit <a href="http://www.sunderland.gov.uk/CSDP">www.sunderland.gov.uk/CSDP</a>	237	2 comments, 3 retweets, 3 likes	1474 reach, 1 like, 6 comments

## APPENDIX 29: Press Releases

### Council Press Releases

<https://www.sunderlandecho.com/our-region/sunderland/thousands-of-sunderland-residents-set-for-another-chance-to-speak-out-on-development-plan-1-9186535> -

Sunderland Echo 30 May 2018 – Last chance to speak out about the plan.

<https://www.sunderlandecho.com/news/politics/sunderland-council-bosses-scrap-proposal-for-permanent-stopover-site-for-gypsies-and-travellers-1-9186523> -

Sunderland Echo 30 May 2018 – Site for Gypsy and Travellers scrapped.

<https://www.sun-fm.com/news/local/2593790/sunderlands-local-plan-agreed-with-more-to-come/> - SunFM 31 May 2018 – Last chance to speak out about the plan.

<https://www.sunderlandecho.com/our-region/sunderland/sunderland-2033-last-chance-to-have-your-say-on-long-term-vision-for-city-1-9209731> - Sunderland Echo 16 June 2018 – Sunderland 2033: last chance to have your say on long-term vision for the city.

### External Press Articles

<https://www.sunderlandecho.com/news/victory-for-campaigners-as-housing-plans-for-sunderland-s-west-park-are-dropped-1-9175461> - Sunderland Echo 22 May 2018

– Victory for campaigners **as housing plans for Sunderland’s West Park are dropped.**

<https://www.sunderlandecho.com/news/england-star-jordan-henderson-welcomes-news-sunderland-park-has-been-saved-1-9178254> - Sunderland Echo 22 May 2018 –

England Star Jordan Henderson welcomes news Sunderland Park has been saved.

<https://www.planningresource.co.uk/article/1465661/final-draft-sunderland-local-plan-removes-green-belt-sites> - Planning Resource 23 May 2018 Final Draft

Sunderland Local Plan Removes Green Belt Sites

<https://www.chroniclelive.co.uk/news/north-east-news/new-homes-restrictions-takeaways-metro-14732290> - Evening Chronicle 1 June 2018 – New homes,

restrictions on takeaways and a Metro expansion could be on the way for Sunderland

<https://www.sunderlandecho.com/our-region/sunderland/green-belt-campaigners-outraged-over-being-ignored-in-sunderland-council-s-local-plan-consultation-1-9191274> - Sunderland Echo 3 June 2018 – Green Belt campaigners outraged over

local plan consultation (Penshaw Site)

<https://www.sunderlandecho.com/news/your-say/letter-of-the-week-sunderland-redevelopment-plans-will-ruin-a-beautiful-sea-front-1-9198266> - Councillor

Newspaper Letter 7 June 2018

<https://www.sunderlandecho.com/news/residents-group-slams-council-over-future-homes-plan-for-sunderland-1-9226273> - Sunderland Echo 29 June 2018 – Resident

group slams council over future homes plan for Sunderland.

<https://www.sunderlandecho.com/news/environment/campaigners-and-councillors-against-greenbelt-homes-plan-near-penshaw-monument-1-9262132> - Sunderland

Echo 20 July 2018 – Campaigners and councillors against Green Belt homes plan near Penshaw Monument

<https://sun-fm.com/campaigners-fight-plans-to-build-homes-near-penshaw-monument/> - SunFM 25 July – Campaigners fight plans to build homes near

Penshaw Monument

<https://www.sunderlandecho.com/news/politics/campaign-group-criticise-plans-to-build-hundreds-of-homes-on-green-belt-land-in-sunderland-1-9292489> - Sunderland

Echo 9 August 2018 - Campaign group criticise plans to build hundreds of homes on green belt land in Sunderland

Council Website

<https://www.sunderland.gov.uk/article/15526/Next-steps-for-developing-the-city> -  
Next steps for developing the city



Sunderland  
City Council

# Have your say

## on the future development of Sunderland

From 15 June to 27 July 2018 we are consulting on the publication draft of the Sunderland Core Strategy and Development Plan.

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

### We want your views

This is the final stage of consultation, come to one of our drop-in events where people will be on hand to answer your questions. We need to receive your comments no later than 5pm on 27 July.

All documentation is available to view online at [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP) and in the Civic Centre.

For further information or to submit your views online visit [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP)



#### Monday 18 June 2018

9.30-11.30am Bunnyhill Community Room,  
Hylton Lane, Sunderland SR5 4BW  
4.30-7pm Wessington Primary School, Lanercost,  
Washington NE38 7QA

#### Tuesday 19 June 2018

11am-1.30pm Houghton Sports Complex Dance  
Studio, Station Road, Houghton le  
Spring DH4 5AH

#### Wednesday 20 June 2018

9.30-11.30am Thorney Close Action & Enterprise  
Centre, Thorndale Road, Thorney  
Close, Sunderland SR3 4JQ

#### Friday 22 June 2018

4.30-6.30pm Ryhope Community Centre, Black  
Road, Ryhope, Sunderland SR2 0RX

#### Monday 16 July 2018

9.30-11.30am University Sports Hall, Chester Road,  
Sunderland

#### Tuesday 17 July 2018

4.30-7pm Barnwell Primary School Sports Hall,  
Whitefield Estate, Houghton le Spring  
DH4 7RT

#### Wednesday 18 July 2018

5-6.30pm Bunnyhill Community Room, Hylton  
Lane, Sunderland SR5 4BW

#### Thursday 19 July 2018

4.30-6.30pm Silksworth Community Centre,  
Tunstall Village Road, Sunderland  
SR3 2BB

#### Friday 20 July 2018

10-12noon Washington Millennium Centre,  
The Galleries, Washington Highway  
NE38 7RZ

## Core Strategy and Development Plan 2015-2033



## Publication Draft Representation Form (Regulation 19)

**Before you start, you are advised to read the Guidance Note published separately alongside this form.**

Please note all representations must be received by **5pm on Friday 27 July 2018**.

For all representations Parts 1 (Personal Details) and 2 (Your Representation) of this form **must** be completed.

For each policy, paragraph, chapter, figure or table that you would like to comment on, an individual representation form must be completed for each.

Please return to:

- Email: [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk); or
- Post to: Strategic Plans, Civic Centre, Burdon Road, Sunderland, SR2 7DN

A copy of the Core Strategy and Development Plan 2015-2033 Publication Draft and all supporting documentation is available to view at [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP).

### **PART 1 – PERSONAL DETAILS**

It is important that you fill in your contact details below. **We cannot register you representation without your personal details.**

Please note that all responses will be held by the Council in accordance with the General Data Protection Regulation 2018. Your name, organisation (if relevant) and comments may be made available to the public, in council committee papers and as otherwise considered appropriate by us. Your personal data i.e. postal addresses, emails and telephone numbers **will not** be shared with the public.

However, your contact details will be shared with the Programme Officer & Inspector for the purposes of the Public Examination. We will use your contact details to notify you about future stages of the plan process. By submitting this form you are agreeing to these purposes.

<b>Your details</b>	<b>Your agents details (if applicable)</b>
Title:	Title:
First Name:	First Name:
Last Name:	Last Name:
Organisation/Company (if applicable):	Organisation/Company:
Address:	Address:
Postcode:	Postcode:
Telephone No:	Telephone No:
Email:	Email:
Signature:	
Date:	

**PART 2 – YOUR REPRESENTATION**

**Q1. Which part of the Plan does this representation relate? Please check the applicable box**

a Policy   
 a Paragraph   
 a Chapter   
 a Figure   
 a Table

**Please identify which policy reference, paragraph, chapter, figure or table no. you are referring to:**

--

**Q2. Do you support this Policy/Paragraph/Chapter/Figure or Table?**

- Yes (please continue to Q4)
- Yes with minor changes (please continue to Q4)
- No (please continue to Q3)

Please refer to the guidance note on completing this form for further explanation on these requirements

**Q3. If you answered no, please choose from the options below why you think the Policy/Paragraph/Chapter/Figure or Table is unsound.**

**Is it because it is not:**

- Compliant with law
- Compliant with the Duty to Cooperate
- Positively prepared
- Justified
- Effective
- Consistent with National Policy

Please refer to the guidance note on completing this form for further explanation on these requirements

**Q4. Please give details of why you consider the Policy/Paragraph/Chapter/Figure or Table is not legally compliant or is unsound. Please be as precise as possible.**

**If you wish to support the legal compliance or soundness of the Policy/ Paragraph/ Chapter/ Figure or Table which your representation relates to, please also use this box to set out your comments.**

**Q5. Please set out the change(s) you consider necessary to make the policy, paragraph, chapter, figure or table legally compliant or sound. You will need to say why this change will make the policy, paragraph, chapter, figure or table legally compliant or sound. Please be as precise as possible in your response.**

**It would be very helpful if you are able to put forward your suggested revised wording of any policy, paragraph or chapter text in the box below.**

**Q6. Please set out the change(s) you consider necessary to make the policy, paragraph, chapter, figure or table legally compliant or sound. You will need to say why this change will make the policy, paragraph, chapter, figure or table legally compliant or sound. Please be as precise as possible in your response.**

**It would be very helpful if you are able to put forward your suggested revised wording of any policy, paragraph or chapter text in the box below.**

**Q7. If your representation is seeking a change to the plan, would you like to attend and participate at the Public Examination to express your views?**

- Yes (if yes please go to Q8)       No (please go to Q9)

**Q8. If you would like to attend and participate at the Public Examination, please outline why you consider this to be necessary. *Please note the Planning Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.***

**Q9. Please indicate whether you wish to be notified of any of the following by ticking the appropriate box**

- When the Core Strategy and Development Plan Publication Draft has been submitted to the Secretary of State
- When the Planning Inspector's Report is published, detailing the recommendations under Section 20 of the Act
- When the Core Strategy and Development Plan is adopted

# Core Strategy and Development Plan

## Frequently Asked Questions

### 1. What is a Local Plan?

The Local Plan is the statutory development plan for the City – our current Local Plan is known as the Unitary Development Plan (UDP). The Local Plan sets the spatial planning policies, guidance, land use designations and development site allocations for at least a 15-year plan period against which all planning applications and development proposals in the City are assessed. It sets the formal legal framework for sustainable development patterns and lays the foundations for enabling regeneration and economic growth, whilst protecting our most valuable built and natural environmental assets. Through this plan-led approach it seeks to ensure we get the right developments in the right place at the right time, and also for the right cost too.

### 2. Why do we need a Plan?

By law, all local councils must prepare and adopt a long-term development plan for their area and keep it up-to-date, setting out how much and where land can be developed to meet the future needs of local people and businesses. Once adopted, our Plan will form the basis for how we assess all planning applications. It will give a degree of certainty to developers and members of the public as to where development is likely to take place and guide decision makers on the most appropriate forms of development over the plan period to 2033.

### 3. What happens if we don't have a Local Plan?

Our current Unitary Development Plan (and subsequent Alteration No.2 for Central Sunderland) is becoming increasingly out-of-date. Without an up-to-date Plan, we **can't** show how we have enough land for new homes and jobs, and this puts our environment at risk from developers. This means that when developers apply for planning permission in areas we all want to protect, the Council cannot so easily justify refusing permission as planning decisions are effectively taken out of the planned control of the Council and instead simply determined against the **Government's** National Planning Policy Framework (NPPF) and its '**presumption in favour of sustainable development**'. So, development happens in an uncoordinated way, rather than the Council together with local communities being able to sensibly plan ahead for where things should most appropriately go in a strategically joined-up way that best meets the **City's** current and future needs and makes sure that new homes are created alongside the right local services, infrastructure, green space and jobs. And without land for businesses to grow, new jobs and investment will go elsewhere.

### 4. What key challenges is the Council trying to tackle?

Evidence suggests that there is a requirement for a further 13,410 homes to be built in Sunderland up to 2033. Tackling the national shortage of new homes is also a key priority of the current and previous Governments. There is also a need to decide: how our town centres and employment areas should develop; how we should tackle

high levels of deprivation; and to plan positively for the social, economic and environmental future of Sunderland. Further details of the challenges faced by Sunderland are given in the **Council's** evidence base, available at [www.sunderland.gov.uk/development-plan](http://www.sunderland.gov.uk/development-plan).

## 5. How many new homes are needed?

13,410 new homes (net additional) need to be provided within the city by 2033.

## 6. Why do we need to build 13,410 houses?

The Local Plan needs to meet the requirements of the National Planning Policy Framework (NPPF). One of the requirements of the NPPF is for local authorities to significantly boost the supply of housing, as far as is consistent with the other policies in the NPPF.

The Plan also has to ensure that enough land is available to meet the housing needs of the city (often referred to as OAN, objectively assessed need). The City continues to lose population, particularly young family-forming households, to its adjacent authorities and yet they commute back into the City to work, which is not a sustainable option. The key reason for this loss is a lack of suitable housing in the right location. Hence the City needs to deliver sites which have high quality environments to encourage the development of larger family homes/executive properties. Few such sites currently exist in the City.

By ensuring land is available to enable 13,410 new homes to be built, existing and future residents of the city will have choice in where they live and in the type of house they choose to live in.

## 7. How is the number of houses required calculated?

The calculation of **Sunderland's** future housing needs is set out in the Strategic Housing Market Assessment (SHMA). This is a technical document produced on the **Council's** behalf by external independent experts that identifies the housing need in Sunderland and explains how it has been calculated.

The number of houses required – known as the objectively assessed housing need – has been calculated based on the **Government's** latest sub-national population projections published by the Office for National Statistics

The calculation used is consistent with national guidance set out within the **Government's** published Planning Practice Guidance.

## 8. What is a SHLAA?

A SHLAA is a Strategic Housing Land Availability Assessment and it identifies the future supply of housing and the sites that are expected to deliver housing in an authority area over a 15 year period. The SHLAA is updated annually.

Local councils are required to identify a 5-year housing land supply of suitable deliverable sites that are available now and achievable, to develop within the next 5 years. The SHLAA identifies the 5 year housing land supply.

### **9. How were the sites identified?**

Sites can be put forward for consideration in the SHLAA by anyone or any organisation. Typically they have been promoted by landowners, developers, agents, local businesses and individuals. A number of Council-owned sites were also put forward. These were then assessed by the Council in line with the Sunderland SHLAA Methodology, to determine if they were suitable for housing development.

### **10. What are the criteria used to identify/assess potential housing sites?**

Sites are assessed against a wide range of criteria to determine their overall housing potential, including numerous environmental designations (eg. wildlife habitats and heritage assets) and physical restrictions (eg. utilities). This enables realistic assumptions to be made regarding a **site's** suitability, availability, achievability and economic viability to be taken into consideration. The approach follows standard national and regional guidelines and is set out in the Sunderland SHLAA Methodology.

### **11. How many houses can the land identified through the SHLAA accommodate?**

The current 2017/18 SHLAA identifies potentially suitable land for future housing development with an indicative capacity for about 10,527 dwellings over the plan period.

### **12. Where has this land been identified?**

28% of the housing land supply is within the Coalfield, 7% is within Central Sunderland, 47% in Sunderland South, 11% in Sunderland North and 7% in Washington.

### **13. How much of the housing land supply is brownfield and how much is greenfield?**

43% of the supply is on previously-developed '**brownfield**' sites and 57% is on greenfield land.

### **14. Where should new housing go? Why can't more development be built on brownfield land?**

The re-use of previously-developed '**brownfield**' land remains a priority for the Council, with over 80% of all our housing completions in recent years on such sites. However, there is only a finite supply of this type of land in sustainable locations. All brownfield sites potentially suitable for residential development have been accounted for and are included in the SHLAA schedule of potential housing sites.

Whilst there remains a number of major brownfield sites across the City a number of these sites are not available in the short term as a result of various physical constraints and the costs of bringing them back into use, meaning they are not viable for development. This means there is a shortage of housing land to meet the **City's** identified future needs, such that some previously-undeveloped '**greenfield**'

land needs to be considered for development. About 3,000 new homes are proposed to be built within the South Sunderland Growth Area.

The Council is in discussions with the landowners of many of the large brownfield sites, including Vaux, Groves, Philadelphia and the Gentoo sites of Pennywell, Ford & Doxford Park, to ensure that these sites are brought forward. All these sites feature in the SHLAA.

### **15. Where and what is the South Sunderland Growth Area?**

The South Sunderland Growth Area (SSGA) is one of two proposed Strategic Sites in the Core Strategy. The area lies between Doxford Park and Ryhope and is made up of four development sites: Chapelgarth, Land North of Burdon Lane, Cherry Knowle and South Ryhope. The area has the capacity to accommodate approximately 3,000 homes. A Supplementary Planning Document (SPD) has been prepared to help guide the future development of the area.

### **16. Is the Council allocating areas of precious, prime agricultural land for housing development that should be used for growing food?**

In developing the Local Plan we have tried to allocate as much housing on previously-developed '**brownfield**' as possible. However, this would still not be enough to provide the amount of new homes required, which means we have had to also look at allocating some previously-undeveloped '**greenfield**' land for possible additional housing developments. It is anticipated that about 43% of the planned homes in the draft Plan would be on '**brownfield**' land. In accordance with Government guidance, we have sought to avoid/minimise any potential development on the most valuable, highest quality and most productive agricultural land.

### **17. Why can't all the empty properties be used for new housing instead of finding new sites?**

There are currently about 3,600 vacant and empty homes in the City (about 2.9% of all housing in the City), About 2,600 of these are classed as long-term empty homes (ie. vacant for more than 6 months). These houses are empty for various reasons including; repossessions; those where the owners **can't** afford to sell due to negative equity; those where residents are living temporarily in care homes; those where the owner has passed away and the property is going through the probate process; second/holiday homes (investment properties); those where the owners are away in the armed forces; disused flats above commercial properties used for storage use; and those in a significant state of disrepair with too great a cost or lack of funding to renovate.

The council encourages owners to bring vacant residential properties back into liveable use; however the level of demand for new housing to meet the needs of the **City's** future population would still mean a need for building about 745 net additional new homes each year (ie. numbers after allowing for any demolitions or conversion losses that may take place).

### **18. Does the council have a five-year housing land supply?**

The 2017/18 SHLAA indicates that the Council does have a 5-year land supply in place. It has a supply of 5.6 years.



### 19. What about Brexit? Won't that reduce housing requirements?

It is not possible at this early stage to say exactly what the impact of the country's decision to leave the European Union will be, and it is very difficult to fully understand the potential impacts of 'Brexit' at this stage. The Council has nevertheless tried to take it into consideration as much as possible, and in an attempt to understand the potential impacts of 'Brexit' upon housing requirements in the city, the Council has used a post-EU Referendum economic forecast when calculating its housing requirement. The situation will be kept under review to inform future reviews of the Local Plan.

### 20. Where are these jobs coming from?

The jobs numbers contained within the plan are based on a post-EU Referendum jobs forecast from independent experts Experian. This considers long-term trends in jobs growth across a wide range of employment sectors and the likely changes in employment in each of these sectors in the future. The plan allocates a range of Primary and Key Employment Areas to support jobs growth. In addition, the International Advanced Manufacturing Park Area Action Plan (IAMP AAP) allocates a further 150 hectares of land to the north of Nissan for the creation of a new large-scale employment area. It is anticipated that the IAMP (approximately 60% of which is located within Sunderland, with the remainder in South Tyneside) will create approximately 7,850 jobs.

### 21. What is the difference between Greenfield land and Green Belt land?

'Greenfield' land is land that has not been previously built on (as opposed to 'brownfield' land that currently has or has previously had development on it). Residential gardens are regarded as 'greenfield' land, as well as parks/playing fields with pavilions on small parts of them.

Green Belts are a specific planning designation, typically designated around the outer edges of the country's major towns and cities to help Councils manage urban sprawl in a sustainable planned manner, prevent settlements merging together, preserve the setting and special character of historic settlements and encourage the recycling of derelict and other urban land within towns and cities.

Green Belt is predominantly greenfield in nature but also cover various previously-developed 'brownfield' sites too, such as small hamlets and farmsteads, former colliery-related industrial land and Ministry of Defence properties. The quality of 'greenfield' land in the Green Belt, and the contribution that different parts play in serving the purposes and functions of the Green Belt, also vary from place to place.

### 22. Why does the Plan only identify Green Belt sites?

Green Belt land continues to be protected through the Government's new National Planning Policy Framework (NPPF) and there is a general presumption against new development on Green Belt land except in very special circumstances. Nevertheless, the NPPF also advises that (amongst other circumstances) the development of previously-developed 'brownfield' sites in the Green Belt, as well as limited infilling in villages, should generally be regarded as acceptable in locations where this would not adversely impact on the general openness of the Green Belt. Needing to provide

sufficient land to meet the housing and employment land requirements of the **City's** future population may be regarded as an exceptional circumstance that would warrant a review of Green Belt boundaries – given the likely extent of land required, it is considered unlikely that we will have sufficient developable land (through the development of **'brownfield'** and lower value **'greenfield'** sites) within the current urban areas of Sunderland to sustainably provide for our identified development needs over the next 20-25 years.

Furthermore, the NPPF specifically requires local authorities to fully provide for their objectively assessed and identified housing and economic growth needs, as far as is reasonably possible, although Green Belt is stated as a possible exception to this rule. If we do not provide for our full growth needs then our new Local Plan could be at risk of being declared **'unsound'** and not fit-for-purpose by the planning inspector at independent examination. This would mean the Council would not be able to adopt it and thus leave the City with an increasingly out-of-date development plan and therefore open to planning decisions being instead made in accordance with the **NPPF's 'presumption in favour of sustainable development'** (which in itself would not prevent necessary Green Belt development from taking place if developers could justify its need as an overriding very special circumstance), rather than the Council in partnership with local people being able to strategically plan and control what development happens where and when.

The NPPF says that Green Belt boundaries can only be amended as part of a Local Plan and only in exceptional circumstances. When the Local Plan is examined by an Inspector, the Council (and the landowners and/or prospective developers of the site) will need to prove whether or not there are exceptional circumstances. To be able to answer that question, the Council needs to ensure it really understands the current Green Belt and how each part performs against the purposes of including land in the Green Belt.

### **23. What are exceptional circumstances and why hasn't the Council decided if they exist yet?**

The National Planning Policy Framework (NPPF) states that Green Belt boundaries can only be amended as part of making a Local Plan and can only be done so in exceptional circumstances. The Government does not provide any guidance as to what would be an exceptional circumstance, but it has said that unmet housing need alone is unlikely to be an exceptional circumstance. The **Council's** evidence base, that supports the policies in the CSDP, includes a Green Belt Exceptional Circumstances Paper. This paper sets out fully why exceptional circumstances exist that justify the need for alterations to the Green Belt.

### **24. How have you chosen which Green Belt sites to release for development? What is the Green Belt Assessment?**

The Green Belt Assessment is part of the evidence that allows the Council to consider whether any exceptional circumstances exist. The Green Belt Assessment has been undertaken in three stages:

- Stage 1 (Growth Options) – during this stage, Sunderland's Green Belt was divided into 13 sub-areas, which were then broken down further into smaller **'fields'**. The **'fields'** were then assessed against the five Green Belt purposes

set out in the NPPF. Some land parcels which performed a strong Green Belt function were then excluded from further consideration, while others were recommended to be carried forward for the next stage of assessment.

- Stage 2 (Update of Stage 1, 'Call for Sites' review and Constraints Assessment) – this stage of work involved a review of Stage 1 to consider consultation responses, an assessment of specific sites put forward by landowners and developers through a 'call for sites' exercise, and a 'Category 1' constraints review (that is, whether the Green Belt was constrained by SSSI, RAMSAR, Flood Zone 3, SAC, SPA and other policy designations of national importance). This review excluded further parts of the Green Belt from further consideration.
- Stage 3 (Site Selection) – this report considered the overall deliverability of the sites taken forward from Stages 1 and 2. Each site was assessed against a range of suitability, availability and achievability criteria, and a conclusion was reached as to which sites were deemed to be the most appropriate for release from the Green Belt.

In addition to these assessments, a Green Belt Boundary Review has been undertaken to help determine the most appropriate, strong and robust Green Belt boundary to serve the city over the Plan period and beyond. This review recommends minor land additions and deletions.

## **25. Will the release of Council-owned Green Belt sites result in a loss of land for recreational uses?**

Council-owned land identified for potential release from the Green Belt that currently serves an operational purpose such as playing fields, will not automatically change land uses, should, following the examination of the Local Plan, the site be de-designated from the Green Belt. Any proposed change of operational use would follow a review of the purpose and need for the land. Where the Council is satisfied that the current use is no longer required or can be delivered from another location or in an alternative way, the land will only then be declared surplus to operational requirements. For example, where land currently is used to provide sports pitches, the land will continue to be used for that purpose until a time when they are deemed surplus to requirements and are no longer needed. The loss of existing sports facilities will not be allowed unless an equivalent or better quantity and quality replacement provision is provided.

## **26. What is safeguarded land?**

Safeguarded land is land that is released from the Green Belt to help meet anticipated longer-term development needs beyond the plan period. It would not be allocated for any development in the current Plan. It would no longer benefit from Green Belt status, but would still be safeguarded from any development such that no development could take place within that area until it is formally allocated for development (if still needed) through a future review of the Local Plan.

## **27. What are Settlement Breaks?**

Settlement Breaks are areas of land outside the designated Green Belt that we consider should also be similarly protected from development in order to maintain separation of built-up areas within South Sunderland and the Coalfield area.

## 28. We bought a house recently why didn't the search pick the proposed Housing Growth Areas up?

The Core Strategy and Development Plan has not been adopted therefore its designations and policies will not show up on local searches. After this current stage of consultation the draft Plan will be formally submitted to the Secretary of State for an independent examination (a form of public inquiry), and only if declared 'sound' and fit-for-purpose will the Council be able to formally adopt it, only then will the designations and policies come into effect.

## 29. Who are Gypsy and Travellers?

Gypsy and Travellers is the term used to refer to all Romany Gypsies and Irish Travellers. There are several Gypsy and Travellers communities, each with different histories and traditions.

For the purposes of planning the **Government's 'Planning Policy for Traveller sites'** defines Gypsies and Travellers as "**Persons** of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their **family's** or **dependants'** educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as **such**".

Sunderland does not currently have any 'pitch' provision for gypsies and travellers. However, unauthorised encampments do spring up within the city, temporarily providing a place to stay for gypsies and travellers who are passing through the City, or are here visiting relatives or friends.

## 30. Who are Travelling Showpeople?

Travelling Showpeople are members of a group organised for the purposes of holding fairs, circuses or shows. Most Travelling Showpeople are members of the **Showmen's** Guild of Great Britain which aims to protect the interests of its members through its codes of rules and the legal and constitutional processes of the land.

For the purposes of planning the **Government's 'Planning Policy for Traveller sites'** defines Travelling Showpeople as "**Members** of a group or organisation for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their **family's** or **dependants'** more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and **Travellers**".

Within Sunderland, in particular within the Houghton and Hetton area, there is a well-established community of Travelling Showpeople.

## 31. What is a Gypsy and Traveller pitch?

The term 'pitch' refers to the space required on a site to accommodate a gypsy and traveller household.

## 32. What is a Travelling Showpeople plot?

The term 'plot' refers to the space required on a site to accommodate a household of travelling showpeople. These are sometimes referred to as 'yards'. In addition to the

basic on site facilities, plots also include an area to store and maintain their show equipment. Travelling Showpeople sites often need to combine residential, storage and maintenance uses.

### **33. What is an unauthorised encampment?**

This is where Gypsies and Travellers are camped on private land (including Council-owned land) without the **landowners'** permission.

### **34. When will we know more detail on layout of the developments?**

A series of Development Frameworks for the sites have been undertaken, to provide better understanding of the sites and potential layouts that could be built on the sites. The fine detail of what will be built will come at the planning application stage when a developer proposes a scheme. Their proposals will need to include the requirements of the relevant policies in the Local Plan. The Council will consult with residents and other stakeholders on the planning application before it is decided.

### **35. The infrastructure of Sunderland (eg. schools and doctors' surgeries) is already under strain and more housing and people will make it worse. What will the Local Plan do to address this?**

The council has worked with the agencies responsible for delivering medical services, schools and transport infrastructure and has published a Publication Draft Infrastructure Delivery Plan (IDP) as part of the evidence base for the Core Strategy and Development Plan. The Publication Draft IDP identifies the infrastructure requirements for Sunderland. All local authorities are required to prepare an IDP alongside their draft Local Plan, to consider the wider infrastructure implications of planned growth on the **area's** physical (roads, rail and utilities), social (education and community facilities) and green infrastructure (playing fields and open spaces) and where enhancements will be necessary.

### **36. Roads are already at capacity. 13,410 new homes will add to the problem. What plans are there to deal with this?**

As part of preparation of the Publication Draft Plan, we have carried out detailed analysis of the potential traffic impacts and identified where sections of the road network and key junctions are likely to need to be improved and capacity-enhancement measures introduced to help support the delivery of the **City's** future housing and employment needs. These schemes are set out in the Core Strategy and Development Plan and detailed further in the supporting Infrastructure Delivery Plan (IDP) and evidence base studies.

### **37. I have been consulted on the plan before, why should I submit comments again?**

**It's** important to have your say as this is your last opportunity to tell us what you think. This consultation is slightly different to previous rounds of consultation. Although it will be run by the council, its purpose is to seek your views on whether the Plan and associated documents are sound (i.e. appropriate, based on robust evidence and consistent with government policy) and legally compliant before it is

submitted to the Secretary of State for examination by an Independent Planning Inspector.

### **38. What is legal compliance?**

An Independent Planning Inspector will be appointed to assess whether the Core Strategy and Development Plan meets the legal requirements of section 20(5) (a) of the Planning and Compulsory Purchase Act 2004 and the Duty to Co-operate under section 20(5) (c), to be considered lawful. The Planning Inspector will assess legal and procedural compliance before going on to assess a **plan's** soundness. A Representation Guidance Note has been published to help you better understand legal compliance of the Plan and how you should tailor your comments to this round of consultation.

### **39. What is a test of soundness?**

If the appointed Planning Inspector is satisfied that all legal and procedural requirements have been satisfied, the Inspector will go on to examine whether the Core Strategy and Development Plan meets the four tests of soundness identified in paragraph 182 of the National Planning policy Framework. A Plan must be:

1. Positively prepared: This means that the **plan's** evidence base has objectively assessed the need for homes, jobs, services and infrastructure requirements for the city and has taken into account unmet requirements from neighbouring authorities, where reasonable to do so. Objectively assessed needs must contribute towards achieving sustainable development.
2. Justified: This means that the **plan's** evidence base, from which the policies are derived, is balanced, credible and robust. The policies identified in the plan must form the most appropriate development strategy for the City when compared to alternative strategies which have previously been consulted upon.
3. Effective: This means that the plan can demonstrate and prove that it can deliver what it sets out to do within the timeframe of the plan.
4. Consistent with national policy: This means that the policies and strategy within the Core Strategy and Development Plan should align with the policies in the National Planning Policy Framework and help to deliver sustainable development.

A Representation Guidance Note has been published to help you better understand legal compliance of the Plan and how you should tailor your comments to this round of consultation.

### **40. How can I make representations?**

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

If you prefer, you can download the representation form and guidance note from the Council website [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP) or you can pick up copies from a drop in event or Sunderland Civic Centre Reception.



#### 41. What is the deadline for comments?

The consultation will run for 6 weeks, from **Friday 15 June to Friday 27 July**. All feedback should be returned by **5pm on 27 July 2018** via:

- Online at <http://sunderland-consult.limehouse.co.uk/portal>
- Email: [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk); or
- Post to: Strategic Plans, Civic Centre, Burdon Road, Sunderland, SR2 7DN

#### 42. Can I attend the Public Examination?

If you would like to attend the Public Examination into the Core Strategy and Development Plan, you will need to register your interest to be heard by completing Q7 and Q8 of the Representation Form, which is available online to download.

#### 43. What happens next?

After this consultation, the council will collate all responses and submit them along with the Core Strategy and Development Plan to the Secretary of State for the Ministry of Housing, Communities and Local Government for examination. If you would like to be notified of the submission of the Plan to the Secretary of State, when the Planning **Inspector's** Report is published, detailing the recommendations, or when the Core Strategy and Development Plan is adopted, please complete Q9 on the Representation Form, which is available online to download.

#### 44. How can I speak to someone?

The Council will be hosting a series of staffed public drop-in events across the City and welcomes anyone who wishes to find out more, or who has questions, to come along and talk to Council staff. These events will take place as follows:

Date	Time	Venue Address
18 June 2018	9.30am – 11.30am	Bunnyhill Community Room, Hylton Lane, Sunderland SR5 4BW
18 June 2018	4.30pm to 7.00 pm	Wessington Primary School, Lanercost, Washington NE38 7PY
19 June 2018	11.00am -1.30pm	Houghton Sports Complex Dance Studio, Station Road, Houghton le Spring DH4 5AH
20 June 2018	9.30am – 11.30am	Thorney Close Action & Enterprise Centre, Thorndale Road, Thorney Close, Sunderland SR3 4JQ
22 June 2018	4.30pm – 6.30pm	Ryhope Community Centre, Black Road, Ryhope, Sunderland SR2 0RX
16 July 2018	9.30am – 11.30am	University Sports Hall, Chester Road, Sunderland
17 July 2018	4.30pm – 7.00pm	Barnwell Primary School Sports Hall, Whitefield Estate, Houghton-le-Spring DH4 7RT
18 July 2018	5.00pm – 6.30pm	Bunnyhill Community Room, Hylton Lane, Sunderland SR5 4BW
19 July 2018	4.30pm – 6.30 pm	Silksworth Community Centre, Tunstall Village Road, Sunderland SR3 2BB

20 July 2018	10.00am – 12noon	Washington Millennium Centre, The Oval, Concord, Washington NE37 2QD
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Alternatively you can ring the **Council's** Strategic Plans team on (0191) 561 1577.

**45. Will my comments be made public?**

A copy of all comments will be made available for the public to view and reviewed by a Planning Inspector, and therefore, cannot be treated as confidential. Data will be processed and held in accordance with the General Data Protection Regulation 2018.

Please note that we cannot provide anonymity or accept comments marked 'private' or 'confidential'. The Council has a duty not to accept comments which may reasonably be considered offensive, racist, discriminatory or threatening. These, along with other non-relevant statements will be destroyed.

**46. Where can find the council's supporting evidence?**

Our evidence base to date can be found on the **Council's** website at [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP). Reference copies of the evidence will also be made available to view at the Civic Centre.

Copies of the evidence base will also be available to view at the staffed drop-in events identified above.



## Appendix 31 Letter to Secretary of State



**Louise Sloan**  
**Strategic Plans and Housing**  
**Manger**

Civic Centre  
Burdon Road  
Sunderland  
SR2 7DN

Dear Secretary of State

Date: 21/12/2018  
Our ref: CSDP/SUBMISSION  
Your ref:

Tel: 0191 561 1145  
Email: [louise.sloan@sunderland.gov.uk](mailto:louise.sloan@sunderland.gov.uk)  
Web: [www.sunderland.gov.uk](http://www.sunderland.gov.uk)

### **PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED) THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012 (REGULATION 22)**

Sunderland City Council is writing to you today under the requirements of the above mentioned legislation to submit the Core Strategy and Development Plan Submission Draft 2015-2033 (CSDP) for independent examination.

Enclosed is a copy of the CSDP Submission Draft (SD1) and Policies Map (SD2), in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Council consider that the CSDP is sound as it meets the requirements of section 20(5) (a-c) of the 2004 Act, associated regulations and complies with the requirements of the National Planning Policy Framework 2012('the Framework'). The Council is proposing a number of additional modifications to the CSDP Submission Draft, but these do not materially affect the substance of the plan, its overall soundness or the submitted Sustainability Appraisal. The proposed modifications are set in out in the Schedule of Proposed Modifications (SD3) which is also enclosed.

A USB drive with an electronic copy of the Submission and Supporting Documents is enclosed. We have also included a contents list of all documents submitted for reference (see attached). The Programme Officer can arrange for any of these documents to be printed if necessary.

The independent Programme Officer has been appointed for the examination, whose contact details are:

Kathryn Stule  
Room 2.68  
Civic Centre  
Burdon Road  
Sunderland  
SR2 7DN  
Tel: (0191) 561 1577

Email: [programmeofficer@sunderland.gov.uk](mailto:programmeofficer@sunderland.gov.uk)

Due to purdah restrictions, the Council requests that hearings are held from mid to late May if possible. The Council has provisionally booked the following venue for the examination in public - Bede Tower, Burdon Road, Sunderland, SR2 7EA.

If any additional information is required, please do not hesitate to contact me directly.

Kind Regards

A handwritten signature in black ink, appearing to read 'Louise Sloan', written in a cursive style.

Louise Sloan

Strategic Plans and Housing Manager

Sunderland City Council

## Appendix 32 Submission Statement

### **Notice of Submission of the Sunderland Core Strategy and Development Plan 2015- 2033 to the Secretary of State for Housing Communities and Local Government Planning and Compulsory Purchase Act 2004 The Town and Country Planning (Local Development) (England) Regulations 2012.**

The Submission the Sunderland Core Strategy and Development Plan will now be subject to an independent examination conducted by the Planning Inspectorate and administered by a dedicated Programme Officer. Further information about the examination, along with contact details for the Programme Officer, will be

Under the requirements of Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Core Strategy and Development Plan, Submission Document and Supporting Documents are available to view on the **Council's website** [www.sunderland.gov.uk/csdpeip](http://www.sunderland.gov.uk/csdpeip). Hard copies of the following submission documents are **available for inspection during the council's opening hours at: Sunderland Civic Centre, Burdon Road, Sunderland, SR2 7DN - Opening Hours: 8.30am to 5.15pm Monday to Thursday (excluding Bank Holidays) and 8.30am to 4.45pm Friday;**

- SD1 Core Strategy and Development Plan 2015-33 Publication Draft
- SD2 Core Strategy and Development Plan 2015-33 Publication Draft Policies Map
- SD3 Core Strategy and Development Plan 2015-33 Schedule of Minor Modifications
- SD5 Sunderland Publication Draft Core Strategy and Development Plan Sustainability Appraisal incorporating Strategic Environmental Assessment (2018)
- SD6 Sunderland Publication Draft Core Strategy and Development Plan Sustainability Appraisal incorporating Strategic Environmental Assessment Non-Technical Summary (2018)
- SD7 Core Strategy and Development Plan Consultation Statement (2018)

All representations submitted during the publication consultation have been submitted to the Planning Inspectorate (including any attachments and supplementary reports). These are available as part of the Report of Representations (SD8), which is available to view on the Council's website.

The independent Programme Officer, Kathryn Stule will assist the Planning Inspector through the examination. She is responsible for all procedural matters of the examination and all future correspondence to the Plan regarding the examination will be via her.

**Kathryn's contact details are;**

Kathryn Stule  
Room 2.68  
Civic Centre  
Burdon Road  
Sunderland  
SR2 7DN  
Tel: (0191) 561 1577  
Email: [programmeofficer@sunderland.gov.uk](mailto:programmeofficer@sunderland.gov.uk)

For all updates and news relating to the Core Strategy and Development Plan Examination, please visit our [CSDP Plan Examination page](#).

## Appendix 33 Letter to Consultees



### Strategic Plans and Housing Team

Civic Centre  
Burdon Road  
Sunderland  
SR2 7DN

Tel: 0191 520 5555  
Web: [www.sunderland.gov.uk](http://www.sunderland.gov.uk)

Date: 21/12/2018  
Our ref: CSDP/SUBMISSION  
Your ref:

Dear Sir/Madam

### **SUBMISSION OF THE CORE STRATEGY AND DEVELOPMENT PLAN 2015-2033 FOR INDEPENDENT EXAMINATION**

I am writing to you today to inform you, that the Core Strategy and Development Plan (2015-2033), [Submission Documents](#) and [Supporting Documents](#) were submitted to the Secretary of State for examination on the 21 December 2018. A Planning Inspector, appointed by the Secretary of State, will now conduct an examination into the plan's soundness and legal compliance.

Under the requirements of Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Core Strategy and Development Plan, Submission Document and Supporting Documents are available to view on the Council's website [www.sunderland.gov.uk/csdpeip](http://www.sunderland.gov.uk/csdpeip). Hard copies of the following submission documents are available for inspection during the council's opening hours at: Sunderland Civic Centre, Burdon Road, Sunderland, SR2 7DN - Opening Hours: 8.30am to 5.15pm Monday to Thursday (excluding Bank Holidays) and 8.30am to 4.45pm Friday;

- SD1 Core Strategy and Development Plan 2015-33 Publication Draft
- SD2 Core Strategy and Development Plan 2015-33 Publication Draft Policies Map
- SD3 Core Strategy and Development Plan 2015-33 Schedule of Minor Modifications
- SD5 Sunderland Publication Draft Core Strategy and Development Plan Sustainability Appraisal incorporating Strategic Environmental Assessment (2018)
- SD6 Sunderland Publication Draft Core Strategy and Development Plan Sustainability Appraisal incorporating Strategic Environmental Assessment Non-Technical Summary (2018)
- SD7 Core Strategy and Development Plan Consultation Statement (2018)

All representations submitted during the publication consultation have been submitted to the Planning Inspectorate (including any attachments and supplementary reports). These are available as part of the Report of Representations (SD8), which is available to view on the Council's website.

The independent Programme Officer, Kathryn Stule will assist the Planning Inspector through the examination. She is responsible for all procedural matters of the examination and all future correspondence to the Plan regarding the examination will be via her.

Kathryn's contact details are;

Kathryn Stule

Room 2.68

Civic Centre

Burdon Road

Sunderland

SR2 7DN

Tel: (0191) 561 1577

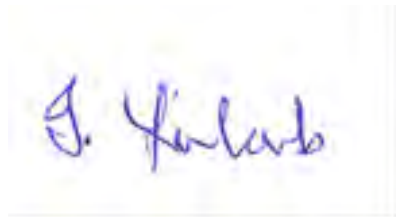
Email: [programmeofficer@sunderland.gov.uk](mailto:programmeofficer@sunderland.gov.uk)

Those who made representations at the Publication stage will, if the Inspector deems it appropriate, be offered the opportunity to submit further material or take part in specific Hearing Sessions at his/her request and will be notified regarding the examination process by the Programme Officer.

For all updates and news relating to the Core Strategy and Development Plan Examination, please visit our [CSDP Plan Examination page](#).

If you would like further information, please contact the Strategic Plans Team on (0191) 561 1516 or email: [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk). If you wish to be removed from the Local Plan database please contact the Strategic Plans Team.

Yours sincerely



Iain Fairlamb

Head of Planning and Regeneration

Sunderland City Council

## Appendix 34 Those who wish to attend the EIP

Acklam	Olwyn
Adamson	Steve
Adamson	Jill
Alcock	Florence
Alder	Christine
Alder	Olwyn
Allen	Florence
Allison	Lucy
Allun	Pauline
Almond	Jon
Amour	Alistair
Anderson	Linda
Appleton	Christine
Armstrong	Neil
Armstrong	Suzanne
Armstrong	Donna
Armstrong	Dominic
Arthur	Lisa
Ashcroft	Mary
Ashcroft	R
ATCHISON	LINDA
Atkinson	Vera
Avant Homes	
bailey	louise
Baker	Emma
Baker	Stephen
Baker	Alan
Balderson	Jasen
Baldwin	Alan
Ballantyne	Sandra
Barclay	Yvonne
Barratt David Wilson Homes	
Barron	Alice
Barry	Tony
Baster	Jean
Batey	Alan
Beckinsale	Pauline
Beckwith	Lesley
Bell	I
Bell	Colin
Bell	Susan
Bell	Frances
Bellenger	
Bellway Homes Ltd	
Bellway Homes Ltd	
Bennett	Vicky
Berridge	Richard
Berridge	Stephanie
Berridge	Michelle
Berridge	Paul
Bewick	Patricia
Bewick	Terish
Blight	Geoff
Blundell	John
Bond	Peter
Bond	Malcolm
Bradley	Sarah
Brewis	Trevor
Briggs	Yvonne
Broomfield	Ann
Brown	Gordon

Brown	Joanna
Brown	Cheralyn
Brown	Anne
Buckingham	Margaret
Buckingham	John
Buglass	Nicola
Bulmer-Rizzi	Marco
Burdon Lane Consortium	
Burdus	Peter
Burdus	Anne
Burton	Lyndsey
Burton	Christine
Carmody	Brian
Carmody	Susan
Carpenter	Alan
Carr	Maureen
Carroll	Jill
Carroll	Jason
Carter	Joe
Cave	Lynn
Chisman	Vera
Clark	Kay
Cleminson	Carole
Cockburn	Phillip
Cockburn	Bridget
Cockburn (Snr)	Philip
Colclough	Janet
Collier	Anne
Conley	Edith
Conlon	Paul
Cook	Vicki
Corner	Jessie
Cowell	Leanne
Cowie Properties LLP	
Coxon	Thomas
Coxon	Marjorie
CPRE North East	
Cresswell	Elaine
Crompton	Paul
Cuddihy	Elizabeth
Cummings	Martin
Curtis	Eric
Cutts	Carol
Cutts	David
Daley	Lesley
Daley	Allo
Davidson	Elaine
Davies	Ian
Davies	Ken
Davis	Barbara
Davison	Ian
Delaney	Ray
Dembry	Tracey
Dembry	Steven
Derbyshire	Anthony
Devine	John
Devine	Alison
Dewart	Jonathan
Dinning	Ann

Ditchfield	Marilyn
Dixon	Martin
Dixon	Danielle
Doggie Diner Ltd	
Doggie Diner Ltd	
Donaghey	David
Donnigan	Sharon
Doran	Janet
Dover	Joanne
Downs	Anne
Drysdale	Kevin
Drysdale	Jean
Drysdale	Kenneth
Drysdale	Marsha
Drysdale	Jemima
Duddin	Jason
Duncan	Claire
Duncan	Janice
Dunn	Derek
Eccles	Les
Edgar	
Edgar	Robert M
Edgar	Patricia M
Edgar	Susan
Elliott	Gavin
Emmerson	Lesley
Erskine	Anthony
Esh Developments Ltd	
Evans	William
Farrer	Susan
Farrer	John
Fay	Stephen
Fenwick	Alan
Fielder	Jason
Finley	Enid
Fisher	David
Fitzsimon	Pauline
Flannigan	Lorna
Ford	Colin
Forrest	Rebecca
Forster	Jill
Foster	John
Foster	Claire
Foster	Brenda
Friends of Sunderland Greenbelt	
Fulwell, Seaburn & South Bents Neighbourhood Forum	
Gair	Joanne
Gallon	Lynn
Ganley	Marilyn
Gates	Debbie
Gaughan	Christine
Gaughan	Juliet
Gibson	Andrew
Gibson	Gemma
Gibson	John
Gibson	Linda
Glanville	Robert
Goldsmith	Terry
Goldsmith	Steven
Gooch	April
Goodwin	Robert

Goodwin	Ashleigh
Goundry	Allison
Grant	Julie
Gray	Yvonne
Green	Chris
Green	Troy
Green	Raymond
Green	Sarah
Green	Julie
Green	Pauline
Greenup	Catherine
Grievess	Alan
Hall	Merryl
Halls	David
Hampton	Robert
Hannah	Peter
Hannah	Wendy
Hannan	Gerard
Hardy	Susan
Hardy	Nicholas
Hardy	Vivien
Harewood	David
Harrison	Joan
Harrison	Steven
Hartley-Hewitson	Aurora
Hartnack	Michael
Hartridge	Lynn
Harvey	Mark
Harvey	Karen
Harvey	Jack
Harworth Estates	
Hayton	Penny
Hedley	Colleen
Hedley	Victoria
Hedley	Carl
Hellens	
Hellens Group	
Hellens Land Ltd	
Henderson	Gemma
Henderson	James
Henson	Dean
Heptinstall	Muriel
Hepworth	Jane
Hetherington	Shirley
Hetherington	Keith
Hickman	Lesley
Hickman	Katie
Hicks	Allison
Higgins	Benjamin
Highways England	
Hirst	David
Hogg	Elizabeth
Hoggeth	Claire
Home Builders Federation	
Horn	Bethany
Houghton	Gayle
Hudson	Amelia
Hudson	Stephen
Hudson	Margaret
Hudson	Daniel
Huggins	Azia
Huggins	Ronnie

Hunter	Frank
Hunter	Jessica
Huntley	Ann
Hurst	Graham
Hurst	Dawn
Hurst	Tobias
Hurst	Imogen
Huscroft	Bernard
Hutchinson	Alan
Irwin	Lorraine
Jackson	Sylvia
Jobling	Maureen
Johnson	Sandra
Jones	Karen
Jones	Gabriele
Jones	Anne
Jones	Louise
Jones	Lucy
Kabongo	Anne-Marie
Kassim	Kadria
Kelly	Chris
Kentucky Fried Chicken (Great Britain) Limited	
Kibble	Julie
Kibble	David
Kilbride	Ken
King	Dave
King	Val
Lambton	Dennis
Lang	Ena
Lauderdale	Graeme
Laws	Philip
Laydon	Barry
Laydon	Jackie
Liddle	Alan
Liddle	Margaret
Lloyd Robertson	Phillip
Lomax	Kim
Long	W Anthony
Lowe	Rachel
Lucas	Jean
Luke	Raymond
Lunn	John
Lyttle	Kathy
M&G Real Estate	
Maddison	Maureen
Malloy	Catherine
Markham	David
Martin	Elizabeth
Martin	D
Mason	Susan
Matlock	Michelle
Matlock	Charlotte
Matlock	Darren
McCluskey	Marylyn
McCrudden	Gillian
McCulla	Ann
McCulla	Andrew
McDonald	Eileen
McDonough	June
McGhie	Tania
McGinley	Moir
McGinley	William
McIntosh	Gill
McIntyre	Gwynneth
McKinley	Marc

McLean	Urszula
McNally	Ciaran
McVittie	Lee
Merry	Janet
Merry	Gordon
Metcalfe	Scott
Miller	Dorothy
Miller	Edward
Miller	Robin
Miller	Christine
Miller	Diane
Millward	Anne
Milner	Clive
Milner	Julie
Minnican	Alan
Minshall	Kim
Mohammadi	Saeid
Moon	Jackie
Moorhead	Laura
Morris	Nora
Ms. Taylor & Ms. McClelland	
Murison	Erik
Murison	M
Murray	Emma
Murray	Bob
Naturally Wild Consultants Ltd	
Nelson	P
NHS Sunderland CCG	
Nicholson	John
Nicholson	Janice
Normington	Marshall
North East Property Partnerships	
Northumbrian Water	
Ntumba	Astride
O&H Properties	
Odumade	Victoria
Oliver	Debbie
Ormond	Anthony
O'Wellen	Pauline
Owen	Ann
Owen	Tonya
Oxberry	Jean
Paramos	Deborah
Parkin	Andrew
Parkinson	Victoria
Patterson	Ruth
Pattinson	Declon
Pattison	Karen
Paul Mackings Consulting Ltd	
Pawz for thought	
Peer	Debbie
Peer	Jamie
Pickering	Stephanie
Pine	Susan
Pollock	Gerry
Pooley	Karen
Porter	Ian
Porter	Diane
Portsmouth	William
Potter	Tracey
Poxton	Laura
Prater	Dean



Precious	Helen
Prescott	Rachel
Pringle	B
Prosser	Dave
Purdy	Sarah
Purvis	Jordan
Purvis	Tim
Raine	Steven
Ramsay	Karen
Ramsey	Sandra
Reid	Lilian
Renney	Wayne
Reynolds	Aaron
Rice	Ellie
Rich	Darren
Richardson	Kimberley
Richardson	Jimmy
Richardson	Angelina
Richardson	Emily
Richardson	Paula
Richardson	Glen
Richardson	Emme
Richardson	Louse
Riley	William
Robb	Maria
Robe	Allan
Roberts	Angela
Robertson	Lyndsey
Robinson	James
Robinson	Ann
Robinson	David
Robinson	Jaqueline
Robson	Emma
ROBSON	KENNETH
Robson	Kathleen
Roper	Clair
Rowe	Susan
Rowntree	Brian
Rudd	Jean
Sartid-Zadeh	Damien
Save Penschaw Green Belt	
Scott	Geoffrey
Scouler	Christine
Scratcher	Irene
Seaman	Robert
Shevill	Carl
Siglion	
Simmons	Michael
Simpson	Claire
Simpson	Carole
Smith	Margaret
Smith	Barbara
Smyth-Bates	Ceili
Snape	Ian
Snell	Ross
Spence	Denise
Spence	Charlene
Springwell Village Residents Association	
St Benedicts Retail	
Stamp	Robert
Staward	Jennifer
Steven	Julie
Steven	Jane

Stewart	Joe
Stewart	Pam
Stoker	John
Storey	Jamie
Story Homes	
Straughan	Lynn
Stubbs	Marc
Sunderland City Council	
Sunderland City Council	
Sunderland Green Party	
Surtees	Kimberley
Surtees	David
Surtees	Logan
Surtees	Hazel
Surtees	Dane
Surtees	Edmund
Swaine	Valerie
Swales	Carriann
Swinhoe	Colin
Swinhoe	Margaret
Tatters	David
Taylor	Andrew
Taylor	William
Taylor	Kathleen
Taylor	Dionne
Taylor	Rebecca
Taylor	Margaret
Taylor Wimpey	
Templeton	Malcolm
Terry	Martin
The Trustees of Athenaeum Pension Scheme	
Thompson	Paul
Thompsons of Prudhoe	
Thornton	Brenda
Tinnion	Kelly
Todd	Lisa
Towning	John
Trainer	Michael
Treadwell	Sam
Treadwell	Claire
Tully	Robert
Turner	Angela
Turner	Tom
Umpleby	Laura
Urban and Civic	
Waites	Charlotte
Waites	Ben
Wake	B
Walker	Lisa
Wallace	James
Wallace	Ann
Walton	Margaret
Walton	Alan
Ward	Carol
Washington AFC	
Washington United	
Webb	Margaret
Weites	Paul
Welsh	Robert
West	Carlton
West	Kirsty
Westcott	Karen

Wheat	Sarah Louise
Whitfield	Janet
Whitmore	Jackie
Whitmore	Helen
Whitmore	David
Whitmore	Linda
Whitmore	Sarah
Whitmore	Stephen
Whitmore	Emily
wight	Eileen
Wight	Richard
Wight	Melanie
Wildgoose	Sharon
Williams	Michelle
Wilson	Denny
Wilson	Joyce
Wilson	Pauline
Wilson	Karen
Wilson	Robert
Wilson	Donna
Wilson	Nick
Wilson	Paul
Winter	Karen
Wood	Carl
Wood	Madaleine
Wood	Erika
Wooler	Michael
Worrall	Jo-Ellen
Worrall	Kathryn
Wraith	Andy
Wynyard Homes	
Young	John
Young	Vivienne
Young	Philip
Young	Marie-Claire

## Appendix 35 Consultee Database Submission Stage

Aarvold	Henry
Abadea r	Ayman
Abbott	Lynsey
Abbott	Philippa
Abbott Associates	
Abbott Associates	
Abbs	Peter
Abdu	Janette
Abdu	Richard
ABP Property Consultants	
Abraham	Sue
Abraham	Susan
Abrahams	S
Abrahams	S
Accent Foundation	
Acklam	Olwyn
Acklam	Olwyn
Action For Children	
Adam	David
Adam	Paul
Adams	E
Adams	E
Adams	Jacqueline
Adams	Jordon
Adams	Katya
Adams	Roderick
Adamson	B
Adamson	D
Adamson	Darren
Adamson	Jackson
Adamson	Jill
Adamson	John
Adamson	Josephine
Adamson	Julie
Adamson	Liam
Adamson	Marie
Adamson	Norman Gerald
Adamson	R
Adamson	S
Adamson	Steve
Adamson Developments	
Addams	M

Addison	Janine
Addison	Karen
Addison	Paul J
Addleton	Mark
Adey	Margaret
Adgar	Vicky
Adgar	Vicky
Adlington	
Affleck	Dorrian
Age UK Sunderland	
Aged Merchant Seamans Homes	
Aggregate Industries UK Ltd	
Ainsley	Edward
Ainsley	Edward
Aiston	Brian
Aitchson	Lynn
Aitken	Amanda
Aitken	Callum
Aitken	Casey
Aitken	Jane
Aitken	K
Aitken	K
Aitken	Malcolm
Aitken	P
Aitken	P
Aitken	Rebecca
Aitken	Ronald
Aitken	Sharon
Aitken	Sharon
Akendale Wharf Ltd	
Akenhead	Lisa
Akenhead	Ronald
Akenside Development Company Ltd	
Akers	Gillian
Alan	Johnson
Alberts	George Edward
Alberts	George Edward
Alcock	Florence
Alcock	Florence
Alcock	Kaye
Alcock	Paul
Alcock	Rachel
Alder	Christine
Alder	Lynsey
Alder	Olwyn
Alder	Olwyn
Alderson	Jacqui
Alderson	P
Aldridg	Alison

e	
Aldridge	Callum
Aldridge	Callum
Aldridge	Dominic
Aldridge	Dominic
Aldridge	Paul
Ali	Balal
Allan	Beverley
Allan	Beverley
Allan	Gary
Allan	Gary
Allan	Joy
Allan	Leslie
Allan	Leslie
Allan	Margaret
Allan	Neil
Allen	A
Allen	C
Allen	Emma
Allen	Florence
Allen	Florence
Allen	Olivia
Allen	Olivia
Allen	Riley
Allen	Riley
Allison	J K
Allison	Julie
Allison	Julie
Allison	K
Allison	Lucy
Allison	Michelle
Allun	Pauline
Allun	Pauline
Almond	Jon
Alnwick	Alan
Alnwick	Alan
Alnwick	Susan
Alnwick	Susan
Alzheimers Society	
Ambuster	E R
Amec Foster Wheeler	
Amelia	Hudson
Amelin	J
Amour	Alistair
Amour	Alistair
Anchor Trust	
Andersen	Beverley Anne
Andersen	Albert
Andersen	Angela
Andersen	Anthony

on	
Anderson	Audrey
Anderson	Ava
Anderson	Ava
Anderson	Caroline
Anderson	Carolyne
Anderson	D
Anderson	D
Anderson	David
Anderson	Gary
Anderson	Gavin
Anderson	Gemma
Anderson	George
Anderson	George
Anderson	George Noah
Anderson	George Noah
Anderson	J
Anderson	J V
Anderson	Janet
Anderson	John Stephen
Anderson	Julie
Anderson	K
Anderson	Karen
Anderson	Kenneth
Anderson	L
Anderson	Linda
Anderson	Linda
Anderson	Lindsey
Anderson	M
Anderson	Marian
Anderson	Megan
Anderson	Megan
Anderson	Paul
Anderson	Pauline

Anderson	R
Anderson	Robert
Anderson	Robert
Anderson	Ross
Anderson	S
Anderson	Steven
Anderson	Stuart
Anderson	Susan
Anderson	Susan
Anderson	William
Andrew	Paul
Andrew Martin Associates	
Andrews	David
Andrews	Jack
Andrews	P
Andrews	Rachel
Angling Trust	
Angus	Christine
Angus	Christine
Angus	Elaine
Angus	Janine
Angus	Neil
Angus	Paul
Ankers	W
Ankers	W
Annable	Melanie
Anthonny	P H
Antunes	Emma
Apey	Michael
Apomah	Lisa
Appleby	A
Appleby	Claire
Appleby	Claire
Appleby	I
Appleby	Jenny I
Appleby	M
Appleby	Ryan
Applegarth	Constance
Applegarth	Joe
Appleton	Allison
Appleton	Christine
Appleton	Christine

Appleton	K H
Appleton	Paul
Archer	JS
Armbruster	Laura
Armour	Nicola
Armour	Stephen
Armstrong	Annette
Armstrong	Claire
Armstrong	Clem
Armstrong	Clem
Armstrong	Danielle
Armstrong	Daryl
Armstrong	Dom
Armstrong	Dominic
Armstrong	Don
Armstrong	Donna
Armstrong	Frederick
Armstrong	Joan
Armstrong	Joan
Armstrong	John
Armstrong	Julie
Armstrong	Kath
Armstrong	Kathryn
Armstrong	Linzi
Armstrong	Margaret
Armstrong	Neil
Armstrong	Neil
Armstrong	Pamela
Armstrong	Sheila
Armstrong	Stephen
Armstrong	Susan
Armstrong	Suzanne
Armstrong	Suzanne
Armstrong	Vicky
Armstrong	Zoe
Arnett	John
Arnot	Angela

Arnott	M
Arrowsmith	N
Arthur	Julie
Arthur	Lisa
Arthur	Lisa
ARUP	
Asda	
Asda	
Ashbrooke Residents Association (Treasurer)	
Ashcroft	Mary
Ashcroft	R
Ashley	Smith
Ashley Godfrey Associates	
Ashman	Joan
Ashman	Joan
Ashmore	Martyn
Askew	A
Askew	A
Askew	A
Askew	A
Asling	Martin
Asling	Pauline
Atchinson	Steven
ATCHISON	LINDA
Atkinson	Brian
Atkinson	Christine
Atkinson	David
Atkinson	Gill
Atkinson	H
Atkinson	John
Atkinson	John
Atkinson	L
Atkinson	Pauline
Atkinson	Richard
Atkinson	Robert
Atkinson	Vera
Atkinson	Vera
Atley	K
Attewell	Carol
Aubert	Michelle
Auld Brothers	
Aunger	Elizabeth

Aunger	Philip
Austin	Joy
Auty	Rebecca
Avent	Hilary
Avery	John
Ayre	Andrew
Ayre	Claire
Ayre	Janet
Ayre	Joe
Ayre	Kate
Ayre	Kirsten
Ayre	Margaret
Ayre	Rob
Ayre	Simon
B Supplied Ltd	
Bachurzewski	Michelle
Back on the Map	
Baddeley	M
Badreshingh	Wayne
Badresingh	Sharon
Badresingh	Wayne
BAE Systems	
Baggaley	Carol
Baglee	Karen
Bagnall	Mick
Bagnall	Paula
Baharie	Michelle
Baharie	Robert
Bailes	D C
bailey	louise
Bailey	Terry
Baillie	Stacy
Bain	Carol
Bain	Simon
Bain	Simon
Bainbridge	A
Bainbridge	Anne
Bainbridge	Carole
Bainbridge	D R
Bainbridge	Danielle
Bainbridge	Eddy
Bainbridge	Gavin
Bainbridge	J
Bainbridge	J
Bainbridge	Joanne
Bainbridge	Sharon
Baines	D

Baines	G
Bains	Caroline
Bains	Dave
Bains	David
Baird	Karen
Baird	
Baister	Alan F
Baister	Ina Marie
Baitey	Alan
Baker	A
Baker	Alan
Baker	Alan
Baker	B
Baker	Emily
Baker	Emma
Baker	Jill
Baker	Katy
Baker	R
Baker	Stephen
Baker	Stephen
Balchin	Peter
Balderson	Jasen
Baldwin	Alan
Ball	John Brian
Ball	Stacey
Ballantine	Antony
Ballantyne	Claire
Ballantyne	Sandra
Balmer	Helen
Balmer	Irene
Balmer	Paul
Balmer	Tracy
Baltal	Ian Marley
Bambrough	David
Bambrough	Jill
Bambrough	Karen
Banardos	
Bancroft	Helen
Bandeira	Carl
Banerjee	Anjali
Banerjee	U
Banerjee	Wynn
Bank Top Residents Association	
Banks	Margaret
Banks	Margaret
Bannin	Dan
Bannin	Dan
Bannin	Matt

g	
Bannin	Matt
Bannister	Cally
Bannister	Gwen
Bannister	Jodie
Barber	Alan
Barber	Alan
Barber	Ann
Barber	Ann
Barber	Yvonne
Barclay	Yvonne
Barclays Bank	
Bardae	Jon
Barella	David
Barker	Adele
Barker	Chloe
Barker	Christine
Barker	Jean
Barker	Joanne
Barker	Kenneth
Barker	Kenneth
Barker	Neville
Barker	Paul
Barker	Samantha
Barker	Samantha
Barker	Sandra
Barker	Sandra
Barker	Thomas
Barker	William
Barker	William
Barkess	Darren
Barkess	David
Barkess	Diane
Barnaby	Lawrence
Barnes	Adam
Barnes	Alison
Barnes	Alison
Barnes	Alison
Barnes	Colin
Barnes	J S
Barnes	John
Barnes	John
Barnes	Margaret
Barnes	Susan
Barnfather	Gary
Barnfather	James
Barnfather	Marilyn
Barnsley	Ruth
Barras	L
Barras	Peter Michael
Barrass	Alwyn

	Margaret
Barrass	Christine
Barrass	E
Barrass	E
Barrass	John
Barrass	M
Barrass	M
Barrass	Michael
Barrass	Michelle
Barrass	Sarah
Barrass	Sarah
Barrass	Steven
Barrass	Tracey
Barratt	Paul
Barratt David Wilson Homes	
Barratt Homes North East	
Barrett	A
Barrett	A
Barrett	Dorothy
Barrett	John
Barr-Hamilton	N
Barrigan	Mark
Barron	Alice
Barron	Amanda
Barron	Linda
Barron	Linda
Barron	Linda
Barron	Malcolm
Barron	Mary A
Barron	Mary A
Barron	Sheila
Barron	W
Barrow	David
Barrow	L
Barrow	Terry
Barry	Claire
Barry	Claire
Barry	Kevin
Barry	Maria
Barry	R
Barry	Sara
Barry	Tony
Barter	Helen
Barthel	Emma
Barton	Mark
Barton Willmore	
Barton Willmore	
Barton Willmore	
Bashford	Guy
Baster	Jean
Baster	Jean
Bate	C E
Bate	Charles
Bateman	Amelia

Bateman	Amelia
Bateman	Deborah
Bateman	Deborah
Bateman	Jean
Bateman	Jean
Bateman	John
Bateman	John
Bateman	Olivia
Bates	AP
Bates	Lorraine
Bates	Paul
Bates	Peter
Batey	Alan
Batey	Caroline
Batey	L
Batten	Claire
Batten	P
Batters	Kevin
Batters	Kevin
Batters	Sylvia
Battista	James
Batton	Fred
Batton	Fred
Bauckman	Sherona
Baxter	J
Baxter	Lydia
Baxter	Lydia
Baxter	Malcolm
Bayley	Martin
BDN Ltd	
Beal	Gillian
Beal	Peter
Beard	Clare
Beard	Jessica
Beard	Paul
Beardon	Frank
Beaudine	
Beavers	C
Bechko	AM
Bechko	AM
Bechko	H M
Bechko	H M
Beckinsale	Pauline
Beckwith	Annamarie
Beckwith	Kimberly
Beckwith	Kimberly

h	
Beckwith	Lesley
Beckwith	Lesley
Beckwith	Lesley
Beckwith	S
Bedlington	G E
Beeston	Rose
Beeston	Rose
Beetham	E
Begg	M
Begg	Raymond
Beirne	Chris
Bell	A
Bell	Alan
Bell	Alan
Bell	Angela
Bell	Bron
Bell	Catherine
Bell	Catherine
Bell	Catherine
Bell	Cathy
Bell	Charles
Bell	Christopher
Bell	Colin
Bell	Colin
Bell	Colin
Bell	Colin
Bell	Deanne
Bell	Deborah
Bell	Deborah
Bell	Ed
Bell	Edna
Bell	F M R
Bell	Frances
Bell	Frances
Bell	G
Bell	Gordon David
Bell	Hannah
Bell	I
Bell	I
Bell	J
Bell	Jean
Bell	Jeanette
Bell	John
Bell	John
Bell	Joseph
Bell	Lesley
Bell	Lewie
Bell	M
Bell	M C
Bell	Margaret
Bell	Margaret

Bell	Mark
Bell	Mary
Bell	Michael
Bell	Mo
Bell	Nancy
Bell	Paul
Bell	Paul
Bell	S
Bell	S
Bell	Sharron
Bell	Sheila
Bell	Sheila
Bell	Sheila
Bell	Steve
Bell	Steve
Bell	Susan
Bell	Susan
Bell	Susan
Bell	W
Bell	
Bellamy	Stephen
Bellenger	
Bellerby	Brian
Bellerby	Maureen
Bellerby	Paul
Bellerby	Paul
Bellerby	Rachel
Bellway Homes Ltd	
Bellway Homes Ltd	
Belshaw	C
Belton	Peter
Bengston	Kathleen
Bennett	Anthony
Bennett	C
Bennett	C
Bennett	Clive
Bennett	Jeanette
Bennett	Michael
Bennett	Rebecca
Bennett	Susan
Bennett	Vicky
Bennington	Daljit
Bennison	Barbara
Benson	Kristian
Benson	Rebecca
Bent	Philip
Bentley	K
Beresford	A
Berridge	Michelle
Berridge	Michelle
Berridge	Paul
Berridge	Paul

Berridge	Richard
Berridge	Richard
Berridge	S
Berridge	Stephanie
Berridge	Stephanie
Berry	Susan
Best	Anthony
Best	Anthony
Best	Deborah
Best	DR
Best	Ian
Best	James
Best	LK
Best	Nicci
Best	Nick
Best	Penny
Best	Robert
Best	Robert
Best	Sally
Bethwaite	Helen
Betts	J
Betts	J
Beveridge	John
Beveridge	Olive
Bewick	Eileen
Bewick	Patricia
Bewick	Patricia
Bewick	Terish
Bewick	Terish
Bex	Curtis
Bici	Danielle
Bickley	Wendy
Bililton	Dannkas
Billany	Kathryn
Billings	Brenda
Binding	A
Bingham	Anne
Bingham	Ashley
Binks	Dianne
Binks	Ian
Binney	Elaine
Biott	Eileen
Biott	Geoff
Biott	Mark
Bird	Colin
Birkbeck	Alan
Birleson	Philip
Birrell	V
Bishop	Charlotte
Bishop	Christopher
Bishop	D

Bishop	Donna
Bishop	Donna
Bishop	H J
Bishop	HT
Black	Colin
Black	George
Black	George
Black	L
Black	Louise
Black	Louise
Black	M
Black	Patricia
Black	Patricia
Black	Rachel
Black	Toni
Black	Wendy
Black	Wendy
Blackburn	Amy
Blackburn	David
Blackburn	Hazel
Blackburn	Jennie
Blackburn	Lynda
Blackett	Andrew
Blackett	Andrew
Blackett	Bill
Blackett	David
Blackett	Deborah
Blackett	Emma
Blackett	Emma
Blackey	Ann
Blackhall	Andrew
Blackhall	Deborah
Blackie	Fay
Blake	Kevin
Blake	P
Blakie	Eric
Blakie	Tony
Blanc	Julia
Blanckley	Brian
Blanckley	Brian
Blanckley	Hannah
Blanckley	Ian
Blanckley	Ian
Blanckley	Ian
Blanckley	Jean
Blanckley	Jean
Blanckley	Wendy
Bland	Alex

Bland	Julie
Bland	Michelle
Bland	Michelle
Bland	P M
Bland	Simon
Bland	Simon
Bland	Trish
Blankley	Hannah
Blankley	Matthew
blaydes	kieran
Blench	Sandra
Blench	Sandra
Blenkinson	Deborah
Blenkinson	G
Blenkinson	Angela
Blenkinson	Anthony
Blewitt	C
Blight	Geoff
Bloomfield	Martin
Bloomfield	Robert
Bloomfield	Sharon
Blue	Frank
Blue	I C
Blue	Lilian
Blundell	John
Blyth	J
Blyth	Martin
Blyth	Susie
Blyth	Sylvia
Blyth	
Blythe	Lucy
Blythe	M
bme womens group	
BNP Paribas Real Estate	
BNP Real Estate UK	
Boak	AG
Boak	LM
Boal	C
Boal	Elizabeth
Boampong	
Boampong	
Boath	M
Boddy	Yvonne
Bolden	Laura
Boll	G
Boll	Olivia
Bolland	Emma
Bollands	John
Bolton	Ashley
Bolton	Lynsey
Bonalie	Joe
Bond	Emma

Bond	Kevin
Bond	Kristin
Bond	Malcolm
Bond	Nicola
Bond	Nina
Bond	Peter
Bond	Peter
Bond	Rebecca
Bond	Richard V
Bonner	Adrian
Bonner	K
Bonner	S
Booker	Audrey
Booker	Howard
Booker	Howard
Booker	Susan
Booker	Susan
Booth	Ann
Booth	Ann
Booth	Jasmine
Borland	Jake
Borland	June
Borley	Christine
Borrowdale	Kerry
Borthwick	Andrew
Borthwick	Antony
Borthwick	Julian
Borthwick	Mary Christine
Borthwick	Peter and Alex
Bosworth	Paul
Bosworth	Michelle
Bosworth	Andrew D
Bosworth	Michelle
Botcherby	Lee
Bottoms	Suzanne
Boundary CA	
Bourke	Edward
Bourne	David
Bourne	R
Bournmoor Parish Council	
Bousfield	F A
Bowater	Lesley
Bowater	Mark
Bowater	Michelle
Bowcliffe LLP	
Bowden	Carol
Bowden	Laura

Bowdon	H D
Bowe	Angela
Bowe	Angela
Bowe	Dean
Bowen	Kenneth
Bowen	Kenneth
Bowers	C
Bowes	Clare
Bowes	Nicola
Bowler	K
Bowmaker	Audrey and Edward
Bowman	Angie
Bowman	Lauren
Bowman	Pauline
Bowtell	Andrea
Boyd	Derek
Boyd	Jennifer
Boyd	Jennifer
Boyd	Jennifer
Boyd	Kevin
Boyd	Sarah
Boyd	Susan
Boyle	Ashley
Boyle	Caroline
Boyle	Claire
Boyle	Nikki
Boyle	Tammie
BPL	
Brackenbury	Donald
Brackenbury	Donald and Kate
Brackenbury	Kathleen
Bradburn	Emma
Bradbury	Amie
Bradbury	Lynda
Bradbury	Thomas
Bradford	A M
Bradford	A M
Bradford	Lisa
Bradford	T E
Bradford	T E
Bradham	E
Bradley	Pauline
Bradley	Rebecca
Bradley	Ricardo
Bradley	Sarah
Bradshaw	J

Brady	Helen
Brady	Helen
Brady	Jackie
Brady	Jamie
Brady	Liam
Brady	Liam
Brady	Marley
Brady	Marley
Brady	Stephen
Brady	Stephen
Brady	Tilly
Brady	Tilly
Braithwaite	Keith
Braithwaite	Neil
Braley	Geoff
Bramley	Ashleigh
Bramley	Nicola
Brammer	Julie
Brammer	Robert
Brand	Angela
Brand	Peter
Brannagan	John and Jackie
Branney	Lee
Bransbury	M
Bransbury	T
Branton	Julie
Bravo	Billy
Braybrook	Eileen
Brearey	Vera
Brebner	Lee
Breeds	Steve
Breeze	Lorna
Brekke	Karl
Brench	Sandra
Brennan	Aidan
Brennan	J
Brennan	Leanne
Brennan	Mark
Brennan	Sharman
Brereton	Elisabeth
Brereton	Terry
Breslin	Frances
Brett	C A
Brett	J R
Brettle	David
Brettle	Nicola

Brewis	Claire
Brewis	T
Brewis	Trevor
Brewis	Trevor
Brewster	Eva
Brewster	Ken
Brewster	Marie
Brice	P
Bricknall	Kevin
Bricknall	Kevin
Bricknall	Lynn
Bricknall	Lynn
Bridge	M
Bridge wood	Mark
Bridnall	Lynn
Brien	Debbie
Briggs	Diane
Briggs	Gill
Briggs	Paul
Briggs	Sandie
Briggs	Sheena
Briggs	Yvonne
Briggs	Yvonne
Bright	Norma
Bright	Norma
British Aggregates Association	
British Airport Association Property	
British Geological Survey	
British Telecommunications Group Plc	
Briton	Suzanne
Britt	Karen
Britton	B
Broadbent	Jamie
Broadbent	Mavis
BRODIE	ARTHUR
Brodie	Mildred
Brook	E
Brook	J
Brookelovell	Evie
Brookelovell	Evie
Brookelovell	Will
Brookelovell	Will
Brooke-Lovell	Carrie Ann
Brookes	Pat A

Brookes	William L
Brooks	J
Brooks	Lee
Brooks	M
Brooks	M
Brooks	Paula
Brooks	
Broomfield	Ann
Broomfield	Ann
Broseley Homes	
Brough	Christine
Brough	Jemma
Browell	Andrew
Browell	Sharon
Brown	Alexandra
Brown	Alexandra
Brown	Anne
Brown	Anthony
Brown	C
Brown	Caitlin
Brown	Charlotte
Brown	Cheralyn
Brown	Cheralyn
Brown	Christine
Brown	Christine
Brown	Clare
Brown	D
Brown	Daniel
Brown	Darren
Brown	Darren
Brown	Dave
Brown	Dave
Brown	David
Brown	David
Brown	Deborah
Brown	Eva
Brown	Gareth
Brown	Gavin
Brown	Geoffrey Raymond
Brown	Gordon
Brown	Helen
Brown	Irene
Brown	Jeff
Brown	Joan
Brown	Joanna
Brown	John
Brown	John W
Brown	Joseph
Brown	Katherine
Brown	Kayleigh
Brown	Keith
Brown	Kevin
Brown	Kristan
Brown	Kristan
Brown	Louise
Brown	Lyndsey

Brown	Malcolm
Brown	Mandy
Brown	Margaret
Brown	Margaret
Brown	Margaret
Brown	Mary
Brown	Mary
Brown	Matthew
Brown	Matthew
Brown	Michael
Brown	Nicola
Brown	Pam
Brown	Preston
Brown	Ruth
Brown	Scott
Brown	Stephen
Brown	Stephen
Brown	Steven
Brown	Steven
Brown	Susan
Brown	Susan
Brown	T
brown	tracey
Bruce	Andrea
Bruce	David
Bruce	Esther
Bruce	Graeme
Brunger	Ben
Brunger	Jack
Brunger	Kenneth
Brunger	Kenneth
Brunton	Joan
Brunton	Michelle
Bryan	Claire
Bryan	Hilda
Bryan	Jean
Bryant	David
Bryant	Martin
Bryers	Pam
Bryson	Marie
Bryson	Maurice
Bryson	Maurice
BT (Broadband)	
Buchanan	Donna
Buchanan	Donna
Buchanan	Kathryn
Buckett	Neil
Buckingham	B
Buckingham	Bryan
Buckingham	Bryan
Buckingham	D
Buckingham	John
Buckingham	Margaret

ham	
Buckingham	Margaret
Buckingham	Roland
Buckles	Andy
Buckley Burnett Ltd	
Buddin	Lynne
Buddle	C
Buglass	Jenna
Buglass	Nicola
Bulch	Elizabeth
Bulch	Raymond
Bull	Jason
Bulman	Denis
Bulman	Tanya
Bulmer	Andrea
Bulmer-Rizzi	Marco
Bulpit	Elaine
Bulpit	Stuart
Bunker	Kriss
Bunker	Lesley
Bunt	Alan
Bunt	Gary
Bunt	Gary
Bunt	Renee
Bunt	Wendy
Bunting	Carol
Burden	Donia
Burdett	Anthony
Burdett	Julie
Burdon	Karl
Burdon Lane Consortium	
Burdon Lane Consortium	
Burdus	Anne
Burdus	Peter
Burdus	Simon
Burgess	Lynn
Burgess	
Burke	Jessica
Burland	Ashley
Burleson	Philip
Burlinson	Garry
Burlinson	John
Burlinson	L
Burn	F
Burn	F
Burn	G
Burn	G
Burn	Gracie
Burnett	Carly
Burnett	Carly
Burnett	Dylan
Burnett	Keith

Burnett	Keith
Burnhope	Jacquie
Burnhope	Thomas Edward
Burnip	Elizabeth
Burns	A
Burns	A
Burns	Eve
Burns	Karl
Burns	Karl and Avril
Burns	Kathleen
Burns	Kathleen
Burns	Kristina
Burns	Max
Burns	Peter
Burns	Peter
Burns	Rachel
Burns	Samantha
Burns	Stefania
Burnside	J
Burrell	Danny
Burrell	Debra
Burrows	Jorja
Burrows	M
Burrows	M
Burrows	Paul
Burrows	Ryan
Burt	Graham
Burt	Lesley
Burt	Louise
Burton	Alan
Burton	Alan and Susan
Burton	Christine
Burton	Christine
Burton	Dianne
Burton	Graeme
Burton	Lyndsey
Burton	Lyndsey
Burtonwood	Grace
Butchers	Parry's
Bute	L
Butler	Chris
Butler	Christine
Butler	Christine
Butler	Gemma
Butler	Mitchell
Butler	Stephen
Butler	Stephen
Butler-Richardson	Trina
Butters	Louise Alice

Butters	N
Butterworth	Joanne
Button	Adam
Button	F
Bygate	A Maria
Byron	J U
Byron	Maureen
Bywater	Stewart
C	Julie
CA Planning	
Cadaxa	Victor
Cadman	Gary
Cain	Jospeh
Cain	Melissa
Cain	Sue
Cain	Violet
Cairns	David
Cairns	Gary
Cairns	Gary
Caithness	Wendy
Calder	Gillian
Calder	K S
Callaghan	Gillian
Callaghan	Joan
Callen	Adam
Callen	Jodie
Calvert	Audrey
Calvert	Elizabeth
Calvert	George
Calvert	J
Calvert	Janice
Calvert	Joseph
Cameroon	Jacqueline
Cameroon	Jacqueline
Cameroon	Keith
Cameroon	Keith
Camerons Ltd	
Campbell	A
Campbell	A
Campbell	A
Campbell	Alison
Campbell	Andrea
Campbell	David
Campbell	Donald
Campbell	Emma
Campbell	George

Campbell	John
Campbell	Lorraine
Campbell	M
Campbell	Megan
Campbell	Pamela
Campbell	Gemma
Candler	Barbara
Candler	Lisa
Cantillon	Richard
Card	Allan
Card	Brian
Card	Deborah
Cardine	James
Cardno	James
Carey	Andy
Carillion	
Carillion education	
Carlson	I
Carman	Lewis
Carmony	Brian
Carmony	Susan
Carmony	Susan
Carney	Hayley
Carney	Hayley
Carney	Henry
Carney	Henry
Carney	Joyce
Carney	Kathleen
Carney	Kathleen
Carole	Eisey
Carpenter	Alan
Carpenter	Denise
Carpenter	Kate
Carr	A
Carr	Ada
Carr	Ada
Carr	Allan
Carr	Carolyn
Carr	Catherine
Carr	David
Carr	Jacob
Carr	James
Carr	John
Carr	Maureen
Carr	Maureen
Carr	Peter
Carr	S
Carr	Shirley
Carr	Vera
Carr	Vera

Carr	
Carr Hylton	Sarah Louise
Carrahar	Lee
Carrahar	Nicola
Carrall	Kirsty
Carrick	W
Carrick	W
Carroll	I
Carroll	Jason
Carroll	Jill
Carroll	Kathleen
Carroll	Kathleen
Carruth	John
Carruth	John
Carter	Adele
Carter	David
Carter	Debbie
Carter	Frederick
Carter	Joe
Carter	Joe
Carter	Margeret
Carter	R
Carter	Therese
Cartwright	Mary
Cartwright	Mary
Cartwright	Peter
Cartwright	Peter
Caruana	Michael
Caruana	Michael
Carver	Samantha
Carver	Samantha
Casey	FJ
Casey	Julie
Casey	Julie
Casey	Liam
Casey	Linda
Casey	Linda
Casey	Linda
Casey	Melanie
Casey	Pete
Casey	R
Casey	R
Caslaw	David
Caslaw	David
Cassidy	Gary
Castledine	Chrisy
Castletown Community Assocation	
Cathcart	Norah
Cato	Stephanie
Cavan	Kevin





Clegg	Barry Howard
Clegg	Laura
Clegg	Marian Ann
Cleghorn	Alan
Cleghorn	Kathleen
Clegram-Brown	Paula Jayne
Clement	Peter
Clements	A
Clements	A
Clements	Gillian
Clements	N D
Clements	N D
Clements	Peter
Clemins	Carole
Clemins	Carole
Clemins	Stephen & Maria
Clement	Peter
Clewes	Oliver
Clifford	Peter
Clifford	Ross
Clift	Stuart
Clinton	Janet
Clinton	Neil
Clinton	Neil
Clinton	Sean
Clish	Iain
Clish	Margaret
Cloak	Brian
Clothier	Andrew and Lynne
Clothier	Lynne
Clothier	Lynne
Clough	Fiona
Clough	George William
Clough	Janet
Clough	Jean
Coalfield	Forum
Coates	Amanda
Coates	Daniel
Coates	John
Coates	Laura
Coates	Norma I
Coates	P
Coates	Richard
Coates	Robert
Coates	S
Coates	Victoria

Coats	Louise
Coats	Marion
Coats	Marion
Coats	Shannen
Coats	Stuart
Cobain	David and C
Cobain	Helen
Cobain	Margery
Cockburn	Adam
Cockburn	Andrew
Cockburn	Bridget
Cockburn	Bridget
Cockburn	John
Cockburn	Luke
cockburn	Luke
Cockburn	Phillip
Cockburn	Phillip
Cockburn (Snr)	Philip
Cockburn (Snr)	Philip
Co-Creationz Ltd	
Coding	J
Codling	BM
Codling	BM
Codling	Ron
Codling	Ron
Cody	Melissa
Colclough	Janet
Colclough	John
Cole	J
Coleclough	Alan
Coleclough	Dorothy M
Coleclough	Dorothy M
Colledge	James
Colledge	James
Colledge	Karen
Colledge	Muriel
Colledge	Muriel
Colley	Christine
Colley	David
Colley	David
Colley	I
Colley	Sheena
Collier	Anne
Collier	Daniela

Collier	Deborah
Collier (Junior)	Kevin
Collier (Senior)	Kevin
Colligan	Alice
Colligan	Alice
Colling	A
Colling	Linda
Colling	Valerie
Collings	Ian
Collings	Ian
Collings	Leeann
Collings	Leeann
Collins	Abbie
Collins	Elizabeth
Collins	Elizabeth
Collins	Leeann
Collins	Michelle
Collins	Terrie
Collinson	Deborah
Collinson	Deborah
Collinson	John
Collinson	John
Columbia Community Association	
Colwill	Keith
Colwill	Norma
Comax	Denis
Common	Isabel C B
Common	Kathryn
Community Access Point	
Community Association Federation	
company	
Compass Community Transport Ltd	
Condren	Laura
Condren	Peter
Conlan	Sean Joseph
Conley	Edith
Conley	Edith
Conlin	Peter
Conlon	Graeme
Conlon	Lisa
Conlon	Paul
Conlon	Tiffany
Conn	Natalie
Connell	C
Connell	Emma
Connell	Graham
Consultus Building Consultants Ltd	

Conteh	Ebony
Conway	Jenna
Conway	V
Cook	Anthony
Cook	C
Cook	Carol
Cook	Carol
Cook	Christopher
Cook	Emma-Leigh
Cook	J
Cook	Jayne
Cook	Jean
Cook	Kieran
Cook	Kirsty
Cook	Laura
Cook	Olive
Cook	Olive
Cook	R
Cook	R + J
Cook	Raymond
Cook	S D
Cook	Stuart
Cook	Vicki
Cook	Vicki
Cooke	Gemma
Cooke	Gemma
Coombes	Anthony
Coombes	Beth
Coombes	Matthew
Coombes	Susan
Coombes	Angela
Cooper	Andy
Cooper	Blanch
Cooper	Bryony
Cooper	Carolyn J
Cooper	Dave
Cooper	Dave
Cooper	David
Cooper	Dawn
Cooper	Evelyn
Cooper	Evelyn
Cooper	Janette
Cooper	John
Cooper	Leslie
Cooper	Natalie
Cooper	Pauline
Cooper	R L
Cooper	R L
Cooper	Rachel
Cooper	Rachel
Cooper	Robert William
Cooper	Samuel
Cooper	William
Cooper	William

Copeland	Anne
Copeland	Margaret
Copeland	Margaret
Copland	Alan
Coram	Julie
Corbett	Robert
Cork	Geoff
Corner	Christine
Corner	David
Corner	George
Corner	Jessie
Corner	Jessie
Cornish	John Michael
Cornish	K
Cornish	Rebecca
Corrigan	M
Corrigan	M
Corrigan	S
Cosgrove	Anthony
Cosgrove	Joan
Cosgrove	Natalia
Cosgrove	Paula
Cosgrove	T
Cossey	Melanie
Costello	Aaron
Costello	Josett
Costello	Vince
Cottee	Valerie J
Cottle	Peter
Cotton	B
Coulson	Brian
Coulson	Dorothy
Coulson	Jamie
Coulson	M
Coulson	P
Coulson	S
Coulson	Sara
Coulson	Sara
Coulthard	P
Council For Voluntary Service- Sunderland	
Cowan	Lee
Cowans	Jill
Cowe	John
Cowell	Leanne
Cowell	Leanne
Cowell	Margaret
Cowell	Matthew Barry
Cowell	V

Cowie	Frances
Cowie	Frances
Cowie	Hannah
Cowie	Neil Edward
Cowie	Niamh
Cowie	Nicola
Cowie	P
Cowie Estate LLP	
Cowie Properties LLP	
Cowie Properties LLP	
Cowley	Alison
Cowley	Ann
Cowley	Leon
Cowley	Louise
Cox	Deborah
Cox	Joanne
Cox	Katie
Cox	Lynda
Cox	Michael
Cox	Nicola
Cox	R
Cox	Rob
Cox	Sophie
Cox	Tracey
Coxan	Viv
Coxhead	Michelle
Coxon	Allan
Coxon	Allan
Coxon	April
Coxon	Chloe
Coxon	Marjorie
Coxon	Marjorie
Coxon	Sharon
Coxon	Sharon
Coxon	Simon
Coxon	Thomas
Coyle	
Coyne	Peter
CPRE Durham	
CPRE North East	
CPRE North East	
Craddock	P
Cradock	Kevin
Craggs	Brian
Craggs	Dan
Craggs	G
Craghill	Laura
Craig	B
Craig	Barbara
Craig	Beverley
Craig	Beverley
Craig	Brandon
Craig	Dean
Craig	Dean
Craig	Debbie
Craig	Eileen

Craig	Melanie
Craig	Natalie
Craig	Paul
Craik	Nichole
Cram	Brenda
Crank-Field	Kelly
Cranmer	R
Cranston	Denise
Cranswick	David
Cranswick	Jake
Cranswick	Luke
Cranswick	Toni
Cree	Brian
Cree	Brian
Cresswell	Elaine
Cresswell	Elaine
Crockwell	S
Croft	Chelcie
Crofter	Bruce
Crofter	Neil
Crompton	Paul
Crompton	Paul
Crooks	Paul
Crosby	Craig
Crosby	Gwen
Crosby	Margaret
Crossland	M.W
Crossley	Jeff
Crossley	Samantha
Crossley	Samantha
Croucher	Nigel
Croucher	Nigel
Croucher	Vicki
Crow	Andrew
Crow	Angela
Crow	Bradley
Crow	Daniel
Crow	Emma
Crow	June
Crow	R A
Crow	Ruth N
Crowe	Maurice
Crudace	Paul
Cruden Estates Ltd	
Cruicks	Elliott

Cryan	Linda
Cryan	Linda
Cuddihy	Elizabeth
Cuddihy	Elizabeth
Cuggy	Shaun
Cullen	Beth
Cullen	J D
Cullen	J D
Cullen	P J
Cullen	P J
Cullen	P W
Cullen	P W
Cumberland	Jim
Cummin	Joyce
Cumming	Linda
Cumming	Louise
Cumming	Malcolm
Cummings	Anne
Cummings	C T
Cummings	Claire
Cummings	Dorothy
Cummings	Heather
Cummings	Lewis
Cummings	Martin
Cummings	Paul
Cummings	David
Cundall	
Cundall	
Cunningham	Brenda
Cunningham	Caroline
Cunningham	Jack
Curran	K J
Curran	Marie
Curry	Audrey
Curry	Bernadette
Curry	Lauren
Curry	Michael
Curry	Ronald
Curtis	Alice
Curtis	Andrew
Curtis	Eric
Curtis	Eric
Curtis	Lesley
Curtis	Richard
Curtis	Richard

CURTIS	SARAH
CURTIS	SARAH
Cushlow	Ed
Cushlow	Gerard
Cushlow	V
Cushman and Wake	
Cussins Homes Ltd	
Cuthbert	Ian
Cuthbertson	B
Cuthbertson	Joan
Cuthhill	Jordan
Cuthill	Jordan
Cutler	Kara
Cutler	Kara
Cutts	Anita
Cutts	Carol
Cutts	David
Cutts	Derek
Cutts	Peter
Cycling Touring Club	
Dabrowski	I
Dacres	A
Dacres	S
Dagg	George
Dagg	George
Dailey	Catherine
Dakers	Lisa
Dalby	Anna
Dalby	Charlotte Elizabeth
Dalby	Charlotte Elizabeth
Dalby	I
Dalby	I
Dalby	Imogen
Dalby	Imogen
Dalby	Steven
Dalby	Steven
Dalby	T
Dalby	T
Dale	Catherine
Dale	M
Daley	Allo
Daley	Allo
Daley	Lesley
Daley	Lesley
Dalton	Nicola
Daly	James
Dalziel	Peter
Dalziel	R
Danby	R
Dance	Peter
Daniels	D
Dargan	Trevor

Darlington Borough Council	
Darwin	
Dave	Thompson
Dave	Thompson
David	Honard
David Lock Associates	
Davidson	Alan C
Davidson	Ashley
Davidson	Colin
Davidson	Elaine
Davidson	Elaine
Davidson	J
Davidson	Keith
Davidson	Kevin
Davidson	Rose
Davidson	Sandra
Davies	A
Davies	A L
Davies	Alan
Davies	Allison
Davies	Anne
Davies	Colin
Davies	David
Davies	Gail
Davies	Ian
Davies	Ken
Davies	Ken
Davies	Margaret
Davies	Nicola
Davies	Nikki
Davies	Nikki
Davies	Rebecca
Davis	Amy
Davis	Angela
Davis	Barbara
Davis	Barbara
Davis	Beverley
Davis	Cairns
Davis	Donald
Davis	Emma
Davis	G
Davis	Gavin
Davis	Gavyn
Davis	I B
Davis	J.A.
Davis	Jean
Davis	Jean
Davis	John George
Davis	Julie
Davis	Keith
Davis	Linda

Davis	Linda
Davis	Linda
Davis	Malcolm
Davis	Mark
Davis	Melissa
Davis	Michael
Davis	Paul
Davis	Paul
Davis	R
Davis Planning Partnership	
Davison	Alwyn
Davison	Andrea
Davison	Andrew
Davison	B
Davison	David
Davison	David
Davison	George
Davison	Ian
Davison	Ian
Davison	Ian
Davison	Irene Elizabeth
Davison	J
Davison	John
Davison	Kathleen
Davison	Mick
Davison	Mick
Davison	Nathalie
Davison	Nicholas John
Davison	Robert
Davison	S.
Davison	
Dawling	L
Dawn	Ann
Dawn Developments Ltd	
Dawson	A
Dawson	Adam
Dawson	Alison
Dawson	Andrew
Dawson	Carole
Dawson	Carole
Dawson	Carole
Dawson	Edith B
Dawson	Grahame
Dawson	Hannah
Dawson	Heather
Dawson	Jean
Dawson	M
Dawson	M
Dawson	Marc
Dawson	Peter
Dawson	Robin
Dawson	Shelia
Dawson	
Day	Brenda
Day	Don
Day	Vivien P

DCLG	
De Fries	Clair
Deacon	R
dean	annette
dean	david
Dean	John T
Dean	Robin and Bridgette
Deborah	Alison
Deehan	Jack
Deehan	Sharon
Dees	Jacqui
Dees	Saira
DEFRA	
Defries	Carrie
Delaney	Ray
Delaney	Ray
Dellow	Paul
Delmonste	Alex
Delmonste	Emma
Deltrice	Julie G
Demby	Steven
Demby	Tracey
Dene Consulting Ltd	
Denham	Len
Denham	Len
Denham	Violet
Denham	Violet
Dennis	Pamela
Dennis	Pamela
Dennis Harley Developments	
Dent	Andrew
Dent	Wendy
Dent-Lewis	M
Department for Transport	
Derbyshire	Anne
Derbyshire	Anthony
Derbyshire	Dean
Derbyshire	Dean
Derbyshire	Val
Derrett	John
Derrett	Lorraine
Derrett	Lorraine
Design	Jamabelle
Devanney	Angela
Devanney	Angela

ey	
Devann ey	Joe
Devers on	Allyson
Devers on	Rob
Devine	Alison
Devine	Alison
Devine	John
Devlin	Andrew
Devlin	Nichola
Devlin	Steven
Devonport	Sharron
Dewart	Jonathan
Diamond	Leanne
Dibb	Scott
Dick	Bill
Dick	Bill
Dick	Christine
Dick	Christine
Dick	Marion
Dickinson	Anita
Dickinson	Cathryn
Dickinson	Gillian
Dickinson	Gillian
Dickinson	Graeme
Dickinson	James
Dickinson	Nigel
Dickinson	Sandra
Dickinson	Simon and Eve
Dickinson	Steven
Dickinson	Tracy
Dickinson	Dees
Dickman	James
Dickman	Kathryn
Dillon	Vera
Dimery	Lawrence
Dimery	Lawrence
Dinning	Alan
Dinning	Alan
Dinning	Ann
Dinning	Ann
Dinsdale	A
Dinsdale	K
Dinsdale	Kevin
Dinsdale	Lynn

Dinsdale	Lynn
Dinsdale	Rebecca
Dinsdale	S
Dinsley	Sam
Dinsley	Sam
Dinsley	Shaun
Dinsley	Shaun
Dinsley	Susan
Dinsley	Susan
Dinsmore	Jessica
Dinsmore	June
Dinsmore	June
Ditch	David
Ditchfield	Marilyn
Dixon	Alan
Dixon	B
Dixon	Barry
Dixon	Christine
Dixon	Damien
Dixon	Damien
Dixon	Danielle
Dixon	Derek
Dixon	Jackie
Dixon	Jean
Dixon	Jean
Dixon	Jill
Dixon	Joan
Dixon	Joy
Dixon	Joyce
Dixon	Julie
Dixon	Laura
Dixon	Lisa
Dixon	Margaret
Dixon	Martin
Dixon	S
Dixon	S
Dixon	Sheila
Dixon	Stephen
Dixon	Veronica
Dixon	Will
DLP Consultants	
Dobbin g	Hayley
Dobinson	Christine
Dobson	Chris
Dobson	Dawn
Dobson	Kathy
Dobson	Kevin
Dobson	Lesley
Dobson	Peter
Dobson	Peter
Doc	Vikki
Dodd	Brenda

Dodd	Clare
Dodd	Clare
Dodd	Scott
Dodds	E
Dodds	E
Dodds	J
Dodds	J
Dodds	Leanne
Dodds	Liam
Dodds	Tracy
Dodgson	D
Dodsworth	C
Dodsworth	G
Dodsworth	I H
Dodsworth	Linda
Doggie Diner Ltd	
Doggie Diner Ltd	
Dolan	John
Dolman	Caroline
Donaghey	David
Donkin	Ann
Donkin	Jacqueline
Donkin	Louise
Donnan	Ann
Donnelly	Paul
Donnelly	Tracey
Donnigan	Sharon
Donnigan	Sharon
Donnis on	John
Donnis on	John
Doran	Janet
Doran	Janet
Dorans	E
Dorner	
Dorwar d	Philip J
Dorwar d	Nicola
Dougherty	Carol
Dougherty	Carol
Dougherty	Carol
Dougherty	Carol
Dougherty	Gerard
Douglas	Craig
Douglas	Lynn
Douglas	Ian

Douthwaite	Donna
Dove Reid	Jacqui
Dover	Angela
Dover	Angela
Dover	Christine
Dover	Eleanor
Dover	G
Dover	Joanne
Dover	Judith
Dover	Karen
Dover	Katie
Dover	Keith
Dover	Keith
Dover	Lee
Dover	Les
Dover	Lisa
Dover	M
Dover	
Dowd	Deborah Elaine
Dowd	Hugo Denis
Downes	Eric
Downes	Theresa
Downey	Gill
Downing Developments	
Downs	Anne
Downs	Anne
Downs	Brenda
Downs	L
Dowson	Chloe
Dowson	Jill
Dowson	John
Doxford Park and Tunstall Residents	
Doxford Park Community Association	
Doyle	Kim
Doyle	Martin
Doyle	Paul
DPDS	
DPP	
Draffan	Alan
Draffan	Oliver
Drane	Christine
Drane	P
draper	dawn
draper	dawn
draper	dawn
Draycott	Hazel
Dresser	Jess
Drew	C
Drew	Natalie
Drew	Paul
Drew	Sharnie
Drew	Thomas
Drew	Y
Driver	Emma

Driver	Mark
Driver	Simon Anthony George
Drummond	Judith
Drummond	Kristopher
Drummond	Kristopher
Drummond	M
Drummond	Oliver
Drummond	Oliver
Drummond	Theo
Drummond	Theo
Dryden	A
Dryden	Antony
Dryden	Coel
Dryden	Coel
Dryden	Joan
Dryden	Kelly
Dryden	P
Dryden	Rhys
Drysdale	Jean
Drysdale	Jemima
Drysdale	Kenneth
Drysdale	Kenneth
Drysdale	Kevin
Drysdale	Kevin
Drysdale	M
Drysdale	Marsha
Drysdale	Tom
DTZ	
DTZ	
Dudden	Sara
Duddin	Jason
Duddin	Jason
Dudgeon	Ian
Duff	E. E. K.
Duffield	Donna
Duffy	Chris
Duffy	Phyllis Ann
Duffy	Phyllis Ann
Duffy	Stephen
Duke	Marie
Dunbar	Katie
Dunbar	Kelly
Dunbar	Sean
Duncan	Claire
Duncan	Janice

Duncan	Janice
Dunkley	Tracy
Dunlop	Amanda
Dunn	A
Dunn	Arthon
Dunn	Brian
Dunn	Brian
Dunn	Carole
Dunn	David
Dunn	Denise
Dunn	Denise
Dunn	Derek
Dunn	Eileen
Dunn	Elizabeth
Dunn	Emma
Dunn	Gabby
Dunn	I
Dunn	J
Dunn	Jordan
Dunn	Kayley
Dunn	Kevin
Dunn	Kevin
Dunn	L
Dunn	M
Dunn	Matthew
Dunn	Stephanie
Dunn	Susan
Dunn	T
Dunn	WD & CT
Dunn	William
Dunne	Rebecca
Dunning	Andy
Dunnville Costello	Christina
Dunville	Maria
Durham Aged Minerworkers Homes Association	
Durham Biodiversity Partnership	
Durham Bird Club	
Durham Bird Club	
Durham Constabulary	
Durham County Council	
Durham County Council	
Durham County Council	
Durham County Council	
Durham Estates	
E L G Planning	
Eagles	Charles Edwin
Eagles	Lyn
Earl	A
Early	Sian
Easington Lane Access Point	
Easton	Tracy
Ebdale	Colin

Ebdale	James
Ebdale	John
Ebdale	Lynne
Ebdale	Margaret Lynne
Eccles	Les
Eccles	Les
Eden	Adam
Eden	Joanne
Edens	Elizabeth
Edgar	Don
Edgar	Joanne
Edgar	Oliver
Edgar	Patricia M
Edgar	Patricia M
Edgar	Robert M
Edgar	Robert M
Edgar	Susan
Edgar	
Edge	Alex
Edmonds	Deborah
Edmonds	K
Edmondson	Pauline
Edmonds	Vicki
Education & Skills Funding Agency	
Edward	Jill
Edwards	Helen
Edwards	Lisa
edwards	marc
Edwards	Sandra
Edworthy	Bridget
Edworthy	Bridget
Edworthy	Bridget
Edworthy	Helen
Edworthy	Ian
Edworthy	Janine
Edworthy	Janine
Edworthy	Miranda
Edworthy	Miranda
Edworthy	Miranda
Edworthy	Neil
Edworthy	Roger
EE	
EE	
Eeles	Janet

Eggerton	G
Eglington	Nicola
Ehrhardt	Paul
Ei Group	
Ei Group	
Elder	Kay
Eley	Linda
ELG Planning	
Elkington	Andrew
Ellens	Kathryn
Ellens	Scott
Elliot	Celia
Elliot	J
Elliott	B
Elliott	Gavin
Elliott	George R.W
Elliott	Julie
Elliott	Katherine
Elliott	Katherine
Elliott	Lee
Elliott	Lee
Elliott	Lisa
Elliott	Michael
Elliott	Nadia
Elliott	Paul
Elliott	T
Elliott-Farrow	Callie
Elliott-Farrow	Jennifer
Ellis	Davy
Ellis	John
Ellis	Pam
Ellis	Sandra
Ellis	
Ellison	Alison
Ellison	Beatrice
Ellison	Dave
Ellison	David
Ellison	David
Ellison	Kathryn
Ellison	Keith
Ellwood	Dianne
Ellwood	Dianne
Elmy	Carol Anne
Elmy-Tolic	Kate Jane
Eltringham	C
Elund	J
Elund	J
Elvin	Richard
Embleton	Charles
Embleton	Y

Emerson	Joan
Emerson	Paul
Emerson-Broadbent	Lorraine
Emery	George Bryan
Emery	Sharon
Emmerson	B
Emmerson	Lesley
Emmerson	M
Emmerson	William
Emperor Property Management	
England & Lyle Ltd for Northumbrian Water Limited	
England And Lyle	
Engleby	Christine
Engleby	Colin
Engleby	Nicole
English	J
English	James
English	Sarah
English	Wendy
English	Wes
Ennis	Jack
Ennis	Jennifer
Entec	
Enterprise 5	
Entwistle	David
Entwistle	Margaret
Environment Agency	
Environment Agency	
Environment Agency	
Errington	Julie
Errington	Karen
Errington	Paul
Errington	Shirley
Errington	Steven
Errington	Paul
Erskine	Anthony
Erskine	Natalie
Esh Development Ltd	
Esh Developments	
Esh Developments Ltd	
Esh Group	
Etheridge	C
Etherin	Lesley

gton	
Etherington	Margaret
Ethical Partnership	
Evans	Charles
Evans	G
Evans	Joan
Evans	Joan
Evans	John
Evans	Leanne
Evans	Linda
Evans	Michelle
Evans	P
Evans	P
Evans	S
Evans	Susan
Evans	Susan
Evans	William
Evans	William
Evenden	C
Everett	Joan
Everett	Robin
Everett	S
Everything Everywhere Limited	
Ewart	Beth
Ewart	Deborah
Ewart	Deborah
Ewart	Eleanor
Ewart	Kate
Ewart	Kate
Ewart	Philip
Ewart	Stephen
Ewin	Ian
Ewing	James
Ewing	James
Ewing	Natalie
Ewing	Natalie
Facey	Dawn
Failes	Andrew
Failes	Dawn
Failes	Edward
Failes	Maureen
Failes	Maureen
Failes	Maureen
Fairhurst	
Fairhurst	
Fairhurst	
Fairless	Lynsey
Fairley	George
Fairley	Sonia
Faith	Leslie
Falcus	Amy
Falcus	Amy
Falcus	Craig
Falcus	Craig

Falcus	Craig
Fallus	Craig
Fambelly	Heather
family	
Fanin	Laurence
Fannon	Terri Ann
Farley	Elizabeth
Farnie	Kay
Farrell	Eleanor
Farrell	Simon
Farrell	Susan
Farrer	John
Farrer	Susan
Farrer	Susan
Farringdon Residents Association	
Farron	Janice
Farrow	Fay
Farrow	George
Farrow	Janice
Farrow	Keith
Farrow	Keith
Fathergill	Elaine
Faulkner	C
Faulkner	Emma
Faulkner	Jack
Faulkner	K
Faulkner	K
Faulkner	Kate
Faulkner	Michael
Faulkner	N J
Faulkner	N J
Fawcett	Alison
Fawcett	Florence
Fawcett	Graham
Fawcett	Kelseydee
Fay	Stephen
Fearn	Michael
Fearnley	Hayley
Fearons Rolls Royce And Bentley Specialists	
Featherstone	Cliff
Feean	Grainne
Fellows	Danielle
Fellows	Lindsay
Fellows	Sharon
Felton	Elaine
Felton	Hazel
Felton	Laura
Fenn	Somayeh

Fenwick	A
Fenwick	Adam
Fenwick	Alan
Fenwick	Alan
Fenwick	Ashleigh
Fenwick	Colin
Fenwick	Colin
Fenwick	David Alan
Fenwick	J
Fenwick	John
Fenwick	Lisa
Fenwick	Lynn
Fenwick	Nadia
Fenwick	Pauline
Fenwick	W R
Fenwick-Donaldson	E
Fenwick-Donaldson	Ewan
Fenwick-Donaldson	Neil
Ferguson	Brendon
Ferguson	Catherine
Ferguson	Elaine
Ferguson	Jason
Ferguson	K
Ferguson	Lesley
Ferguson	Ronald
Ferguson	Stephen
Fernandez	Michael
Ferries	Sandra
Ferry	Kari
Ferry	Paul
Fiddes	Andrew
Fiddy	Grace B
Fiddy	RobertSJ
Fidler	
Field	Andrew

Field	Pat
Field	Tim
Fielder	J
Fielder	Jason
Fielder	Richard
Fielding	Brenda
Fielding	Ella
Fielding	Reg
Fielding	Tobias
Fielding	Tobias
Fife	A W
Fife	Amy
Fife	Amy
Fife	E
Fife	E
Fife	Grahame
Fife	Grahame
Fife	Helen
Fife	Julie
Fife	Mark R
Fife	Mark R
Fife	Mitchell
Fife	Nina
Fife	J.M
Fillett	V
Finch	Adam
Finch	Keith
Finch	Kelly
Findlater	Graham
Findlay	Ian
Findlay	Muriel
Finley	Enid
Finley	Enid
Finley	Joyce
Finley	Joyce
Finley	Juliet
Finn	Daniel
Finn	Joanne
Finnie	Sarah Ann
Finnigan	Paul
Firm	Christine
Firman	Terry
Firman	Terry
Firth	Andrew
Fishburn	M
Fishburn	Robert
Fisher	Alison
Fisher	Andrew
Fisher	Barry
Fisher	David
Fisher	Edward
Fisher	G.R.
Fisher	Margaret
Fisken	Jess
Fitheridge	George

Fitheridge	Olive
Fittes	M.A.
Fitzgerald-Clark	Stephanie
Fitzpatrick	John
Fitzsimon	Pauline
Fitzsimon	Q
Flannigan	B
Flannigan	Lorna
Flannigan	Lorna
Flaws	Ian
Flaws	Julie
Fleming	Simon
Fletcher	Alan
Fletcher	C A
Fletcher	Christine
Fletcher	D
Fletcher	Elaine
Fletcher	James Donnison
Fletcher	James Donnison
Fletcher	Kayleigh
Fletcher	Michael
Fletcher	Moir
Fletcher	O
Fletcher	O
Fletcher	Steven
Flett	Joanne
Flinn	C A
Flinn	C A
Flinn	D
Flinn	D
Flinn	M
Flint	Dawn
Flood	Edward
Florance	Heather
FLORANCE	J
FLORANCE	JAMES
Florance	R
Florance	R
Florence	H
Foggin	Doreen
Foggin	DW
Foggin	DW
Foggin	Jacquelin
Foggin	Jacquelyn
Foggin	Neil
Foggin	Sandra
Foggin	Sandra
Foley	Alan

Foley	Carole
Foley	Louise
Folkard	A
Folkard	Sean
Folwell	Carol
Folwell	D
Foot	Brenda
Foot	Brenda
Foot	F D
Forbes	Mary Silvia
Forbes	Mary Silvia
Force Architectural And Planning Liaison Officer	
Ford	C S
Ford	Colin
Ford	Colin
Ford	Colin
Ford	Helen
Ford	Jen
Ford	Joanne
Ford	K H
Ford	Megan
Ford	Michael Ronald
Ford	R C
Foreman	Richard
Forestry Commission	
Forestry Commission GB	
Forrest	K J
Forrest	Rebecca
Forrester	Jeannette
Forrester	Jeannette
Forsted	Doreen
Forster	Alex
Forster	Anthony
Forster	B
Forster	David
Forster	David
Forster	Heather
Forster	Heather
Forster	Helen
Forster	J
Forster	J
Forster	Jamie
Forster	Janine
Forster	Jill
Forster	Jill
Forster	John
Forster	John Patrick
Forster	Julie
Forster	Kevin
Forster	Kim
Forster	Laura
Forster	Louise
Forster	M
Forster	Martin

Forster	Michael
Forster	Michelle
Forster	Nicola
Forster	Nicola J
Forster	Paul
Forster	Sonia
Forster	Sonia
Forster	Steven
Forster	Steven
Forster	Sue
Forster	Susan
Forster	Yvonne
Forth	John
Forth	Lynsey
Forth	Lynsey
Forth	S
Foster	Brenda
Foster	Brenda
Foster	Brian
Foster	Carly
Foster	Carol
Foster	Cherie
Foster	Cherie
Foster	Claire
Foster	D
Foster	Elsie
Foster	Elsie
Foster	G D
Foster	Izaac
Foster	Jakob
Foster	Jeff
Foster	John
Foster	John
Foster	Karen
Foster	L
Foster	L
Foster	Laura
Foster	Les
Foster	Linda
Foster	Mike
Foster	R
Foster	Terence
Fothergill	Cliff
Fothergill	Cliff
Fothergill	Elaine
Fothergill	Elaine
Fothergill	Stacie
Fothergill	Stacie
Fowler	J
Fowler	M
Fox	Ann
Fox	Ann
Fox	Darren
Foy	John



Framingham	Hazel
Framptons	
Francios	Heather
Francios	Kenneth
Francios	Kenneth
Francis	Shaun
Frankie	M
Franklin	Isabel
Franklin	Mark
Franklin	Mark
Franklin	Peter
Frankum	Brian
Frankum	Brian
Fraser	John
Fraser	L
Fraser	R C
Frason	Leslie
Frater	Angela
Frazer	John
Freeman	Andrea
Freeman	Craig
Freeman	M
Freeman	M
Freer	Mike
French	Dennis
French	Jennifer
French	JG
French	JG
French	V
French	V
Friberg	Chloe
Friberg	Jack
Friends of Hetton Lyons Country Park	
Friends of Sunderland Greenbelt	
Frost	Anne
Frost	Audrey
Frost	Diane
Frost	Fiona
Frost	Jean
Frost	Karen
Frost	Lorraine
Frost	Lorraine
Froud	C Dale
Froud	S J
Fryatt	Sharon
Fujitsu Service	
Fulcher	Neil
Fulwell,Seaburn& South Bents Neighbourhood Forum	
Furnev	Lyndsay

el	
Gaines	Jamie
Gaines	Jamie
Gair	I
Gair	Joanne
Gair	Robert
Gair	S
Galbraith	Gillian
Gale	P
Gale	P
Gallagher	Alex
Gallagher	Barbara
Gallagher	Carla
Gallagher	Deborah
Gallagher	John
Gallagher	Keavy
Gallagher	Liam
Gallagher	Lorraine
Gallagher	Michael
Gallagher	Peter
Gallagher	Tom
Gallagher	Tom
Gallagher	John (Senior)
Galleries Manager	
Gallon	Alison
Gallon	Brett
Gallon	Brett
Gallon	Kevin
Gallon	Lee
Gallon	Lynn
Gallon	Lynn
Gallon	Tim
Galsworthy	Alan
Galsworthy	Alan Anthony
Galsworthy	Kathleen Ann
Galsworthy	Sharon Louise
Ganley	Marilyn
Ganley	Marilyn
Ganley	Melanie
Gannin	Danielle
Garbett	
Garbutt	Colin
Garbutt	Colin
Garden	Elizabeth

er	
Gardener	Elizabeth
Gardiner	Edward
Gardiner	Elizabeth M
Gardiner	James
Gardner	Gordon
Gardner	Marie
Gardner	Victoria
Gargett	S W
Garnett	Katrina
Garnett	Linda
Garnett	Ronald
Garraghan	Pauline
Garraway	Neil
Garrett	C
Garrett	D
Garrett	D
Garrett	S
Garrett	S
Garrick	Jo-Anne
Garside	Christine
Garside	R
Garside	Shelia
Garland	A
Garland	Craig
Garland	Mo
Gaskell	Stephen
Gatenby	Lorna
Gatens	Amelia
Gatens	Emma
Gatens	James
Gatens	Mark
Gates	Debbie
Gates	Grant
Gateshead Council	
Gateshead Council	
Gatherer	Abigail
Gatherer	David
Gatherer	Virginia
Gathorne	Ralph
Gaughan	C
Gaughan	Christine
Gaughan	J
Gaughan	Juliet

Gaughan	Juliet
Gauld	Dawn
Gaunt	Grant
Gaunt	Ian
Gaunt	Ian
Gawthorpe	Norman
Gawthorpe	Patricia
Gawthorpe	Patricia
Gawthorpe	Ross
Gawthorpe	Ross
Gaydon	Janet
Gaydon	Frederick
- Lownds	
Geddis	David
Geddis	Gillian
Geddis	Mrs
Gee	Steven
Gendi	K
Genecoon	
Gent	Jeff
Gentoo	
Gentoo	
Gentoo	
Gentoo Group	
Gentoo Homes Ltd	
Gentoo Management Committee	
George	A
George F White	
George F White	
GeorgeF White	
GeorgeF White	
GeorgeF White	
Gerrard	Scott
Getten Construction Ltd	
Getten Construction Ltd	
Gettings	Alan S
Gibbon	Julie
Gibbon	Michael
Gibbon-Arvaniti	Miriam
Gibbons	Paula
Gibbons	Stuart Alexander
Gibson	Andrew
Gibson	Andrew
Gibson	Angela
Gibson	Barbara
Gibson	Bradley
Gibson	Caroline
Gibson	Chris
Gibson	Edith
Gibson	Emma

Gibson	Gemma
Gibson	Gemma
Gibson	Glenys
Gibson	Joanne
Gibson	Joanne
Gibson	John
Gibson	John
Gibson	John
Gibson	Karen
Gibson	Kathleen
Gibson	Linda
Gibson	Linda
Gibson	M
Gibson	M.R.
Gibson	Margaret
Gibson	Marjorie
Gibson	Michael James
Gibson	Paul W
Gibson	Sandra
Gibson	Stuart
Gibson	Tom
Gibson	Wayne
Giles	John
Giles	John
Giles	Pauline
Giles	Tracey
Giles	Wendy
Gilhesp y	D
Gill	Eileen
Gill	George
Gill	Ravender
Gill	Ravender
Gillbank s	Ann Marie
Gillbank s	Ann Marie
Gillbank s	Z
Gillbank s	Zac
Gillbank s	Zac
Gilley Law/Lakeside CA	
Gilling	John
Gillum	Jack
Giloney	Julie
Gilroy	Richard
Gilyeat	David
Glaister	Diane
Glaister	J
Glaister	M E
Glaister	M E
Glanvill e	Robert
Glasgo w	Eddie
Glass	Chris
Glass	Christine
Glass	Christine

Glass	Gayle
Glass	Malcolm
Glass	Robin
Glass	Shirley
Gleeson Homes and Regeneration	
Glenrose Developments Ltd	
Glover	Pamela
Glover	Tony
Gloyne	Louise
Glynn	Donald
Godber	Vaughan
Godfrey	Ashley
Godfrey	Deborah
Godfrey	Lesley
Godfrey	Lesley
Godfrey	Wayne
Goding	Julie
Golden	Lillian
Golden	William
Goldsmi th	Manson B
Goldsmi th	Steven
Goldsmi th	Terry
Goldsmi th	Wendy
Golightl y	Anne
Gonzale s	Martin
Gonzale s	Martin
Gooch	April
Gooch	April
Goodac re	Bethany
Goodac re	Scott
Goodch ild	J
Goodfel low	C M
Goodfel low	Caroline
Goodfel low	Duncan
Goodfel low	K S
Goodin g	Lisa
Goodwi n	Ashleigh
Goodwi n	Ashleigh
Goodwi n	James
Goodwi n	Robert
Goodwi n	Robert
Gordon	Carol
Gordon	Elaine
Gordon	J

Gordon	Keeley
Gordon	Keeley
Gordon	Phil
Gordon	Phil
Gordon	Sarah
Goshor n	Linda
Goss	Christine
Goss	Christine
Goss	John T
Gough	Dylan
Gough	Sarah
Goulde n	Aiden
Goundr y	Allison
Gourley	Louise
Gowlan d	Ann
Gowlan d	C
Gowlan d	J
Grace	Bethany
Grace	Rebecca
Grady	David
GRAHA M	ANGELA
Graham	Bob
Graham	Carly
Graham	Chris
Graham	D
Graham	E
Graham	Gemma
Graham	George
Graham	H
Graham	Ian
Graham	J
Graham	Jade
Graham	Janice
Graham	Janice
Graham	Kayleigh
Graham	Lee
Graham	Lee
Graham	M
Graham	Malcolm
Graham	Margaret
Graham	Michael
Graham	Michael
Graham	Peter
Graham	R
Graham	Robert
Graham	Sue
Graham	V
Grahan	Lindsey
Grainge r	Alan
Grange Developments	
Grangetown Community Association	
Gransb ury	Colin

Gransb ury	Irene
Gransb ury	Irene
Grant	Andrew
Grant	Ann Mildred
Grant	Ann Mildred
Grant	Bell
Grant	Carl John
Grant	Julie
Grant	Julie
Grant	Margaret Ann
Grant	Peter Alexander
Grant	Ronald Malcolm
Gray	Amanda
Gray	Beverley Anne
Gray	Brian
Gray	C
Gray	Christopher
Gray	D
Gray	David
Gray	David
Gray	David
Gray	Diane
Gray	Emma
Gray	F
Gray	J
Gray	J
Gray	J
Gray	Karl
Gray	Michael
Gray	Mike
Gray	Paul
Gray	Paul
Gray	Phil
Gray	Stephanie
Gray	Yvonne
Greath ead	Julie
Greave s	Maureen
Grecian	Joe
Green	Andrew
Green	Chris
Green	Christopher C
Green	D
Green	E S
Green	Jean
Green	Jean
Green	Jonathan
Green	Julie
Green	Julie
Green	Julie
Green	Kaye
Green	Kevin
Green	Paul

Green	Pauline
Green	Raymond
Green	Raymond
Green	Sarah
Green	Sarah
Green	Stephanie
Green	Teresa
Green	Troy
Greenan	M E
Greenan	W L
Greener	Andrew
Greener Blackett	William
Greenhalgh	Lynn
Greenhow	Elaine
Greenhow	Greg
Greenhow	Ian
Greenlaw	Leanne
Greenup	Catherine
Greenup	Philip
Greenwell	Anne
Greenwell	Carole
Greenwell	Helen
Greenwell	J
Greenwell	Owen
Greenwood	A
Gregory	Alison
Gregory	Alison
Gregory	Alison
Gregory	Ben
Gregory	Ben
Gregory	HS
Gregory	Kate
Gregory	Kate
Gregory	Marilyn S
Gregson	S
Gregson	S
Greham	D
Greig	Ken
Greig	Peter
Greig	Sandra
Grey	Josh
Grey	Josh
Grey	Mary
Gribbin	W
Grierfiel	Doris

d	
Grieves	Alan
Grieves	Gav
Grieves	Howard
Grieves	I
Grieves	Susan
Grieves	V
Grieveson	Amanda
Grieveson	Eunice
Grieveson	Eunice
Griffin	Angela
Griffin	Angela
Griffiths	Lucy
Griffiths	Lucy
Griffiths	Stuart
Griffiths	Stuart
Griger	Stephen
Groark	Damian
Groark	Lucy
Groark	Maria
Groarke	Michael Gerard
Grocott	Paul
Groody	Michael
Groves	S
Grundy	Simon
Gudgeon	M
Gustard	David
Guthrie	Ann
Guthrie	Ellen
Guy	Claire
Guy	Claire
Guy	Diane
Guy	Les
Guy	R
Guyll	M P
Guyll	Rachel
GVA	
GVA	
GVA	
Hackett	J
Hackett	M
Hackles	Carl
Hackles	Wendy
Hackney	Leanne
Haddock	Pamela
Haddon	David
Hagel	Stephen
Haggan	Gemma
Haggan	Gillan
Haggan	John
Haggan	Philip
Haig	J
Haig Homes	
Hainey	Caroline

Hakin	Norman
Halborg	Les
Haldane	Ian
Haldane	Karen
Haldane	Karen
Haldane	Stuart
Haley	T M
Hall	Adam
Hall	Adam
Hall	Alan
Hall	Alison Ann
Hall	Andrew
Hall	Anthony
Hall	Anthony
Hall	Audrey
Hall	Brent
Hall	Bridget
Hall	Carolyn
Hall	Carolyn
Hall	Christine
Hall	Christine
Hall	D
Hall	David
Hall	David
Hall	Denise
Hall	Dorothy
Hall	Dorothy
Hall	Elizabeth
Hall	Elsie
Hall	Frances
Hall	G
Hall	Graham
Hall	Helen Louise
Hall	Jean E
Hall	Jonathan
Hall	Josh
Hall	Joyce
Hall	Julie
Hall	Julie
Hall	Julie
Hall	Lee
Hall	Les
Hall	Liam
Hall	Lisa
Hall	Lynne
Hall	M
Hall	Merryl
Hall	N
Hall	P
Hall	P
Hall	Pauline Ann
Hall	Peter
Hall	Peter
Hall	Peter
Hall	Rebecca
Hall	Robert

Hall	Roslyn
Hall	Roslyn
Hall	S
Hall	Sheila
Hall	Stacey
Hall	Stephen
Hall	Stephen
Hall	Stephen
Hall	Steven
Hall	Susan
Hall	Susan
Hall	Susan
Hall	T
Hall	Valerie
Hall	Wilfred
Hall	William
Hall	William Andrew
hall construction services limited	
Halliday	Janelle
Halliday	Jason
Halliday	Victoria
Halls	David
Halls	David
Hall-Williams	Diane
Hall-Williams	John
Halstead	Philip
Hamed	Sarah
Hamilton	Elaine
Hamilton	Elaine
Hamilton	Maureen
Hamilton	Maureen
Hammill	Claire
Hammond	Joanne
Hampton	Robert
Hampton	Robert
Hancock	John
Hancock	John
Hancock	John M
Hancock	Phillip
Hancock	Valerie
Hand	Christopher
Hand	Joanna
Hanlon	Moir
Hann	David
Hann	David

Hann	J
Hann	Robert
Hannah	Christopher
Hannah	Darren
Hannah	Kelly
Hannah	Mary
Hannah	Peter
Hannah	Wendy
Hannan	Denise
Hannan	Denise
Hannan	Frank
Hannan	Gerard
Hannan	Gerard
Hannan	Jake
Hannan	Jake
Hannan	Mark
Hannan	Mark
Hanratty	Gillian
Hanratty	T
Hansom	Paula
Hansom	Steve
Hanson	Louise
Hanson	Paul
Hanson	R
Hanson UK	
Harbottle	Linda
Harbron	Natalie
Harding	Michael
Harding	Michael
Harding	Michael
Harding	Sarah Louise
Harding	Sophie
Harding	Stuart
Harding	Stuart
Harding	Sylvia
Hardings Solicitors	
Hardy	Andrew
Hardy	Angela
Hardy	Angela
Hardy	Elizabeth
Hardy	Emma
Hardy	Emma
Hardy	J
Hardy	Jamie
Hardy	Jamie
Hardy	Keith
Hardy	Margaret J
Hardy	Meriel
Hardy	Nicholas
Hardy	P N
Hardy	Sharon
Hardy	Susan
Hardy	Susan
Hardy	Vivien

Hardy	Vivien
Hare	A
Harewood	David
Harford	Michael
Harker	Paul
Harker	Paul
Harker	Pauline
Harker	Pauline
Harkness	Chris
Harland	Andrea
Harland	Dawn
Harland	Linda
Harland	Linda
Harland	Philip
Harland	Sharman
Harmer	Darren
Harmer	Harold
Harmer	Harry
Harmer	Harry
Harmer	Pauline
Harmison	Sarah
Harnett	Fiona
Harnett	Karis
Harnett	Lee
Harney	Michael
Harney	Michael
Harper	Adam
Harper	Martin
Harraton Community Association	
Harrington	Sarah J
Harris	Anna Marie
Harris	Anna Marie
Harris	Gillien
Harris	Ian
Harris	Ian
Harris	Ian
Harris	Joanne
Harris	Lisa
Harris	Lisa
Harris	Margaret
Harris	Paul
Harris	Sue
Harrison	Bethany
Harrison	Brian
Harrison	James
Harrison	Janet
Harrison	Janet
Harrison	Joan
Harrison	Joan
Harrison	Lynn
Harrison	M

n	
Harrison	Michelle D
Harrison	Mike
Harrison	N
Harrison	Neil
Harrison	Nigel
Harrison	Norma
Harrison	P
Harrison	Rachel
Harrison	Richard
Harrison	Rosemary Eve
Harrison	S
Harrison	Shirley
Harrison	Steven
Harrison	William
Harrison-Coe	Claire
Harris-Parker	Kirstie
Hartburn	Moira
Hartburn	Moira
Hartill	Leanne
Hartis	Rachael
Hartley	Andrew
Hartley	Andrew
Hartley	Naomi
Hartley	Naomi
Hartley-Hewitson	Aurora
Hartley-Hewitson	Aurora
Hartnack	Michael
Hartridge	Allen
Hartridge	Allen
Hartridge	Lynn
Hartshorn	Giv
Harvey	Jack
Harvey	Jack
Harvey	Jordan
Harvey	K
Harvey	Karen
Harvey	Karen
Harvey	Mark
Harvey	Mark

Harvey	Michael
Harvey	Reece
Harvey	Sarah
Harvey-Golding	Glen
Harvey-Golding	Gregory
Harvey-Golding	Louise
Harworth Estates	
Harworth Estates	
Haslam Homes NE	
Hassan	Alan
Hassan	Maureen
Haswell	Helen
Haswell	Michael
Haswell	Pat
Haswell	Robert
Haswell	Robyn
Haswell	S
Hattersley	Phillip
Haughan	Will
Hauxwell	Amanda
Hauxwell	Jordan
Hauxwell	Jordan
Hawdon	D
Hawkins	Stuart
Hawthorne	David
Hawthorne	Dean
Hawthorne	Dean
Hawthorne	John
Hawthorne	John
Hawthorne	Sharon
Hawthorne	Sharon
Hawthorne	Sonia
Hawyes	Demi
Hawyes	Demi
Hay	June
Hay & Kilner Solicitors	
Hayes	James O
Haynes	Deborah Lynn
Haynes	George
Haynes	Kathleen
Hayton	Paula
Hayton	Penny
Hayton	Penny
Hayton	Richard
Haywood	Margaret

Haywood	Margaret
Haywood	Paul
Haywood	Paul
Haywood	Stephen
Head	Laura
Headen	Tony
Headley	Tracey
Heal	Sandra
Healy	Michael
Heaney	Linda
Heaney	Linda
Heaps	Joshua
Heath	Ann
Heath	Paul
Heavinden	Alan
Hedges	C R
Hedgley	Sheila
Hedley	Carl
Hedley	Colleen
Hedley	David
Hedley	Emma
Hedley	Hayley
Hedley	Ian
Hedley	Laura
Hedley	Linda
Hedley	Linda
Hedley	Victoria
Hedley Planning	
Hedley Planning Services	
Hedley Planning Services	
Heeley	K
Hellens	Rita
Hellens	
Hellens	
Hellens Group	
Hellens Group	
Hellens Group	
Hellens Group Ltd	
Hellens Investments (Eppleton) LLP	
Hellens Land Ltd	
Help The Aged	
Hems	Nigel
Henderson	E
Henderson	E
Henderson	Elaine
Henderson	Gemma
Henderson	Ian
Henderson	James

Henderson	Joan
Henderson	John
Henderson	John William
Henderson	Laura
Henderson	Michelle
Henderson	Sandra
Henderson	Shirley
Henderson	Zena
Henderson-Knox	A
Henderson-Knox	Malcolm
Henderson	U
Henley	Elaine
Hennessey	Joe
Henry	Angie
Henshaw	D
Henson	Dean
Henson	Dean
Hepburn	James
Hepburn	K
Hepburn	K
Hepburn	Stephen
Hepburn	R J
Hepple	E
Hepple	Jessica
Hepple	Kevin
Hepple	L A
Hepple	Sheila
Hepple white	Dorothy
Hepple white	Dorothy
Hepple white	Dorothy
Heptinstall	Muriel
Heptinstall	Muriel
Heptinstall	Susan
Hepworth	J
Hepworth	Jane
Hepworth	Jane
Herbert	Adrian
Herbert	Joanne
Hercules Unit Trust	

Herdman	Nigel
Heron	Amanda
Heron	Amanda
Heron	Christopher
Heron	Nicola Ann
Heron	Rene
Heron	Rene
Heron	Robert
Herrington	The WI
Herrington Village Show Committee	
Herron	Alison
Herron	Lewis
Herron	Robert
Herron	Tiia
Hesler	Gillian
Heslop	Catherine
Heslop	Geoff
Heslop	John
Hetherington	David
Hetherington	David Alan
Hetherington	DJ
Hetherington	G
Hetherington	Keith
Hetherington	Larry
Hetherington	Melanie
Hetherington	Ronnie
Hetherington	Shirley
Hetherington	Steve
Hetton Fruit & Veg	
Hetton Town Council	
Hewitson	Wendy
Hewitson	Wendy
Hewitt	Gina
Hewitt	Gina
Hewitt	Martin
Heywood	Kasia
Heywood	Kasia
HH Land and Property Ltd	
HH Land and Property Ltd	
Hibbery	P J
Hickman	Colin
Hickman	Katie
Hickman	Lesley
Hickman	M

n	
Hicks	Allison
Hicks	Ashley
Hicks	Craig
Hicks	L.J
Hicks	Lynne
Hicks	Susan
Higgins	Benjamin
Higgins	Benjamin
Higgins	David
Higgins	Geoffrey
Higgins	Pauline
Higgins	Philip
Highways England	
Highways England	
Highways England	
Hill	Adam
Hill	B
Hill	Christopher
Hill	D
Hill	Dorothy
Hill	E
Hill	Geoff
Hill	Glenys
Hill	L
Hill	Martha Dorothy
Hill	Natalie
Hill	P
Hill	Peter
Hill	Peter
Hill	Peter
Hill	Robert
Hill	T
Hill	Wendy
Hill	Wendy
Hillier	E
Hillier	E
Hillier	R
Hillier	R
Hills	Callum
Hills	Caroline
Hills	Frankie
Hills	Karen
Hills	Karen
Hills	Kenneth
Hills	Kenneth
Hills	Michael
Hills	Michael
Hills	Michelle
Hills	Michelle
Hilton	John Joseph
Hilton	Patricia Ann
Hinchliff	Jemma
Hind	Andrew
Hind	James
Hind	Keith
Hindman	Lucy

rch	
Hinds	Michael
Hird	Andy
Hirst	David
Hirst	Ruth
Historic England	
Historic England	
Historic England	
Hitcham	Donna
Hitcham	Stuart
Hitcham	Stuart
HJ Banks And Co Ltd	
HLP Design	
Ho	A
Hoban	Katie
Hobson	G M
Hobson	Norman
Hobson	Pauline
Hodgkiss	Robert Kirtley
Hodgson	Audrey
Hodgson	Ian
Hodgson	June
Hodgson	June
Hodgson	M
Hodgson	M
Hodgson	Margaret
Hodgson	Margaret
Hodgson	Paula
Hodgson	R
Hodgson	Sarah
Hodgson	Sharon
hodgson	susan
Hodson-Fraser	Lorna
Hoey	Angela
Hoey	Iain
Hogan	Brett
Hogan	Rosie
Hogg	Bob
Hogg	Elizabeth
Hogg	Elizabeth
Hogg	Karen
Hogg	Lindsey
Hogg	Michael
Hogg	Michael
Hoggeth	Claire
Hogget	Claire

h	
Hokner	Mandy
Holbro	Karlene
Holbro	Philip
Holden	Keith
Holder	Lynne
Holland	Hazel
Holland	James
Holland	Jennilee
Holland	Margaret
Holland	Mark
Holland	Michael
Holland	Paris
Holland	Paris
Holland	Peter
Holland	Peter
Holliday	Christine
Holliday	John
Holling	Susan
Hollis	Hayley
Hollis	J
Hollis	Michelle
Hollis	Susan
Hollis	William
Holman	K
Holman	Lynne
Holmes	Barry
Holmes	Bill
Holmes	Bill
Holmes	Gary
Holmes	Janice
Holmes	Lee
Holmes	Malcolm
Holmes	Malcolm G
Holmes	Marie
Holmes	Rhiannon
Holmes	Rhiannon
Holmes	Trevor
Holmes	Trevor
Holmes	William
Holt	Joseph
Holt	Kathryn
Holt	Nathan
Holt	Ronald
Holt	S M
Holt	S M
Holt	Sally
Holt	Sally
Holyoak	Barry
Holyoak	David
Holyoak	David
Holyoak	Emma
Holyoak	Janet
Home Builders Federation	
Home Builders Federation	
Homer	Steve

Homes And Communities Agency	
Homes England	
Homes England	
Homes England	
Honeyball	Paula
Hood	Ann
Hood	Ann
Hood	Diane
Hood	Lyndsey
Hood	Lyndsey
Hood	Marjorie and David
Hood	Richard
Hood	Stewart
Hood	Yvonne
Hoole	Carl
Hoole	Carl
Hooper	Ann
Hooper	Richard
Hoore	Carl
Hope	A
Hope	Allen
Hope	Allen
Hope	Amy
Hope	Andrea
Hope	Andrew
Hope	Barbara
Hope	Dennis
Hope	Jill
Hope	Ryan
Hope	Ryan
Hopkins	CW
Hopkins	D
Hopkins	J
Hopkirk	Stephen
Hopkirk	Steve
Hopper	Caroline
Hopper	Linda
Hopper	Richard
Horn	Alan
Horn	Bethany
Horn	Bethany
Horn	Christopher
Horne	Elonor
Horne	Elonor
Horne	Gary
Horne	Gary
Horne	Joyce
Horne	Joyce
Horne	Neil
Horne	Pamela
Horne	Sarah
Horne	Sarah
Hornell	Alan
Horrigan	David
Horrigan	David

Horrigan	Jane
Horrigan	Jane
Horrigan	Keith
Horrigan	Sarah
Horrigan	Sarah
Horsley	Peter
Horsley	Peter
Horsley	Sara
Horsley	Sara
Horsley	Thomas
Horton	David
Horvath	Daniel
Horvath	Stefan
Hosking	Kevin
Hoskins	A S
Houghton	B
Houghton	C
Houghton	Criag
Houghton	Gayle
Houghton	Gayle
Houghton	John
Houghton	John
Houghton	K
Houghton	Norma
Houghton	Norma
Houghton	Stephen
Houghton	Stephen
Houghton	Susan
Houghton Racecourse Community Access Point	
Houghton Racecourse Community Association	
Houlde	Carl
Housam	Rebecca
Housing 21	
Hovarth	Margaret
Howard	Andrew
Howard	David
Howard	Esther
Howard	Esther
Howard	Marie
Howarth	Estelle
Howarth	P

Howe	Ben
Howe	Carol. L.
Howe	Christine
Howe	Douglass
Howe	Edward
Howe	Elisa
Howe	Gladis
Howe	Graeme
Howe	Heather
Howe	J
Howe	J
Howe	J
Howe	Jean
Howe	John
Howe	Julie
Howe	Margaret
Howe	Mark
Howe	O
Howe	S
Howe-Gingell	Jack
Howell	Elaine
Howell	Julie
Howells	Claire
Howells	Claire
Hownam	Clare
Hownam	Jon
Howson	Catriona
Howson	Chris
Hoyland	Pamela
Hucknall	L P
Huddlestone	Danielle
Hudgell	Jill
Hudgell	Mike
Hudson	Amelia
Hudson	Bradley
Hudson	Daniel
Hudson	Evelynne
Hudson	Gordon
Hudson	J
Hudson	Jacqueline
Hudson	Margaret
Hudson	Margaret
Hudson	P
Hudson	Rebecca
Hudson	S
Hudson	Sheila
Hudson	Stephen
Hudson	Susan
Hudson Walker	Isabella
Hudson Walker	Isabella
Huggins	Azia
Huggins	Mark

Huggins	Ronnie
Hughes	Christopher
Hughes	David
Hughes	David
Hughes	David
Hughes	G
Hughes	K
Hughes	L
Hughes	L
Hughes	Lisa
Hughes	Lorraine
Hughes	Louise
Hughes	M
Hughes	Marc
Hughes	Marc
Hughes	N
Hughes	Phil
Hughes	Sarah
Hughes	Stephen
Hughes - Rixham	Gaynor
Hughes - Rixham	Ian
Huitson	Ann
Huitson	Christine
Huitson	Michael
Huitson	Paul
Huitson	Tracy
Hullock	Lauren
Hulsmeyer	Elaine
Hulsmeyer	P
Hulsmeyer	P M
Humble	James
Hume	Colette
Hume	Elaine
Hume	Gary
Hume	Stephen
Humphrey	Alison
Humphrey	Alison
Humphrey	Carol
Humphrey	Carol
Humphrey	Ellen
Humphrey	Richard
Humphrey	Sandra Maria
Humphrey	Steve
Hunt	Adam
Hunt	Matthew
Hunt	Stuart
Hunter	Alexandra

Hunter	Alison
Hunter	Brenda
Hunter	Brian
Hunter	Brian
Hunter	Colin
Hunter	D
Hunter	Diana
Hunter	Frank
Hunter	Frank
Hunter	G
Hunter	Gemma
Hunter	Greg
Hunter	Gregg
Hunter	H S
Hunter	Ian
Hunter	Jessica
Hunter	Jessica
Hunter	Judith
Huntington	Danielle
Huntley	Ann
Huntley	Ann
Huntley	Bert
Huntley	Heather
Huntley	L
Hurst	Dawn
Hurst	G
Hurst	Gillian
Hurst	Graham
Hurst	Imogen
Hurst	Imogen
Hurst	Nicola
Hurst	Nicola
Hurst	Tobias
Hurst	Tobias
Hurst	William Andrew
Hurt	Andrea
Husband	A
Husband	Anna
Husband	Carol
Husband	Carol
Husband and Brown Limited	
Huscroft	Bernard
Huscroft	Bernard
Hutcheon	Lynn
Hutchinson	Alan
Hutchinson	Alan
Hutchinson	Carol
Hutchinson	Elliot
Hutchinson	Georgia

son	
Hutchinson	Janet
Hutchinson	Jason
Hutchinson	John
Hutchinson	Paul
Hutchinson	Paul
Hutchinson	R
Hutchinson	Sammy
Hutchinson	Tracey
Hutchinson 3G UK Limited	
Hylton	F
Hylton	Pat
Hylton Castle Residents Association	
Ibinson	Christine
Ibinson	K
Ikin	George
Ikin	Sylvia
Iley	M
Illingworth	Jess
Illingworth	K
Imrie	Alison
Inch	S A
Ingleby	K
Ingleby	Lesley anne
Ingram	Christopher
Ingram	David
Ingram	David
Ingram	Jonathan
Ingram	Philip
Ingram	Stacey
Ingram	Sue
Ingram	Sue
Ingram	William Stewart
Ingus	Paul
Innes	Sarah
International Community Organisation of Sunderland	
Iqbal	Jawid
Irving	Lynne
Irving	R
Irving	Sarah
Irving	Sarah
Irving	W
Irwin	E
Irwin	E
Irwin	Jackie Blake
Irwin	L
Irwin	L & C

Irwin	Lorraine
Irwin	Lorraine
Ismay	Christine
Ivison	Conor
J	Anderson
J	Jools
J & J Design	
Jack	Andrew
Jack	Jeanne
Jackson	Alan
Jackson	Andrew
Jackson	Craig
Jackson	D
Jackson	David
Jackson	Donna
Jackson	Fiona
Jackson	Fiona
Jackson	Frederick
Jackson	J
Jackson	Jeffery
Jackson	Keith
Jackson	Lesley
Jackson	Linda
Jackson	Neil
Jackson	Robert
Jackson	Sharon
Jackson	Simon
Jackson	Sylvia
Jackson	Sylvia
Jacksons	Solicitors
Jacobson	Brett
Jacobson	Marilyn Margaret
Jacobson	Wesley Terence
Jacques	Karl
Jacques	Stella
Jacques	Stella
Jacques	W
Jacques	W
Jagbar	B S
Jagpal	Jasjit
Jahn	Mark
James	Adam
James	Adam
James	Dave
James	Henry
James	Henry
James	Josphine
James	Richard
James	Simone
Jameson	Brenda
Jamieson	Ian
Jamieson	Janet
Jamieson	Norman
Jane Gibson	

Almshouses	
Jarrett	Eileen
Jarvis	Bruce R
Jarvis	Colin
Jarvis	James
Jarvis	Natalie
Jary	Raymond
Jasper	Marie
Jeffereies	Spencer
Jefferies	Judith
Jeffers	Yvonne
Jefferson	Dean
Jefferson	Paul
Jeffery	Malcolm
Jeffrey	Angela
Jeffrey	Eleesha
Jenkins	Neitsa
Jenkins	Rachael
Jenkins	Sean
Jennings	Gloria
Jennings	John
Jennings	M A
Jennings	M A
Jennings	Nerys
Jennings	Terry
Jepson	A
Jeruska	J
Jessop	Gary
Jewitt	A F
Jill	Walmsley
Job Centre Plus	
Jobling	Alma
Jobling	D
Jobling	D
Jobling	David
Jobling	Debra
Jobling	L
Jobling	L
Jobling	M
Jobling	Maureen
Jobling	Maureen
Jobling	Peter
Jobson	Linda
Jobson	Paul
John Martin Associates	
Johns	Megan
Johnson	A
Johnson	A
Johnson	Alicia

Johnson	Allan
Johnson	Ben
Johnson	Brenda
Johnson	Brenda
Johnson	Catherine
Johnson	Catherine
Johnson	Catherine
Johnson	Claire
Johnson	D
Johnson	Dave
Johnson	Gary
Johnson	Gavin
Johnson	Greg
Johnson	James
Johnson	jean
Johnson	Katie
Johnson	Kimberley
Johnson	Kimberley
Johnson	L
Johnson	Leonard
Johnson	Les
Johnson	Lewis
Johnson	Linda
Johnson	Lucy
Johnson	Lyndsey
Johnson	M
Johnson	Margaret
Johnson	Marilyn
Johnson	Mavis
Johnson	Mavis
Johnson	Michele
Johnson	Michele
Johnson	Michele
Johnson	P
Johnson	Pat

Johnson	Paul
Johnson	Paul
Johnson	Paula
Johnson	Paula
Johnson	Peter
Johnson	Raymond
Johnson	Richardson
Johnson	Robert
Johnson	Robert
Johnson	S
Johnson	Sandra
Johnson	Sandra
Johnson	Sandra
Johnson	Sandra
Johnson	Stephen
Johnson	Susan
Johnson	Susan
Johnson	T
Johnson	Thomas
Johnson	Tia
Johnson	Tony
Johnson	V E
Johnson	Victoria
Johnson	Vivien
Johnson	Wendy
Johnston	Andrea
Johnston	D
Johnston	David Alan
Johnston	David Alan
Johnston	Hayley
Johnston	J
Johnston	Lesley
Johnston	Leslie
Johnston	Leslie
Johnston	Linda
Johnston	P



Johnston	Paul
Johnston	Pauline
Johnston	Raymond
Johnston	Richard
Jolley	James
Jomast Developments	
Jonas	Craig
Jonas	Norman
Jonas	Relia
Jones	A
Jones	Anne
Jones	Anne
Jones	D L
Jones	Dan
Jones	David
Jones	David
Jones	Elliot
Jones	Elliot
Jones	Gabriele
Jones	Ian
Jones	J
Jones	J E
Jones	Jean
Jones	Jensen
Jones	Jensen
Jones	John
Jones	K
Jones	Karen
Jones	Kevan
Jones	Krystian
Jones	L
Jones	L
Jones	Laura
Jones	Leanne
Jones	Lindsey
Jones	Louise
Jones	Louise
Jones	Louise
Jones	Lucy
Jones	Lucy
Jones	Mark
Jones	Neil
Jones	Nicola
Jones	Pat
Jones	SA
Jones	SA
Jones	Sheila
Jones	Stephen
Jones	Tim
Jones	Tim
Jones	Toni
Jones	Wendy Ann
Jones	Wendy Ann
Jones Day	
Jordan	J
Jordan	V

Jordison	Ann Lorraine
Jordison	Brian
Jordison	D
Jordison	Lorraine
Jordison	M
Jordison	Sarah
Jou	Reg
Jou	Thelma E
Joyce	Daniel
Joyce	Jason
Joyce	Jean
Joyce	Jessica
Judge	Dennis
Judge	Dennis
Judge	Kristian
Judge	Kristian
Judge	Linda
Judge	Linda
Judson	Sarah
JWPC Limited	
Kabongo	Anne-Marie
Kabongo	Anne-Marie
Kane	Ricky
Karabelas	Allison
Kassim	Kadria
Kaszefko	Gregory
Kaszefko	Suzie
Kaur	Anisha
Kaur	Anisha
Kaur	Surena
Kaur	Surena
Kean	Anthony
Keating	Julie
Keeling	Cara Louise
Keeling	Cara Louise
Keep Moat	
Keerie	John
Keif	Bryan
Keith	Alexander
Keith	Alexander
Keith	Francesca
Keith	Francesca
Keith Reed Consultancy	
Keithley	Rachael
Kell	L
Kellam	Jenna
Kellett	Kevin
Kellett	Lisa
Kellett	Lisa
Kellett	Nadia
Kellett	Rachael

Kelley	Laura
Kelley	Louise
Kelley	Louise
Kelly	Allan
Kelly	Allan
Kelly	Chris
Kelly	Claire
Kelly	Claire
Kelly	Claire
Kelly	Donna
Kelly	Jayne
Kelly	Margaret
Kelly	Tony
Kelly	Tony
Kendle	Norma
Kendle	Norma
Kendle	Norma
Kendle	Norma
Kennedy	Joyce
Kennedy	Laura
Kennedy	Lynsey
Kennedy	Robin
Kenny	Diana
Kenny	Ronan
Kenny	Ronan
Kent	Andrea
Kent	Joan
Kent	Mary
Kentucky Fried Chicken (Great Britain) Limited	
Kentucky Fried Chicken (Great Britain) Limited	
Kepier Almshouses	
Kernen	Jamie
Kerr	Christian
Kerr	S
Kerr	Steven
Kerridge	Dawn
Kibble	David
Kibble	David
Kibble	Julie
Kilbride	Ken
Kimber	Lisa
Kimber	Lisa
Kimmitt	T
King	Adam
King	Anne
King	Barbara
King	Dave
King	Dave
King	David
King	David
King	Jason
King	Julie
King	Kevin V
King	Lynn
King	Val
King	Val

King	Valerie
King	Valerie
King	Valerie
Kinnison	John
Kirkland	Helen
Kirkley	Graeme
Kirkley	Nicola
Kirkwood	M
Kirtley	Alex and Henry
Kirtley	Trina
Kirton	Karla
Kitchen	John
Kitchen	Rebecca
Kitching	Arnold
Kitching	Craig
Kitching	Janet
Kitching	Maria
Klein	Sean
Knight	Allison
Knight	Allison
Knight	Annette
Knight	Carol
Knight	David
Knight	Lea
Knight	Michael
Knipe	D
Knowles	Chris
Knox	William
Kulinich	Sara
Kumar	A
Kyle	Ken
Laffey	Caroline
Laffey	Lee
Laidler	Chris
Laidler	Rachel
Laing	Debbie
Laing	Gary
Laing	James
Laing	James
Laing	Norman
Laing	Raymond
Laird	Stella
Lake	Sam
Lalas	Noadic
Lally	Barbara
Lally	David
Lally	Joanne
Lally	Rachel
Lamb	Brian
Lamb	Christine
Lamb	Deborah
Lamb	Helen
Lamb	Jaimie
Lamb	James & June

Lamb	Kelly
Lamb	Linda
Lamb	Mary
Lamb	Stephen
Lamb	Wilfred
Lambe	Alison
Lambert	Alan
Lambert	Andrew
Lambert	Jane
Lambert	T
Lambert Smith Hampton	
Lambert Smith Hampton	
Lambton	Angela
Lambton	Chris
Lambton	David
Lambton	Dennis
Lambton	Dennis
Lambton	Eve
Lambton	Joan
Lambton	Maureen
Lambton	Maureen
Lambton Community Association	
Lambton Estate	
Land	Ellie
Land	Leanne
Landsbury	Ashley
Landtrader(UK & Ireland) Ltd	
Lane	Caroline
Lane	Caroline
Lane	Caroline
Lane	Christopher
Lane	Christopher
Lane	Christopher
Lane	Deacon
Lane	Gary
Lane	John
Lane	Linda
Lane	M A
Lane	Susan
Lang	Ena
Lang	Ena
Langlands	Irene
Langlands	Stewart
Langley	Abbie
Langley	Abbie

Langley	David
Langley	Joanne
Langley	Joanne
Langley	Joanne
Langley	Katie
Langley	Will
Langley	Will
Langley	Zack
Langley	Zack
Langthorne	David
Lannen	Lisa
Lappin	Amy
Lashley	Judith Anne
Last	Elizabeth
Latheron	Geoff
Latimer	V
Latimer	Vicky
Latkin	Neil
Lauder	Kayleigh
Lauderdale	Graeme
Lavell	K
Lavelle	Christopher
Lavelle	Louise
Laverick	Guy
Laverick	Guy
Laverick	Michael
Laverick	N
Laverick	Sharron
Lawrence	Allison
Lawrence	Beth
Lawrence	Beth
Lawrence	Graham
Lawrence	James
Lawrence	Liz
Lawrence	Marc
Lawrence	Susan
Laws	A
Laws	Anne
Laws	Emma
Laws	Joyce
Laws	Lyn
Laws	Philip
Laws	Philip
Laws	Victoria
Lawson	Annabel
Lawson	Anne
Lawson	Elaine
Lawson	G

Lawson	Gillian
Lawson	J
Lawson	Janet
Lawson	Nicola
Lawson	Patricia
Lawson	Paula
Lawson	Ron and Mary
Lawson	Sarah
Lawson	William
Lawson	
Lawton	Linda
Lay	G
Lay	Gwen
Laybourne	Karin
Laybourne	Robin
Laydon	Alyson
Laydon	Barry
Laydon	Barry
Laydon	Jackie
Laydon	Jackie
Laydon	Judith
Laydon	Paul
Laydon	Peter
Laydon	Stephen
Layford	Wendy
LCS Limited	
Lea	D.B.
Lea	P.E
Lea	Sheila
Leach	Audrey
Leach	Audrey
Leach	David
Leach	Sarah
Leach	Terri
Leadbitten	Lee
Leather	Emma
Leather	Michael
Leckenby	Bernadette
Leckenby	Michael
Lee	Charles
Lee	Colin
Lee	D
Lee	David
Lee	E
Lee	Emma
Lee	Geoff
Lee	Hilary
Lee	John
Lee	Kevin
Lee	M
Lee	P
Lee	R A
Lee	Ricky
Lee	Vivienne

Lee	Vivienne
Lee	Zoe
Leeks	Clinton
Lees	Frederick
Leggoe	Florence
Leggoe	Florence
Leigh	Edward
Leigh	John
Leigh	Stuart
Lennox	G
Leonard	Anthony
Leonard	Grace
Leonard	Lindsey
Leroy	B
Leroy	John
Les Potts 4 Wheel Drive Ltd	
Lesley Bates	Lesley Marsden
Lester	Sarah
Leung	Deborah
Leverett	L
Levey	R
Levitt	C
Lewandowski	Chris
Lewandowski	Rachael
Lewandowski	Stefan
Lewandowski	Josef
Lewell-Buck	Emma
Lewins	D
Lewins	M
Lewins	M
Lewins	Shaun
Lewins	Shaun
Lewins	W
Lewins	W
Lewins Kinnison	Annette
Lewins-Pearce	J
Lewis	Claire
Lewis	D W
Lewis	Hellen
Lewis	S
Lewis	Stephen
Lewis	T
Lichfields	
Lichfields	
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Lichfields	

Lichfiel ds	
Lichfiel ds	
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Lichfiel ds	
Lichfiel ds	
Lichfiel ds	
Lichfiel ds	
Liddell	J
Liddle	Alan
Liddle	Barbara
Liddle	Barbara
Liddle	Claire
Liddle	J
Liddle	Joan
Liddle	Joan
Liddle	Karen
Liddle	Karen
Liddle	Margaret
Liddle	Margaret
Liddle	Rosina
Liddle	Steven
Lidford	Steve
Liesicke	J
Lightle	R
Lilley	Yvonne
Limon	Michelle
Lincoln	J
Lincoln	Sandra
Lindsay	Jon
Lindsay	Leeanne
Lindsay	Mark
Lindsay	Wendy
Lindsley	Dawn
Lindsley	John
Lindsley	John
Lindsley	Marilyn
Lindsley	Marilyn
Lindsley	Paul
Lindsley	Paul
Lindsley	Simon
Lindson	N
Ling	James
Lingwood	Diane
Lingwood	John
Linsley	David
Linsley	Matthew
Lisgo	Joanne

Lisgo	Joanne
Lisle	Mary
Lister	Robert
Lister	Tony
Litherland	Stephen
Lithgow	K
Little Lumley Parish Council	
Littlechild	Robert
Littlejohn	Amanda
Littlejohn	Daniel
Littlejohn	Ian
Littlejohn	Joy
Littlejohn	Nathan
Littlejohn	Richard
Livingstone	M
Livingstone	M
Llaneza	Amanda
Llaneza	Amanda
Llaneza	Dan
Llaneza	Dan
Llaneza	Danielle
Llaneza	Danielle
Llaneza	Michele
Llaneza	Michele
Llaneza	Morgan
Llaneza	Morgan
Llaneza	Olivia
Llaneza	Olivia
Lloyd	Danielle
Lloyd	Debs
Lloyd	Keith
Lloyd	Nicole
Lloyd	Phillip
Lloyd	S
Lloyd	Susan
Lloyd Roberts	Phillip
Loader	Jennifer
Loader-Young	Jodie
Loader-Young	Shaun
Loadman	Annie
Loadman	Annie
Loadman	Esime
Loadman	Thomas
Lock	GT
Locke	Anna

Locke	Christopher
Lockhart	P
Lockyer	Sandra
Lodge	Judith
Lofthouse	C
Logan	Alexander
Logan	Alison Jane
Logan	Alison Jane
Logan	Annabel
Logan	Annabel
Logan	Marcus
Logan	Stuart
Logan	Stuart
Lomax	Adam
Lomax	Adam
Lomax	Alex
Lomax	Claire
Lomax	Denise
Lomax	Denise
Lomax	Kim
Lomax	Kimberley
Lomox	Kimberley
Long	Andrew
Long	Keith and Janice
Long	Lynnsey
Long	Margaret
Long	Margaret
Long	W Anthony
Longley	J W
Longstaff	Colin
Longstaff	Colin
Longstaff	Eve
Longstaff	Karen
Longstaff	S
Lord Durham Estates	
Lord Lambton's VS	
Lormor	J
Lormor	Malcolm
Lormor	William
Lornor	M J
Lorraine	Brett
Loscombe	Amy
Loughlen	Ruth
Loveday	Amy
Lovel	Simon
Lovell	M
Lovell	
Lovett	Muriel
Low	Robin
Low	Stewart

Low	Vivienne
Lowden	Elliott
Lowden	Lisa
Lowden	Michael
Lowe	Rachel
Lowerson	Anthony
Lowerson	Daniel
Lowerson	Joanne
Lowerson	Neil
Lowery	Anthony
Lowery	Jessica
Lowes	Doreen
Lowes	Doreen
Lowes	Edward
Lowes	Edward
Lowes	Helen
Lowrie	John Austen
Lowson	David
Lowson	Jean
Lowson	John
Lowson	Paul
Lowson	Valerie
Lowther	Christine
Lowther	George
lowthian	michael
Lucas	Jean
Lucas	Jean
Lucas	Susan
Luhrs	Colin
Luke	David
Luke	Laura
Luke	Laura
Luke	Rachel
Luke	Raymond
Luke	Rosie
Luke	Stephen
Luke	Stephen
Lumley	Carole
Lumley	Catherine
Lumley	Dorothy
Lumley	Dorothy
Lumley	Dorothy
Lumley	Ian
Lumley	Ian
Lumley	Karen
Lumsdon	Richard
Lumsdon	Gemma
Lumsdon	Gemma
Lumsdon	Gemma
Lumsdon	Gemma
Lumsdon	Maureen

Lumsdon	Richard
Lumsdon	Richard
Lunn	John
Lunn	Kirsten
Lusby	Maria
Lusby	Peter
Lyall	Andrea
Lyall	Michael
Lyle	Caroline
Lyle	Gloria
Lynas	David
Lynch	Lesley
Lynch	Lesley
Lynn	Alison
Lynn	Carol
Lynn	Carol
Lynn	Catherine
Lynn	D
Lynn	Erica
Lynn	Graham
Lynn	Herbert Neil
Lynn	Louise
Lynn	Malcolm
Lynn	Peter
Lynn	Peter
Lynn	Peter
Lynn	Tom
Lyon	Edward
Lyons	Matthew
Lysaght	Cathy
Lyttle	Kathy
Lyttle	Kathy
M Nicol & Company	
Macbeth	James
MacDonald	Anne
Macdonald	Barry
MacDonald	Joanne
MacDonald	Tom
MacKay	Helen
MacKay	Helen
Mackay	Zoe
Mackniight	John
MacLeod	Kaye
Madden	Mark
Maddison	Augusta
Maddison	C
Maddison	Catherine
Maddison	J
Maddison	Leon

Maddison	M
Maddison	Maureen
Maddison	Maureen
Maddison	Robert
Maddison	Steven
Maddock	Marianne
Madeley	Shirley
Maghie	Frank
Magree	James
Mahan	Nadia
Maidment	K
Main	Gillian Alfreda
Main	Jeffrey Alexander
Majnusz	Wayne
Makin	Mark
Makin	Maurice
Malinski	Ben
Malinski	Elizabeth
Malinski	Leona
Malinski	Roger
Mallam	K
Mallam	L
Mallam	Lee
Mallam	Stephanie
Mallam	Stephanie
Mallen	Ed and Carole
Mallett	S
Mallon	Joyce
Malloy	Catherine
Malloy	Catherine
Malloy	Jeanette
Malloy	Martin
Maloney	P
Mandale Properties Ltd	
Mann	Chloe
Mann	Dorothy
Mann	Edward
Mann	M
Mann	Natasha
Mann	Paul
Manning	Ann
Manning	Lisa
Manning	M
Manning	S
Manoharan	Lauren
Manson	Michelle

Mansuetto	Dianne
Maple	S
Mardghum	Janice
Mardrossian	Vahik
Marian	Clare
Marine Management Organisation	
Marine Management Organisation	
Marine Management Organisation	
Marjoram	Joanne
Marjoram	Sally
Markham	David
Markham	David
Markham	Julie
Marku	Kelly
Marland	Victoria
Marley	Catherine
Marley	Craig
Marley	Craig
Marley	Frances
Marley	Kathleen
Marley	Kathleen
Marley	Ronald
Marley	Ronald
Marley	Vivienne
Marley	Vivienne
Marlow	Pam
Marran	Aidan
Marran	Fiona
Marran	Holly
Marriner	Amanda & Neil
Marriner	David
Marriner	Emily Jane
Marriner	Steve
Marriner	V
Marrriott	Linda
Marron	Chloe
Marron	Paul
Marrons Planning	
Mars	Leigh
Marsden	Abbie
Marsden	M
Marsden	M
Marsh	John
Marshall	Amy

Marshall	Cameron
Marshall	Michelle
Marshall	Ruth
Marshall	Scott
Marshall	Scott
Martin	Anthony
Martin	Anthony
Martin	Bev
Martin	D
Martin	D
Martin	E
Martin	Elizabeth
Martin	Elizabeth
Martin	George
Martin	June
Martin	Lauren
Martin	Mavis
Martin	Neville
Martin	Paul
Martin	R
Martin	Sharon
Maskell	Samantha
Mason	A
Mason	Alan
Mason	Andrew
Mason	Billy
Mason	David
Mason	George
Mason	Helen
Mason	Helen
Mason	Helen
Mason	June
Mason	M
Mason	Susan
Mason	Susan
Mason	UP
Mason	Verna
Mason-Gage	Katherine
Massey	Catherine
Massey	James
Massie	Katherine
Masters	Tracy
Masw	Steven
Mather	E P
Mather	James C
Matlock	Charlotte
Matlock	Darren
Matlock	Michelle
Matthews	Anne
Matthews	Colin
Matthews	D
Matthews	Duncan
Matthews	Philip

ws	
Mattles s	Fiona
Mattles s	Gary
Maughan	Kelly
Maughan	L
Maughan	Lucie
Maughan	Robert
Maughan	Freda
Maven	Andrew
Maven	Diane
Maven	Julie
Maw	J
Maw	
Maxwell	Amelia
Maxwell	Amelia
May	Julie
May	Katy
May	R
Mazurek	Magdalena
McAdoo	Natalie
McAdoo	Paul
McAler	And Rushe
McAlinden	Kay
McAllister	Paul
McArdle	Pauline
McArdle	Pauline
McArthur	Karen
McArthur	Malcolm
McArthur	Malcolm
McArthur	Margaret
McArthur	Margaret
McArthur	Veronica
McBeth	Neil
McBride	Kevin
McBride	Kim
McBride	Norma
McBride	Norma
McBride	Thomas
McBride	Thomas
McBurnie	Elle
McBurnie	Venessa
McCabe	Iris
McCafferty	Kirsty
McCafferty	Nicola
McCaff	S

ery	
McCaffery	S
McCaffery	Shaun
McCaffery	Shaun
McCaffrey	David
Mccaffrey	Jacqueline
McCain	Denis
McCaine	B
McCaine	J
McCall	Gilda
McCall	H
McCall	Ian
McCarron	Susan
McCarthy	S
McCarthy	And Stone Ltd
McCartney	D E
McCartney	D E
McCartney	Garry
McCartney	Kerry
McCartney	T
McCartney	T
McClay	Kelly
McClernance	David
McClernance	David
McCluskey	Marylyn
McCluskey	Marylyn
McCombie	Alison
McConnell	
McConvillie	Amy
McCourt	Ashley
McCourt	Ashley
McCourt	J
McCourt	Maureen
McCoy	Graeme
McCree	Gabriella
McCruden	Gillian
McCruden	Gillian
McCulla	Andrew
McCulla	Ann
McCulle	Pauline

McDermott	Terry
McDonagh	Mark
McDonald	Eileen
McDonald	Eileen
McDonald	Jacqueline
McDonald	Michelle
McDonald	Sheila
McDonough	June
McDonough	June
McDonough	Lesley
McDougal	S
McElderry	Jamie
McElroy	Gavin
McEvoy	E
McGargle	Deborah
McGarry	Stephen
McGee	Catherine
McGee	E
McGeorge	Bridie
McGeorge	Emma
McGeorge	Paul
McGeorge	Trevor
McGhie	Tania
McGill	Craig
McGill	Craig
McGill	Karen
McGill	Karen
McGill	Lee
McGill	Lee
McGill	Steven
McGill	Steven
McGilvray	David
McGinley	Moira
McGinley	Moira
McGinley	William
McGinley	William
McGlen	K
McGlen	Kevin
McGlen	M
McGlinchey	Carol
McGlinchin	M
McGor	Anne

man	
Mcgorman	Ross
McGourley	Edward
McGovern	Mark
McGowan	Jan
McGowan	Laura
McGowan	Ron
McGregor	George
McGregor	John
McGrory	O
McGrory	Steve
McGuigan	Lee
McGuinness	Emma
McGuinness	Marilyn
McGuire	Ashleigh
McGuire	John
McGuire	Lynda
McGurriel	Margaret
McHugh	Frank
McInnes	F
McInnes	F
McInnes	Joyce
McInnes	Lynn
McInnes	R
McInnes	R
McIntosh	Gill
McIntosh	James
McIntyre	Ben
McIntyre	Brett
McIntyre	Brett
McIntyre	Daniel
McIntyre	Daniel
McIntyre	Gwynneth
McIntyre	Gwynneth
McIntyre	Joshua
McIver	N

McKay	Dorothy
McKellar	David
McKellar	Kerry
McKennedy	Joan
McKenzie-Fraser	Noeleen
McKeon	A E
McKeon	A E
McKeon	J
McKeon	J
McKeon	W
McKeon	Wendy
McKeown	Brian
McKevitt	Lynne
McKie	Catherine
McKie	Christopher
McKie	Christopher
McKinley	Marc
McKinley	Marc
McKnight	Jill
McLaghlin	Amanda
McLaughlin	Jacqueline
McLaughlin	Neil
McLean	Claire
McLean	Claire
McLean	Emma
McLean	Jonathan
McLean	Urszula
McLean	Urszula
McLearney	Gloria
McLearney	Gloria
McLeish	Angela
McLellan	Nick
McLenzie	H
McLoughlin	Jim
McMahon	Gillian
McMahon	Joan
McMahon	Gillian
McMahon	Gillian
McManis	Sheryl
McManus	David
McManus	Gary

McManus	Norah
McManus	Tracey
McMaughan	Lindsay
McMaughan	Louise
McMenam	Nathan James
McMillan	Claire
McNally	Ciaran
McNally	E A
McNeil	Kay
McNeill	Lauren
McNichol	L
McNish	Craig
McNish	Jennifer
McNish	Jennifer
McNulty	Emily
McNulty	Emily
McNulty	Gillian
McNulty	Gillian
McNulty	Ingelise
McNulty	Ingelise
McNulty	Michael
McNulty	Sophie
McNulty	Sophie
McPeak	George
McPeak	Greg
McPeak	Tracy
McPeak	Tracy
McQueen	Anne
McQueen	Gordon
McQueen	Stephanie
McQueen	Stephanie
McRillup	A
McTavy	Martin
McVaigh	Georgia Eve
McVittie	Lee
McVittie	Lee
Mead	Rob
Meadows	Andrea
Meadows	Andrew George
Meadows	Ian
Mearns	Ian
Mearns	Simon
Mears	Simon
Meddes	Natalie
Meek	C

Meek	C
Meek	D
Meek	D
Meek	E B
Meek	Gordon
Mein	Angie
Mein	Bailey
Mein	Jeanette
Mela	Thomas
Meldrum	Kevin
Meldrum	Wilfred
Mellefont	Angelia
Mello	Rebecca
Mendham	Geoff
Merchant Brown	Diane
Meredith	Naomi
Merrigan	Joe
Merritt	M
Merritt	Norma
Merry	Gordon
Merry	Gordon
Merry	Janet
Merton	Jean
Metcalf	Alan
Metcalf	Alan
Metcalf	I
Metcalf	I
Metcalf	John
Metcalf	Julie
Metcalf	Mathew
Metcalf	Mathew
Metcalf	Paul
Metcalf	Robert
Metcalf	Robert
Metcalf	Russell
Metcalf	Danielle
Metcalf	Hilary
Metcalf	Hilary
Metcalf	Kenneth
Metcalf	Linda
Metcalf	Richard
Metcalf	Scott
Metcalf	Tracey
Metters	Samantha
Michelle	Wetherell
Middleditch	Neil

Middleditch	
Middlemass	S
Middlemiss	Douglas
Middlemiss	Susan Jane
Middlesborough Borough Council	
Middletown	A
Middletown	F
Middletown	John
Middletown	Judith
Middletown	Kathleen
Midson	Robin
Midwood	James
Midwood	Lyndon
Midwood	Malcolm
Midwood	William
Milburn	Alan
Milburn	Alan
Milburn	Anne
Milburn	Denise
Milburn	Denise
Milburn	Ian
Milburn	Joanne
Milburn	Steven
Miles	Donald / Linda
Miles	
Mill Telecom Ltd.	
Miller	Andrew
Miller	Audrey
Miller	Audrey
Miller	Cameron
Miller	Caroline
Miller	Caroline
Miller	Christine
Miller	Christine
Miller	Dawn
Miller	Dawn
Miller	Diane
Miller	Diane
Miller	Dorothy
Miller	E. Joan
Miller	Edward
Miller	Edward
Miller	F
Miller	Fiona
Miller	Garry
Miller	Garry
Miller	Gordon
Miller	Graeme
Miller	Graeme

Miller	Hilary
Miller	K
Miller	L
Miller	Louise
Miller	Louise
Miller	PM
Miller	PM
Miller	Richard
Miller	Richard
Miller	Robin
Miller	Robin
Miller	Shelby
Miller	Susann
Miller	Susanne
Miller Homes Ltd - NE Region	
Milley	Katrina
Millfield CORPS Salvation Army	
Mills	Alysa
Mills	Christine
Mills	G
Mills	Gail
Mills	Gail
Mills	John
Mills	Kelvin
Mills	Peter
Mills	Rachel
Millward	Anne
Millward	Anne
Millward	Keith S
Milmir	Clive
Milne	Andrew
Milner	Ann
Milner	Ann
MILNER	C
Milner	Clive
Milner	Clive
Milner	Clive
Milner	Helen
Milner	Holly
Milner	James
Milner	James
Milner	John
Milner	John
Milner	Julie
Milner	Lindsey
Milner	Rosie
Milner	Rosie
Milnes	Valerie
Mineral Products Association	
Minikin	Keith
Minkin	Alexandra
Minnican	Alan
Minnican	Corey Lee

Minnican	Lucy
Minniss	Debbie
Minshall	Kim
Minto	Emma
Minutia	Kallista
Mistry	Aron
Mitchell	C
Mitchell	Ian
Mitchell	Kevin
Mitchell	Leigh
Mitchell	Robert
Mitchell	Sarah
Mitchinson	Claire
Mitford	Margaret
Mitton	E
Mitton	E
Mobile Operators Association	
Modd	D
MODIS	
Modus Properties Ltd	
Moffatt	J
Moffatt	John
Moffatt	Sheila
Moffatt	Thomas
Moffett	Amanda
Moffitt	Bryan
Moffitt	Emily
Moffitt	Graeme
Moffitt	Graeme
Moffitt	Jacqueline
Mohammedi	Saeid
Moist	Catherine
Mojarab	Elaine
Moks	Erica
Mole	Margaret
Molony	Colin
Monaghan	Maureen
Monaghan	Maureen
Monaghan	Ron
Monaghan	Ron
Mono Consultants Ltd	
Montador	A
Montague	P
Monte	S
Moody	A
Moody	A
Moody	Mary
Moon	Deborah
Moon	Derek
Moon	Derek

Moon	Jackie
Moon	Sophie
Mooney	Tracy
Moor	John Stuart
Moor	Susan
Moore	Ada
Moore	Anne
Moore	Billy
Moore	D
Moore	D
Moore	Eddy
Moore	Jamie
Moore	Jill
Moore	John D
Moore	Kelly
Moore	Kelly
Moore	Ken
Moore	L
Moore	M
Moore	Marilyn
Moore	Pauline
Moore	Tyler
Moore	W
Moore	William
Moorhead	Laura
Moorhead	Paul
Moralee	Fred
Moralee	Fred
Moralee	Natalie
Moran	Julie
Moran	Lee
Moran	Leon
Moran	Vincent
Moravanszky	Daniel
Mordecai	Rachael
Mordey	Michael
Mordey	Michael
Morelee	Chris
Morgan	Alicia
Morgan	Andrea
Morgan	J
Morgan	L
Morgan	Leon
Morgan	Leon
Morgan	Lesley A
Morgan	Lisa
Morgan	M
Morgan	Margaret
Morgan	Marian
Morgan	Marian
Morgan	Michelle
Morgan	Pat
Morgan	Ramsay
Morgan	Sheila
Morgan	V
Morgan	V

Morland	John
Morland	Shiela
Morley	A
Morley	Alison
Morley	John
Morley	Linda
Morley	Linda
Morley	Linda
Morley	V
Morrell	Alison
Morrell	Alison
Morrell	Bill
Morrell	Ken
Morrell	Yvonne
Morris	Andrea
Morris	Andrea
Morris	David
Morris	Edith
Morris	Edith
morris	edith
Morris	Gael
Morris	Janice
Morris	K
Morris	Nora
Morris	Nora
Morris	Patricia
Morris	Patricia
Morris	Ray
Morrison	James
Morrison	Jennifer
Morrison	Kath
Morrison	Philip
Morrisey	Brian
Morrisey	Brian
Morrow	Maureen
Morrow	Maureen
Morton	Christine
Morton	Christopher
Morton	Suzanne
Moscrop	Emma
Moses	Claire
Moss	Adam
Moss	Andrew
Moss	Andrew
Moss	Annette
Moss	B
Moss	F.E.
Moss	John
Moss	S
Mossop	Peter
Mossop	Peter
Mossop	Rhoda

Mossop	Rhoda
Mould	Gloria
Mount	Anthony
Mount	Tim
Moutter	Audrey
Mowbray	Danielle
Mowbray	R
Mrycrak	Mark
Ms.Taylor & Ms.McClelland	
Mualu	Kim
Mualu	Yann
Muir	Leanne
Muir	Paul
Mulheran	Ged
Mulheran	Sarah
Mulholland	Carol
Mulholland	D
Mulholland	D
Mulholland	James
Mulholland	James
Mulholland	Jean
Mulholland	Jean
Mulholland	L
Mulholland	Lindsey
Mullan	Catherine
Mullen	Dean
Mullen	Diane
Mullen	G
Mullen	G
Mullen	J G
Mullen	J G
Mullen	Kayleigh
Mullen	Michael
Mullen	Peter
Mullen	Shaun
Mullen	Sherrn
Mullenger	James
Mulligan	D
Mulvaney	Susan
Muncaster	Barry
Muncaster	Paul
Munro	Hannah
Munro	Hazel
Munro	Keith
Munton	Joanne
Murdy	Clifford

Murdy	Clifford
Murdy	Sue
Murison	Bethany
Murison	Christina
Murison	Colin
Murison	Daniel
Murison	Elizabeth
Murison	Elizabeth
Murison	Emily
Murison	Erik
Murison	J
Murison	J
Murison	Kathryn
Murison	M
Murphy	Anita
Murphy	Christine
Murphy	John Patrick
Murphy	Julie
Murphy	M
Murphy	Maxine
Murphy	Raymond
Murray	A
Murray	Bob
Murray	Clare
Murray	Emma
Murray	Kelly
Murray	Lee
Murray	Peter J
Murray	Rachel
Murton Parish Council	
Muscroft	Paul
Muscroft	Paula
Muscroft	Ross
Muse Developments	
Myer	S
Myers	A
Myers	Carole Ann
Myers	Dawn
Myers	Elizabeth
Myers	Elizabeth
Myers	George
Myers	George
Myers	Iris
Myers	Iris
Myers	Rob
Myers	Stuart
N Power	
N Power Renewables	
Nagle	Sharon
Nairns	Christopher Robert
Nairns	Joan Margaret
Naisbett	Ian
Naisbitt	Kirby
Nanson	Mark P

Nash	Doreen
Nathaniel Lichfield And Partners	
Nathaniel Lichfield and Partners	
National Farmers' Union	
National Grid	
National Grid Transco (British Gas)	
National Trust	
National Trust	
National Trust	
Natural England	
Natural England	
Naturally Wild Consultants Ltd	
Naughton	B
Naughton	C
Naughton	Michelle
Naughton	Michelle
Naylor	A
Naylor	Robert
Nazarovadoyle	Maria
NE Land Sea and Air Museum Ltd	
NE Land Sea and Air Museum Ltd	
NE Land Sea and Air Museum Ltd	
NE Land Sea and Air Museum Ltd	
NE Land Sea and Air Museum Ltd	
NE Land Sea and Air Museum Ltd	
NE Premier Homes	
Neate	John
Neath	Richard
NEDL	
Neill	Deborah
Neitch	M
Nellis	Lynne
Nelson	C
Nelson	C
Nelson	Catherine
Nelson	Charlotte
Nelson	Christine
Nelson	Diane
Nelson	Diane
Nelson	Dionne
Nelson	I
Nelson	Ian
Nelson	Ian
Nelson	Jacqueline
Nelson	Jeffrey
Nelson	M P
Nelson	P
Nelson	P
Nelson	P

Nelson	P
Nelson	Paul
Nelson	Paul
Nelson	Rachel
Nelson	Rachel
Nelson	Richard
Nelson	Thomas
Nelson	Thomas William
Neri	Daniela
Neri	Daniela
Nesbit	Clare
Nesbit	John
Nesbitt	Alison
Nesbitt	Alison
Nesbitt	B
Nesbitt	Conor
Nesbitt	Conor
Nesbitt	D
Nesbitt	Danielle
Nesbitt	Danielle
Nesbitt	H
Nesbitt	J
Nesbitt	Jacqueline
Nesbitt	Jane
Nesbitt	John
Nesbitt	John
Nesbitt	Jordan
Nesbitt	Jordan
Nesbitt	M
Nesbitt	Margaret
Nesbitt	Margaret
Nesbitt	Rachel
Nesbitt	Rachel
Nesbitt	Robert
Nesbitt	Samantha
Nesbitt	Scott
Nesbitt	Stephen
Nesbitt	Stephen
Nesbitt	Susan
Nesbitt	Susan
Nesbitt	V
Nessitt	Malcolm
Nessitt	Susan
Network Rail	
Network Rail Town Planning	
Neville	C
Neville	C
Neville	R
Neville	R
New Herrington WMC and Institute	
New Herrington Workmen's Club and Institute	
Newall	Jackie
Newby	Caitlin
Newcastle City Council	
Newcastle City Council	



Newcastle City Council	
Newcastle City Council	
Newcastle International Airport	
Newey	M
Newman	Michelle
Newman	Paul
Newsome	Linda
Newton	Anita
Newton	I
Newton	Shaun
Nexus	
Nexus	
Ngatia	John
NHS Commissioning Board	
NHS South Tyneside CCG	
NHS Sunderland CCG	
NHS Sunderland CCG	
Nichol	A
Nichol	Annette
Nichol	D S
Nichol	J
Nichol	Joan
Nichol	Julia
Nichol	Richard
Nichol	Rob
Nicholls	Ivan
Nicholls	John
Nichols	Gavin
Nichols	Gavin
Nicholson	Ada
Nicholson	Andrew
Nicholson	Barry
Nicholson	Dorothy
Nicholson	Francis
Nicholson	George
Nicholson	Gladys
Nicholson	Irene
Nicholson	Jackie
Nicholson	Janice
Nicholson	John
Nicholson	John
Nicholson	L
Nicholson	Nora
Nicholson	Samantha

Nicholson	Stuart
Nicholson	
Nicol	Pat
Nightingale	J
Nightingale	Margaret
Nikrandt	Gene
Nikrandt	Gillian
Nissan Motor Manufacturing (UK)	
Nixon	Alan
Noble	Charlott
Noble	George
Noble	J
Noble	Pete
Noble	S
Nomad E5 Housing Association Limited	
Nordstrom	John
Nordstrom	Sarah
Norman	Ann
Norman	Peter
Normington	Joyce
Normington	Marshall
Nornington	
North East Ambulance Service	
North East Ambulance Service	
North East AWP	
North East AWP	
North East Building and Development Ltd.	
North East Chamber Of Commerce	
North East Combined Authority (NECA) and North East Integrated Transport Authority (ITA) (incorporating former Tyne & Wear ITA)	
North East Combined Authority (NECA) and North East Integrated Transport Authority (ITA) (incorporating former Tyne & Wear ITA)	
North East England Nature Partnership	
North East England Nature Partnership	
North East England Nature Partnership	
North East LEP	
North East Local Enterprise Partnership	
North East Property	

Partnerships	
North East Property Partnerships	
North Of England Civic Trust	
North Of England Refugee Service	
North of England Reserve Forces and Cadets Association	
North Regional Association For Sensory Support	
North Star Housing Group	
North Tyneside Borough Council	
North Tyneside Council	
North Tyneside Council	
North Welfare Rights Service	
Northern Gas Networks Ltd.	
Northern Gas Networks Ltd.	
Northern Housing Consortium Ltd	
Northern Powergrid	
Northern Powergrid	
Northumberland County Council	
Northumberland County Council	
Northumberland Estates	
Northumberland National Park Authority	
Northumbria Police	
Northumbria Police HQ	
Northumbria Police HQ	
Northumbria Water Ltd.	
Northumbria Water Ltd.	
Northumbrian Water	
Northumbrian Water Ltd	
Northumbrian Water Ltd	
Ntumba	Astride
Ntumba	Astride
Nuttall	Dennis
Nuttall	Sheila
O H Properties	
O&H Properties	
O&H Properties	
O&H Properties Ltd	
O&H Properties Ltd	
O2	
O2 and Vodafone (CTIL)	
Oâ€™C allaghan	Cornelius
Oâ€™Doherty	Brian
Oakapple Group Ltd	
O'Brien	Alice

O'Brien	Carole
O'Brien	David
O'Brien	Keith
O'Brien	Michael
O'Brien	Stephen
O'Callaghan	Richard
O'Connor	Emma
O'Connor	Lynn
O'Donnell	Brendon
O'Donnell	Denise
O'Donnell	Jenny
Odumade	Victoria
Offerton Graneries Management	
Office of Rail Regulation	
Ogden	Kate
Ogilvie Homes	
O'Hara	Emma
O'Hara	Eric
O'Hara	Kay
O'Hara	Kevin
O'Hare	Patrick
Ohre	Sally
Old	Charlotte
Oldham	Linda
Oldham	Ridley
Olds	Michelle & Andrew
O'Leary	Lynda
O'Leary	Lynda
Oliver	Alan
Oliver	Debbie
Oliver	Debbie
Oliver	E
Oliver	Elizabeth
Oliver	Elizabeth
Oliver	Elizabeth
Oliver	Emma
Oliver	Eric
Oliver	G
Oliver	Gwenyth
Oliver	Gwenyth
Oliver	Jamie
Oliver	Joanne
Oliver	John
Oliver	L
Oliver	Maureen
Oliver	Maureen
Oliver	Melissa
Oliver	Rosalind
Oliver	S
Oliver	S
Olsen	Rita
Oman	D B

O'Neil	Adam
Oneil	Bob
O'Neil	Lillian
O'Neill	Azita
O'Neill	Kevin
O'Neill	Maria
O'Neill	Maria
O'Neill	S W
OpenReach	
Orange Communications	
Ord	Darren
Ord	Ernest
Ord	Paul
Orme	Patrick
Ormond	Anthony
O'Rourke	Claire
Orwin	Irene
Orwin	James
Osmond	Ian
Ostle	Irene
O'Sullivan	Elizabeth
O'Sullivan	Elizabeth
O'Sullivan	Kevin
O'Sullivan	Kevin
Otway	Derek
Ouston Parish Council	
O'Wellen	Pauline
O'Wellen	Pauline
Owen	Albert
Owen	Ann
Owen	Jacky
Owen	Katie
Owen	Norah
Owen	Peter
Owen	Rachael
Owen	Sonia
Owen	Tonya
Owens	Brenda
Owens	Gemma
Owens	Gemma
Owens	Ryan
Owens	Simon
Owens	Tony
Oxberry	Colin
Oxberry	Jean
Oxberry	Jean
Oxlee	Mark
Oxlee	Mark
Oxley	Alan
Oxley	Alan
Pace	Wendy
Pacey-	Michelle

Dixon	
Padget	Irene
Padget	William
Paisley	Louise
Paisley	Louise
Paisley	Louise
Paisley	Philip
Paisley	Stephen
Palfreyman	Deb
Palfreyman	Terence
Pall	Peter
Pallas	Gary
Pallas	K
Pallion Action Group	
Pallister	Nigel
Palmer	Caroline
Palmer	Doreen
Palmer	Samantha
Pane	Jack
Panther	P
Panther	P
Panther	Patricia
Paramos	Deborah
Paramos	Deborah
Parish	Claire
Parish	Keith
Parish	T
Park	C & G
Park	Derek
Parker	Ann-Marie
Parker	C
Parker	Catherine
Parker	Catherine
Parker	Christopher
Parker	Christopher
Parker	Christopher
Parker	David
Parker	Derek
Parker	Fiona
Parker	G
Parker	G
Parker	Grahame
Parker	Grahame
Parker	K
Parker	Katie
Parker	Katie
Parker	Keith
Parker	Keith
Parker	Kevin Gerard
Parker	Laura
Parker	Megan
Parker	Rebecca
Parker	Shelley
Parkes	Hazel
Parkes	John
Parkes	Lesley

Parkin	Andrew
Parkin	Andrew
Parkin	Chris
Parkin	David
Parkin	George
Parkin	George
Parkin	Glenda
Parkin	Lynne
Parkin	M
Parkin	M
Parkin	Michael
Parkin	Sandra
Parkin	Sharlene
Parkin	Tom
Parkin	Wendy
Parkin	Wendy
Parkinson	Victoria
Parkinson	Victoria
Parry	Christine
Parry	Helen
Parry	Sarah
Parsons	Christopher
Partington	Karen
Partington	M
Partington	Michelle
Partner Construction	
Partridge	Jeanne
Partridge	Tom
Partridge	Yvonne
Pascoe	Danny
Passmore	Deidre
Patchett	Christina
Patchett	David and Eve
Paterston	M
Paterston	S L
Patrick	Alan
Patrick	John
Patrick	Susan
Patterson	Alan
Patterson	Andrew
Patterson	Andrew
Patterson	Christine
Patterson	Daniel
Patterson	Daniel
Patterson	H

Patterson	Jennifer
Patterson	Jennifer
Patterson	Leanne
Patterson	Matthew
Patterson	Matthew
Patterson	N
Patterson	R
Patterson	R
Patterson	Ruth
Patterson	Susan
Patterson	Sylvia
Patterson	Victoria
Patterson	Victoria
Pattinson	Declon
Pattinson	Declon
Pattinson	G
Pattinson	George
Pattinson	M
Pattinson	Martin
Pattinson	Alan
Pattinson	E.D
Pattinson	E.D
Pattinson	Karen
Pattinson	Karen
Pattinson	Kelly
Pattinson	Michael
Pattinson	U
Pattinson	W A
Pattinson	W A
Patton	Alex
Patton	Elaine
Paul	Claire
Paul	Hannah Jane
Paul	L C
Paul Mackings Consulting Ltd	
Paul Mackings Consulting Ltd	
Pavey	Thomas
Pawz for thought	

Pawz for thought	
Pawz for thought	
Payne	Claire
Payne	Malachi
Payne	Malachi
Payne	Michael
Payne	Michael
Payne	Talia
Payne	Talia
Peacock	Sharon and Stephen
Peacock & Smith	
Peacock And Smith	
Peacock And Smith	
Pearce	A H
Pearce	A H
Pearce	M
Pearson	A
Pearson	Amanda
Pearson	Amanda
Pearson	Angelyn
Pearson	Angie
Pearson	Ann
Pearson	Arlene
Pearson	Bryan
Pearson	Daniel
Pearson	J
Pearson	J P
Pearson	Jim
Pearson	Jim
Pearson	Joan
Pearson	Joan
Pearson	Joan
Pearson	Joan
Pearson	K.S.
Pearson	Kathleen
Pearson	Luke
Pearson	Luke
Pearson	M
Pearson	Michael
Pearson	Stephen
Pearson	William
Pear	Chris
Pear	Christine
Pear	David
Pear	George
Pear	Kerry
Pear	Nicola
Peden	Nicola
Peel	Denis
Peel	M E
Peel	Mary
Peel	Mary
Peele	P
Peele	Patricia
Peele	Patricia
Peer	Debbie
Peer	Jamie
Peer	P A
Peer	Rhys

Peer	Simon
Pele Housing Association	
Pell	D
Pelley	Derek
Pelley	Diane
Pelley	Mark
Pelley	Mark
Pendergast	John
Penman	Adam
Penman	S
Pennell	Arthur
Pennell	Chez
Pennell	Margery
Pennlu	J
Penny	Ashley
Penny	Beth
Pennywell Community Association	
Penshaw Community Association	
Pentland	Alastair
Pentland	D
Pentland	D M
Pentland	Evelyn
Pepperdine	Esther
Perriam	M
Perry	Mark
Perry	Mark
Persimmon Homes	
Persimmon Homes	
Persimmon Homes (Durham)	
Persimmon Homes Ltd	
Pescod	Chris
Pestell	A
Pestell	E
Pestell	Holly
Peter	Cuskin
Peter Cranshaw and Co	
Petrie	John
Petrie	NP
Petty	S
Peverall	Susan
Peverley	Brian
Peverley	Craig
Peverley	Fiona
Peverley	Jane
Phillips	David
Phillips	Deanna
Phillips	E

Phillips	E
Phillips	E
Phillips	George
Phillips	Joe
Phillips	R
Phillips	Robert
Phillips	S
Phillips	Sandra
Phillips	Tracey
Phillipson	Bridget
Philliskirk	J
Philliskirk	Michael
Phipps	C
Phipps	Julia
Phipps	
Pichal	Jeroen
Pickard	J
Pickbourne	Johnny
Pickerin	A
Pickerin	Adrian
Pickerin	George Antliff
Pickerin	J
Pickerin	Janet
Pickerin	Kathleen
Pickerin	Stephanie
Pickford	Sally
Pickup	David
Pickup	K
Pickup	Lesley
Pickup	Lesley
Pickup	T
Pickup	Thomas
Pike	Steve
Pilkington-Smith	Dale
Pilkington-Smith	Dale
Pinder	Susan
Pine	Susan
Piper	Michael David
Pirry	William
Pischps	C
Pitcairn	Ann-Marie
Pitcairn	Gabrielle
Pitcairn	James
Pitcairn	Julie
Pittington Parish Council	
Planning House	
Planning Potential	

Plant	Amy
Planware	
Planware Ltd	
Planware Ltd	
Platt	Jeffrey
Platt	Jeffrey
Platt	Judith
Platt	Judith
Platt	Sheila
Platt	Sheila
Pleasant	E
Pleasant	K
Pleasant	M
Pleasant	S
Pleasant	V A
Plempers	J M
Plempers	Muriel
Plender	Jacqueline
Plender	William
Plews	Gaynor J
Plews	Gaynor J
Plews	Ian
Plews	Kelly
Plews	Lyndsay
Plews	Maurice
Plews	Maurice
Plews	Stephen
Plews	Stephen
Plowe	Christopher
Pointer	John
Pollard	June
Pollard	Susan
Polley	Catherine
Pollinger	Jane
Pollock	Gerry
Pollock	Gerry
Pooley	Dillion
Pooley	Dillion
Pooley	John
Pooley	John
Pooley	Karen
Pooley	Keian
Pooley	Keian
Pooley	Ryan
Pooley	Ryan
Pooley	Tarryn
Pooley	Tarryn
Pooley	Tazmin
Pooley	Tazmin
Porcelli	Jillian
Porter	Ann
Porter	Carolyn

Porter	Diane
Porter	Ian
Porter	Ian
Porter	Maggi
Portsmouth	Mark William
Portsmouth	William
Portsmouth	William
Postle	George
Postle	George
Postle	Joyce
Postlethwaite	David
Postlethwaite	Evelyn
Postlethwaite	Nicholas
Postlethwaite	Shirran
Potter	L
Potter	L
Potter	N
Potter	N
Potter	N
Potter	S
Potter	S
Potter	Tracey
Potter	Tracey
Potts	Alice
Potts	Alice
Potts	Caitlin
Potts	Eileen
Potts	Jason
Potts	Les
Potts	M
Potts	R
Potts	Samantha
Powell	G
Power	G
Powergen Retail Ltd.	
Powner	J
Poxton	Jim
Poxton	Laura
Prater	Dean
Prater	Dean
Pratt	Bill
Pratt	Frank
Pratt	June
Pratt	Sam
Precious	Helen
Prendercast	Anthony
Prendergast	Sarah
Prescott	Rachel
Prescott	Rachel
Prestige Car Direct Properties Ltd	

Prestige Car Direct Properties Ltd	
Price	Bob
Price	Christopher
Price	Claudine
Price	John
Price	John
Price	Julie
Price	Lewis
Price	Malcolm
Price	Wendy
Primo Gladedale	
Prince	William
Pringle	B
Pringle	B
Pringle	Colin
Pringle	Hazel
Pringle	Janice
Pringle	Janice
Pringle	Norman
Pringle	Shauni
Prior	Edward
Prise	Christopher
Prise	Jane
Prism Planning	
Proasfoot	Darren
Proctor	Mavis
Prosser	Dave
Proud	Angela
Proud	Helen
Proud	Joseph
Prudhoe	David
Prudhoe	Victoria
Pruna	Andreea
Public Health England	
Pullan	M E
Pullan	Mavis
Purcell	David
Purdy	Sarah
Purdy	Sarah
Purnell	Chris
Purnell	Rachel
Purvis	Alan and Eileen
Purvis	Alexander
Purvis	Amy
Purvis	Andrew
Purvis	Bethany
Purvis	Derek
Purvis	Jordan
Purvis	Jordan
Purvis	Joseph
Purvis	L
Purvis	Susan
Purvis	Tim
Purvis	Tim
Pyburn	Tracey

Pyburn	Tracey
Pye	Matthew
Pye	Susan
Pyeall	Thomas
Pylan	Luke
Pylan	Luke
Pym	Lynda
Quine	Jon
Quinn	Brian
Quinn	Brian
Quinn	Helen
Quinn	Helen
Quinn	Kelly
Quinn	Lisa
Quinn	Margaret
Quinn	Margaret
Quinn	Robert
Quinn	Robert
Quinn	Shirelle
Quinn	Tony
Quintain Estates And Development PLC	
Qurarshi	Abduli
R & K WOOD PLANNING LLP	
R & K WOOD PLANNING LLP	
R and K Wood Planning LLP	
R J Construction And Developments UK Ltd	
Race	George
Race	Thomas
Race	Tracy
Rae	Christie
Rae	Christie
Rae	Christie
Rae	D
Rae	D
Rae	L
Rae	L
Rae	Nicola
Rae	Nicola
Rafferty	
Rafter	Michael
Rain	David
Rain	Diane
Raine	Alister
Raine	Anne
Raine	Annette
Raine	Gordon
Raine	Gordon
Raine	Lawrence
Raine	Paul
Raine	Paul
Raine	Sheila
Raine	Steven
Raines	June
Ramsay	Ian

Ramsay	Ian
Ramsay	Karen
Ramsay	Mary
Ramsden	Claire
Ramsey	Sandra
Ramsey	Wendy
Ramsey	Wendy
Ramshaw	Ali
Ramshaw	Anthony aLAN
Ramshaw	Billy
Ramshaw	Brenda
Ramshaw	Brenda
Ramshaw	D
Ramshaw	D A
Ramshaw	Donna
Ramshaw	Jacob
Ramshaw	Jacob
Ramshaw	Jacob
Ramshaw	James
Ramshaw	James
Ramshaw	Janice
Ramshaw	Janice
Ramshaw	Jason
Ramshaw	Joanne
Ramshaw	Joanne
Ramshaw	Joanne
Ramshaw	Joanne
Ramshaw	Joanne
Ramshaw	Katherine
Ramshaw	L
Ramshaw	Mary
Ramshaw	Meg
Ramshaw	Rosie
Ramshaw	Rosie
Ramshaw	Sarah
Ramshaw	Thomas
Ramshaw	Wills
Ramshaw	Yvonne
Randhawa	M
Randhawa	Tony

wa	
Rankin	Anne
Ransome	Alexis
Ransome	S
Ransome	Scott
Ranson	Christine
Ranson	David
Ranson	Richard
Rapleys LLP	
Rashad	Helen
Rathbone	Liam
Rathbone-Wells	Anne
Raw	James
Rawcliffe	Clare
Rawdington	Ian
Ray	Ashley
Ray	James
Ray	James
Ray	Kelly
Ray	R.A.
Ray	Rachel
Rayner	Alex
Rayner	Margaret
Rayner	Megan Claire
Rayner	Megan Claire
Rayner	Phil
Rayner	Teresa
Rayner	Teresa
Razaq	Mohammed
Read	Karen
Reay	Christopher
Reay	Christopher
Reay	Denise
Reay	Edith
Reay	Julie
Reay	K
Reay	Laurence
Reay	Laurence
Reay	Laurence
Reay	Malcolm
Reay	Simon
Reay	Simon
Reay	Sophie
Reay	Steve
Redcar and Cleveland Borough Council	
Reddel	Christina
Reddel	Gary
Reddel	S
Reddel	Stephanie
Reddel	Tina
Redden	Ruth
Redhead	Mary

d	
Redhead	Mary
Redhead	Michael
Redhead	Robert
Redhead	Robert
Redhouse And District Community Association	
Redman	Ernest
Redman	Robert lee
Redman	Teresa
Redshaw	Elizabeth
Reed	Alan
Reed	Alan
Reed	Amanda
Reed	Ann
Reed	D
Reed	David
Reed	James
Reed	John
Reed	John
Reed	Jordan
Reed	Judith
Reed	Peter
Reed	Peter
Reed	Simon
Reed	Yvonne
Refferty	D R
Regan	Janet
Regan	Janet
Reid	Amy
Reid	Amy
Reid	C
Reid	Craig
Reid	Edward
Reid	Elizabeth
Reid	James
Reid	James
Reid	Karen
Reid	Lillian
Reid	Lillian
Reid	Lisa
Reid	Liz
Reid	M
Reid	Mark
Reid	Rebecca
Reid	Steven
Renney	Wayne
Rennie	Anne
Rennie	Anne
Rennie	Carol
Rennie	Gordon
Rennie	Jewel
Rennie	M B

Rennie	Michael
Rennie	Thomas
Rennie	Victor
Rennie	Victor
Rennison	Joseph
Renton	Catherine
Renwick	Derrick
Renwick	M
Renwick	Yvonne
Reveley	Julie
Reveley	Stephen
Reynolds	Aaron
Reynolds	Alex
Reynolds	Alexia
Reynolds	Alexia
Reynolds	Amelia
Reynolds	Amelia
Reynolds	Anthony
Reynolds	Anthony
Reynolds	Bryan and Jean
Reynolds	Eleanor
Reynolds	Gillian
Reynolds	Gillian
Reynolds	Jorge
Reynolds	Jorge
Reynolds	Stephen
Reywer	George
rg+p Ltd	
Rice	Ellie
Rice	Frank
Rich	Darren
Rich	Darren
Richards	A
Richards	Daniel
Richards	Margaret
Richards	Mark
Richards	Robert
Richards	Zoe
Richardson	Alan
Richardson	Alan

Richardson	Alan
Richardson	Alan
Richardson	Angelina
Richardson	Audrey
Richardson	Bill
Richardson	Blake
Richardson	C
Richardson	Claire
Richardson	Claire
Richardson	David
Richardson	Emily
Richardson	Emme
Richardson	Emme
Richardson	Faye
Richardson	Gail
Richardson	Glen
Richardson	Gordon
Richardson	J
Richardson	J
Richardson	J
Richardson	Jacqueline
Richardson	Jimmy
Richardson	Jimmy
Richardson	Judith
Richardson	K
Richardson	Kellie
Richardson	Kerry
Richardson	Kimberley
Richardson	L
Richardson	Lee
Richardson	Les
Richardson	Lisa
Richardson	Louse
Richardson	M
Richardson	M I

Richard son	Mal
Richard son	Malcolm
Richard son	Malcolm
Richard son	Malcolm
Richard son	Maria
Richard son	Marjorie
Richard son	Mollie
Richard son	Paul
Richard son	Paula
Richard son	Peter
Richard son	Peter
Richard son	Seth
Richard son	Sheila
Richard son	Susan
Richard son	Susan
Richard son	Sylvia
Richard son	Sylvia
Richard son	William
Rickleton Community Association	
Rickleton Residents Association	
Riddell	Callum
Riddell	Gillian
Riddell	Jean
Riddle	R
Riddlesden	Lyndsey
Ridgton	Joe
Riding	Ann
Ridley	Chris
Ridley	Chris
Ridley	Christopher
Ridley	Colin
Ridley	David
Ridley	E
Ridley	Faye
Ridley	Gail
Ridley	Graeme
Ridley	I
Ridley	Julie
Ridley	Katrina
Ridley	Katrina
Ridley	Lesley
Ridley	Michelle
Ridley	P
Ridley	

Riggall	Gerry
Riley	Brian
Riley	Chris
riley	colin
Riley	Emma
Riley	Janice
Riley	Lisa
Riley	Terence
Riley	Terry John
Riley	William
Riley Consulting	
Rinaldi	Mr & Mrs
Ripley	Felicity
Riseborough	Hilary
Rising	C
Ritchie	B
Ritchie	Catherine
Ritson	V
Ritzema	Jean & George
Ritzema	Joanne
Ritzema	Linda
Ritzema	Philip
Ritzema	Philip
Ritzema	Philip
Ritzema	Robin
Ritzema	Robin
Rivers	B
Riverside And Wearmouth Housing Association	
Riverside And Wearmouth Housing Association	
Riverside Developments UK Ltd	
Rivett	Denise
Robb	Maria
Robb	Maria
Robe	Allan
Robe	Allan
Roberts	Angela
Roberts	Angela
Roberts	Angela
Roberts	Barbara
Roberts	Christine
Roberts	Joanne
Roberts	Jonathan
Roberts	Katie
Roberts	Kristian
Roberts	Kristian
Roberts	Stephen
Roberts on	Andrew
Roberts	Bethan

on	
Roberts on	Bethan
Roberts on	C
Roberts on	Claire
Roberts on	David
Roberts on	Deborah
Roberts on	Elaine
Roberts on	Gillian
Roberts on	Gina
Roberts on	Graham
Roberts on	J.T.
Roberts on	Karen
Roberts on	Lyndsey
Roberts on	Malcolm
Roberts on	S
Roberts on	S
Robertson Partnership Homes England	
robertson simpson ltd	
Roberts on Walker	William
Roberts on Walker	William
Robins	Bobby
Robins	Deborah
Robins	K L
Robinson	Amie
Robinson	Amy
Robinson	Ann
Robinson	Ann
Robinson	B
Robinson	Barbara
Robinson	Becky
Robinson	Callum
ROBINSON	Caroline
Robinson	Caroline
Robinson	D
Robinson	David
Robinson	David

Robinson	Dianne
Robinson	Ernest
Robinson	Evan
Robinson	G
Robinson	Gary
Robinson	Gillian
Robinson	Hannah
Robinson	Hannah
Robinson	Jacklyn
Robinson	James
Robinson	Jaqueline
Robinson	Jaqueline
Robinson	John
Robinson	John
Robinson	Judith
Robinson	Julie
Robinson	Julie
Robinson	Kate
Robinson	Kate
Robinson	Keith
Robinson	Keith
Robinson	Leigh
Robinson	Liam
Robinson	Lisa
Robinson	Louise
Robinson	Lynne
Robinson	M
Robinson	Mark
Robinson	Maureen
Robinson	Maureen
Robinson	Maureen
Robinson	Maureen
Robinson	Max
Robinson	Michael
Robinson	Michael

Robinson	Nicole
Robinson	P
Robinson	Paul
Robinson	Paul
Robinson	Peter
Robinson	Ruth
Robinson	Ruth
Robinson	Sharon
Robinson	Simon
Robinson	Steven John
Robinson	Stuart
Robinson	Victoria
Robinson	Will
Robinson	Will
Robinson	
Robson	Abbie
Robson	Andy
Robson	Ann
Robson	Ann
Robson	Anthony
Robson	Bill
Robson	Chloe
Robson	Claire
Robson	Dorothy
Robson	Dorothy
Robson	E
Robson	Emma
Robson	Gordon Alan
Robson	J
Robson	J
Robson	Jane
Robson	Jane
Robson	Janice
Robson	Joan
Robson	Jordan
Robson	K
Robson	K
Robson	Karen
Robson	Karen
Robson	Karen
Robson	Kathleen
Robson	Ken
Robson	Kenneth
ROBSON	KENNETH
Robson	Kenneth
Robson	Les
Robson	Leslie
Robson	Linda

Robson	Linda
Robson	Lockie
Robson	Luke
Robson	Luke
Robson	Lyndsey
Robson	Margaret
Robson	Michael
Robson	Michelle
Robson	Owen
Robson	Owen
Robson	P
Robson	P
Robson	Pat
Robson	Pat
Robson	Patricia
Robson	R J
Robson	Sandra Jacqueline
Robson	Sarah
Robson	Sarah
Robson	Sarah
Robson	Sheila
Robson	T
Robson	T
Robson	Thomas
Robson	Thomas William
Robson	Tom
Robson	Yvonne
Robson	J
Robson	Parmley
Rochelle	Nicola
Rodda	Tony
Roddam	Amy
Roddy	Kelly
Roddy	Paul
Rodger	Julie
Rodger	Julie
Rodger	Rachael
Rodger	S
Rodger	S
Rodgers	Alexander
Rodgers	Angela
Rodgers	Les
Rodger son	K
Rogerson	Karen
Rokey Development Ltd	
Roker Developments Ltd	
Roley	Lisa
Rolfe	Tracey
Rooney	Kathleen
Roper	Clair

Rose	Sharon
Rose	Simon
Roseberry	Mike
Rose-Smith	Lynsey
Ross	Dawn
Ross	Erlinda
Ross	Erlinda
Ross	Karen
Ross	Lindsey
Ross	Sharon
Rossiter	Graeme
Rotary Club Of Bishopwearmouth	
Rouse	Charlie
Rouse	Charlie
Rouse	Lucy
Rouse	Lucy
Rouse	Lucy
Rouse	Millie
Rouse	Millie
Routledge	Claire
Routledge	D
Routledge	L
Routledge	M L
Routledge	Paul
Rowan	Jennifer
Rowding	Jill
Rowe	Connor
Rowe	D
Rowe	Julie
Rowe	Julie
Rowe	Lynda
Rowe	Susan
Rowell	Allan
Rowell	Lindsey
Rowell	Teresa Ann
Rowham	Kathleen
Rowham	Kay
Rowlands	Olga
Rowley	Jade
Rowley	Marie
Rowlie	Kris
Rowlins lin	Ellen
Rowntree	Brian
Rowntree	Connor
Rowntree	Victoria
Roxburgh	Lesley
RP Wood Planning	

Consultants	
RSPB Northern England Office	
Rudd	Jean
Rudd	P
Rudd	P
Ruddock	Rebekah
Rumis	Anthony
Rumney	Sherone
Rushton	Chris
Rushworth	Paul
Russell	D
Russell	D
Russell	David Alan
Russell	John Edwin
Russell	Karen
Russell	Liz
Rutherford	Neil
Rutherford	
Rutter	A
Rutter	Carol
Rutter	E T
Rutter	Martin
Rutter	Raymond
Rutter	T
Rutherford	Fay
Ryan	Robert Henderson
Ryhope Community Association	
Rylance	P
S AFC	
Sahota	Ruby
Samaritans	
Sambors	Steven
Sander son	D
Sander son	George
Sander son	Gwen
Sander son	Heather
Sander son	Heather
Sander son	Jamie
Sander son	Olga
Sander son	P
Sander son	Pauline
Sander son	S
Sander son	T G
Sands	Graeme

Sartid-Zadeh	Damien
Saul	E
Savage	Christine
Savage	Christine
Save Dovedale Road Greenspace	
Save Penshaw Green Belt	
Saville	Joan
Savills	
Savills	
Savills	
Savills (UK) Limited	
Savills Planning & Regeneration - National Retail Team	
Savory	Alfie
Savory	Angela
Savory	Angela
Savory	Joseph
Savory	Joss
Savory	Joss
Sayer	Glen
Sayers	Jason
Sayers	Jason
Scale	Tom
Scales	Ann & Keith
Scanlin	Margaret
Scarlett	Hilary
Schakel	Karen
Schnieder	Julie
Schorah	Peter
Sciberras	Dawn
Scollen	Andrea
Scope London Offices	
Scorfield	Mr Gibson & Mrs
Scorfield	Nicola
Scott	A
Scott	A M
Scott	Alex
Scott	Alexandra
Scott	Amy
Scott	Ann E
Scott	Anne
Scott	Brenda
Scott	Bryan
Scott	Bryan
Scott	C
Scott	C M
Scott	Caroline
Scott	Chloe
Scott	Christine
Scott	Claire
Scott	Colleen
Scott	Conner

Scott	David
Scott	Dionne
Scott	Edna
Scott	Elizabeth
Scott	Elizabeth
Scott	Emma
Scott	Geoffrey
Scott	Graeme
Scott	Graeme A
Scott	J
Scott	Jocelyn
Scott	John Karl
Scott	Judith
Scott	Judith
Scott	Karl
Scott	Katie
Scott	Keith
Scott	Kevin
Scott	Kieth
Scott	Leslie
Scott	Liz
Scott	M
Scott	M
Scott	Murial
Scott	Myra
Scott	Myra
Scott	N
Scott	P
Scott	Paul
Scott	Phil
Scott	Robert
Scott	S
Scott	Samantha
Scott	Shay
Scott	T
Scott	T
Scott	T E
Scott	V
Scott-Gray	M A
Scott-Gray	Madeleine
Scouler	Christine
Scratcher	Irene
Scratcher	Irene
Scrimger	
Scullend	Hannah
Scully	Jessica
Scully	Lisa
Seafield	Owen David
Seaham Town Council	
Seaman	Robert
Seaman	Robert
Searle	Irene
Searle	Irene

Searle	Peter
Seed	David Alexander
Seed	Karen
Seed	Rachael
Seers	William
Seery	Gemma
Seldon	Sam
Seldon	Sarrah
Selfridge	Victoria
Semianiak	Iryna
Senior	Betty
Senior	Betty
Senior	Betty
Senior	Ronnie
Senior	Ronnie
Senior	Ronnie
Seville	Kyle
Seward	Peter
Sewell	Ella
Seymour	Josh
Seymour	T D
Shaftoe	Chris
Shaftoe	Pauline
Shaftoe	Pauline
Shaftoe	Suzanne
Shaftoe	Tom
Shaftoe	Tom
Shakespeare-Hall	J A
Shale	Amanda
Shale	Richard
Shanks	Norma
SHAPS	
Sharp	Janet Elizabeth
Sharp	Judith
Sharp	Peter
Sharp	Rebecca
Sharpe	Lee
Sharpe	Lesley
Sharpley	Julie
Sharpley	Julie
Sharpley	Luke
Shaw	Michelle
Shaw	Nigel
Shaw	Richard
Shaw	Stephen
SHAW Support Services	
Sheldrake	J
Shelley	Graham
Shelley	Graham
Shepar	Linda

d	
Shepherd	Andrew
Shepherd	Hugh
Shepherd	John
Shepherd	Homes Ltd
Sheppard	Glyn James
Sheppard	Kevin
Sheppard	Kevin
Sheraton	Gareth
sheraton	L L
Sheriff	Barbara
Sheriff	David
Sheriff	Marc
Sherrif	Lloyd
Sherrif	Lloyd
Sherriff	A
Sherriff	Alexander
Sherwood-Smith	D K
Sherwood-Smith	M
Shevill	Carl
Shield	Robert William
Shiney Advice And Resource Project	
Shiney Row Community Association	
Shiple	Gavin
Short	Alex
Short	Colin
Short	J
Short	Joyce
Short	Margaret
Short	Rebecca
Short	Susan
Short	Susan
Short	William
Shotton	Jennie
Shotton	Laraine
Shotton	Mason
Shotton	Mason
Shotton	Peter
Shovlin	Christine Eileen
Sidaway	M
Siddle	Ellen
Siddle	Keith
Siddle	Les
Siddle	Lucy
Sidney	A
Sidney	Tony
Siemens Plc	



Siggens	Andrea
Siglion	
Siglion	
Siglion	
Signet	
Sikora	A
Silksworth Community Association	
Silksworth Community Centre	
Sills	Eileen
Silvester	Ian
Sime	Ian
Simm	Janice
Simmons	Claire
Simmons	Michael
Simons Developments	
Simpson	Carole
Simpson	Carole
Simpson	Catherine
Simpson	Chris
Simpson	Chris
Simpson	Claire
Simpson	Dave
Simpson	David
Simpson	Debbie
Simpson	Debbie
Simpson	Dionne
Simpson	Evelyn
Simpson	George
Simpson	George
Simpson	George
Simpson	Ian
Simpson	James
Simpson	June
Simpson	Lauren
Simpson	M
Simpson	Marie
Simpson	Michael
Simpson	Pat
Simpson	Paul

Simpson	Philip
Simpson	Ronald John
Simpson	Ronald John
Simpson	Ronnie
Simpson	Russell
Simpson	Russell
Simpson	Stephanie Pamela
Simpson	Tristan
Simpson	Tristan
Simpson-Scott	Diane
Simpson-Scott	Diane
Sims	Nicola
Sims	Susan
Sims	Susan
Sinclair	James
Sinclair	Joanne
Sinclair	Paul
Sinclair	
Sing	Laxy
Singh	Amer
Singh	Amer
Singh	Ronnie
Sissons	Peter
SITA UK	
Sjorup	Catherine
Sjorup	John
SJS Potts Ltd	
Skeoch	Greg
Skeoch	Janet
Skeoch	Michelle
Skeoch	Rachel
Skeoch	Rachel
Skeoch	Stephen
Skinner	P
Skinner	Paul
Skinner	Paul
Skinner	Richard
Skitt	Laura
Skitt	Laura
Slassor	William
Slassor	William
Slassor	William
Slater	Andrew
Slater	Ann
Slater	Ken
Slee	Sandra
Sleema	Alan
Sleema	Anita
Sleema	Margaret

Sleema	Peter
Sleight holme	Victoria
Sliwam	Rebecca
Sloan	David
Sloan	David
Sloane	Terri
Sloanes	Jordan
Sloanes	K
Sloanes	Leigh
Sloanes	M
Sloanes	Victoria
Sloaney	T
Slowther	Joan
Slowther	Joan
Slowther	Kenneth
Slowther	Kenneth
Slowther	Kevin
SLR Consulting Ltd	
Small	D
Small	Stuart
Small	T
Smart	Lisa
Smiles	S
Smith	Adam
Smith	Andrea
Smith	Andrew
Smith	Angela
Smith	Anita
Smith	Anna E
Smith	Annie
Smith	Anya
Smith	B
Smith	Barbara
Smith	Barbara
Smith	Barbara
Smith	Barry
Smith	Brenda
Smith	Brian
Smith	Brian
Smith	Bryan
Smith	Carol
Smith	Carolyn
Smith	Charlotte
Smith	Charlotte
Smith	Charlotte
Smith	Chris
Smith	Chris
Smith	Claire
Smith	David
Smith	Deborah
Smith	Doreen
Smith	Doreen
Smith	Douglas
Smith	Douglas W

Smith	Edward
Smith	Edward
Smith	Eileen
Smith	Eileen
Smith	Evelyn
Smith	G
Smith	Gary
Smith	Geoff
Smith	Georgina
Smith	Gillian
Smith	Graeme
Smith	Heather
Smith	J
Smith	J.C.
Smith	Jacob
Smith	Janet
Smith	Jim
Smith	Joan
Smith	Joan
Smith	John
Smith	John
Smith	John
Smith	Jordan
Smith	Jordan
Smith	Joyce
Smith	Judity Mary
Smith	Karen
Smith	Kate
Smith	Kelly
Smith	Kelly
Smith	Kevin
Smith	Kieran
Smith	L
Smith	Laura
Smith	Laura
Smith	Lesley
Smith	Linda
Smith	Lisa
Smith	Lisa
Smith	M
Smith	M
Smith	M
Smith	Malcolm
Smith	Margaret
Smith	Margaret
Smith	Margaret
Smith	Mark
Smith	Martin
Smith	Melanie
Smith	Michael
Smith	Michelle
Smith	Morris
Smith	Morris
Smith	Natalie
Smith	Neil
Smith	P&J
Smith	Paul
Smith	Paul

Smith	Pheona
Smith	Phyllis
Smith	Rachel
Smith	Ray
Smith	Raymond
Smith	Raymond
Smith	Robert
Smith	Ruth
Smith	S
Smith	Sheila
Smith	Sian
Smith	Sophie
Smith	Susan
Smith	Susan
Smith	Susan
Smith	Susan
Smith	T
Smith	Terry
Smith	Terry
Smith	Thomas
Smith	W C
Smith	W W
Smiths Gore	
Smiths Gore	
Smithson	Ken
Smurthwaite	Julie
Smyth-Bates	Ceili
Snaith	J B
Snaith	Jack
Snape	Ian
Snape	Ian
Snee	Amanda
Snell	Adele
Snell	Andrea
Snell	Bernadette
Snell	Bernadette
Snell	Ross
Snell	Ross
Snow	
Snow	
Snowball	Steve
Snowden	Lucy
Snowdon	Beatrice
Snowdon	John
Snowdon	Kim
Snowdon	Lisa
Soakell	M E
Social Enterprise Sunderland	
Soloman	Ashley
Somerville	Jill

Somerville	Jill
Sontar	Donna
Souler	Tiffany
Soulsby	Ian
Soulsby	Jon
Sound Waves	
South Hetton Parish Council	
South Hylton Community Association	
South Tyneside and Sunderland Healthcare Group	
South Tyneside Council	
South Tyneside Council	
South Tyneside Council	
South Tyneside Council	
South Tyneside Council	
South Tyneside Council	
South Tyneside Council	
South Tyneside Primary Care Trust	
South Tyneside Primary Care Trust	
South Tyneside Spatial Planning	
Southern	D
Southern	Gloria
Southern	H
Southwick	Susan
Southwick Youth And Community Association	
Sparks	Graham
Sparks	Margaret
Sparrow	Anne
Sparrow	W
Spawfords	
Spawforths	
Speck	Arthur
Speed	Joanna & Richard
Speed	John
Spence	Charlene
Spence	D
Spence	Denise
Spence	Denise
Spence	Kevin
Spence	M
Spence	Pam
Spencer	Albert
Spencer	Allan
Spencer	William
Spensley	Emma
Spiland	Kevin Michael

Spiland	Kevin Michael
Spooner	Bev
Spooner	Lauren
Spoor	Deborah
Sport England	
Spraggon	Carole
Spraggon	Carole
Spraggon	Jordan
Springboard Sunderland Trust	
Springwell Community Association	
Springwell Gospel Hall Trust	
springwell vill res ass	
Springwell Village Residents Association	
Springwell Village Residents Association	
Sproat	Simon
SSA Planning Limited	
St Benedicts Retail	
St Benedicts Retail	
St Matthews (Newbottle)	
St Matthew's Church	
St. Modwen Developments Limited	
Stacey	Peter and Rheby
Stafford	Dylan
Stafford	Ian
Stafford	Ian
Stafford	Ian
Stafford	Ian
Stafford	Jessica
Stafford	June
Stafford	June
Stafford	Margaret
Stafford	Margaret
Stafford	Sonia
Stafford	Susan
Stafford	Susan
Stafford	Susan
Staite	E
Stammers	Graeme
Stammers	Judi
Stamp	David
Stamp	Robert
Stamp	Robert
Stamper	D
Stanbridge	E M
Stanbury	Ross
Stanley	Maureen

Stanley	Paul
Stansby	Victoria
Startin	S
Stavers	Alan
Stavers	Alan
Staward	Jennifer
Staward	Jennifer
Staward	Sarah
Stead	Colleen
Stead	Sydney
Steadman	Amanda
Steadman	Paul
Steanson	Anna
Steanson	Anna
Steanson	Danny
Steanson	Jayne
Steanson	Jayne
Steanson	Mark
Steanson	Mark
Steanson	Olivia
Steanson	Penelopy
Steanson	Susan
Stedham	Paula
Stedham	Paula
Steel	Stephen
Steinberg	Shaun
Steinburg	Ada
Stelling	Elisabeth
Stenger	Derek
Stenger	Derek
Stenger	Lisa
Stenger	Lisa
Stephens	Lisa
Stephens	Paul
Stephens	Richard and Joyce
Stephenson	Andy
Stephenson	C
Stephenson	C
Stephenson	Carole
Stephenson	Daniel

Stephenson	Deborah
Stephenson	Foster
Stephenson	G
Stephenson	Kay
Stephenson	Laura
Stephenson	Louise
Stephenson	Marc
Stephenson	Marjorie
Stephenson	Marjorie
Stephenson	N
Stephenson	P
Stephenson	Ross
Stephenson	T
Stephenson Halliday	
Sterling	Peter
Sterling	Peter
Steven	Jane
Steven	Jane
Steven	Julie
Steven	Julie
Steven Abbott Associates	
Steven Abbott Associates LLP	
Steven Abbott Associates LLP	
Stevens	A
Stevens	A
Stevens	Alison
Stevens	Andrew James
Stevens	Ashleigh
Stevens	G
Stevens	J
Stevens	James Henry
Stevens	Norah
Stevens	Robert
Stevens	Denise
Stevens	M
Stevens	Shaun
Steward	Russell
Steward	Susan
Stewart	A
Stewart	Alyson
Stewart	David
Stewart	J R
Stewart	Joe
Stewart	Josephine

Stewart	Kevin
Stewart	Kevin
Stewart	L
Stewart	Lyn
Stewart	Myrleen
Stewart	Pam
Stewart Ross Associates	
Stimpson	Ian
Stirling Investment Properties	
Stobbar	G
Stobbs	Andrew
Stobbs	
Stockton on Tees Borough Council	
Stoddart	Alan
Stoddart	Alison
Stoddart	Ella
Stoker	Douglas
Stoker	H
Stoker	H
Stoker	Irene
Stoker	John
Stoker	John
Stoker	John
Stoker	Keith
Stoker	Keith
Stoker	
Stokes	Ellis
Stokes	Helen
Stokes	J
Stokes	Jackie
Stokes	Lewis
Stokoe	Catherine
Stokoe	Catherine
Stokoe	Craig
Stokoe	Craig
Stokoe	Dan
Stokoe	Dan
Stokoe	Helen
Stokoe	Joyce
Stokoe	Joyce
Stokoe	William
Stone	Andrew
Stonham	S
Stones	M
Stores	Amanda
Stores	Demi Lee
Stores	J
Stores	Jake
Storey	Anne
Storey	Jamie
Storey	Jean
Storey	Jill

Storey	Joanne
Storeys:ssp	
storeys:ssp	
storeys-ssp	
Storie	Jo
Story Homes	
Story Homes	
Story Homes	
Story Homes Ltd	
Stothard	David
Stothard	Derek
Stothard	Joan
Stothard	Lucy
Stoutt	Edna
Stoutt	J
Straughan	Alan
Straughan	Carol Ann
Straughan	Colin
Straughan	Joan
Straughan	Lynn
Straughan	Lynn
Street	M A
Stringer	Anthony
Stronach	Anthony
Stronach	Christine
Stronach	Joanne
Stronach	Karen
Stronach	Karen
Stronach	Maureen
Stronach	Paul
Stronach	Paul
Stronach	Paul John
Stronach	Rose
Stronach	Rose
Stronach	Stephen
Stronach	Stephen
Stronach	Steve
Strong	J
Strong	N
Stroud	David
Stuart	Paul
Stubbins	Pauline

Stubbs	David
Stubbs	Marc
Stubbs	Marc
Stubbs	Margaret
Stubbs	Matthew
Stubbs	Rita
Stubbs	Thomas
Stuchlik	T
Studholme	John
Studholme	Pat
Suchec	T
Suchec	T
Suddick	Susan
Suggett	Colin and Susan
Summerscales	Natalie
Summerscales	Vivien
Sunderland Bangladeshi Community Centre	
Sunderland BME Network	
Sunderland Carers Centre	
sunderland carers centre	
Sunderland Carers Centre	
Sunderland City Council	
Sunderland City Council	
Sunderland City Council	
Sunderland City Council	
Sunderland City Council	
Sunderland City Council	
Sunderland City Council	
Sunderland Civic Society	
Sunderland Civic Society	
Sunderland Civic Society	
Sunderland Clinical Commissioning Group	
Sunderland Clinical Commissioning Group	
Sunderland College	
Sunderland Council For Voluntary Service	
Sunderland Deaf Society Limited	
Sunderland Echo	
Sunderland Federation Of Community Associations	
Sunderland Green Party	
Sunderland Green Party	
Sunderland Health and Wellbeing Board	
Sunderland Live	

Sunderland Maritime Heritage	
Sunderland North Community Business Centre	
Sunderland Partnership	
Sunderland Seafront Traders Association	
Sunderland Volunteer Bureau	
Sunley	David
Sunley	David
Sunley	Judy
Sunter	Lee
Surtees	Dane
Surtees	David
Surtees	David
Surtees	Edmund
Surtees	Edmund
Surtees	Hazel
Surtees	Hazel
Surtees	Kimberley
Surtees	L
Surtees	Logan
Surtees	Marge
Sustrans	
Sutton	Lynda
Sutton	Paul
Svenson	Christine
Swaddle	Deborah
Swaddle	Deborah
Swaine	Valerie
Swales	Carriann
Swan	Angela
Swan	F
Swan	Fiona
Swann	Anne
Swann	Ian
Swann	Richard
Swann	S
Sweeney	Jason
Sweeney	Michelle
Sweeney	Michelle
Sweeney	P
Sweeney	P
Sweeting	Michael
Swift	Alyson
Swinburn	Stephen
Swinburn	The Late Mrs M R
Swinburne	Malcolm G
Swinburne	Susan

rne	
Swinhoe	Colin
Swinhoe	Colin
Swinhoe	Margaret
Swinhoe	Margaret
Swinney	Susan
Sykes	Grace
Sykes	Grace
Sykes	J
Szpir	Marivsz
Szpir	Marivsz
Tagg	Judith
Tagg	Stewart
Tait	G
Tait	Julie
Tait	M
Tait	Margery
Tait	Richard
Talbot	Dianne
Talbot	Gill
Tan	Terry
Tapping	Patricia
Tapping	Russell
Tarmac	
Tasker	Paula
Tate	Alan
Tate	AM
Tate	B
Tate	C
Tate	Daran
Tate	Diane
Tate	J
Tate	Linzi
Tate	Lisa
Tate	R
Tatters	Amy
Tatters	David
Tatters	David
Tatters	David
Tatters	Gemma
Tatters	Graeme
Tatters	Linda
Taylor	Andrea
Taylor	Andrew
Taylor	Andrew
Taylor	Andrew
Taylor	Audrey
Taylor	B
Taylor	B
Taylor	Barry
Taylor	Ben
Taylor	Ben
Taylor	Bill

Taylor	Bob
Taylor	Bryony
Taylor	Charles
Taylor	Christine
Taylor	Christine
Taylor	David
Taylor	Dionne
Taylor	E
Taylor	Eileen
Taylor	Elizabeth
Taylor	Evan
Taylor	G
Taylor	G
Taylor	Gordon
Taylor	Gordon
Taylor	Graham
Taylor	Greg
Taylor	I
Taylor	J
Taylor	James
Taylor	Janet
Taylor	Jason
Taylor	Jean
Taylor	Jean
Taylor	Jean
Taylor	Joan
Taylor	Joshua
Taylor	Joshua
Taylor	Joyce
Taylor	Joyce
Taylor	Julie
Taylor	Julie
Taylor	Karley
Taylor	Kathleen
Taylor	L
Taylor	Leanne
Taylor	Linsey
Taylor	Linsey
Taylor	Liz
Taylor	Luke
Taylor	Lynn
Taylor	Lynn
Taylor	Lynn
Taylor	M M
Taylor	Margaret
Taylor	Melanie
Taylor	Mollie
Taylor	Mollie
Taylor	Neil
Taylor	Neil
Taylor	Rebecca
Taylor	Rebecca
Taylor	Rebecca
Taylor	Robert
Taylor	S
Taylor	Sandra
Taylor	Sarah
Taylor	Sean
Taylor	Stephen

Taylor	Stuart
Taylor	Valerie
Taylor	William
Taylor Wimpey	
Taylor Wimpey	
Taylor Wimpey	
Taylor Wimpey	
Taylor Wimpey	
Tealsdale	O
TEASDALE	JEAN
Teasdale	John
Teasdale	Rebecca
Tees Valley Trust Limited	
Tees Valley Unlimited	
Tees Valley Unlimited	
Teggert	Brian
Telfer	Claire
Telfer	William
Templeman	Angela
Templeman	C
Templeman	Mitchell
Templeman	S
Templeman	Steve C
Templeman	Steve C
Templeman	WD
Templeton	Malcolm
Templeton	Malcolm
Templeton	Mark
Tench	Andrea
Tennet	Fiona
Ternent	Anne
Ternent	Daniel
Ternent	Daniel
Terry	Denise
Terry	Kelly
Terry	Kelly
Terry	Martin
Terry	Sian
Terry	Steve
Tetlow	Joyce
Tetlow	Joyce
Tetlow King Planning	
Tew	Kathryn
The Box Youth Project	
The Bridge Project	
The Bridges	
The Coal Authority	
The Crown Estate	

The Forestry Authority (Northumberland And Durham)	
The Forestry Commission	
The Fulwell Society	
The Horseshoe	
The Horseshoe	
The Planning Bureau Ltd.	
The Planning Inspectorate	
The Salvation Army	
The Sir Tom Cowie Family Trust 2006	
The Sir Tom Cowie Family Trust 2006	
The Theatres Trust	
The Trustees of Athenaeum Pension Scheme	
The Trustees of Athenaeum Pension Scheme	
The Trustees of Lord Durham's 1989 Voluntary Settlement	
The Trustees of Lord Durham's 1989	
Theatres Trust	
Theatres Trust	
Thew	John
Thirlaway	F J
Thirlaway	F J
Thirlaway	I
Thirlaway	I
Thirlwell	Gary
Thoburn	Joanne
Thoma	Charalamros
Thomas	Ashleigh
Thomas	Blake
Thomas	C
Thomas	Jeremy
Thomas	Jo
Thomas	Joan
Thomas	Lynn
Thomas	Samantha
Thomas	Steve
Thomas	Terry
Thompson	A
Thompson	A
Thompson	Alex
Thompson	Allan
Thompson	Amy
Thomp	Amy

son	
Thompson	Amy
Thompson	Andrew
Thompson	Andrew
Thompson	Andrew
Thompson	Angela
Thompson	Angela
Thompson	Anna
Thompson	Anne
Thompson	Audrey
Thompson	Billijo
Thompson	Brian
Thompson	Claire
Thompson	Claire
Thompson	Claire
Thompson	D
Thompson	Daniel
Thompson	David
Thompson	David
Thompson	Delice V
Thompson	Delice V
Thompson	E
Thompson	Emma
Thompson	Finnley
Thompson	Finnley
Thompson	G
Thompson	G J
Thompson	Gladys
Thompson	Gladys
Thompson	Helen
Thompson	Jack
Thompson	Jack
Thompson	Jennifer
Thompson	Julia
Thompson	Kathleen
Thomp	Kevin

son	
Thompson	L
Thompson	Laura
thompson	lauren
Thompson	Lee
Thompson	Louise
Thompson	M
Thompson	M
Thompson	M
Thompson	Michael
Thompson	Natasha
Thompson	Olivia
Thompson	P
Thompson	P
Thompson	P
Thompson	P
Thompson	Paul
Thompson	Paul
Thompson	Peter
Thompson	Ross
Thompson	S & L
Thompson	Sacha
Thompson	Sandra
Thompson	Steven
Thompson	Thora
Thompson	Thora
Thompson	Wyn
Thompson	Yvette
Thompson Park Community Association	
Thompsons of Prudhoe	
Thompsons of Prudhoe	
THOMPSONS OF PRUDHOE	
Thomson	Chris
Thomson	Jack
Thomson	Jack
Thomson	Jack

Thomson	Jack
Thomson	Laura
Thornley	Alex
Thornley	Alex
Thornley	Heather
Thornley	Heather
Thornley	Judith
Thornley	Maxine
Thornley	Stanley
Thornton	Brenda
Thornton	Brenda
Thornton	John A
Thornton	K L
thornton	mp
Thornton	Norma
Thornton	Sue
Thorp	Chris
Thorpe	Tracey
Three	
Thurgood	Lorraine
Thurgood	Malcolm
Thurgood	Rosina
Thurlbeck	Gemma
Thurlbeck	John
Thurlbeck	John
Thyer	Chris
Tibbo	Martin
Tierney	Carol Ann
Tierney	Michael
Tiffen	A
Tiffen	Alan
Tiffen	Alan
Tiffen	Darren
Tiffen	Eva
Tiffen	Eva
Tiffen	Janette
Tiffen	Janette
Tiffen	Janette
Tiffen	Katie
Tiffen	Leanne
Tiffen	Leanne
Tiffen	Terence
Tiffen	Terence
Tiffen	Terry

Timberpak	
Timm	T
Timothy	M
Timothy	Margaret
Tindale	David
Tindall	J
Tindle	Dean
Tindle	Trish
Tinkler	Angela
Tinkler	Joy
Tinnion	Diane
Tinnion	Kelly
Tinnion	Peter
Tinnion	Victoria
Tippins	C
Titan Securities Limited	
T-Mobile Customer Services	
Tobler	Linda
Toche	Emma
Todd	David
Todd	Donald
Todd	Geraldine
Todd	Jan
Todd	Kellie Louise
Todd	Les
Todd	Lisa
Todd	Monica
Tolent Developments	
Toll	Edward
Topham	Bernadette
Tough	Lauren
Tough	Leslie
Tough	Lyndsey
Towers	Elizabeth
Towers	Elizabeth
Towers	Ian
Towers	Jeane
Towers	Jonathan
Town End Farm Partnership	
Towning	John
Townsend	Amanda
Tracey	James
Tracey	Thomas
Trafford	Emma
Trafford	Jackie
Trainer	Michael
Trainor	Joyce
Trattles	Carl
Traverse-Healey	Nichola
Treadwell	Claire

Treadwell	Claire
Treadwell	Claire
Treadwell	Harry
Treadwell	K
Treadwell	Kenneth
Treadwell	Lynda
Treadwell	Sam
Treadwell	Sam
Treadwell	Sarah
Treadwell	Sarah
Trembath	Geoff
Trembath	JS
Tremeeer	C
Trevena	P
Trewhitt	Jennifer
Trewhitt	John
Trewhitt	John
Trewhitt	M
Trewrat	Scott
Trilogy Developments	
Trinity Chambers	
Trotter	Ann
Trotter	Christine
Trotter	Elaine
Trotter	Kerry
Trotter	Leslie
Trotter	Leslie
Trotter	Lily
Trotter	T R
Troup	Sarah
Troup	Sarah
Trueman	Deo
Trueman	Deo
Trueman	Nicol
Trueman	Zoe
Tuby	Claudine
Tuck	A
Tuck	WA
Tuddenham	Bryan
Tuddenham	Kath
Tuff	Lewis
Tufton	Clare

Tuiriwel	Sarah
Tully	Ann
Tully	Dianne
Tully	Robert
Tully	Robert
Tumilty	Steven
Tunncliffe	K Ian
Tunncliffe	Kathleen
Tunncliffe	Kathleen
Tunncliffe	Kenneth
Tunstall	Dave
Turland	Amy
TURNBULL	BERYL
Turnbul	Brandon
Turnbul	Clare
Turnbul	Clare
Turnbul	Donna
Turnbul	Emma
Turnbul	Ernest
Turnbul	J H
Turnbul	J H
Turnbul	John
Turnbul	John
Turnbul	Karla
Turnbul	Kevin
Turnbul	Kim
Turnbul	Lauraine
Turnbul	Logan
turnbull	M
Turnbul	Malcolm
Turnbul	Maureen
Turnbul	Maureen
Turnbul	Michael
Turnbul	Michell
Turnbul	Paul
Turnbul	Ron
Turnbul	Tracy
Turner	Angela
Turner	Angela

Turner	Janet
Turner	Janet
Turner	Joanne
Turner	Liz
Turner	M
Turner	M
Turner	Neil
Turner	Tom
Turnock	Norita
Turton	W
Tweddle	Marie
Tweddle	Peter
Tweddle	Robert
Twedy	E
Two Castles Housing	
TWRI	
Twycross	Anne
Tye	Adam
Tyeis	J
Tyerman	Gillian
Tyerman	Jon
Tyne And Wear Fire And Rescue Service	
Tyne And Wear Fire And Rescue Service	
Tyne And Wear Fire And Rescue Service	
Tyne and Wear Joint Local Access Forum	
Tyne And Wear Passenger Transport Authority	
Tyne and Wear Specialist Conservation Team	
Tyrie	Darren
Tyrell	S
Tyson	Beverley Anne
Tyson	John George
U Student Group Ltd	
Udale	June
UK Land Estates	
Ullah	Kevin
Umpleby	Laura
Umpleby	Laura
Underwood	Tom
United Utilities	
University of Sunderland	
University of Sunderland	
University of Sunderland	
University Of Sunderland	

University of Sunderland	
University Of Sunderland	
Urban and Civic	
Urban and Civic	
Urwin	Christine
Urwin	Christine
Urwin	Erin
Urwin	Erin
Urwin	Michael
Urwin	Nancy
Urwin	Nancy
Urwin	Ray
Urwin	Ray
Urwin	Susan
Urwin	Susanne
Usher	Andrew
Usher	Brian
Usher	Jeanette
Usher	Kevin
Usher	Lynda
Usher	Sylvia
U-Student Ltd	
Uttley	Danielle
Valente	John Anthony
Van Dijk	G
Van-Der-Vord	M
Vant	Denise
Vant	Jordan
Vasey	Anne
Vasey	Peter
Vater	Ruth
Veater	Mark
Veater	Mark
Venables	Harry
Vendy	C
Venner	J
Venus	Gemma
Venus	Gemma
Venus	Isla
Venus	Martin
Venus	Martin
Verow	Brian
Vickerson	Victoria
Village Community Association	
Village Lane Garage	
Vincent	Alan
Vincent	June
Vincent	Sharon
Vincent	
vinolved	
Virgin Media	
Virgin Media	

Vodafone	
Vorley	Carole
Vorley	Carole
W	Short
W Dot Homes	
Waddde	E
Waddle	Jackie
Waddle	Ken
Waddle	Pauline
Waddle	Stephen
Wade	Kirsty
Waggott	Paul
Wainwright	Steve
Waite	Jill
Waite	Jill
Waite	Neil
Waite	Pauline
Waites	Ben
Waites	Charlotte
Waites	Edith
Wake	B
Wake	B
Wake	Carole A
Wake	Edward
Wake	Gill
Wake	Lisa
Wakefield	David
Wakefield	Leslie
Wales	Daniel
Wales	Linda
Wales	Lynn
Wales	Michael
Wales	Michael
Wales	Michael
Walker	Alan
Walker	C J
Walker	Carly
Walker	Chris
Walker	Christine
Walker	Christopher
Walker	Christopher
Walker	Daniel
Walker	Debbie Jane
Walker	Diane
Walker	Florence
Walker	Florence
Walker	J
Walker	J
Walker	J
Walker	J
Walker	Joan
Walker	Joanne
Walker	Joanne
Walker	Kelly
Walker	L

Walker	Lisa
Walker	Lisa
Walker	M
Walker	Malcolm
Walker	Moirra
Walker	Peter
Walker	Susan
Walker	T
Walker	Tracy
Walker	W
Walker	William
Wallace	Amanda
Wallace	Andrew
Wallace	Angela
Wallace	Ann
Wallace	Anne
Wallace	Christopher
Wallace	D
Wallace	David
Wallace	Elizabeth
Wallace	James
Wallace	Janette C
Wallace	John
Wallace	John
Wallace	Peter
Wallace	Richard
Waller	B
Waller	M
Waller	M
Walls	Christopher
Walls	Iris
Walls	Mr B & Mrs Julia
Walmsley	Sophie
Walsh	Anne
Walsh	Brian
Walsh	Patricia
Walton	Alan
Walton	Alan
Walton	Bill
Walton	C
Walton	D
Walton	E B
Walton	Gillian
Walton	John
Walton	John
Walton	Karen
Walton	L
Walton	Linzie
Walton	M G
Walton	Margaret
Walton	P
Walton	Pamela
Walton	Peter
Walton	Peter
Walton	R
Walton	Rachel
Walton and Co	

Walvin	Kathryn
Wandle	Deborah
Wang	Yue
Wanless	B
Wanless	Catherine
Wanless	Catherine
Wanless	M
Wanless	Michael
Ward	C
Ward	Carol
Ward	Christina
Ward	Christina
Ward	K
Ward	Kirsty
Ward	M
Ward	Marilyn
Ward	Matilda Natalie
Ward	Stephen
Ward	Vicki
Ward	William James
Ward	William James
Warde	Rob
Wardhadaway	
Wardle	Ann
Wardle	Ann
Wardle	Ashliegh
Wardle	B
Wardle	Colin
Wardle	Faye
Wardle	Lilian
Wardle	Maureen
Wardle	Sandra
Wardley	Kelly
Waring	Gareth
Waring	Gemma
Waring	Paul
Warne	James
Warne	James
Warne	Lynne
Warne	Lynne
Warner	Carol
Warner	Shaun
Warren	Alan Douglas
Warren	Alison
Warren	Alison
Warren	Doug
Warren	Victoria
Washington AFC	
Washington Millennium Centre	
Washington United	
Washington United	

Washington United	
Waterfield	Janice
Waterhouse	Doreen
Waterhouse	Marion
Waters	Fred
Waters	Michael
Waters	Michael
Waters	Michael
Waterson	Michelle
Waterson	Michelle
Waterston	J
Waterston	Susan
Watkin	Neil
Watson	Alfred
Watson	Alison
Watson	Anita
Watson	Barbara
Watson	Chris
Watson	D
Watson	Danielle
Watson	Danielle
Watson	David
Watson	David
Watson	David
Watson	E
Watson	H
Watson	H
Watson	Haydn
Watson	Haydn
Watson	Ian
Watson	Ian
Watson	J
Watson	J
Watson	J T
Watson	J T
Watson	Joanne
Watson	Joanne
Watson	John
Watson	Julie
Watson	Julie
Watson	Julie
Watson	Kathryn
Watson	Laura
Watson	Laura
Watson	Lauren
Watson	Linda
Watson	Linda
Watson	Lynda
Watson	Lynda
Watson	Lynn
Watson	Lynn
Watson	Margaret
Watson	Marion
Watson	Mark

Watson	Mark
Watson	Martin
Watson	Martin
Watson	Maureen
Watson	Maureen
Watson	Paul
Watson	Paul
Watson	Peter
Watson	Peter
Watson	Peter
Watson	Peter
Watson	Sarah
Watson	Teresa
Watson	Tina
Watson	Veronica
Watson	Veronica
Watson	WP
Watt	Elainer
Watt	G
Watt	Joan
Watt	K
Watters	Stanley
Waugh	Brian
Wayne	Alec
Wear Catchment Partnerships	
Wear Rivers Trust	
Wearside Gateway	
Wearside Liberal Democrats	
Wearside Women In Need	
Wearside Women In Need	
Weatheburn	Malcolm
Weatheburn	Malcolm
Weatheburn	P
Weatheburn	P
Weaver	Sandie
Weaver	Sarah
Webb	Ben
Webb	George
Webb	J A
Webb	Margaret
Webb	Matthew
Webb	Michael
Webb	Paul
Webster	Lucie
Webster	Xenia
Webster	Xenia
Wedderburn	Margaret
Weddle	Mark
Weddle	Mark
Weedy	Julie
Weeks	David

Weeks	Gabrielle
Weeks	Patrick
Weightman	Brian
Weir	David
Weir	David
Weir	Helen
Weir	Helen
Weirs	John
Weirs	Margaret Clare
Weites	Paul
Welbon	Charles
Welbon	Pauline
Welburn	Kimberley
Welch	Alan
Welch	Ashleigh L
Welch	Linda
Welch	Paul
Welch	R
Welch	S
Welch	Sharon
Welch	Stephen
Wellburn	Shaun
Wells	Graeme
Wells	N
Welsh	Gail
Welsh	Henry
Welsh	Mark
Welsh	Peter and M
Welsh	Robert
Welsh	William
We're Talking Homes (North East)	
West	Carlton
West	Catherine
West	Eileen
West	Kirsty
West	Paul
West	Stephen
West	V
West Community Association	
Westcott	Karen
Westgarth	V
Weston	Sally
Weston	William
Westwick	Neil
Wetherell	G R
Wetherell	Stephen
Whaley	Mark
Wharton	Ian
Wharton	James
Wharton	S

n	
Whatcott	Gaynor
Wheat	Sarah Louise
Wheatley	Adam
Wheatley	Adele
Wheatley	L
Wheatley	N
Wheeler	Jan
Wheeler	Stephen
Whelan	Paul
Wheldan	Patricia
Wheldon	E
Wheller	Martin
Whitaker	Reginald
Whitcombe	Alex
White	Amanda
White	Andrew
White	Andrew
White	Ann
White	Ann
White	David
White	Julie
White	Karen
White	Lois
White	Lois
White	Peter
White	Phillip
White	R A
White	R A
White	Stephen
White	Stephen
White	Veronica
White	W
White Green Young Planning	
Whiteford	Lyne
Whiteford	Lyne
Whitehead	David
Whitehead	Robert
Whitehouse	Danielle
Whitehouse	Richard
Whiteoak	Pat
Whitfield	A
Whitfield	Andrew
Whitfield	C



Whitfield	D
Whitfield	D
Whitfield	D
Whitfield	D W
Whitfield	F
Whitfield	F
Whitfield	Helen
Whitfield	Janet
Whitfield	Janet
Whitfield	Joan
Whitfield	Shelagh
Whitmore	David
Whitmore	David
Whitmore	Emily
Whitmore	Helen
Whitmore	Helen
Whitmore	Jackie
Whitmore	Linda
Whitmore	Sarah
Whitmore	Stephen
Whitmore	Stephen
Whittaker	John Denis
Whittaker	M.L.
Whittaker	Maureen
Whittaker	Maureen
Whittle	Christine
Whittle	Josh
Whittle	June
Whittle	Robert
Whittle	Rory
Whittle Jones	
Wicking	Jeremy
Wight	Eileen
Wight	Eileen
Wight	Melanie
Wight	Richard
Wight	Richard
Wight	Shelia
Wild	Lisa
Wild	Matty
Wilde	Angela
Wilde	Angela

Wilde	Jayne
Wildfowl And Wetlands Trust	
Wildgoose	Sharon
Wildgoose	Sharon
Wilkes	Isaac
Wilkes	Martin
Wilkie	Justin
Wilkie	Lou
Wilkinson	A I
Wilkinson	A W
Wilkinson	Adam Lewis
Wilkinson	Andrew
Wilkinson	Angela
Wilkinson	Brian
Wilkinson	Brian
Wilkinson	Brian
Wilkinson	D
Wilkinson	D
Wilkinson	E
Wilkinson	G
Wilkinson	G
Wilkinson	Georgia
Wilkinson	Helen
Wilkinson	Helen
Wilkinson	J
Wilkinson	J
Wilkinson	Janet
Wilkinson	Jean
Wilkinson	K
Wilkinson	K
Wilkinson	K
Wilkinson	K
Wilkinson	Laura
Wilkinson	M
Wilkinson	M
Wilkinson	M
Wilkinson	N
Wilkinson	O

Wilkinson	Paula
Wilkinson	Paula
Wilkinson	Peter
Wilkinson	S
Wilkinson	S
Wilkinson	Sandra
Wilkinson	Sarah
Wilkinson	Tim
Wilkinson	Tracey
Williams	Eleanor
Willey	Gwendoline
Willey	Neil
Willey	Paula
Williams	Audrey
Williams	Brian
Williams	Brian
Williams	Caitlyn
Williams	Carl
Williams	Carl
Williams	David
Williams	David
Williams	Glynis
Williams	Honor
Williams	I
Williams	Ian
Williams	Ian
Williams	Joanne
Williams	L
Williams	L
Williams	Laura
Williams	Laura
Williams	Lee
Williams	Lee
Williams	Lesley
Williams	Lewis Glen
Williams	Lindsay
Williams	Lucy

s	
Williams	Michelle
Williams	Nigel
Williams	Nigel
Williams	Norma
Williams	Norma
Williams	Philip
Williams	Phillip
Williams	Phillip
Williams	R
Williams	Sara
Williams	Sara
Williams	Scott
Williams	Sylvia
Williams	Sylvia
Williams	Thomas
Williams	Tracy
Williams	Tracy
Williams	Tracy
Williams	Victoria
Williams	William
Williams	David
Williams	David
Williams	J
Williams	Jean
Williams	K
Williams	Kate
Williams	Lynn
Williams	Lynsey
Willis	Alastair
Willis	Christine
Willis	Linda
Willis	Lynne
Willis	Pauline
Willis	Val
Wills	Joanne
Wilson	A & S
Wilson	Andrew
Wilson	Brenda
Wilson	Brenda
Wilson	David

Wilson	David
Wilson	David
Wilson	Deborah
Wilson	Denny
Wilson	Donna
Wilson	Donna
Wilson	Gavin
Wilson	Gavin
Wilson	Geoffrey
Wilson	Glenda E M
Wilson	Graeme
Wilson	Helen
Wilson	Helen
Wilson	I.
Wilson	Jack
Wilson	Jack
Wilson	James
Wilson	James
Wilson	James
Wilson	James
Wilson	Jane
Wilson	Jennifer
Wilson	Jennifer
Wilson	Joan
Wilson	Joanne
Wilson	Joyce
Wilson	Joyce
Wilson	K
Wilson	Karen
Wilson	Karen
Wilson	Katie
Wilson	Kirsty
Wilson	Kirsty
Wilson	Lee
Wilson	M
Wilson	M T
Wilson	Melanie
Wilson	Michelle
Wilson	N
Wilson	Nick
Wilson	Nick
Wilson	Norman and Doreen
Wilson	Oliver
Wilson	P
Wilson	P F
Wilson	Paul
Wilson	Paul
Wilson	Paul
Wilson	Pauline
Wilson	Pauline
Wilson	Rebecca
Wilson	Robert
Wilson	Ryan
Wilson	Ryan
Wilson	Steven
Wilson	Steven
Wilson	Tina
Wilton	Joanne

Wind	George
Wind	Janet
Winfield	Susan
Wingate	Jessica
Winship	A
Winship	Luke
Winspear	E
Winstanley	Anthony Charles
Winstanley	Carole
Winter	Elaine
Winter	Glen
Winter	Hannah
Winter	Ian
Winter	Karen
Winter	Stacey
Winter	Stacey
Wintrip	M I
Wiper	Mark
Wiseman	John
Wiseman	Liam
Withers	David
Withers	Emma
Wm Morrison Supermarkets plc	
Wombwell	A
Wood	Alan
Wood	Albert
Wood	Carl
Wood	CH
Wood	CH
Wood	Ciaran
Wood	Ciaran
Wood	Clare
Wood	Clare
Wood	Dale Royce
Wood	Darren
Wood	E
Wood	Erika
Wood	Erika
Wood	Erika
Wood	Gillian
Wood	J
Wood	J
Wood	Joseph
Wood	K
Wood	Katie
Wood	L W
Wood	Linda Mary
Wood	Lisa
Wood	Lisa
Wood	M
Wood	M
Wood	M

Wood	M
Wood	Madaleine
Wood	Madaleine
Wood	Michelle
Wood	Michelle
Wood	Norman
Wood	Patricia
WOOD	R & K
Wood	Sean
Wood	Tracy
Wood	William
Woodbridge	Stephen
Woodbridge	Stephen
Woodhouse	D
Woodland Trust	
Woodland Trust	
Woodland Trust	
Woods	Billi Jane
Woods	J W
Woods	Julia
Woodward	GP and P
Woodward	Michael
Wooler	Michael
Woolley	David
Woolley	Lucy
Woolley	Lucy
Wooton	Hayley
Worrall	Jo-Ellen
Worrall	Kathryn
Worrall	Kathryn
Worthington	George
Worthington	George
Worthington	Janice
Worthington	T F
Worthy	M
Worton	Craig
Wraith	Andy
Wraith	S
Wrathmall	Elizabeth
Wrathmall	Kevin
Wright	Alan
Wright	Alan
Wright	Alan
Wright	B
Wright	B
Wright	C
Wright	Ian
Wright	J
Wright	Jon
Wright	S
Wright	S

Wright	Samantha
Wright	Tim
Wright	W
Wrightson	Amy
Wrightson	Craig
Wrightson	Dean
Wrightson	Lisa
WYG	
WYG	
WYG	
WYG	
WYG Planning	
Wylde	Barry
Wylde	Barry
Wylie	Nicola
Wylie	Danielle
Wynd	Beatrice
Wynyard Homes	
Wynyard Homes	
Yeaman	Danielle
Yeaman	Gary
Yeaman	Miley
Yeaman	Miley
Yeaman	Olivia
Yeaman	Olivia
Yendle	Emma
Yeoman	Danielle
Yeoman	Danielle
Young	Andrew
Young	Callum
Young	David
Young	Denise
Young	Gerald
Young	Gillian
Young	Glen
Young	Helen
Young	Helen
Young	J
Young	Janis
Young	John
Young	John
Young	John
Young	Julie
Young	Julie
Young	Kaye
Young	Kevin
Young	Lisa
Young	Margaret
Young	Marie-Claire
Young	Maxine

Young	Michelle
Young	Nicola
Young	Norman
Young	Paul
Young	Phil J
Young	Philip
Young	Rhoda
Young	S
Young	Sandra
Young	Shirley
Young	Tracy
Young	Vivienne
Young Asian Voices	
Younger	R

Younghusband	Leanne
Younghusband	Steve
Youngs RPS	
YoungsRPS	
YoungsRPS Chartered Surveyors & Property Consultants	
	Alana
	Avant Homes
	Avant Homes
	Co-operative Group
	CopyCat

	DarkGunman
	Eddie
	Elba Park Residents Association
	Environment Agency
	Gladman Developments
	Grace
	Guys Coatings Ltd
	Helen
	jdkftm
	Linds

	M&G Real Estate
	Michael
	North East Electric Traction Trust
	Sandra
	Sarah
	Save the Trident Group
	Thorney Grove Ltd
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	WYG Group





