

Core Strategy and Development Plan

Schedule of Minor Modifications

December 2018



The Councils consider that the Core Strategy and Development Plan Publication Draft 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 ('the Framework'). Under section 20(7C) of the 2004 Act, the Council will be requesting that the appointed Inspector recommend any main modifications to the plan that are necessary to make it sound and legally compliant.

There are two types of modifications;

- **Main Modifications** - are those that materially affect the submitted Plan, which are required to ensure that the plan is sound and legally compliant.
- **Additional Modifications** - are those where they will not impact upon the intent or interpretation of the Plan, or go to the heart of whether the plan is 'sound' or not. The minor changes outlined are changes such as typographical errors and factual updates.

The Councils are proposing Additional Modifications to the Publication Draft (July 2018). These proposed additional modifications are contained in this schedule. These do not materially affect the substance of the plan, its overall soundness or the submitted sustainability appraisal.

The modifications are set out in plan order. Where it has not been possible to show information (such as tables, diagrams and maps) within the table, these are provided in Appendix 1. This is a living document that will be updated during the examination process.

The following format has been used to denote modifications:

- Underlined text = new text suggested
- ~~Strikethrough text~~ = text proposed for removal

Modification Reference	Stage modification proposed	Major or Additional	Page Ref (Publication Draft 2018)	Policy/Para/Figure (in publication/in incorporating mods)	Proposed Change	Justification
M1	Submission	Additional	16	2.26	It is estimated that Sunderland has a population of 277,962 ¹ (as shown in Figure 3). Following decades of population decline, population is growing and it is expected to continue to grow over the Plan period (as shown in Figure 3).	To address representations submitted by Sunderland Civic Society (PD624).
M2	Submission	Additional	18	2.43	<p><u>Student numbers may rise over the plan period due to demographic shift and the University's intention to target students in its key growth areas and those of the region, namely health sciences and wellbeing, advanced manufacturing, engineering and computing software and big data.</u></p> <p><u>The expectations of some students for better quality, self-contained accommodation has seen an increase in new, purpose-built student accommodation within the city over recent years. It is recognised however that there is not always a linear relationship between increasing student numbers and demand for student residential accommodation given the local demographic of students attending the University of Sunderland.</u></p> <p>Whilst it is not anticipated that student numbers are expected to grow significantly over the Plan period, some students are increasingly demanding better quality self-contained accommodation, which has seen an increase in new purpose built student accommodation within the city over recent years.</p>	To address representations submitted by Sunderland University (PD182). The Council has also signed a Statement of Common Ground (SD.8k).
M3	Submission	Additional	19	Figure 8	Replace the graph (see Appendix 1)	Typographical error
M4	Submission	Additional	28	3.2	Offers a mix of good quality housing, <u>both market and affordable</u> of the types, sizes and tenures...	To address representations submitted by Karbon Homes (PD3380).
M5	Submission	Additional	28	3.2	Of the types, sizes and tenures that meet the needs <u>and demands</u> of existing and future communities;	To address representations submitted by Persimmon (PD3901).
M6	Submission	Additional	28	3.2	Is resilient to climate change, has maximised the opportunities for renewable energy, embraced sustainable design principles and has reduced the impacts of flooding on homes and businesses; and has excellent transport links and sustainable access for visitors, businesses and residents; and	For clarity
M7	Submission	Additional	29	3.3	SP1, SP2, SS1, SP3, SS2, SS3, SP4, SS4, SP5, SS6, SP6, SS7, SP7, SP8, H1, H2, H3, H4, H5, H6, H7, <u>SP11</u> .	To address representations submitted by the Mineral Products Association (PD4386).
M8	Submission	Additional	29	3.3	SP1, SP2, SS1, SP3, SP4, SS5, SP5, SP6, EG1, EG2, EG3, EG4, EG5, EG6, <u>SP11</u> .	To address representations submitted by the Mineral Products Association (PD4386).
M9	Submission	Additional	29	3.3	To improve support and improve the vitality and economic	To address representations submitted by M&G Retail

¹ ONS 2016 Mid-Year Population Estimate

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					performance of the Urban Core and designated centres.	(PD3597).
M10	Submission	Additional	29	3.3	Built and Historic Environment	To address representations submitted by Historic England (PD90). The Council has also signed a Statement of Common Ground (SD.8k).
M11	Submission	Additional	29	3.3	Sustainable transport	For clarity
M12	Submission	Additional	29	3.3	WWE6, WWE7, WWE8, WWE9, SP11, M1, M2, M3.	To address representations submitted by the Mineral Products Association (PD4327).
M13	Submission	Additional	30	Figure 12	Replaced map, amended key (see Appendix 1)	For clarity
M14	Submission	Additional	32	SP1	emphasising the need to develop in sustainable locations in close proximity to transport hubs. Higher densities close to transport hubs will be encouraged.	Typographical error
M15	Submission	Additional	33	4.22	As set out in the Housing Trajectory (Figure 34), 18% of the housing requirement has already been delivered, 22 <u>26%</u> has planning permission or is under construction, and a further 18% is on Strategic Sites...	Typographical error
M16	Submission	Additional	34	4.24	Any further Future development within the Settlement Breaks and the Open Countryside in the southern part of the city will <u>could</u> have major impacts on both infrastructure and the environment and this approach is becoming more and more unsustainable.	To address representations submitted by Hellens (PD4664).
M17	Submission	Additional	37	SS1	1. improve linkages to St Mary's Way Boulevard and the rest of the Urban Core....	For clarity
M18	Submission	Additional	36	4.33	It is the focus for a wide range of civic, retail, <u>cultural</u> and leisure functions and is also home to both campuses of the University of Sunderland.	For clarity
M19	Submission	Additional	36	4.35	The Urban Core should be a focus for main town centre uses, especially retail and office use. Within the Urban Core the council has identified a number of Areas of Change. <u>These are identified on Figure 13, and also include the Heritage Action Zone (HAZ), which is a five-year initiative encompassing the Old Sunderland conservation area, the Old Sunderland Riverside conservation area and part of the Sunnyside conservation area and focusses on reconnecting Fawcett Street, Church Street, High Street East and High Street West with the modern city centre.</u> These areas offer opportunities to transform the Urban Core. Policy SP2 seeks to direct different forms of development to the most appropriate locations to consolidate and improve these distinct areas within the Urban Core.	To address representations submitted by Historic England (PD91). The Council have also signed a Statement of Common Ground (SD.8k).
M20	Submission	Additional	38	Figure 15	Replaced map, amended key (see Appendix 1)	For clarity
M21	Submission	Additional	41	Figure 20	Replace map (Appendix 1)	To address representations submitted by Mineral Products Association (PD4350).
M22	Submission	Additional	41	SS2: HGA6	An additional bullet point to be added to the end of the	To address representations submitted by Sport England

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					policy: <u>Development of the site can only take place subject to an up-to-date Playing Pitch needs assessment, prepared in consultation with Sport England, identifying the pitches as being surplus to requirement or where the pitches can be re-provided in accordance with Sport England's playing field policy exception E4.</u>	(PD4475) and a number of residents.
M23	Submission	Additional	43	Figure 23	Replaced map, amended key (see Appendix 1)	For clarity
M24	Submission	Additional	44	SS4: HGA8	Be of high architectural quality and designed to respect the local vernacular and to key views, including the setting of the WW1 Acoustic Mirror Scheduled Ancient Monument and <u>Grade II listed buildings</u> , Grade II* listed Fulwell Mill and <u>Grade II listed Lime Kilns</u> ;	To address representations submitted by Historic England (PD95). The Council has also signed a Statement of Common Ground (SD.8k).
M25	Submission	Additional	44	SS4: HGA8	An additional bullet point to be added to the end of the policy: <u>Development of the site can only take place subject to an up-to-date Playing Pitch needs assessment, prepared in consultation with Sport England, identifying the pitches as being surplus to requirement or where the pitches can be re-provided in accordance with Sport England's playing field policy exception E4.</u>	To address representations submitted by Sport England (PD4499) and a number of residents.
M26	Submission	Additional	45	Figure 26	Replaced map, amended key (see Appendix 1)	For clarity
M27	Submission	Additional	46	SS6	7. <u>ecology woodlands</u> ;... 10. <u>public transport</u>	For clarity
M28	Submission	Additional	48	Figure 29	Replaced map, amended key (see Appendix 1)	For clarity
M29	Submission	Additional	50	SS7: HGA11	Provide sensitive design that relates to the development of the Philadelphia Complex by providing a buffer to the west between the residential development and the proposed commercial development and incorporates design that relates to the area's historic past <u>including Newbottle Village Conservation Area, and Listed Building in the locality.</u>	To address representations submitted by Historic England (PD97). The Council have also signed a Statement of Common Ground (SD.8k).
M30	Submission	Additional	53	5.5	For clarity, major development within the context of this policy <u>are is</u> considered to be residential schemes for 100 dwellings or more...	Typographical error
M31	Submission	Additional	54	5.5	Residential schemes for 100 dwellings or more, <u>student accommodation schemes for 100 bed spaces or more</u> , or any other form of development for which an Environmental Impact Assessment would be required.	To address representations submitted by NHS Sunderland Clinical Commissioning Group (PD69). The Council has also signed a Statement of Common Ground (SD.8k).
M32	Submission	Additional	54	HS1	Development must ensure that the cumulative impact would not result in <u>significant unacceptable</u> adverse impacts on the local community	To ensure the Policy is consistent with the NPPF (2012) as highlighted by several representations (including PD3973, PD2325 and PD5312).

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M33	Submission	Additional	54	5.6	Where a site is affected by land stability issues (<u>including mineral legacy issues as set out in Policy M3</u>), the responsibility for securing a safe development rests with the developer and/or landowner.	To cross reference to land stability issues identified in Policy M3, as raised by the Mineral Products Association (PD4471).
M34	Submission	Additional	54	5.6	Cumulative impacts should also be considered. <u>Any new developments will be expected to follow the "agent of change" principles (i.e. person or business responsible for the change must also be responsible for managing the impact of the change).</u>	To address representations submitted by the Mineral product association (PD4378).
M35	Submission	Additional	58	6.9	Review of the Plan and , appropriate evidence <u>and</u> consideration of the release of safeguarded land.	To address representations submitted by Barratt David Wilson Homes and Bellway Homes (PD1888 and PD5382).
M36	Submission	Additional	59	6.12	(2) Category 2 – accessible and adaptable dwellings. However, low-rise non-lifted serviced flats will be excluded due to not being able to achieve step-free access. <u>The council does recognise that in some instances, it may not be possible to deliver the accessible and adaptable dwellings requirement in full. In this instance the applicant will be expected to submit a detailed viability assessment to clearly demonstrate how the requirement set out within Policy H1 (iv) would make the scheme unviable.</u>	To address representations submitted by Karbon Homes (PD3386).
M37	Submission	Additional	59	6.12	In order to ensure choice in the housing stock for the city's ageing population developments should consider alternative designs and layouts to provide for those older people who may want to stay in their own home <u>and take on board appropriate evidence to ensure suitable accommodation for older people and those with special housing needs is provided, where a need is demonstrated.</u>	To address representations submitted by Bellway Homes (PD1937) and Persimmon Homes (PD4004).
M38	Submission	Additional	59	6.13	To assist people who want to build their own home, the council will <u>support appropriate self-build developments as well as</u> seek to identify appropriate small sites to assist in the delivery of self-build/custom house building plots.	To address representations submitted by Ray Delaney (PD 32 and PD33) and Wynyard Homes (PPD4698).
M39	Submission	Additional	60	6.16	Policy H2 sets out the council's approach for the delivery of affordable housing when developments propose more than 10 dwellings. <u>Refer to Policy SS6 for affordable housing requirements within the South Sunderland Growth Area (SSGA).</u>	To address representations submitted by Burdon Lane Consortium (PD2506).
M40	Submission	Additional	60	6.21	In order to create balanced, mixed and sustainable communities, the provision of affordable housing on-site should be dispersed amongst the market housing in clusters <u>of a size proportionate to the scale of the development (3 or 4 dwellings per cluster).</u>	To address representations submitted by Story Homes (PD982), Esh Developments (PD1922), Burdon Lane Consortium (PD2506), Siglion (PD3026), Taylor-Wimpey (PD3722), and Hellens (PD5047).
M41	Submission	Additional	61	6.26	Should a proposal come forward that is not located within the Urban Core, the developer will need to demonstrate there are no suitable and available sites to accommodate	To address representations submitted by University of Sunderland (PD185). The Council has also signed a Statement of Common Ground (SD.8k).

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					the proposed development within the Urban Core <u>and that the proposal will not result in an over concentration of student or shared accommodation.</u>	
M42	Submission	Additional	61	6.28	Notwithstanding the above, student accommodation numbers need to be managed in line with projected student numbers to ensure the city does not end up with an oversupply of accommodation, which cannot be easily converted to other uses. <u>Further information on need is set out in detail within the Student Accommodation SPD.</u>	To address representations submitted by University of Sunderland (PD184). The Council has also signed a Statement of Common Ground (SD.8k).
M43	Submission	Additional	72	VC3	Where proposals for non-A1 use within primary shopping areas cannot demonstrate that they have satisfied the above, they will be normally be resisted if they would result in...	Typographical error
M44	Submission	Additional	75	8.32	Community facilities and local services (as defined in the glossary) provide opportunities for residents to meet and share their interests and access essential services such as education, health care (SP7) and family support. It is therefore important that these facilities are protected where possible.	To address representations submitted by NHS Sunderland Clinical Commissioning Group (PD72). The Council has also signed a Statement of Common Ground (SD.8k).
M45	Submission	Additional	77	9.2	It expects all new development to embrace the principles of sustainable design, positively respond to the character and setting, as well as avoiding harmful <u>and/or cumulative</u> impacts to the amenity of neighbouring buildings, local character and heritage assets.	To address representations submitted by Historic England (PD103). The Council has also signed a Statement of Common Ground (SD.8k).
M46	Submission	Additional	78	9.4	New residential development needs to ensure that homes are built with enough indoor and outdoor space to meet the needs of the intended residents. This will be achieved through new housing meeting nationally described space standards as a minimum. <u>To allow for a period of transition, these standards will be introduced one year from the date of adoption of this plan.</u>	For clarity
M47	Submission	Additional	80	9.19	There are particularly sensitive areas of Sunderland where careful extra care should be taken over the design and materials	Typographical error
M48	Submission	Additional	80	9.19	Proposals in such areas would therefore be required to <u>sustain and enhance the significance of designated Heritage Assets and</u> take account of any other appropriate planning guidance such as relevant Character Appraisal and Management Strategies (CAMS).	To address representations submitted by Historic England (PD105). The Council has also signed a Statement of Common Ground (SD.8k).
M49	Submission	Additional	81	9.23	Sunderland benefits from a rich, diverse and distinctive cultural and built heritage <u>historic environment</u> that makes a fundamental contribution to the quality of the environment and providing a sense of place and belonging for its local communities.	To address representations submitted by Historic England (PD107). The Council has also signed a Statement of Common Ground (SD.8k).

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M50	Submission	Additional	82	BH8.1	Development affecting heritage assets (both designated and non-designated) or their settings should recognise and respond to their significance and demonstrate how they conserve and enhance the significance and character of the asset(s), including <u>any contribution made by its setting</u> where appropriate.	To address representations submitted by Historic England (PD108). The Council has also signed a Statement of Common Ground (SD.8k).
M51	Submission	Additional	82	BH8.8	Development affecting non-designated heritage assets should conserve heritage assets, <u>take account of their significance,</u> their features and setting, and make a positive contribution to local character and distinctiveness.	To address representations submitted by several consultees (PD2574, PD4113, PD5329).
M52	Submission	Additional	83	BH9.1	Development which adversely affects the archaeological interest or setting of a Scheduled Ancient Monument <u>(or non-designated heritage asset of equivalent significance)</u> will be refused planning permission unless...	To address representations submitted by Historic England (PD109). The Council has also signed a Statement of Common Ground (SD.8k).
M53	Submission	Additional	83	BH9.1	...will be refused planning permission unless wholly exceptional circumstances exist that satisfy the requirements of the NPPF.	To address representations submitted by Historic England (PD109). The Council has also signed a Statement of Common Ground (SD.8k).
M54	Submission	Additional	85	NE1	NE1 Green and <u>Blue</u> Infrastructure	To address representations submitted by the Environment Agency (PD213). The Council has also signed a Statement of Common Ground (SD.8k).
M55	Submission	Additional	86	10.2	It includes landscapes, historic environments, natural habitats, biodiversity and geological features, greenspaces and woodland, linear corridors, and in the case of bluespaces it also includes waterways, lakes, <u>water dependent habitats</u> and the sea.	To address representations submitted by the Environment Agency (PD212). The Council has also signed a Statement of Common Ground (SD.8k).
M56	Submission	Additional	86-87	NE2	<p>1. Biodiversity and geodiversity will be protected, created, enhanced and managed by requiring development to <u>Where appropriate, development must demonstrate</u> how it will:</p> <ul style="list-style-type: none"> i. provide net gains in biodiversity; and ii. avoid (through locating on an alternative site with less harmful impacts) or minimise adverse impacts on biodiversity and geodiversity in accordance with the mitigation hierarchy; <p>2. proposals <u>development</u> that <u>would</u> have an impact on the integrity of European designated sites that cannot be avoided or adequately mitigated will not be permitted other than in exceptional circumstances. These circumstances will only apply where there are:</p> <ul style="list-style-type: none"> i. no suitable alternatives; ii. imperative reasons of overriding public interest; 	For clarity and consistency and to reflect the duty to cooperate with Gateshead and STMBC and Statement of Common Ground with Natural England (SD.8k). Also, in response to representations from the Church Commissioners of England (PD1795 and PD5249), Northumbrian Water (PD2656), Taylor Wimpey (PD3784), and Hellens (PD5080).

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					<p>iii. necessary compensatory provision can be secured to ensure that the overall coherence of the Natura 2000 network of European sites is protected; and</p> <p>iv. development will only be permitted where the council is satisfied that any necessary mitigation is included such that, in combination with other development, there will be no significant effects on the integrity of European Nature Conservation Sites;</p> <p>3. <u>development</u> that would adversely affect a Site of Special Scientific Interest, either directly or indirectly, will be required to demonstrate that:</p> <p>i. there are no reasonable alternatives; and</p> <p>ii. the case for development clearly outweighs the nature conservation value of the site;</p> <p>4. <u>development</u> that would adversely affect a Local Wildlife Site or Local Geological Site, either directly or indirectly, will demonstrate that:</p> <p>i. there are no reasonable alternatives; and</p> <p>ii. the case for development clearly outweighs the need to safeguard the intrinsic value of the site;</p> <p>5. <u>development</u> that would adversely affect the ecological, recreational and/or educational value of a Local Nature Reserve that will demonstrate:</p> <p>i. that there are no reasonable alternatives; and</p> <p>ii. the case for development clearly outweighs the need to safeguard the ecological, recreational and/or educational value of the site;</p> <p>6. proposals <u>development</u> that would have a significant adverse impact on the value and integrity of a wildlife corridor will only be permitted where suitable replacement land or other mitigation is provided to retain the value and integrity of the corridor.</p>	
M57	Submission	Additional	87	10.8	Not identified as a conservation priority but which are considered locally important <u>including water-dependent,</u>	To address representations submitted by the Environment Agency (PD212). The Council has also signed a Statement

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					<u>aquatic and marine habits and species.</u>	of Common Ground (SD.8k).
M58	Submission	Additional	87	10.9	Any proposal that is likely to have a significant effect on a European site, either alone or in-combination with other plans or projects, will need to undertake a Habitats Regulations Assessment. <u>Where necessary, planning obligations will be secured to implement avoidance and mitigation measures for strategic sites HGA7 and HGA8. Mitigation measures will include a combination of Strategic Access and Monitoring (SAMM) and the provision of Suitable Alternative Natural Greenspace (SANG).</u> Proposals for development or land use that would adversely affect a European Site, either individually or in combination with other plans or projects, will only be permitted where the developer can demonstrate that there are imperative reasons of overriding public interest, including those of a social or economic nature, and there is no alternative solution. <u>Compensatory measures will be secured to ensure that the overall coherence of the network of European sites is maintained.</u>	To address representations submitted by Natural England (PD2751). The Council has also signed a Statement of Common Ground (SD.8k).
M59	Submission	Additional	88	10.16	The forthcoming Biodiversity and Geodiversity SPD will support the natural environment policies, <u>and this will include clarification regarding the types of development that require delivery of net gains in biodiversity.</u> The A&D Plan will identify land to deliver this policy.	To address representations submitted by Natural England (PD2751). The Council has also signed a Statement of Common Ground (SD.8k).
M60	Submission	Additional	89	10.23	10.23 For the purposes of Policy NE4 we define greenspace as: <ul style="list-style-type: none"> • provision for children and young people (<u>fixed play equipment</u>) 	For clarity
M61	Submission	Additional	89	10.26	Three bedroom dwelling – 5 <u>4</u> bedspaces	To address representations submitted by Barratt David Wilson Homes (PD1628), Taylor Wimpey (PD3820), Persimmon (PD4149), and Story Homes (PD5367).
M62	Submission	Additional	90	NE6.3	Development in the Green Belt <u>may will</u> be permitted where the proposals are consistent with the exception list in national policy subject to all other criteria being acceptable.	To address representations made by Ray Delaney (PD34).
M63	Submission	Additional	92	NE8.9	The redevelopment of previously developed land, provided that the site is not of high environmental value or landscape quality, and <u>if the development will contribute to local housing needs or provide new jobs.</u>	Typographical error
M64	Submission	Additional	92	Figure 42	Replaced map, amended key (see Appendix 1)	For clarity
M65	Submission	Additional	96	11.11	Discussions should be held with the Lead Local Flood Authority (<u>LLFA</u>) when considering measures to mitigate flooding from different flood sources within development proposals.	For clarity

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M66	Submission	Additional	97	11.13	In determining the suitability of SuDS for individual development sites, developers should seek advice from the Lead Local Flood Authority LLFA.	For clarity
M67	Submission	Additional	97	11.15	This policy should be read alongside the Marine Policy statement and the Marine Management Organisation's <u>developing</u> North East Inshore and Offshore Plans.	To reflect the Statement of Common Ground with the Marine Management Organisation (SD.8k).
M68	Submission	Additional	98	11.24	The <u>Water Framework Directive (WFD)</u> became part of UK law in 2003	For clarity
M69	Submission	Additional	105	SP10	iv. Improvements to <u>the mainline and key junctions</u> on the A19, including providing access to the IAMP;	To reflect discussions with Highways England (PD4804, PD4840, PD4841, PD4842, PD4843, PD4845, PD4846, PD4849 and PD4850).
M70	Submission	Additional	106	12.6	<u>The delivery of SSTC 4 will better manage traffic to and from the A19 and assist in managing potential queuing on the SRN off slip roads at the Wessington Way junction. The Council will continue to work with Highways England to deliver a junction improvement scheme at the Wessington Way junction with the A19. This scheme, along with the delivery of the full length of SSTC 4, aim to control and manage traffic flow on the local road network, with the specific intention of helping to better manage traffic flow on the SRN. The Council will also consider the delivery of new links on the local road network to mitigate capacity and safety concerns with the A19. Any proposals and delivery timescales will be agreed through a Memorandum of Understanding (MOU) with both parties.</u>	To reflect discussions with Highways England (PD4804, PD4840, PD4841, PD4842, PD4843, PD4845, PD4846, PD4849 and PD4850).
M71	Submission	Additional	106	12.6	Key junctions on the A19 at Downhill, Ferryboat and A690 <u>including.</u>	Typographical error
M72	Submission	Additional	106	New paragraph (12.8)	<u>12.8 The efficient operation of both the local and Strategic Road Network (SRN) (A19 and A194(M)) is vital to support the growth and long term viability of the Sunderland economy whilst also limiting the environmental effect of excessive congestion and minimising road safety concerns. In conjunction with Highways England it is anticipated that in the future a number of key junctions on the SRN will require improvement by major schemes, notably the A19 junctions with the A1231, A183 and the A690. In addition, traffic growth will result in traffic constraints on the A19 itself and widening of some sections will also be required. Nevertheless, whilst supporting improvements to the SRN highway infrastructure is important, managing existing and future commuting patterns and reducing congestion by improved public transport provision and implementation of more travel planning management measures to reduce single car occupancy is essential. Working together, the Council and Highways England will also, during the lifetime</u>	To reflect discussions with Highways England (PD4804, PD4840, PD4841, PD4842, PD4843, PD4845, PD4846, PD4849 and PD4850).

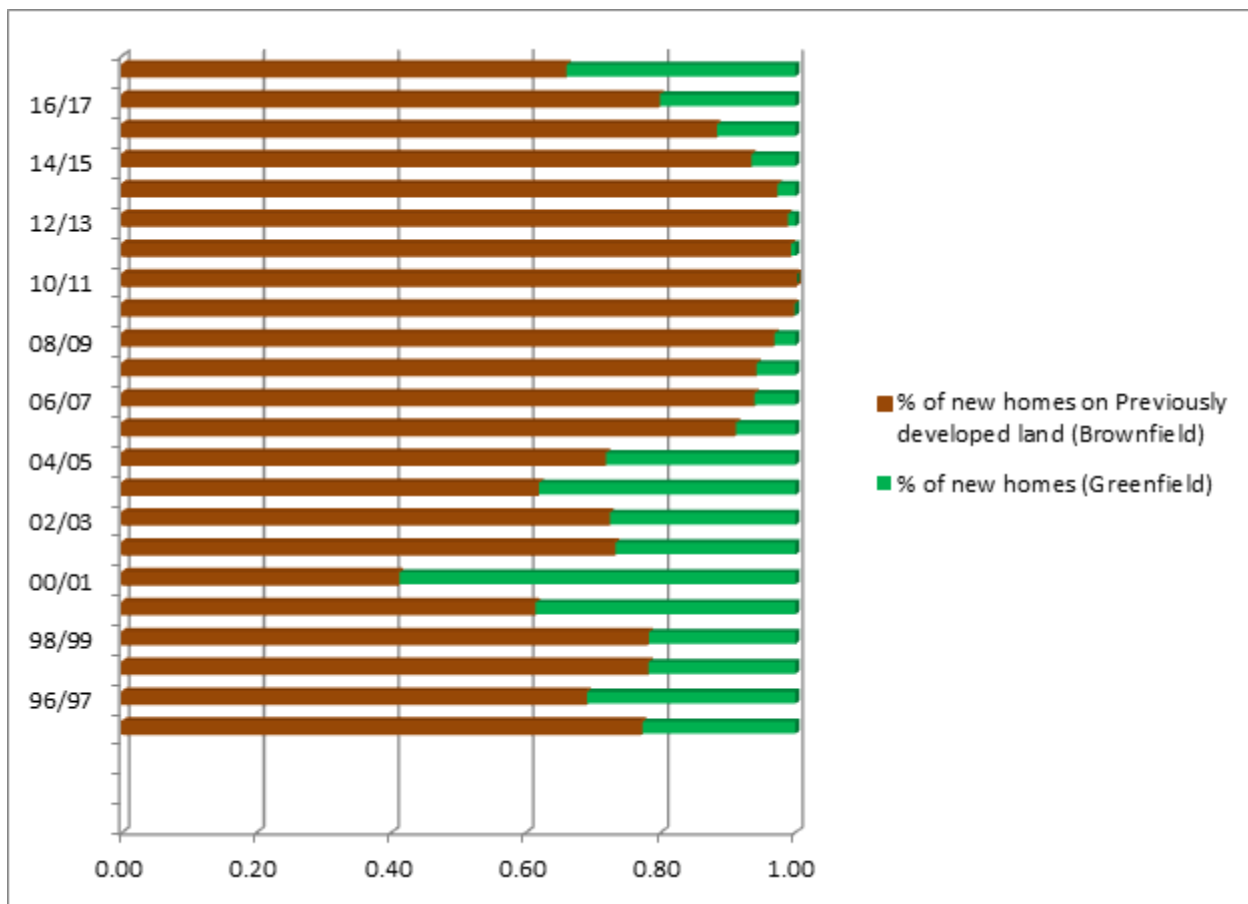
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					<u>of the plan, identify potential schemes to address capacity and road safety concerns on the SRN.</u>	
M73	Submission	Additional	109	12.20 12.19/12.20	It is therefore important that the potential impacts of development are understood and that any necessary improvements <u>are identified prior to the development taking place and implemented at an appropriate time during the proposals development.</u>	To address representations submitted by Burdon Lane Consortium and Persimmon (PD2760 and PD4159).
M74	Submission	Additional	111	13.1	<u>Where materials are not available locally, Sunderland will work with neighbouring authorities and other Mineral Planning Authorities to ensure that the continued need for aggregates can be met.</u>	For clarity
M75	Submission	Additional	111	13.2	Policy SP11 sets out the approach for dealing with planning applications for mineral extraction, <u>which should be considered in line with other relevant policies in this Plan.</u>	For clarity
M76	Submission	Additional	111	13.2	In relation to the need for the site to maintain supply in line with the latest Local Aggregate Assessment, sub-regional apportionment figure and the maintenance of <u>a landbank of at least 7 years for sand and gravel and at least 10 years for crushed rock. the aggregates landbank. In order to protect against the potential risks of ground water flooding and protect water quality proposals which involve dewatering will require a Water Management Plan. Any site specific allocations will be made through the Allocations and Designations Plan.</u>	To address representations submitted by the Mineral Products Association and the Environment Agency (PD218, PD4361 and PD4456). The Council have also signed a Statement of Common Ground with the Environment Agency (SD.8k).
M77	Submission	Additional	111	13.3	Potential cumulative impacts must also be considered. <u>The Council encourage applicants to engage with local communities at an early stage when preparing development proposals and where appropriate, consider establishing liaison committees with representatives from the local communities.</u>	To address representations submitted by CPRE (PD1379).
M78	Submission	Additional	114	13.16	Appendix 5 sets out <u>the issues which should be addressed through restoration</u> What should be included in a Restoration Plan.	To address representations submitted by the Mineral Products Association (PD4477).
M79	Submission	Additional	118	14.9	This will be secured either through planning conditions, or where this is not appropriate, by planning obligations or other similar infrastructure tariffs <u>in accordance with the planning obligation tests set out in paragraph 14.11, to ensure that the planned and necessary infrastructure is available to serve the development when it is first required.</u>	To address representations submitted by Burdon Lane Consortium (PD2779) and Story Homes (PD5386).
M80	Submission	Additional	118	14.11	Planning obligations must be; • <u>_____ necessary to make the development acceptable in</u>	For clarity

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					planning terms, <ul style="list-style-type: none"> • _____ directly related to the development and • _____ fairly and reasonably related in scale and kind to the development. 	
M81	Submission	Additional	118	14.14	In such circumstances the council will consider requests to reduce the level of planning obligations to a level which ensures that a scheme remains viable. <u>The Council will, where possible, work with applicants to prevent plan developments stalling.</u>	To address representations submitted by Story Homes and Burdon Lane Consortium (PD2760 and PD5386).
M82	Submission	Additional	121-124	Appendix 1	Replaced list of Saved UDP Policies (see Appendix 1)	For clarity
M83	Submission	Additional	125	Appendix 2	Replace list detailing evidence base (see Appendix 1)	To reflect the list of submission documents
M84	Submission	Additional	127	Appendix 3	Replaced map, adding more detailed key (see Appendix 1)	To address representations submitted by the Mineral Products Association (PD4288).
M85	Submission	Additional	129	Appendix 5	Appendix 5 – <u>Restoration Plan Issues to be addressed through restoration</u> Restoration Plan A restoration Plan should include: <u>The following issues should be addressed through restoration:</u>	To address representations submitted by the Mineral Products Association (PD4477).
M86	Submission	Additional	135	Glossary	Best and most versatile agricultural land is that <u>land</u> which falls into Grades 1, 2 and 3a of the Agricultural Land Classification. See Agricultural Land Classification.	For clarity
M87	Submission	Additional	136	Glossary	<u>Bluespace</u> Bluespace refers to visible water within open spaces and includes beaches, rivers, streams, ponds, lakes, canals and fountains.	To address representations submitted by the Environment Agency (PD212 and PD213). The Council have also signed a Statement of Common Ground (SD.8k).
M88	Submission	Additional	137	Glossary	<u>Development</u> The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.	For clarity
M89	Submission	Additional	137	Glossary	...subject to the outcome of the environmental assessments that are currently being undertaken).}	Typographical error
M90	Submission	Additional	138	Glossary	<u>Family Housing</u> Homes that contain three or more bedrooms and have access to outdoor space.	For clarity
M91	Submission	Additional	141	Glossary	<u>Local Services</u> A facility that provides a valuable local service to the community such as a small convenience store, post office or public house.	To address representations submitted by NHS Sunderland Clinical Commissioning Group (PD71 and PD72).
M92	Submission	Additional	142	Glossary	Magnesium <u>Magnesian</u> Limestone Aquifer The eastern part of the city is built on <u>Magnesian</u> Limestone. This contains an aquifer (or underground layer of water-bearing permeable rock). This aquifer is extensively exploited for public water supply and is to be	To address representations submitted by the Environment Agency (PD218). The Council have also signed a Statement of Common Ground (SD.8k).

Modification Reference	Stage modification proposed	Major or Additional	Page Ref (Publication Draft 2018)	Policy/Para/Figure (in publication/in incorporating mods)	Proposed Change	Justification
					protected from contamination and pollution.	
M93	Submission	Additional	144	Glossary	...(compiled and maintained by the Secretary of State for <u>Digital, Culture, Media and Sport</u>).	For clarity
M94	Submission	Additional	144	Glossary	<u>Self-Build and Custom-Build Housing built by an individual, a group of individuals, or persons with or for them, to be occupied by that individual. Such housing can be either market or affordable housing.</u>	To address representations submitted by Ray Delaney (PD37).
M95	Submission	Additional	146	Glossary	"living within the planet's environmental limits, ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly".	For clarity

Appendix 1

Figure 8: Proportion of housing completions on previously developed land



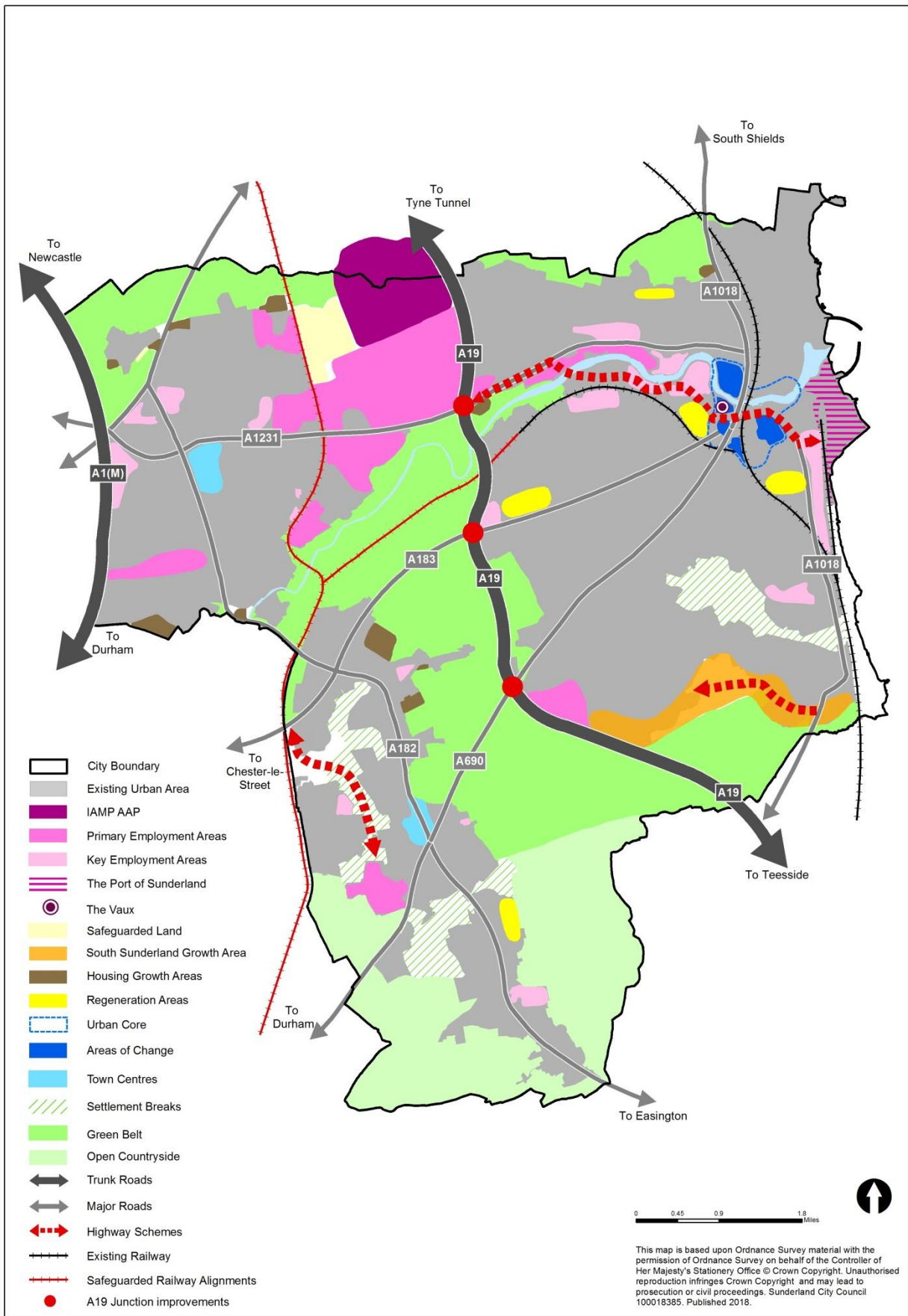


Figure 12: Key Diagram

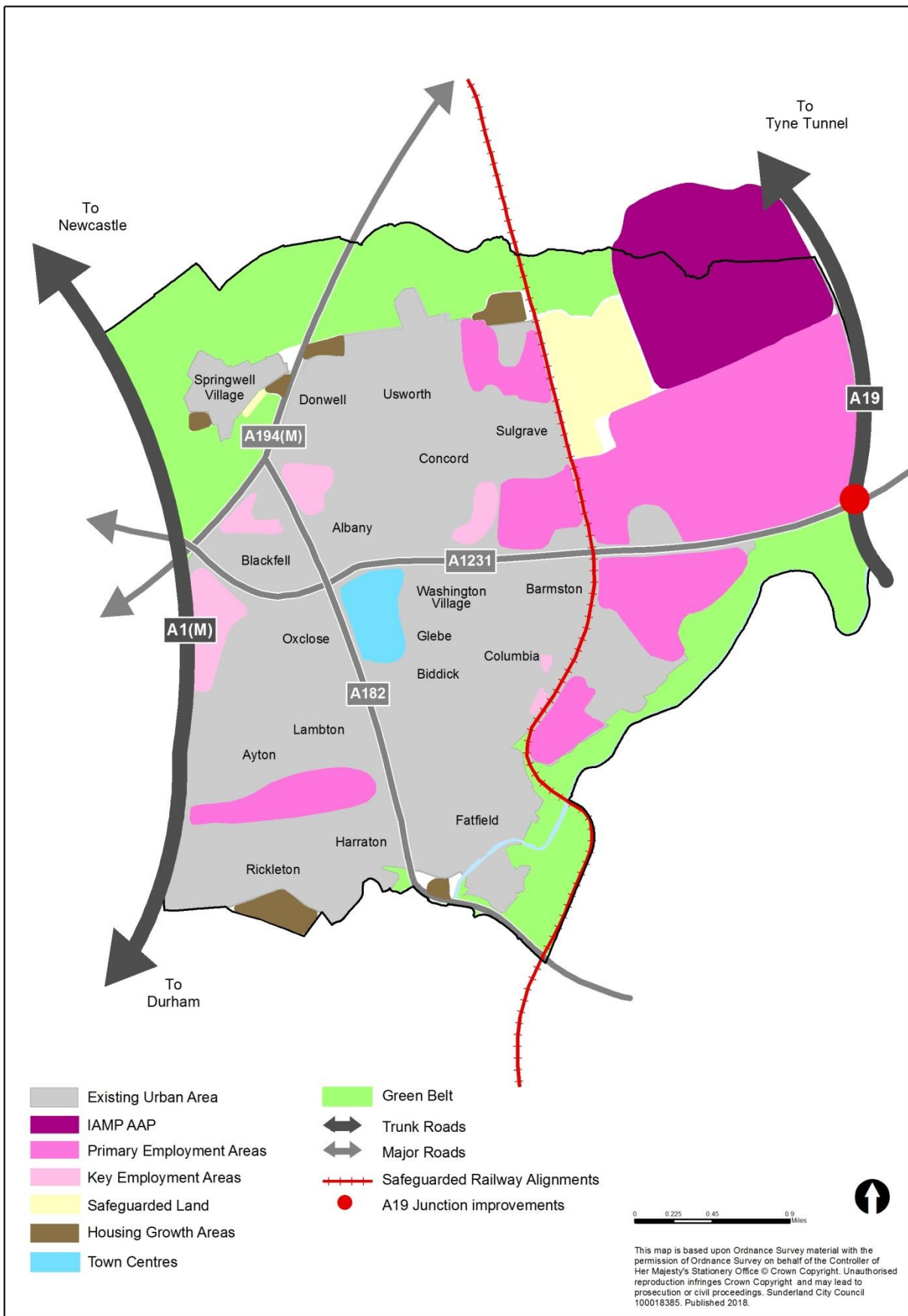
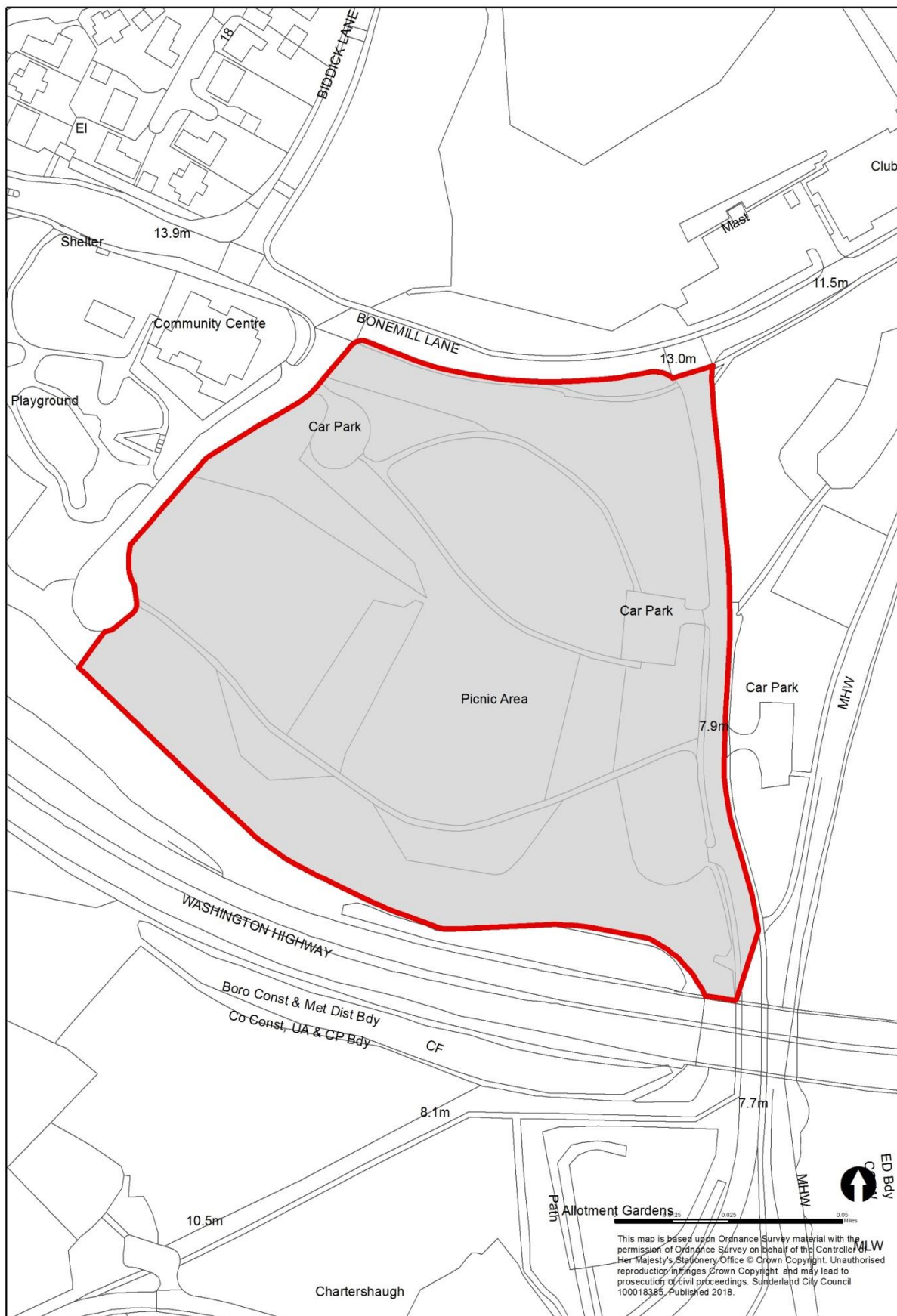


Figure 15: Washington key diagram

Figure 20: Fatfield



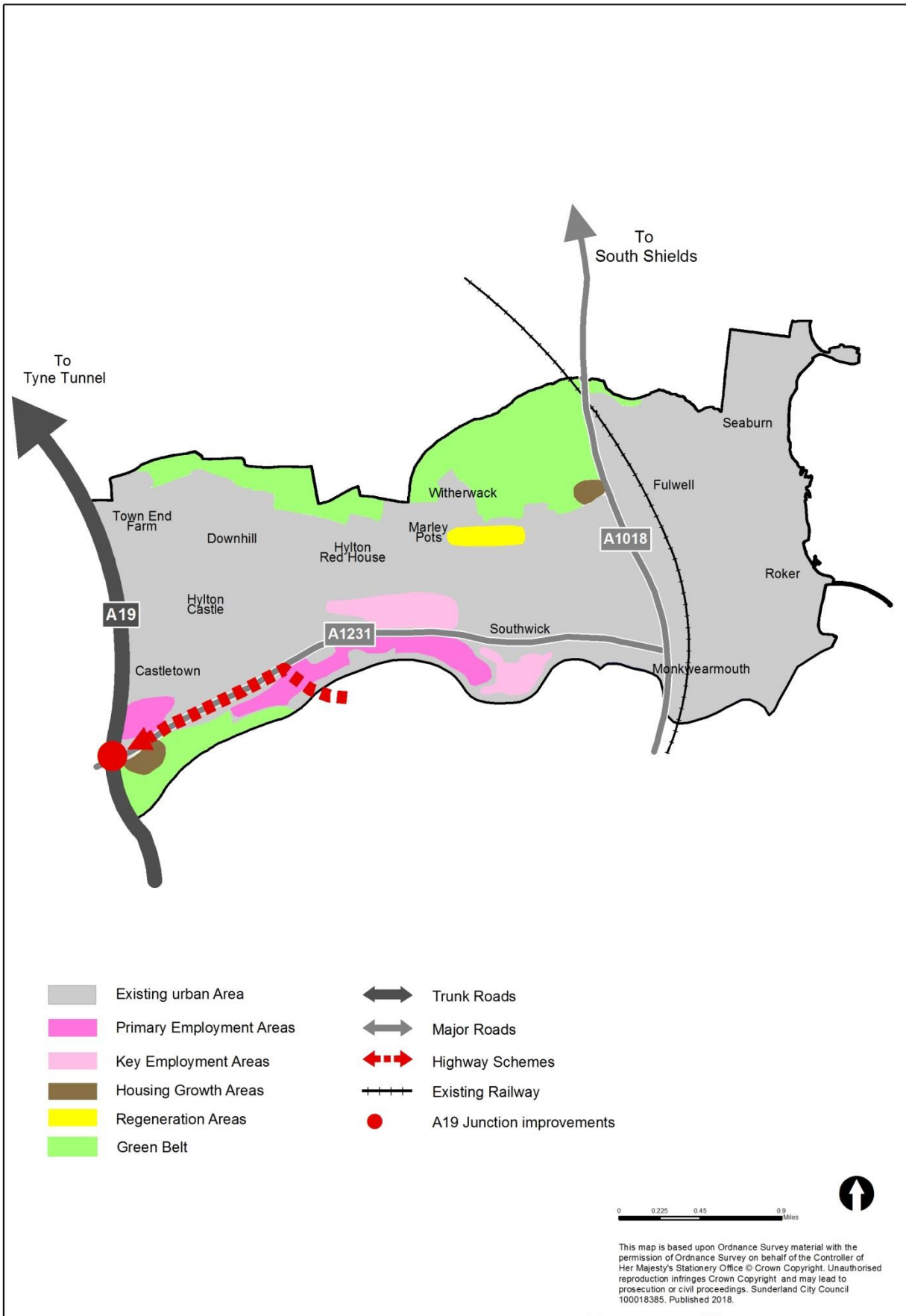


Figure 23: Key diagram North Sunderland

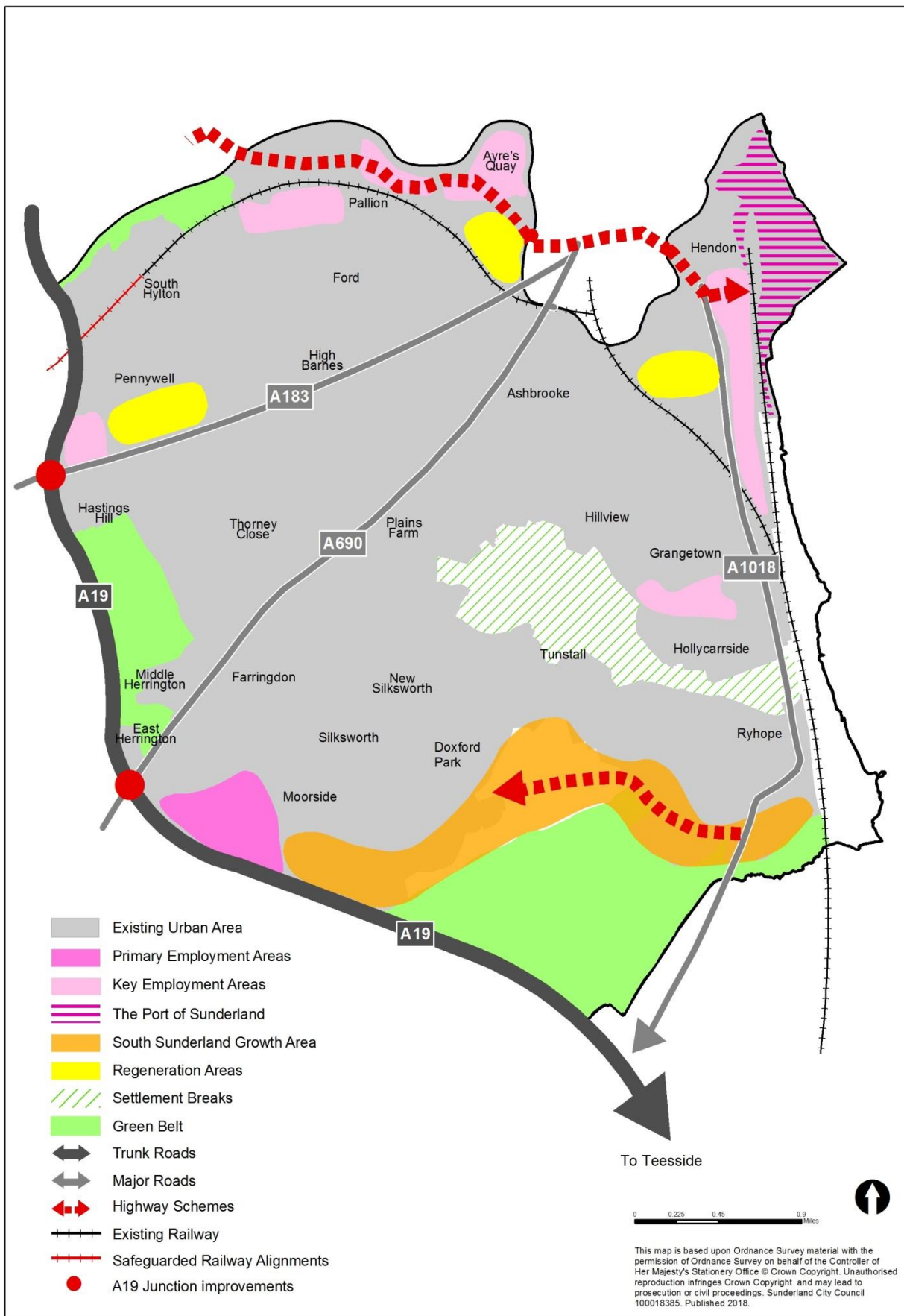


Figure 26: Key diagram South Sunderland

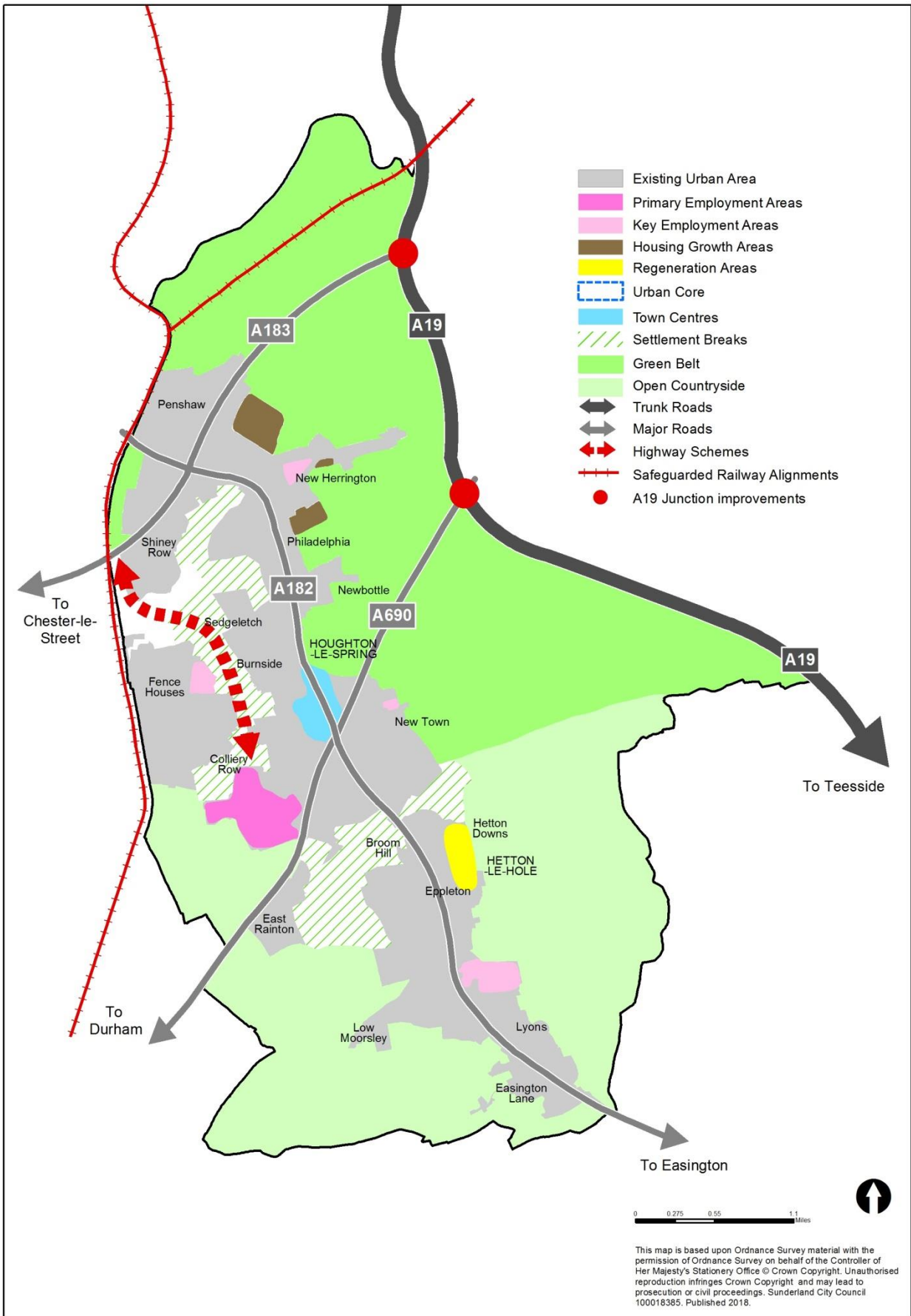


Figure 29: Key diagram The Coalfield

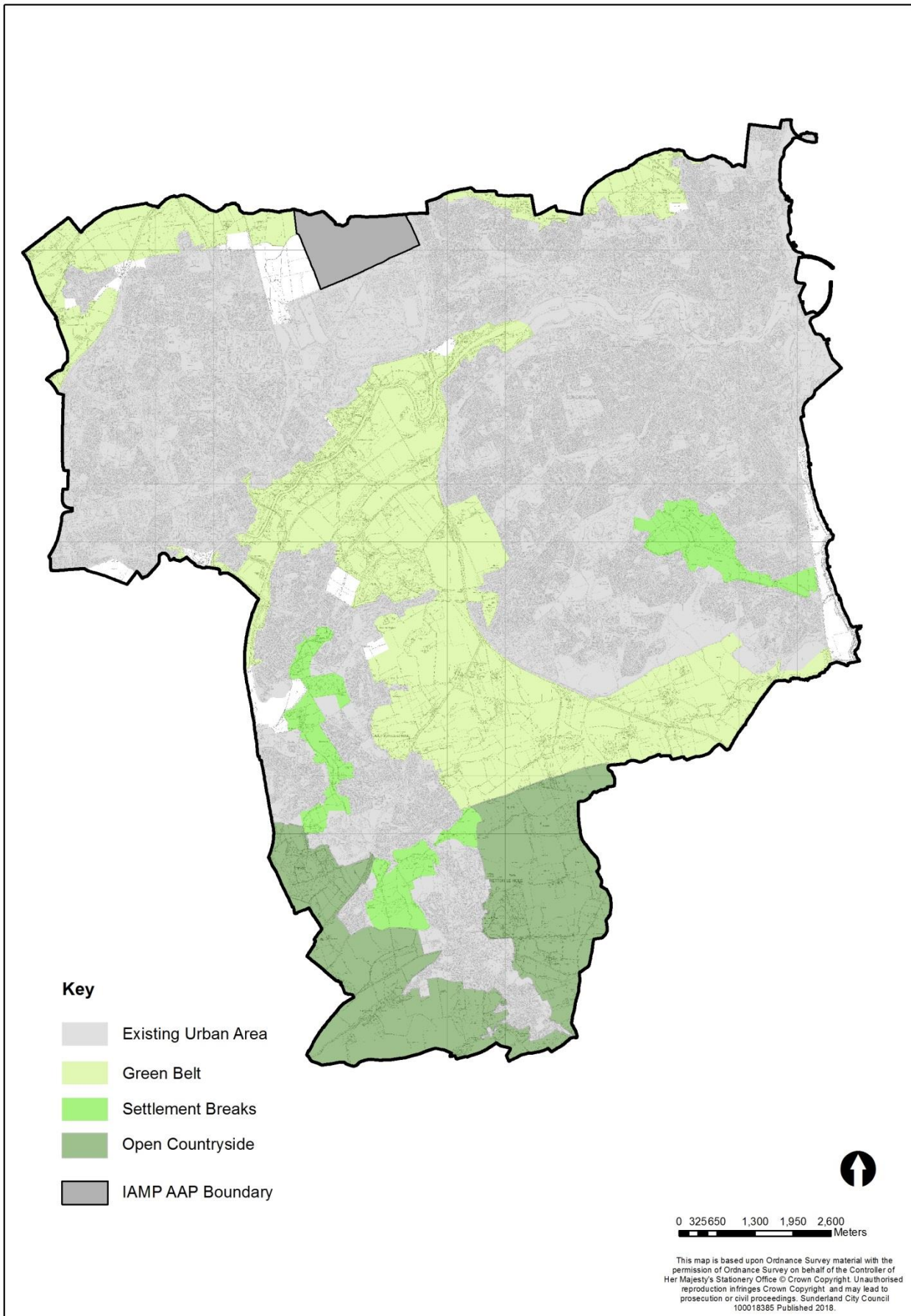


Figure 42: Open countryside Saved UDP Policies

Saved UDP Policies

- EC2 – Economic Development (designations part)
- EC5 – Mixed Use (designations)
- EC8 – Tourist Facilities (designations)
- EC9 – Hotels and Conference Centres (designations)
- EC11 – Rural Economy
- H3 (designations – part)
- H5A – Sunderland Central Area: Housing Allocations (part)
- H6 – Land for Housing (designations)
- H13 – Private Housing (designations)
- S14 – Retailing from Other Locations
- CF1 – Community Facilities (designations)
- CF3 – Other Public Bodies
- CF4 – Nursery Education
- CF5 – Primary and Secondary Education
- CF6 – Further Education
- CF7 – University of Sunderland
- CF8 – Dual Use Facilities
- CF9 – Health Facilities
- CF10 – Health and Social Care Buildings
- CF11 – Social, Religious and Cultural Buildings
- CF12 – Social, Religious and Cultural Buildings
- CF15 – Childcare Facilities
- L1 – Leisure (part)
- L2 – Indoor Sport
- L7 – Protection of Recreational and Amenity Land (designations)
- L10 – Countryside Recreation
- L11 – Golf Courses
- L12 – Coast & Riverside
- L13 – Non-powered Watersports
- EN2 – Energy Production
- EN4 – Development affecting wind turbines
- EN10 – White Land
- EN15 – Reclamation of Sites
- B1 – Environmental Improvements (designations)
- B3 – Urban Green Space (designations)
- B4 – Conservation Areas (designations)
- B5 – Proposed Conservation Areas (designations – part)
- B12 – Scheduled Ancient Monuments (designations)
- B13 – Sites of Local Archaeological Significance (designations)
- B14 – Sites of Potential Archaeological Importance (designations)
- B18 – Historic Parks and Gardens (designations)
- B19 – A User Friendly Environment
- CN13 – Views of the City (designations)

- CN16 – Woodlands and Tree Belts (designations)
- CN20 – SSSI (designations)
- CN21 – LNR/LWS/LGS/RIGS (designations)
- CN23 – Wildlife Corridors (designations)
- T1A.5 – Multi-user routes
- T1A.4 – Bridge from Vaux
- T10 – Paths and Multiuser Routes
- T11 – People with Disabilities and Other Special Needs
- T16 – Communications Routes
- T21 – Parking
- T23 – Public Parking
- SA6 – New Mixed Use Sites (part)
- SA7 – Tourism Facilities
- SA9 – Land for Housing (part)
- SA10 – Sites in Inner Area
- SA12 – Private Housing
- SA16 – Education
- SA18 – Royal Hospital
- SA20 – Community Facilities (part)
- SA22 – Cemeteries
- SA23 – Regional Recreational and Cultural Facilities (part)
- SA24 – Sport and Recreation (part)
- SA26 – Sport and Recreation (part)
- SA27 – Amenity Open Space (part)
- SA28 – Tunstall Hills
- SA29 – Urban Country Park
- SA30 – Children’s Playspace
- SA31 – Allotments and Leisure Gardens
- SA32 – Access to Riverside
- SA35 – Conservation Areas (part)
- SA36 – Historic Park
- SA38 - Views
- SA39 – Trees and Woodlands (part)
- SA48 – Multi-user Routes (part)
- SA49 – Strategic Footpaths (part)
- SA52A – Sunderland Central Area – New Routes
- SA54 – Sites for Development (part)
- SA55A.1 – Sunderland Central Area: Comprehensive Development Sites – Holmeside Triangle (part)
- SA55B.1 - Sunderland Central Area: Strategic Locations for Change – Sunnyside
- SA55B.2 - Sunderland Central Area: Strategic Locations for Change – City Centre West
- SA55B.3 - Sunderland Central Area: Strategic Locations for Change – University – Chester Road Campus (Regen)
- SA65 – Tourism (part)

- SA67A – Sunderland Central Area: Residential Development – Conversion and Change of Use
- SA68 – Older Housing Improvement
- SA73 – University (part)
- SA74A – Sunderland Central Area: Evening Economy Development Within the City Centre (Regen)
- SA75 – Leisure and Recreation
- SA77 – Wear Dockyard
- SA80 – Environment – Amenity Open Space
- SA84 – Street Improvements
- SA86 – Vacant Sites (part)
- SA92 – Pedestrian Improvements (part)
- SA96 – Saturday Car Parking (part)
- SA97A – Sunderland Central Area: Public Parking
- SA98 – Retaining Car Parks (part)
- SA99 – On-street Car Parking (part)
- SA100 – Dual Use Car Parking
- NA3A.1 – Sunderland Central Area: Comprehensive Development Sites – Stadium Park
- NA3A.2 - Sunderland Central Area: Comprehensive Development Sites – Sheepfolds
- NA3B.1 - Sunderland Central Area: Strategic Locations for Change – Bonnersfield/St Peters University Campus
- NA5 – Tourism
- NA6 - Seafront
- NA7 – Land for Housing North (part)
- NA8 – Land for Housing North
- NA10 – Private Housing North
- NA13 – Fulwell Infant School
- NA17 – Swan Street College
- NA18 – Fulwell Junior School
- NA19 – Other Community Facilities
- NA20 – Regional Recreational Facilities (part)
- NA21 – Sport and Recreation
- NA22 – Amenity Open Space
- NA23 – Children’s Playspace
- NA24 – Allotments and Leisure Gardens
- NA28 – Historic Park
- NA30 – Views
- NS31 – Tree Planting
- NA32 – Local Nature Reserves (part)
- NA34 – Park and Ride
- NA35 – Multi-user Routes (part)
- NA45 – Monkwearmouth – Tourism
- NA46 – Monkwearmouth – Housing
- NA47 – Monkwearmouth – Environment

- NA48 – Monkwearmouth – Environmental Improvements
- WA3 – Tourism (part)
- WA6 – Private Housing Washington
- WA9 – Education (part)
- WA11 – Washington Arts Centre
- WA12 – Regional Recreational and Cultural Facilities (part)
- WA13 – Sport and Recreation (part)
- WA14 – Amenity Open Space (part)
- WA15 – Children’s Playspace
- WA16 – Allotments and Leisure Gardens
- WA17 – Environmental Identity
- WA20 – Views
- WA21 – Tree Planting
- WA22 – Nature Conservation
- WA23 – Springwell Quarry
- WA25 – Bus Facilities
- WA28 – Perimeter Footpaths
- WA29 – Cyclists (part)
- WA32 – Nissan Rail Link
- WA34 – Washington Town Centre Development Sites
- WA37 – Car Parking
- HA3 – Tourism and Visitor Facilities
- HA4 – Land for housing (part)
- HA6 – Private Housing
- HA8 – Educational Facilities (part)
- HA9 – Regional Recreational and Cultural Facilities
- HA11 – Sport and Recreation
- HA12 – New Leisure Recreational and Visitor Facilities
- HA13 – Children’s Playspace
- HA14 – Allotments and Leisure Gardens
- HA18 – Major Development Site in the Green Belt
- HA19 – Views
- HA20 – Trees and Woodland
- HA21 – Nature Conservation (part)
- HA24 – Bus Facilities – Waste Disposal
- HA25 – Multi-user Routes (part)
- HA27 – Cyclists (part)
- HA28 – Road Proposals
- HA29 – Junction Improvements
- HA31 – Houghton Town Centre: Allocations
- HA32 - Recreation
- HA33 – Built Heritage

Evidence Base

Submission Documents

Core Strategy and Development Plan 2015-33 Publication Draft	SD.1
Core Strategy and Development Plan 2015-33 Publication Draft Policies Map	SD.2
Schedule of Minor Modifications	SD.3
CSDP Publication - Incorporated Minor Modifications - December 2018	SD.4
Sunderland Publication Draft CSDP Sustainability Appraisal incorporating SEA (2018)	SD.5
Sunderland Publication Draft CSDP Sustainability Appraisal incorporating SEA Non-Technical Summary (2018)	SD.6
Core Strategy and Development Plan Consultation Statement (2018)	SD.7
Core Strategy and Development Plan Report of Representations December 2018	SD.8
<ul style="list-style-type: none">• Report of Representations (A&B)• Report of Representations (C&D)• Report of Representations (E,F&G)• Report of Representations (H,I&J)• Report of Representations (K,L&M)• Report of Representations (N,O,P,Q&R)• Report of Representations (S)• Report of Representations (SCC)• Report of Representations (T,U,V,W&Y)• Unduly Made Representations• Statement of Common Ground	
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Report to Inform Habitats Regulations Assessment (2018)	SD.10
Core Strategy and Development Plan Publication – Duty to co-operate Statement December 2018	SD.11
Sunderland Draft CSDP Sustainability Appraisal incorporating SEA (2017)	SD.12
Core Strategy and Development Plan Monitoring Framework (2018)	SD.13
Equality Analysis for Core Strategy and Development Plan (2018)	SD.14
Local Plan Local Development Scheme 2018-2020	SD.15
Statement of Community Involvement (2015)	SD.16
Sunderland’s Joint Health and Wellbeing Strategy	SD.17
Public Health Evidence in relation to the use of the planning system to control hot food takeaways (2018)	SD.18
Health Impact Assessment (2017)	SD.19
Health Impact Assessment Note (2018)	SD.20
Sunderland Updating the Demographic Evidence (2016)	SD.21
Strategic Housing Land Availability Assessment (2018)	SD.22
<ul style="list-style-type: none">• Strategic Housing Land Availability Assessment Appendix L – Sunderland North Site Assessments (2018)• Strategic Housing Land Availability Assessment Appendix M Urban Core Site Assessments (2018)• Strategic Housing Land Availability Assessment Appendix N Sunderland South Site Assessments (2018)• Strategic Housing Land Availability Assessment Appendix O Washington Site Assessments (2018)	

<ul style="list-style-type: none"> • Strategic Housing Land Availability Assessment Appendix P Coalfield Site Assessments (2018) 	
Sunderland Strategic Housing Market Assessment Update (2017)	SD.23
Sunderland Strategic Housing Market Assessment Addendum (2018)	SD.24
Internal Space Standards (2018)	SD.25
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Stage 3 Green Belt Site Selection Report (2017)	SD.31
Green Belt Assessment 2018 Addendum	SD.32
Review of the Sunderland Green Belt Part 1: Exceptional Circumstances for Releasing Land from the Green Belt	SD.33
Review of the Sunderland Green Belt Part 2: Boundary Assessment and Recommendations (2018)	SD.34
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<ul style="list-style-type: none"> • Sunderland Employment Land Review (2016) MAPS 	
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<ul style="list-style-type: none"> • Sunderland City Council Level 1 – Strategic Flood Risk Assessment (2018) Appendix • Sunderland City Council Level 1 – Strategic Flood Risk Assessment (2018) Interactive Maps 	
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and Wear (2018)	
Maintaining Levels of Minerals Supply Topic Paper (2018)	SD.58
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Local Plan Education Planning Report (2018)	SD.62
Planning Obligations Supplementary Planning Document Draft (2018)	SD.63
South Tyne & Wear Waste Management Partnership: Joint Municipal Waste Management Strategy Review (2012)	SD.64

Supporting Documents

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LDF Key Issues & Options Consultation	SP.3
LDF Alternative Approaches Consultation (2009)	SP.4
Local Plan Core Strategy Growth Options Consultation (2016)	SP.5
SLP - Core Strategy and Development Management Policies - Draft Revised Preferred Options (2013)	SP.6
LDF Core Strategy Development Plan Document Preferred Options (2007)	SP.7
LDF Draft Sustainability Appraisal Scoping Report (2009)	SP.8
International Advanced Manufacturing Park Area Action Plan (2017)	SP.9
Sunderland Objectively Assessed Need and Strategic Housing Market Assessment Update (2016)	SP.10
Sunderland Demographic Analysis and Forecasts (2015)	SP.11
Impact Study – International Advanced Manufacturing Park – Topic Paper: Housing (2015)	SP.12
Housing Strategy for Sunderland 2017-2022 (2017)	SP.13
Economic Viability of Affordable Housing Requirements – Study for Sunderland City Council (2014)	SP.14
Interim Student Accommodation Policy (2015)	SP.15
Technical Paper: Optional Standards – Accessible and Adaptable Homes	SP.16
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SSGA Ecological Assessment, Management Plan & Design Strategy (2014)	SP.26
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Keep Tyne and Wear Moving – LTP The Third Local Transport Plan for Tyne and Wear (2011)	SP.53
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over the next 15 years

NECA Transport Manifesto

Development Control Guidelines - Parking Standards

HRA North Sunderland

SP.68

SP.69

SP.70

Mineral Safeguarding Areas

