

Sunderland City Council
Schedule of Main Modifications
September 2019

The Publication Draft Core Strategy and Development Plan (CSDP) must meet the requirements of section 20(5) (a-c) of the 2004 Act, associated regulations and the requirements of the National Planning Policy Framework ('the Framework'). Under section 20(7C) of the 2004 Act, the Inspector has recommended main modifications to the plan that are deemed necessary to make the CSDP 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 Council is proposing Main Modifications to the Publication Draft CSDP (July 2018) which are contained in this schedule. These modifications include recommendations from the appointed Inspector and are modifications that materially affect the submitted Plan and are required to ensure that the plan is sound and legally compliant. The Council has prepared a separate schedule of Additional Modifications.

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.

The following format has been used to denote modifications:

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

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
MM1	14-20	2. Sunderland Today	<p>2.12 Washington has an estimated 25,000 dwellings which equates to nearly 20% of the housing stock in Sunderland. The development of additional homes in this area has been constrained by Green Belt on all sides as well as the lack of available urban sites for development. During the period 2007 to 2015, only 652 homes or 93 homes per annum were built in the Washington areas. The latest Strategic Housing Land Availability Assessment (SHLAA) identifies land available to accommodate only 778 <u>951</u> homes on 13 sites during the Plan period. This equates to 7 <u>9</u>% of the total land supply in Sunderland. (p.14)</p> <p>2.15 South Sunderland is a popular residential area. The area contains the largest proportion of the city's housing stock and contains 47 <u>43</u>% of all deliverable and developable housing sites within the SHLAA, including the South Sunderland Growth Area (SSGA), which will constitute the largest urban extension in the city over the plan period. (p.15)</p> <p>2.28 However, more recent evidence demonstrates that this trend is changing and the net out-migration has been reducing significantly averaging -625 over the last 5 years period <u>(2012-2016)</u>.</p> <p>2.29 Projections also estimate that the population of Sunderland is ageing. The latest Population projections estimate that... (p.16)</p> <p>2.38 As identified in the SHMA, there is a shortage of 3 and 4 bedroom houses to meet families' <u>needs</u>, bungalows and <u>other</u> accommodation to meet older person's needs. (p.18)</p> <p>2.46 In terms of delivering new homes, Sunderland has recently experienced higher delivery than a decade ago as illustrated in Figure 7. This is in part due to the amount of demolitions between 2000 and 2013 and the recession. However, this trend during the past four <u>five</u> years has started to change, with an average net additional dwellings completion of 846 <u>817</u> per year. (p.19)</p> <p>Replace Figure 7 Housing delivery (p.19) (see Appendix 1)</p>

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			<p>2.47 Historically, we have been very successful at developing previously developed land. In fact, between 1995 and 2016 <u>2019</u>, 90 <u>82</u>% of new housing development in Sunderland was built on previously developed land (pdl) (brownfield) (see Figure 8). (p.19)</p> <p>Replace Figure 8 Proportion of housing completions on previously developed land (p.19) (see Appendix 1)</p> <p>2.48 The council's latest SHLAA identifies only 44 <u>41</u>% of new homes will be delivered on brownfield land. This is because the supply of brownfield sites that is considered to be deliverable is considered to be relatively low. This is in part due to viability. The Council's Viability Assessment concluded that Sunderland has challenging areas and previously developed land will be difficult to deliver and therefore sites in the Urban Core should not be heavily relied upon in the housing supply. (p.19)</p> <p>2.49 The spatial distribution of housing supply in recent years varies across the city. For example, between 2008 and 2016 <u>2019</u>, 33 <u>34</u>% of housing completions in the city were in the Coalfield, sub-area compared to 14% in the Washington sub-area. Consequently, the Coalfield settlements have become particularly saturated with housing development and increasingly, infrastructure including the road network and school capacity has been put under pressure. On the other hand, other parts of city such as Washington and Sunderland North have experienced lower levels of housing growth, in part, due to the lack of available sites for development and these areas being tightly surrounded by Green Belt. (p.19)</p> <p>Replace Figure 9 Housing distribution (SHLAA 2018) (p.19) (see Appendix 1)</p> <p>2.56 We have a wide range of existing industrial estates and business parks. The employment land requirements for the period 2015 to 2033 have been calculated to be between 95ha to 115ha. There are significant variations in supply within the different sub-areas (as shown in</p>

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			Figure 11). Washington continues to experience the strongest demand for industrial development. (p.20)
MM2	30	Figure 12 Key Diagram	Amend Figure 12 Key Diagram (p.30) (see Appendix 1)
MM3	31-34	Policy SP1	<p>SP1 Spatial <u>Development</u> Strategy (p.31):</p> <p>1. i. deliver at least 13,410 <u>net</u> new homes and create sustainable...</p> <p>2. iii. emphasising the need to develop in sustainable locations in close proximity to transport hubs. Higher densities close to transport hubs will be encouraged...</p> <p>2. v. delivering the right homes in the right locations through the allocation of homes in the A&D Plan, <u>the allocation of South Sunderland Growth Area and The Vaux</u> and amending the Green Belt boundary to allocate Housing Growth Areas:...</p> <p>4.8 In order to meet identified development needs, the spatial<u>development</u> strategy sets out the scale and distribution of new development for the Plan period up to 2033.</p> <p>4.10 The SHMA has identified the OAN for housing in Sunderland to be an average of 745 net additional dwellings per annum (dpa) each year, equating to a total housing requirement of at least 13,410 <u>net additional</u> dwellings over the Plan period. The 13,410 <u>net</u> dwellings figure should not be seen as a ceiling, but rather the level of growth which is both needed and anticipated to take place over the Plan period.</p> <p>4.14 The Government's proposed standardised methodology calculates a Local Housing Need (LHN) for Sunderland of 593 <u>573</u> dpa... (p.33)</p> <p>4.17 With regards to the objectively assessed need for employment land, the ELR identifies a need for between 95 and 115 hectares of employment land (for B Use Classes) over the Plan</p>

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			<p>period. The Plan identifies a number of Primary and Key Employment Sites throughout the city to meet this requirement. <u>The distribution of available employment land is set out in the table below.</u> (p.33)</p> <table border="1" data-bbox="786 408 1464 727"> <thead> <tr> <th data-bbox="786 408 1088 544"><u>Sub Area</u></th> <th data-bbox="1088 408 1464 544"><u>Percentage of General Available Land Supply Distribution</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="786 544 1088 592"><u>Washington</u></td> <td data-bbox="1088 544 1464 592"><u>47%</u></td> </tr> <tr> <td data-bbox="786 592 1088 639"><u>Coalfield</u></td> <td data-bbox="1088 592 1464 639"><u>22%</u></td> </tr> <tr> <td data-bbox="786 639 1088 687"><u>Sunderland South</u></td> <td data-bbox="1088 639 1464 687"><u>25%</u></td> </tr> <tr> <td data-bbox="786 687 1088 727"><u>Sunderland North</u></td> <td data-bbox="1088 687 1464 727"><u>6%</u></td> </tr> </tbody> </table> <p>4.22 The SHLAA (May 2019 update) has identified that approximately 13,233 <u>10,559</u> new homes (which includes the Housing Growth Areas) can be delivered in the Existing Urban Area on a mixture of brownfield sites (44%) <u>(41%)</u> and greenfield (56%) <u>(59%)</u> sites. As set out in the Housing Trajectory (Figure 34), 18% <u>24%</u> of the housing requirement (based on <u>13,410</u>) has already been delivered, 22% <u>24%</u> has planning permission or is under construction, and a further 18% <u>19%</u> is on Strategic Sites (Vaux and SSGA, most of which also have planning permission). <u>The allocation of eight Housing Growth Areas through this plan provide around 7% of the overall housing supply.</u> To deliver the remainder of the housing requirement, the council will <u>utilise the SHLAA</u> to allocate housing sites in the Existing Urban Area through the A&D Plan. (pp.33-34)</p> <p>4.23 The <u>housing distribution is such that SHLAA demonstrates that the majority of the identified housing land supply</u> is located in South Sunderland (47%) <u>(43%)</u> and Coalfield (28%) <u>(30%)</u> sub areas. In part, this has been as a consequence of the lack of available housing sites in the northern part of the city, which can be largely attributed to the presence of the Tyne and Wear Green Belt, which places a heavy constraint on the supply of suitable development land.</p>	<u>Sub Area</u>	<u>Percentage of General Available Land Supply Distribution</u>	<u>Washington</u>	<u>47%</u>	<u>Coalfield</u>	<u>22%</u>	<u>Sunderland South</u>	<u>25%</u>	<u>Sunderland North</u>	<u>6%</u>
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			<p>Subsequently, locations such as Washington and Springwell <u>Village</u> have experienced limited development over a number of years. <u>The broad distribution of housing is set out in Figure 13 below.</u> (p.34)</p> <table border="1" data-bbox="770 408 1579 651"> <thead> <tr> <th data-bbox="770 408 1048 451">Sub-area</th> <th data-bbox="1048 408 1579 451">Broad Housing Distribution %</th> </tr> </thead> <tbody> <tr> <td data-bbox="770 451 1048 491">North Sunderland</td> <td data-bbox="1048 451 1579 491">12%</td> </tr> <tr> <td data-bbox="770 491 1048 531">Urban Core</td> <td data-bbox="1048 491 1579 531">7%</td> </tr> <tr> <td data-bbox="770 531 1048 571">South Sunderland</td> <td data-bbox="1048 531 1579 571">43%</td> </tr> <tr> <td data-bbox="770 571 1048 611">Coalfield</td> <td data-bbox="1048 571 1579 611">30%</td> </tr> <tr> <td data-bbox="770 611 1048 651">Washington</td> <td data-bbox="1048 611 1579 651">9%</td> </tr> </tbody> </table> <p>Figure 13: <u>Broad Housing Distribution*</u> *<u>Table includes HGA's and excludes small sites and demolitions</u> (p.34)</p> <p>4.25 ... The Council has identified land in the Settlement Breaks and the Open Countryside which are considered to be suitable for housing development through the SHLAA. <u>However, in order to meet the housing requirement there still remains a shortfall of land to deliver around 177 111 dwellings.</u> (p.34)</p> <p>4.29 The spatial strategy allocates 11 <u>8</u> Housing Growth Areas (HGAs) (Policies SS2, SS4 and SS7) and amends the Green Belt boundary (as defined on the Policies Map). These HGAs will be able to deliver approximately 1330 <u>930</u> new homes during the Plan period. These sites range in size from 20 <u>30</u> homes to 400 homes. These sites are considered to be the most appropriate and suitable locations for the future expansion of our Existing Urban Area. (p.34)</p> <p>New Paragraph following para 4.29:</p>	Sub-area	Broad Housing Distribution %	North Sunderland	12%	Urban Core	7%	South Sunderland	43%	Coalfield	30%	Washington	9%
Sub-area	Broad Housing Distribution %														
North Sunderland	12%														
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			<p>4.30 Furthermore, and in line with the NPPF, the Council has identified 'Safeguarded Land' in order to provide a degree of permanence to the Green Belt boundaries in the longer term, so that they should be capable of enduring beyond the Plan period. (p.34)</p>
MM4	38	Policy SP3	<p>Replace Figure 15 Washington key diagram (p.38) (see Appendix 1)</p> <p>SP3 Washington (p.38):</p> <p>Washington will continue to thrive as a sustainable mixed community and a driver of economic growth for Sunderland.</p> <p>In order to achieve this:</p> <ol style="list-style-type: none"> 1. economic growth will be focused in identified Employment Areas (policies EG1 and EG2) and at the IAMP; 1. Washington Town Centre will be the focus for office, retail and Main Town Uses. Any development within the centre should enhance its vitality and viability; 2. South West Springwell, East Springwell, North of High Usworth, North of Usworth Hall, <u>and Fatfield and Rickleton</u> (Policy SS2) are allocated as Housing Growth Areas; 3. land will be safeguarded at East Washington and South of Springwell (Policy SS3); and 4. existing Travelling Showpeople sites will be safeguarded (Policy H4). <p>4.43 In order to help facilitate growth and provide homes where people want to live, a number of Housing Growth Areas have been identified within the Washington sub-area to support the sustainable growth of Washington. Allowing a small amount of new developments on the edges of Springwell Village will help to sustain the future of the shops, services and community facilities within the village. (p.38)</p>

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			<p>New Paragraph (after 4.43) preceding Policy SS2 (p.38):</p> <p><u>Exceptional circumstances in Washington</u> <u>In seeking to meet the city’s agreed housing need over the Plan Period, the council has demonstrated that all sustainable non-Green Belt site alternatives have been fully considered and exhausted (including full consideration of site densities).</u></p> <p><u>Because of the configuration of the Green Belt principally to the north of the city, there is a spatial imbalance in the housing land supply, with a lack of housing sites in Washington and North Sunderland, and over-reliance of sites to the south of the city.</u></p> <p><u>The council has identified the following sites to be deleted from the Green Belt to provide Housing Growth Areas:</u></p> <p><u>HGA1 South West Springwell</u> <u>The site demonstrates moderate impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and represents a logical rounding-off of the village, with the creation of a new durable Green Belt boundary.</u></p> <p><u>HGA3 North of High Usworth</u> <u>The site demonstrates moderate impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and represents a logical rounding-off of the urban area, with the creation of a new durable Green Belt boundary.</u></p> <p><u>HGA4 North of Usworth Hall</u> <u>The site demonstrates moderate impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and will be defined by a new, durable Green Belt boundary to the north and west.</u></p> <p><u>HGA5 Fatfield</u></p>

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			<p>The site demonstrates moderate impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and represents a logical rounding-off of the urban area, with the creation of a new durable Green Belt boundary along the A182.</p>
MM5	38-42	Policy SS2	<p>SS2 Washington housing growth areas (p.38):</p> <p>Development of Washington housing growth areas should:</p> <ol style="list-style-type: none"> 1. provide a mix of housing types with a focus on <u>larger detached dwellings</u> family homes; 2. address impacts and make provision or contributions towards education provision and healthcare <u>where justified and necessary</u>; <u>and</u> 3. enhance access to local facilities and services, <u>where appropriate</u>, and <p>Policy SS2: HGA1 (p.39):</p> <p>HGA1 South West Springwell should:...</p> <p>v. retain be of high architectural quality to protect long distance views to the southern edge of the development from the south <u>through good design</u>;...</p> <p>vi. be designed to respect the village character and to existing residential development on the northern and eastern edges;</p> <p>Remove Figure 17 East Springwell (p.39) (see Appendix 1)</p> <p>Policy SS2: HGA2 (p.39):</p> <p>HGA2 East Springwell should:</p> <ol style="list-style-type: none"> i. deliver approximately 60 new homes; ii. create a new defensible Green Belt boundary to the south of the site;

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			<p> iii. — maintain a wildlife and green infrastructure corridor running north-south and limit any impact on the area's landscape character through sensitive boundary treatment; iv. — <u>retain</u> be of high architectural quality to protect long distance views to the southern edge of the development from the south through good design; v. — be designed to respect the village character and to existing residential development on the northern and western edges; vi. — include additional buffers, <u>mitigation and/or design</u> as necessary to address noise implications from the A194(M) directly bordering the eastern edge of the site; vii. — mitigate the impacts of the natural swale and associated surface water flooding located along the southern edge of the site and provide easements for public sewers as necessary; viii. — retain all healthy trees and hedgerows <u>where possible</u> and incorporate greenspace into the site for amenity purposes/minimise impact on priority species and protected habitat in the locality; and include vehicle access from Peareth Hall Road and improve other junctions as necessary. </p> <p>Policy SS2: HGA3 (p.40):</p> <p>HGA3 North of High Usworth should:</p> <p> iii. maintain a wildlife and green infrastructure corridor running west-east and limit any impact on the area's landscape character; iv. retain existing screening of the site from the north and, west <u>and south</u>, including any additional buffers and acoustic barriers as necessary to address noise implications from the A194(M); v. retain all healthy trees and hedgerows <u>where possible</u> and incorporate greenspace into the site for amenity purposes/minimise impact on priority species and protected habitat in the locality; <u>and</u> </p>

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			<p>vi. retain as undeveloped the southern edge of the site to provide amenity space and as a potential location for SuDS; and</p> <p>vii. be of high architectural quality and be designed with consideration of the village character to the south;</p> <p>Insert additional bullet:</p> <p><u>vi. seek improvements to the permissive footpath between Stone Cellar Road and A195 at Follingsby.</u></p> <p>Replace Figure 19 North of Usworth Hall (p.40) (see Appendix 1)</p> <p>Policy SS2: HGA4 (p.40):</p> <p><u>iii. provide greenspace/green infrastructure within the site, including greenspace provision along the southern edge to form a sewer easement and to protect/enhance an existing Right of Way;</u></p> <p>iv. limit impact on the area's landscape character to the north and west through sensitive boundary treatment, to minimise impact on priority species/habitat and to address surface water flooding;</p> <p>v. incorporate greenspace/green infrastructure to the east of the site <u>area</u> to provide a buffer to the former Leamside line, address flooding associated with the Usworth Burn and to minimise impact on priority species and protected habitats;</p> <p>vi. provide an area of green spaces along the southern edge to form a sewer easement and to protect/enhance an existing Right of Way;</p>

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			<p>vii. retain be of high architectural quality along the northern edge of the site to protect long distance views to the northern edge of the site through good design and to reflect the local vernacular;</p> <p>viii. provide improved public transport connections to the site, and provide pedestrian/cycleway connections to the west and east of the site and connect to existing public rights of way; and</p> <p>ix. include appropriate vehicle access from Stephenson Road, and <u>provide junction improvements in the locality where justified and necessary;</u> and mitigation as necessary to the road junctions at Heworth Road, Rutherford Road, the A195 and A184.</p> <p><u>x. avoid development in Flood Zones 2 and 3.</u></p> <p>Policy SS2: HGA5 (p.41):</p> <p>v. be of high architectural quality to reflect the local vernacular, providing a unique community within a woodland setting;</p> <p>vii. include vehicle access from existing highways linking to Bonemill Lane; <u>and</u></p> <p>viii. provide pedestrian/cycleway; and ix. connections through the site, linking to neighbouring routes.</p> <p>Remove Figure 21 Rickleton (p.41) (see Appendix 1)</p> <p>Policy SS2: HGA6 (p.41):</p> <p>HGA6 Rickleton should:</p> <p>i. deliver approximately 200 new homes;</p>

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			<p>ii. — maintain wildlife and green infrastructure corridors to the south;</p> <p>iii. — provide a greenspace buffer to minimise impact on the adjacent Grade II Lambton Castle Registered Park and Garden and priority species and protected habitat in the locality;</p> <p>iv. — retain all healthy trees and hedgerows and create a central greenspace into the site that will upgrade the existing scrub land and mature natural features;</p> <p>v. — provide greenspace improvements to Rickleton Park to compensate for the greenspace loss;</p> <p>vi. — be of high architectural quality and designed with consideration to the village character on the northern and eastern edges;</p> <p>vii. — provide pedestrian connections from the site westwards and northwards to Bonemill Lane and to connect to the existing public Right of Way on the north eastern boundary; and</p> <p>include vehicle access from Bramhall Drive, and provide mitigation as necessary to the road junctions at Bonemill Lane, Picktree Lane, A183, A1(M) and A182.</p>
MM6	42	Policy SS3	<p>Replace Figure 22 Safeguarded Land (p.42) (see Appendix 1)</p> <p>SS3 Safeguarded land (p.42):</p> <p>Land East of Washington and land South of East Springwell has been removed from the Green Belt and designated as Safeguarded Land.</p> <p>Planning permission for the development of Safeguarded Land will not be granted except where development is temporary or would otherwise not prejudice the ability of the site to be developed in the longer term.</p> <p>Reference to the following paragraph now follows para 4.29. (p.42)</p> <p>4.44 When revising Green Belt boundaries, the NPPF indicates that the Local Plan should have regard to their intended permanence in the long term, so that they should be capable of</p>

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			<p>enduring beyond the Plan period. In addition, where necessary, the Local Planning Authority should identify 'Safeguarded Land' between the urban area and the Green Belt in order to meet the likely longer term development needs.</p> <p>4.46 The Council consider that the land East of Washington, as designated on the Policies Map, could accommodate a new sustainable community in the longer term. However, the development of this site would require a comprehensive approach to ensure that the infrastructure required to make the site sustainable is delivered. Land to the south east of Springwell Village is also identified for safeguarding. The site is removed from the Green Belt in order to ensure that a strong and durable boundary can be established. It should be noted that Safeguarded Land can only be released for development through a review of the Plan, in accordance with the NPPF. <u>The council will give to consideration as to whether an early release of the safeguarded land is justified through the emerging A&D Plan. (p.42)</u></p>
MM7	43	Policy SP4	<p>Replace Figure 23 Key diagram North Sunderland (p.43) (see Appendix 1)</p> <p>SP4 North Sunderland (p.43)</p> <p>North Sunderland will continue to be the focus for regeneration and renewal <u>whilst ensuring its future sustainability</u>. In order to achieve this:</p> <ol style="list-style-type: none"> 1. the Council and its partners will work to secure regeneration and renewal at Marley Potts and Carley Hill; 2. <u>a</u> Housing Growth Areas at North Hylton and Fulwell (Policy SS4) are <u>is</u> allocated to ensure there is land for the future growth of North Sunderland; and 3. economic development will be focussed on identified Employment Areas (Policies EG1 and EG2). <p>4.51 In order to support the sustainable growth of this sustainable location area, the Council have <u>has</u> identified two <u>a</u> Housing Growth Areas <u>at Fulwell</u> in North Sunderland. (p.43)</p>

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			<p>New Paragraph (after 4.51) to be added preceding Policy SS4 (p.43):</p> <p><u>Exceptional circumstances in North Sunderland</u></p> <p><u>In seeking to meet the city’s agreed housing need over the Plan Period, the council has demonstrated that all sustainable non-Green Belt site alternatives have been fully considered and exhausted (including full consideration of site densities).</u></p> <p><u>Because of the configuration of the Green Belt principally to the north of the city, there is a spatial imbalance in the housing land supply, with a lack of housing sites in Washington and North Sunderland, and over-reliance of sites to the south of the city.</u></p> <p><u>The council has identified the following site to be deleted from the Green Belt to provide a Housing Growth Area:</u></p> <p><u>HGA8 Fulwell</u></p> <p><u>The site demonstrates moderate impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable (subject to the sports pitches being proven to be surplus to requirements – site was last used for this purpose in 2015) and provides an urban extension along the A1018, with the creation of a new durable Green Belt boundary to the west and north.</u></p>
MM8	43-45	Policy SS4	<p>SS4 North Sunderland housing growth areas (p.43)</p> <p>Development of the North Sunderland Housing Growth Areas should:</p> <ol style="list-style-type: none"> 1. provide a mix of housing types with a focus on <u>larger detached dwellings family homes</u>; 2. address impacts and make provision or contributions towards education provision and healthcare <u>where justified and necessary</u>;

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			<p>3. enhance access to local facilities and services, <u>where appropriate</u>, and...</p> <p>Remove Figure 24 North Hylton (p.44) (see Appendix 1)</p> <p>Policy SS4: HGA7 (p.44)</p> <p>HGA7 North Hylton should:</p> <ul style="list-style-type: none"> i. — deliver approximately 110 new homes; ii. — create a new defensible Green Belt boundary to the west, south and east of the site; iii. — limit impact on the River Wear wildlife and green infrastructure corridor running west-east and limit any impact on the area landscape character through sensitive design and boundary treatment; iv. — create buffer zones to support wildlife and to address noise implications from the A19 and A1231 directly bordering the western and northern edges of the site; v. — retain all healthy trees and hedgerows and incorporate greenspace into the site for amenity purposes/minimise impact on priority species and protected habitat in the locality; vi. — ensure that a Habitats Regulations Assessment is undertaken and appropriate mitigation provided; vii. — mitigate the impacts of the natural swale to the west of the site and associated surface water flooding, and provide easements for public sewers as necessary; viii. — be of high architectural quality to protect long distance views throughout the development towards Penshaw Monument and along the River Wear corridor; ix. — provide pedestrian/cycleway connections from the site to (and along) Ferryboat Lane as well as links into existing public rights of way to the south of the site; and include vehicle access from Ferryboat Lane and include necessary mitigation works to A1231. <p>Policy SS4: HGA8 (p.44)</p>

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			<p>vii. 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, Grade II* Listed Fulwell Mill and Grade II Listed Lime Kilns;</u></p> <p>An additional passage also to be added to the end of the policy:</p> <p><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 in accordance with Sport England’s playing field policy exception E1 or where the pitches can be re-provided in accordance with Sport England’s playing field policy exception E4.</u></p>
MM9	45	Policy SP5	Replace Figure 26 Key diagram South Sunderland (p.45) (see Appendix 1)
MM10	46-47	Policy SS6	<p>SS6 South Sunderland Growth Area (p.46):</p> <p>Sites within SSGA include Chapelgarth, Land North of Burdon Lane, Cherry Knowle and South Ryhope. These sites are allocated to create a new high quality, vibrant and distinctive neighbourhood.</p> <p>Development should deliver:</p> <ol style="list-style-type: none"> 1. <u>approximately 3000 new homes to be broadly distributed across the four sites as follows:</u> <ol style="list-style-type: none"> i. <u>Chapelgarth – approximately 750 homes;</u> ii. <u>Land North of Burdon Lane – approximately 1,000 homes;</u> iii. <u>Cherry Knowle – approximately 800 homes; and</u> iv. <u>South Ryhope – approximately 450 homes;</u> 2. 10% affordable housing; 3. a new primary school and extensions to two existing schools; 4. <u>3. a local neighbourhood centre within Land North of Burdon Lane to provide a focal point within the SSGA and complement nearby existing centres which will comprise:</u> <ol style="list-style-type: none"> i. a range of appropriate uses from the following use classes: A1, A3, A4, D1 and D2;

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p>ii. <u>a new 1.5 form entry primary school which will also serve as a community hub;</u> iii. <u>wheeled Sports Area;</u> iv. <u>formal play space;</u> v. <u>Multi Use Games Area;</u> vi. <u>3G pitch;</u> vii. <u>appropriate parking facilities and served by bus service;</u> 5. community/cultural facilities 4. <u>extensions to two existing primary schools in close proximity to SSGA;</u> 6. 5. large expanses of public open space; 7.6. woodlands allotments; 7. <u>suitable ecological mitigation in line with HRA requirements;</u> 8. <u>cycleways and footpaths; and</u> 9. <u>new and improved public transport services and infrastructure; and the completion of the Ryhope-Doxford Link Road</u> 10. <u>contributions to support the completion of the Ryhope-Doxford Link Road.</u></p> <p><u>All development should be in accordance with the SSGA SPD.</u></p> <p>4.61 Development will also protect and enhance existing heritage assets in the area and provide a network of connected greenspaces <u>(depending on the form that the SANG takes, it may be possible for part of this to also be used for public open space).</u> This new sustainable neighbourhood will provide for a mix of housing sizes, types and tenures, including affordable housing. The site is allocated for 3,000 homes but it is expected that approximately 2,285 <u>2,305</u> will be delivered in the Plan period. (p.47)</p>
MM11	48	Policy SP6	<p>Replace Figure 29 Key diagram The Coalfield (p.48) (see Appendix 1)</p> <p>SP6 The Coalfield (p.48):</p>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p>The Coalfield character and settlements will be protected whilst ensuring its future sustainability. In order to achieve this:</p> <ol style="list-style-type: none"> 1. the Open Countryside and Settlement Breaks will be protected from inappropriate development; <p>New Paragraph (after 4.67) to be added preceding Policy SS7 (p.50):</p> <p><u>Exceptional circumstances in the Coalfield</u></p> <p><u>In seeking to meet the city's agreed housing need over the Plan Period, the council has demonstrated that all sustainable non-Green Belt site alternatives have been fully considered and exhausted (including full consideration of site densities).</u></p> <p><u>Because of the configuration of the Green Belt principally to the north-east of the Coalfield area, there is a spatial imbalance in the housing land supply in this area, with a concentration of sites to the south and west of this area.</u></p> <p><u>The Council has identified the following sites in the northern part of the Coalfield to be deleted from the Green Belt to provide Housing Growth Areas:</u></p> <p><u>HGA9 Penshaw</u></p> <p><u>The site demonstrates moderate impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and provides an urban extension along the A183, with the creation of a new durable Green Belt boundary to the north and east.</u></p> <p><u>HGA10 New Herrington</u></p> <p><u>The site demonstrates minor impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and represents a logical</u></p>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p><u>rounding-off of the urban area, with the creation of a new durable Green Belt boundary to the south.</u></p> <p><i>HGA11 Philadelphia</i> <u>The site demonstrates moderate impact on Green Belt purposes. Site constraints can be minimised and suitably mitigated for. The site is sustainable and deliverable and provides a logical extension to the existing Philadelphia Complex regeneration site, supported by the creation of a new durable Green Belt boundary to the north and east.</u></p>
MM12	49	Policy SS7	<p>SS7 The Coalfield housing growth areas (p.48)</p> <p>Development of The Coalfield Housing Growth Areas should:</p> <ol style="list-style-type: none"> 1. provide a mix of housing types with a focus on <u>larger detached dwellings</u> family homes; 2. address impacts and make provision or contributions towards education provision and healthcare <u>where justified and necessary</u>; 3. enhance access to local facilities and services, <u>where appropriate</u>, and... <p>Replace Figure 30 Penshaw (p.49) (see Appendix 1)</p> <p>Policy SS7: HGA9 (p.49):</p> <p>HGA9 Penshaw should:</p> <ol style="list-style-type: none"> iii. provide sensitive design to minimise the impact on the wildlife and GI corridors to the north and east, providing an <u>appropriate</u> buffer to Herrington Burn and protected species in particular;

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p>vi. retain all healthy trees and hedgerows where possible and incorporate provide large areas of greenspace through the <u>site for amenity purposes/minimise impact on priority species and protected habitat in the locality centre of the site and in the south west corner, utilising the pylon buffer zone;</u></p> <p>vii. provide ecological improvements to support wildlife in these areas;</p> <p>viii <u>vii</u> mitigate any surface water flooding impacts and incorporate appropriate water attenuation in relation to flood zones associated with Herrington Burn <u>and</u> <u>avoid development in Flood Zones 2 and 3;</u></p> <p>x. provide vehicular access via Chislehurst Road, and provide junction improvements in the locality where justified and necessary. Access from Chester Road will not be permitted. Various vehicular junctions in the vicinity of the site should be assessed, including Wensleydale Avenue, A183/Washington Highway and the A183/A19 junction.</p> <p>Policy SS7: HGA10 (pp49-50):</p> <p>HGA10 New Herrington should:</p> <p>i. deliver approximately <u>320</u> new homes;</p> <p>ii. create a new defensible Green Belt boundary to the south of the site;</p> <p>iii. incorporate the <u>provide</u> creation of a new club building and car park <u>within the locality that would serve the community;</u></p> <p>iv. provide greenspace improvements to the adjacent park, as well as including changing facilities within the community building to support sports uses. The location of the new building and car park should be located appropriately to serve all uses;</p>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p>v. ensure that dwellings are designed to reflect the positive elements of the local vernacular and materials;</p> <p>vi. retain all healthy trees and hedgerows <u>where possible</u> and protect trees with Tree Preservation Orders (TPO's);</p> <p>vii. ensure that opportunities to provide ecological improvements to support wildlife are incorporated into the scheme design;</p> <p>viii. mitigate surface water flooding on the southern edge of the site;</p> <p>ix. provide pedestrian/cycleway connections through the site, linking to the adjacent park; and</p> <p>x. provide an improved vehicular junction with B1286 and Langley Street.</p> <p>Policy SS7: HGA11 (p.50):</p> <p>HGA11 Philadelphia should:</p> <p>i. deliver approximately 195 new homes;</p> <p>ii. create a new defensible Green Belt boundary to the east and south of the site;</p> <p>iii. 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 Listed Buildings in the locality and protecting long distance views southwards towards Newbottle Village Conservation Area</u>;</p>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p>iv. be of high architectural quality to protect long distance views to the southern edge of the development from the south;</p> <p>v. provide greenspace on the northern edge of the site to provide a gas main easement and to mitigate the impacts of a natural swale and associated surface water flooding;</p> <p>vi. provide greenspace buffers to the south and east of the site in order to support the adjacent wildlife and green infrastructure corridor and limit any impact on the areas landscape character;</p> <p>vii. protect the Local Wildlife Site located on the north eastern edge of the site and minimise impact on priority species and habitat in the locality;</p> <p>viii. provide pedestrian and cycle links through the site and along the southern and eastern boundaries to link to neighbouring residential areas and nearby parkland; <u>and</u></p> <p>ix. include vehicle access from the Philadelphia Complex redevelopment; <u>and provide junction improvements in the locality where justified and necessary.</u></p> <p>x. provide junction improvements if necessary to Coaley Lane/Houghton Road, A182/Front Street and A182/B1286 junctions.</p>
MM13	54	Policy HS1	<p>HS1 Quality of life and amenity (p.54):</p> <p>2. Development must ensure that the cumulative impact would not result in <u>significant unacceptable</u> adverse impacts on the local community...</p> <p>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. Affected development must incorporate remediation and management measures.</p>

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			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>
MM14	57	Policy SP8	<p>Replace Figure 33 Potential housing supply (p.57) (see Appendix 1)</p> <p>SP8 Housing supply and delivery (p.57):</p> <p>The Council will work with partners and landowners to seek to exceed the minimum target of 745 <u>net</u> additional dwellings per year...</p> <p>6.5 To ensure that the council maintains a continuous five-year supply of deliverable housing sites, this Plan requires a minimum of 745 new dwellings per year. <u>In terms of the five-year land supply a 5% buffer has been applied to the housing requirement once any over/undersupply has been accounted for. The application of the buffer assists to bring forward housing from later in the plan period where necessary and to increase choice in the market for housing. Should there be a record of persistent (over previous three years) under delivery of housing, this buffer will be increase to 20%. This Plan will be reviewed by 2024 and, where appropriate, will reassess the strategy. (p.58)</u></p> <p>6.6 The expected delivery rates are expressed as a trajectory for the Plan period. The red line is a minimum target. As shown in the trajectory, current commitments (planning permissions and sites under construction) play an important role in boosting supply initially until the strategic allocations in this Plan (Strategic Site and Housing Growth Areas) come forward, <u>a- As do completions since the start of the Plan period which have exceeded the minimum target. A small sites allowance has also been included based on evidence of past delivery over a 10-year period.</u></p> <p>Insert table following Paragraph 6.7 (p.58):</p>

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			<table border="1"> <thead> <tr> <th data-bbox="763 260 1021 288"><u>Source</u></th> <th colspan="2" data-bbox="1032 260 1525 288"><u>Dwelling numbers</u></th> </tr> <tr> <td data-bbox="763 288 1021 360"></td> <th data-bbox="1032 288 1279 360"><u>2015/16-2018/19</u></th> <th data-bbox="1279 288 1525 360"><u>2019/20-2032/33</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="763 360 1021 389"><u>Completions</u></td> <td data-bbox="1032 360 1279 389">3,180</td> <td data-bbox="1279 360 1525 389"></td> </tr> <tr> <td data-bbox="763 389 1021 461"><u>Units under construction</u></td> <td data-bbox="1032 389 1279 461"></td> <td data-bbox="1279 389 1525 461">1,335</td> </tr> <tr> <td data-bbox="763 461 1021 533"><u>Outline planning permission</u></td> <td data-bbox="1032 461 1279 533"></td> <td data-bbox="1279 461 1525 533">824</td> </tr> <tr> <td data-bbox="763 533 1021 604"><u>Full planning permission</u></td> <td data-bbox="1032 533 1279 604"></td> <td data-bbox="1279 533 1525 604">1,040</td> </tr> <tr> <td data-bbox="763 604 1021 633"><u>Small sites</u></td> <td data-bbox="1032 604 1279 633"></td> <td data-bbox="1279 604 1525 633">700</td> </tr> <tr> <td data-bbox="763 633 1021 662"><u>Demolitions</u></td> <td data-bbox="1032 633 1279 662"></td> <td data-bbox="1279 633 1525 662">-210</td> </tr> <tr> <td data-bbox="763 662 1021 772"><u>Strategic sites to be allocated in the Local Plan</u></td> <td data-bbox="1032 662 1279 772"></td> <td data-bbox="1279 662 1525 772">2,506</td> </tr> <tr> <td data-bbox="763 772 1021 911"><u>Housing Growth Areas to be allocated in the Local Plan</u></td> <td data-bbox="1032 772 1279 911"></td> <td data-bbox="1279 772 1525 911">930</td> </tr> <tr> <td data-bbox="763 911 1021 1118"><u>Other SHLAA sites to be allocated in the Allocations and Designations Plan</u></td> <td data-bbox="1032 911 1279 1118"></td> <td data-bbox="1279 911 1525 1118">3,924</td> </tr> <tr> <td data-bbox="763 1118 1021 1155"><u>Dwellings</u></td> <td data-bbox="1032 1118 1279 1155">3,180</td> <td data-bbox="1279 1118 1525 1155">11,049</td> </tr> <tr> <td data-bbox="763 1155 1021 1190"><u>Total dwellings</u></td> <td data-bbox="1032 1155 1279 1190"></td> <td data-bbox="1279 1155 1525 1190">14,229</td> </tr> </tbody> </table>	<u>Source</u>	<u>Dwelling numbers</u>			<u>2015/16-2018/19</u>	<u>2019/20-2032/33</u>	<u>Completions</u>	3,180		<u>Units under construction</u>		1,335	<u>Outline planning permission</u>		824	<u>Full planning permission</u>		1,040	<u>Small sites</u>		700	<u>Demolitions</u>		-210	<u>Strategic sites to be allocated in the Local Plan</u>		2,506	<u>Housing Growth Areas to be allocated in the Local Plan</u>		930	<u>Other SHLAA sites to be allocated in the Allocations and Designations Plan</u>		3,924	<u>Dwellings</u>	3,180	11,049	<u>Total dwellings</u>		14,229	<p data-bbox="1547 260 1980 331">Figure 34: Housing Supply Breakdown</p> <p data-bbox="1547 453 2123 643">6.7 However, historically the net number of empty properties returned to use has been minimal and as such no allowance has been made for empty properties within the supply.</p> <p data-bbox="1547 687 2107 991">6.8 <u>Further details will be set out within the Council’s Housing Implementation Strategy (HIS), which sets out the council’s approach to facilitating and managing delivery of new housing to ensure a continuous five-year land supply is maintained and the overall OAN are met. (p.58)</u></p> <p data-bbox="1547 1035 2078 1107">Replace Figure 34 Housing trajectory (p.58) (see Appendix 1)</p>
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MM15	59	Policy H1	<p data-bbox="763 1198 1099 1230">H1 Housing Mix (p.59):</p> <p data-bbox="763 1275 2132 1347">iii. achieving an appropriate density for its location which takes into account the character of the area and the level of accessibility; and...</p>																																								

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			<p>iv. <u>from 1 April 2021</u>, requiring 10% of dwellings on developments of 10 or more to meet building regulations M4 (2) Category 2 – accessible and adaptable dwellings.</p> <p>Insert additional text and new paragraphs following 6.12:</p> <p>6.12 Policy H1 seeks to ensure that new housing supply meets the needs of an ageing population, in recognition that almost a quarter of the Sunderland’s population is forecast to be aged 65 or over by the end of the Plan period.As such, the Council will require developers to ensure at least 10% of dwellings on sites of 10 or more, meet building regulations M4 (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></p> <p><u>6.13 In order to allow for an appropriate transitional period, the standard relating to accessible and adaptable dwellings will only be applied to outline or full applications approved after 1 April 2021. It will not be applied retrospectively to those applications for reserved matters where the outline permission was determined or is subject to a resolution to grant permission (including subject to planning obligations) before 1 April 2021.</u></p> <p><u>6.14 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- 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, particularly in highly accessible locations. (p.59)</u></p>
MM16	60	Policy H2	H2 Affordable Homes (p.60):

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			<p>All developments of more than 10 dwellings <u>or more</u>, or on sites of 0.5ha or more, should provide at least 15% affordable housing. This affordable housing should:</p> <ol style="list-style-type: none"> 1. be provided on-site in order to help achieve mixed and balanced communities. However, <u>exceptionally</u>, off-site provision or a financial contribution made in lieu may be considered acceptable where it can be justified; 2. be retained in affordable use in perpetuity; 3. when part of a mixed housing scheme should be grouped in small clusters throughout the site; and 4. be indistinguishable in terms of appearance from the market housing; <u>and</u> 5. <u>reflect the latest available evidence with regards the tenure split and size of dwellings.</u> <p><u>Where it is not possible to deliver the affordable housing requirement in full, a viability assessment should be submitted in line with the requirements of the PPG.</u></p> <p>6.15 The Council's strategy is to maximise affordable housing delivery from viable sites over the Plan period alongside exploring other opportunities to maximise the delivery of affordable housing. <u>Should a need be identified for a rural exception site, consideration will be given to Policy NE8 of this plan and national policy.</u></p> <p>6.16 Policy H2 sets out the Council's approach for the delivery of affordable housing when developments propose more than 10 dwellings. <u>Policy SS6 sets out the affordable housing requirements for the South Sunderland Growth Area (SSGA).</u></p> <p>6.18 The SHMA will be updated regularly and applicants need to take this into consideration <u>consider this as the starting point with regards to tenure split and to an appropriate affordable</u></p>

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			<p><u>housing mix. Other evidence, where appropriate will be considered to ensure the right tenure split and mix is delivered on sites.</u></p> <p>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> (p.60)</p>
MM17	61-62	Policy H4	<p>H4 Travelling showpeople, gypsies and travellers (p.61):</p> <p>1. The needs of Travelling Showpeople will be met by:</p> <p>i. allocating land for new Travelling Showpeople sites at Station Road North, and Land at Market Place Industrial Estate, to accommodate 15 plots in the short term. <u>Development of allocated Travelling Showpeople Sites should:</u></p> <p><u>Station Road North</u></p> <ul style="list-style-type: none"> • <u>accommodate at least 3 plots;</u> • <u>provide a suitable vehicular access to the site from the industrial estate to the south</u> • <u>be laid out as such to avoid living accommodation on the land to the northern part of the site.</u> • <u>utilise the northern part of the site for storage.</u> • <u>provide adequate screening to the existing allotments to the west of the site.</u> • <u>not impact upon the pedestrian footpath to the north and east of the site</u> <p><u>Market Place Industrial Estate</u></p> <ul style="list-style-type: none"> • <u>accommodate at least 12 plots</u> • <u>provide a suitable vehicular access to the site from Gravel Walks</u> • <u>give consideration to additional vehicle access from Balfour Street for cars only.</u> • <u>provide adequate screening to the east of the site to protect the amenities of</u>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p><u>residents living on the site</u></p> <ul style="list-style-type: none"> • <u>provide an adequate screening/buffer to the south of the site adjoining Gravel Walks, to reduce any noise impact on existing residents of Gravel Walks/Lake Road.</u> • <u>provide adequate screening of the site to protect the amenities of residents living on the site.</u> • <u>ensure that fairground equipment is stored and maintained to the eastern most part of the site to avoid any noise impact on residential properties to the west and south of the site; and</u> • <u>give consideration to the location of fairground equipment within individual plots, in order to protect the amenity of both residents living on the site and residents in nearby residential properties.</u> <p><u>In order to ensure adequate provision is made for Travelling Showpeople within the City the council has allocated two sites within the Coalfield sub-area. Site criteria is in place to ensure a suitable form of development can be provided and any impacts on the amenity of existing and proposed residents are mitigated.</u></p> <p>Insert two maps (p.62) (see Appendix 1)</p>
MM18	63	Policy H6	<p>H6 Homes in multiple occupation (HMOs) (p.63):</p> <ol style="list-style-type: none"> 4. <u>adequate provision for parking, servicing, refuse, recycling arrangements and the management and maintenance of the property can be demonstrated through the submission of a management plan; and</u> 5. <u>the proposal would not result in an over concentration of HMOs within the locality; and</u> 6. <u>the accommodation provides a good standard of living space and amenity for occupiers of the HMO.</u>

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MM19	65	7. Economic growth	<p>New Paragraph to be added following para 7.3 (p.65):</p> <p><u>7.4 Primary Employment Areas and Key Employment Areas make up the city's designated general employment land portfolio. Totalling 1,073 hectares (rounded), these designated employment sites play an important role in meeting economic growth and employment needs. Overall, 30 sites have been designated as either Primary Employment Areas (13 sites) or Key Employment Areas (17 sites). As of 31 March 2019, there is an estimated 84.07 hectares of general available employment land (*footnote). Table 1 identifies components of supply. Tables 2 and 3 below set out designated employment sites by overall size and available employment land on each of the 30 designated allocations.</u></p> <p>7.4 <u>7.5</u> Some small-scale ancillary uses will be supported in Primary Employment Areas where this meets the day to day needs of workers on the employment sites. <u>Completions between the start of the Plan period to the 31 March 2019 totalled 13.42 hectares.</u> (p.66)</p> <p>Three tables are proposed to be inserted to illustrate designated employment sites and available employment land (p.65) (see Appendix 1)</p> <p>Policy EG2 Key employment areas (p.66)</p> <p>2. i. the council's current Employment Land Review recommends its release for another purpose, or it can be demonstrated <u>through alternative evidence</u> to the council's satisfaction that a site is no longer needed or capable of accommodating B use class employment uses;</p> <p><u>*Footnote – Please note that general available employment land is made up of the following components, available employment land on Primary Employment Areas and Key Employment Areas plus known commitments at the Port and elsewhere.</u></p>
MM20	72	Policy VC3	VC3 Primary shopping areas and frontages (p.72):

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p>3. Non-A1 uses in Primary Frontages will only be considered acceptable where it can be demonstrated that premises have been vacant and marketed unsuccessfully for A1 uses for a period of least 24 months.</p> <p>4. 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:</p> <p>i. more than 15% of each Primary Frontage thoroughfare in Sunderland City Centre being in non-A1 retail use; or</p> <p>ii. more than 25% of each Primary Frontage thoroughfare in Washington Town Centre being in non-A1 retail use; or</p> <p>iii. more than 40% of each Primary Frontage thoroughfare in Houghton Town Centre being in non-A1 retail use.</p> <p><u>3. Proposals for non-A1 use within primary shopping areas will normally be resisted if they would result in:</u></p> <p><u>i. more than 15% of each Primary Frontage thoroughfare in Sunderland City Centre being in non-A1 retail use; or</u></p> <p><u>ii. more than 25% of each Primary Frontage thoroughfare in Washington Town Centre being in non-A1 retail use; or</u></p> <p><u>iii. more than 40% of each Primary Frontage thoroughfare in Houghton Town Centre being in non-A1 retail use.</u></p> <p><u>4. Where proposals for non-A1 use within Primary Frontages will exceed the above thresholds, they will only be considered acceptable where it can be demonstrated that the premises have been vacant and marketed unsuccessfully for A1 uses for a period of least 24 months.</u></p>
MM21	77	Policy BH1	BH1 Design quality (p.77):

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p>8. provide appropriate landscaping as an integral part of the development, including, <u>where appropriate and viable</u>, the enhancement and upgrading of public realm and existing green infrastructure, retaining landscape features and reflecting surrounding landscape character;</p> <p>10. not detract from <u>avoid, where possible, disruption to</u> established views of important buildings, structures and landscape features;</p> <p>13. maximise <u>encourage</u> durability and adaptability throughout the lifetime of the development to accommodate a range of uses; and</p> <p>14. <u>From 1 April 2021</u>, meet national spaces standards as a minimum (for residential).</p> <p>New Paragraph to be added following 9.4:</p> <p><u>9.5 In order to allow for an appropriate transitional period, the standard relating to Nationally Described Space Standards will only be applied to outline or full applications approved after 1 April 2021. It will not be applied retrospectively to those applications for reserved matters where the outline permission was determined or is subject to a resolution to grant permission (including subject to planning obligations) before 1 April 2021. (p.78)</u></p> <p><u>9.56 Masterplans or development frameworks should be prepared for large scale development, in particular those which will be phased. For clarity, large-scale development within the context of this policy is considered to be that which exceeds 250 dwellings or 5 hectares. This will ensure that development creates high quality sustainable places based on sound urban design principles. Design codes should also be prepared for large-scale, phased development and accompany outline planning applications. The code should set out mandatory and non-mandatory aspects of design and include regulatory plans. The need for design codes should be identified at the pre-application stage of development. Development should take into consideration SPDs on design and which will be a material consideration in the determination of planning applications for relevant proposals. (p.78)</u></p>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
MM22	78	Policy BH2	<p>BH2 Sustainable design and construction (p.78):</p> <p>Sustainable design and construction should be integral to development. Where possible, major development (<u>as defined in the 2019 Framework</u>) should...</p> <p>3. provide details of the type, life cycle and source of materials to be used <u>at the appropriate stage of development</u>;</p> <p>9.7 In order to ensure that the energy efficiency of properties is maximised, <u>where appropriate</u>, the layout of... (p.78)</p>
MM23	82	Policy BH8	<p>BH8 Heritage assets (p.82):</p> <p>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...</p> <p>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.</p>
MM24	83	Policy BH9	<p>BH9 Archaeology and recording of heritage assets (p.83):</p> <p>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 wholly exceptional circumstances exist that satisfy the requirements of the NPPF.</p>
MM25	85	Policy NE1	<p>NE1 <u>Green and Blue</u> Infrastructure (p.85):</p> <p>1. To maintain and improve the Green Infrastructure Network through enhancing, creating and managing multifunctional greenspaces and bluespaces that are well connected to each other and the wider countryside, development should:</p>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p>i. incorporate existing and/or new green infrastructure features within their design and to improve accessibility to the surrounding area;</p> <p>ii. address corridor gaps and areas of corridor weakness where feasible;</p> <p>iii. support the management of existing wildlife corridors, including reconnecting vulnerable and priority habitats (see policy NE2);</p> <p>iv. apply climate change mitigation and adaptation measures, including flood risk and watercourse management;</p> <p>v. link walking and cycling routes to and through the corridors, where appropriate;</p> <p>vi. include and/or enhance formal and natural greenspace and bluespace provision;</p> <p>vii. protect and enhance landscape character;</p> <p>and</p> <p>viii. have regard to the requirements of the Green Infrastructure Delivery Plan and make contributions proportionate to their scale towards the establishment, enhancement and on-going management; <u>and</u></p> <p>ix. <u>protect, enhance and restore watercourses, ponds, lakes and water dependent habitats.</u></p> <p>2. Development that would sever or significantly reduce green infrastructure will not normally be permitted unless the need for and benefits of the development demonstrably outweigh any adverse impacts and suitable mitigation and/or compensation is provided.</p> <p>10.4 Six inter-district green infrastructure corridors within the city have been identified (as shown by Figure 40). These corridors will build on the existing network linking the city to the wider region and seek to broaden the range and quality of functions that green infrastructure can bring to Sunderland. The district corridor network within Sunderland will also be protected and enhanced. This network is also shown <u>indicatively</u> on Figure 40. (p.86)</p>
MM26	86-87	Policy NE2	NE2 Biodiversity and Geodiversity (p.86):

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p>1. Biodiversity and geodiversity will be protected, created, enhanced and managed by requiring development to <u>Where appropriate, development must demonstrate how it will:</u></p> <ol 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 that 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> <ol style="list-style-type: none"> i. no suitable alternatives; ii. imperative reasons of overriding public interest; iii. necessary compensatory provision can be secured to ensure that the overall coherence of the Natura 2000 network of European sites is protected; and 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>3. <u>Development that would adversely affect a Site of Special Scientific Interest, either directly or indirectly, will be required to demonstrate that the reasons for the development, including the lack of an alternative solution, clearly outweigh the nature conservation value of the site and the national policy to safeguard the national network of such sites.</u></p> <p>4. <u>Development that would adversely affect a Local Wildlife Site or Local Geological Site, either directly or indirectly, will demonstrate that:</u></p>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<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> <p>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 (HRA). If necessary, developer contributions or conditions will be secured to implement measures to ensure avoidance or mitigation of adverse effects. <u>Where necessary, planning obligations will be secured to implement avoidance and mitigation measures for strategic site HGA8. Mitigation measures will include a combination of Strategic Access Management 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. Where a SANG is proposed as mitigation for HRA</u></p>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p><u>impacts, depending on the use and form that the SANG takes it may be possible for this to also be utilised as useable greenspace providing the uses are compatible. (p.87)</u></p> <p>10.10 It is expected that in the majority of cases, habitats and species of principal importance will have already been identified on a site-specific basis and are protected through national and local designations - however, species will not always be confined to a designated site boundary. <u>Sites of Special Scientific Interest (SSSIs) are of national significance and receive statutory protection. Local Wildlife Sites (LWSs) are of regional or sub regional importance and are designated by a Local Wildlife Sites Partnership. They are non-statutory and rely on the planning system for their protection. Local Nature Reserves (LNRs) are designated by the council and receive statutory protection. (p.87)</u></p> <p>10.14 Wildlife corridors are strategic networks which transcend administrative boundaries and are instrumental in the movement of species within and beyond Sunderland. Wildlife corridors will be protected from intrusive developments, including certain recreational uses, <u>though development that demonstrates significant enhancement and net gain may be considered appropriate.</u> The nature conservation value of wildlife corridors should be maintained and enhanced as part of any planning approval. (p.87)</p>
MM27	88	Policy NE3	<p>NE3 Woodlands/hedgerows and trees (p.88):</p> <p>To conserve significant trees, woodlands and hedgerows, development should:</p> <p>1. only be permitted where it can clearly demonstrate that development cannot reasonably be located elsewhere;</p> <p><u>21.</u> follow the principles below to guide the design of development where effects to ancient woodland, veteran/aged trees and their immediate surroundings have been identified:</p> <p>i. avoid harm;</p> <p>ii. provide unequivocal evidence of need and benefits of proposed development;</p>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p>iii. provide biodiversity net gain; iv. establish likelihood and type of any impacts; v. implement appropriate and adequate mitigation and compensation; vi. provide adequate buffers; and vii. provide adequate evidence to support proposals;</p> <p>32. retain, protect and improve woodland, trees subject to Tree Preservation Orders (TPOs), trees within Conservation Areas, and 'important' hedgerows as defined by the Hedgerows Regulations 1997;</p> <p>43. give consideration to trees and hedgerows both on individual merit as well as their contribution to amenity and interaction as part of a group within the broader landscape setting; and</p> <p>54. ensure that where trees, woodlands and hedgerows are impacted negatively by proposed development, justification, mitigation, compensation and maintenance measures are provided in a detailed management plan.</p>
MM28	88-89	Policy NE4	<p>NE4 Greenspace (p.88-89):</p> <p>3. requiring all major residential development to provide:</p> <p>i. a minimum of 0.9ha per 1000 bedspaces of amenity useable greenspace on site, unless...</p>
MM29	90	Policy NE6	<p>NE6 Green Belt (p.90-91):</p> <p>Development in the Green Belt may will be permitted where the proposals are consistent with the exception list in national policy subject to all other criteria being acceptable.</p>
MM30	91	Policy NE7	<p>Replace Figure 41 Settlement Breaks (p.91) (see Appendix 1)</p> <p>Add additional paragraph after 10.36</p>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p>10.37 <u>For clarity, essential development within the context of Policy NE7 is considered to be development which is required to be located within the Settlement Break and could not reasonably be located within another less sensitive location. Each proposal will be assessed on its individual merits.</u> (p.91)</p>
MM31	92	Policy NE8	<p>NE8 Development in the open countryside (p.91-92):</p> <p>7iii. 8. With regards residential, the creation <u>and extension</u> of a residential curtilage, <u>provided that it</u> will not have a harmful impact on the character of the countryside.</p> <p><u>9. limited infilling...</u></p> <p><u>10. the redevelopment of previously developed land, provided that the site is not of high environmental value or landscape quality, and if the development will contribute to local housing needs or provide new jobs.</u></p> <p>Replace Figure 42 Open countryside (p.92) (see Appendix 1)</p>
MM32	93	Policy NE9	<p>10.43 National policy provides strong support towards protecting and enhancing valued landscapes. It recognises the intrinsic character and beauty of the countryside as a core planning principle. <u>Valued landscapes in Sunderland equate to those areas highlighted in the city's Landscape Character Assessment (LCA) for 'landscape protection', which are also identified as areas of higher landscape value. These are shown on the Map in Appendix 3.</u> (p.93)</p>
MM33	99	Policy WWE5	<p>WWE5 Disposal of foul water (p.99):</p> <p>Insert fourth Policy stem:</p> <p><u>4. Where the development involves the disposal of trade effluent a foul Water Management Plan/drainage assessment will be required to demonstrate how the disposal of foul water is undertaken following the disposal hierarchy. This should include a trade effluent consent if connected to the sewerage system. Trade effluent is any liquid produced in the course of any trade or industry including car washes.</u></p>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
MM34	101-102	Policy WWE8	<p>WWE8 Safeguarding waste facilities (p.101):</p> <p>The council will safeguard all existing waste management sites within Sunderland from inappropriate development in order to maintain existing levels of waste management capacity and to aid delivery of the Joint Municipal Waste Strategy, including those sites identified within Table 2, as well as planned future replacement facilities for existing Household Waste Recycling Centres (HWRCs) and commercial facilities required for the management of LACW or other waste streams, unless it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. There is no longer a need for the facility; and 2. Capacity can be met elsewhere; or 3. Appropriate compensatory provision is made in appropriate locations elsewhere in the city; or 4. The site is required to facilitate the strategic objectives of the city. <p><u>Applications for non-waste development in close proximity to existing or proposed waste facilities will not normally be supported where they would adversely impact upon the use of the site for waste management operations.</u></p> <p>11.43 In addition to the sites listed in Table 2 and those specified in Appendix 10 of the <u>Waste Arisings and Capacity Requirements report (2018)</u>, the following sites are also considered of importance to the management of LACW in Sunderland and for the delivery of the Joint Municipal Waste Strategy...</p>
MM35	105	Policy SP10	<p>SP10 Connectivity and transport network (p.105):</p> <p>iv. Improvements to <u>the mainline and</u> key junctions on the A19, including providing access to the IAMP;...</p> <p>12.6 A number of specific new highway schemes and initiatives have been identified to deliver this plan, including:</p>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<ul style="list-style-type: none"> • the Sunderland Strategic Transport Corridor (SSTC) which will provide a high-quality route between the A19 and the Port, taking in the Urban Core as well as improving accessibility to development sites along the river corridor. Both the initial section of this road (St Mary’s Boulevard) and Phase 2 including the Northern Spire Bridge are complete. Further phases to follow include: <ul style="list-style-type: none"> ○ Phase 3 (South Bridgehead to St Michael’s Way); and ○ Phase 4 and 5 Commercial Links (Wessington Way and Port Access improvements). <p><u>The delivery of SSTC4 will better manage traffic to and from the A19 and assist in managing potential queuing on the Strategic Road Network (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 SSTC4, 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></p> • the council is proposing a major area of housing growth, known as the SSGA (Policy SS6). The key transport infrastructure requirement needed to support the development of SSGA is the Ryhope-Doxford link road; • the Central Route in the Coalfield will link the A182 at Biddick Woods via Sedgeleth and Dubmire south to Rainton Bridge Industrial Estate. 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; and • key junctions on the A19 at Downhill, Ferryboat Lane and A690 including. The IAMP AAP Infrastructure Delivery Plan contains the road improvements-works that are required to specifically support the IAMP. (p.106) <p>New paragraph following para 12.7:</p>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p><u>12.8 The efficient operation of both the local and 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 of the plan, identify potential schemes to address capacity and road safety concerns on the SRN. (p.106).</u></p>
MM36	111	Policy SP11	<p>SP11 Mineral extraction (p.111):</p> <p>Remove point 2 of the Policy:</p> <p>2. Where the above cannot be ensured, the benefits of mineral extraction must outweigh any likely harm and significant justification and mitigation must be provided.</p>
MM37	118	Policy ID2	<p>ID2 Planning Obligations (p.118):</p> <p>1. Section 106 planning obligations will be sought to facilitate the delivery of:</p> <ul style="list-style-type: none"> i. affordable housing (see Policy H2); and ii. local improvements to mitigate the direct or cumulative impact of development, <u>where evidenced</u>, and/or additional facilities and requirements made necessary by the development, in accordance with the Planning Obligations SPD.

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			<p>2. To facilitate the delivery of the mitigation measures the council will seek maintenance, management, monitoring and such related fees.</p> <p>3. Where there are site specific viability concerns, development must be accompanied by a Viability Assessment. Where it is not possible to deliver the policy requirements in full, a viability assessment should be submitted in line with the requirements of the PPG.</p>
MM38	118	Monitoring Section, following paragraph 14.16	<p><u>Implementation and Monitoring</u></p> <p><u>14.17 The successful implementation of the Local Plan relies on a coherent, robust and flexible monitoring process which will enable the Council to respond to changing circumstances. The principal mechanism for monitoring the performance of the Local Plan will be through the Authority's Monitoring Report (AMR). The Localism Act 2011 requires Local Authorities to prepare AMRs to assess the implementation of the Local Development Scheme (LDS), and the extent to which policies and proposals set out in local development documents are being successfully implemented.</u></p> <p><u>14.18 The Implementation & Monitoring Framework is set out in the CSDP Monitoring Framework (2018). The Framework is structured according to the composition of the CSDP, enabling for easy and direct comparison with the policies, proposals and overall objectives. The implementation of the Local Plan will be monitored through a schedule of Monitoring Indicators on an annual basis. These will provide an accurate indication of the performance of the Local Plan against the objectives and the Local Plan policies. Through the monitoring process, the AMR will identify any issues that need to be rectified.</u></p> <p><u>14.19 There are several key triggers identified throughout the CSDP which would lead to a partial or full review of the Local Plan*. Further set out in the CSDP Monitoring Framework (2018) are specific triggers for each Policy. This approach ensures that appropriate and proportionate triggers and actions can be set for each Policy and Monitoring Indicator due to a failure to meet key targets.</u></p>

Modification Reference	Page Ref (Publication Draft 2018)	Plan Section (in publication draft)	Proposed Change
			* Footnote – <u>A plan review refers to any part of the Local Plan i.e. CSDP, IAMP AAP and A&D Plan.</u>
MM39	127	New Appendix following Appendix 2	<u>Appendix 3: Areas for Landscape Protection and Landscape Enhancement</u> (see Appendix 1)
MM40	135	New Appendix 8 – Monitoring Framework	Insert Monitoring Framework Table (see Appendix 1)
MM41	148	Policies map	Replace map (see Appendix 1)

Appendix 1

Figure 7 Housing Delivery (MM1)

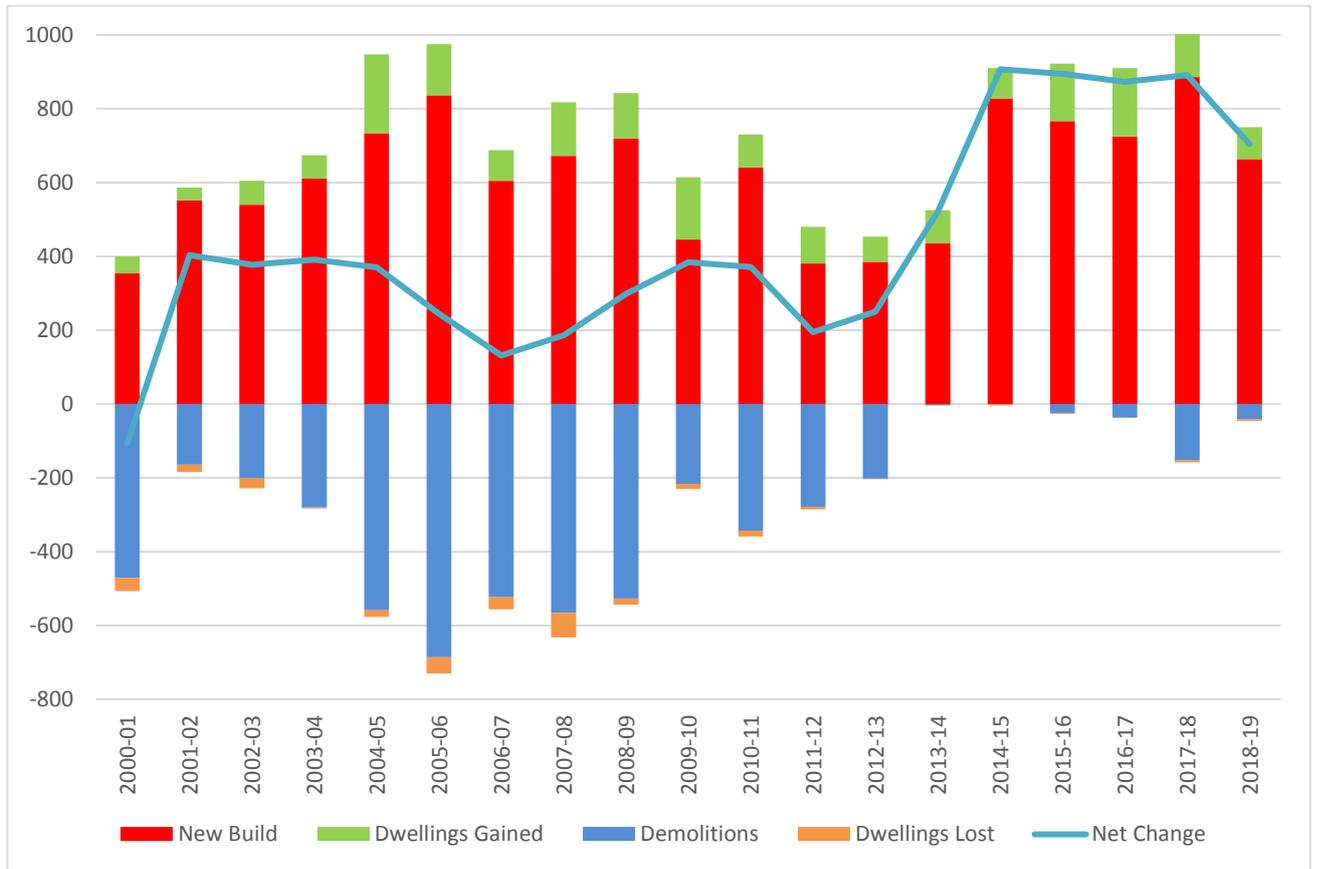


Figure 8 Proportion of housing completions on previously developed land (MM1)

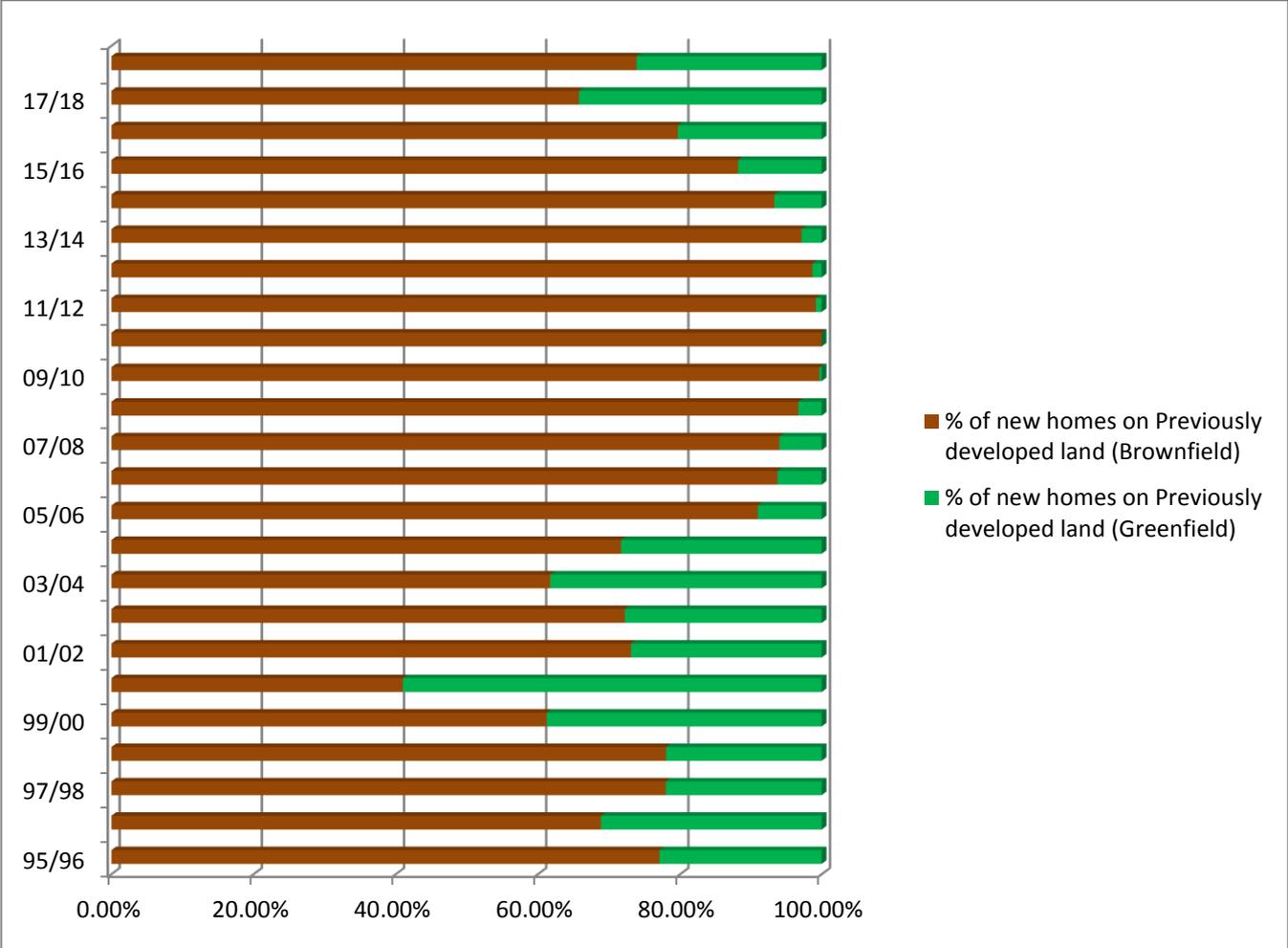


Figure 9 Housing distribution (SHLAA 2019) (MM1)

Sub-area	1 to 5 years (2018-2023)	6 to 10 years (2023-2028)	11 to 14 years (2028- 2033)	Total	%
Coalfield	1491	1107	535	3133	30%
Sunderland North	785	214	227	1226	12%
Sunderland South	1467	1702	1350	4519	43%
Urban Core	216	363	151	730	7%
Washington	353	448	150	951	9%
Total	4312	3834	2413	10559	100%

Figure 12 Key Diagram (MM2)

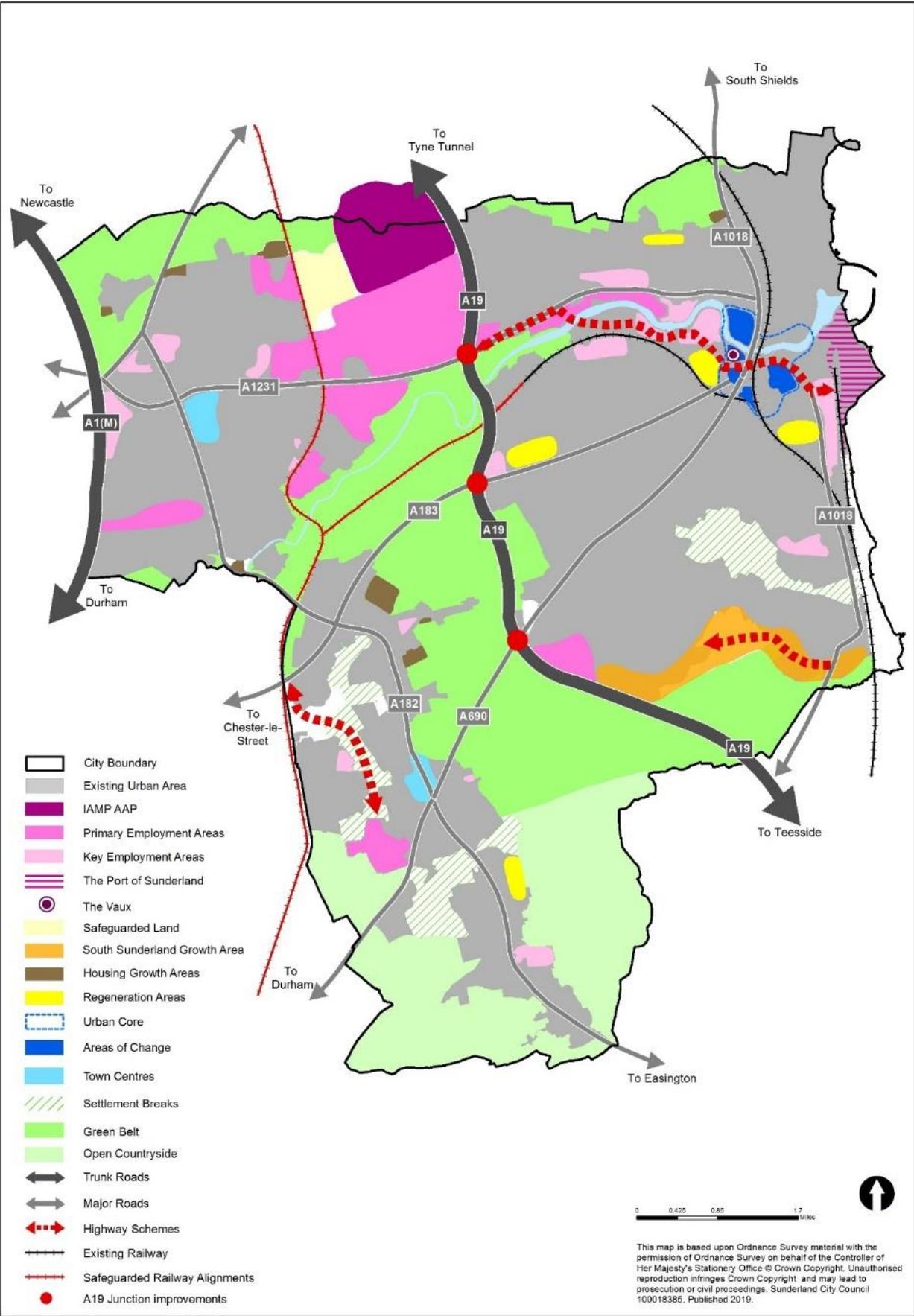


Figure 15 Washington key diagram (MM4)

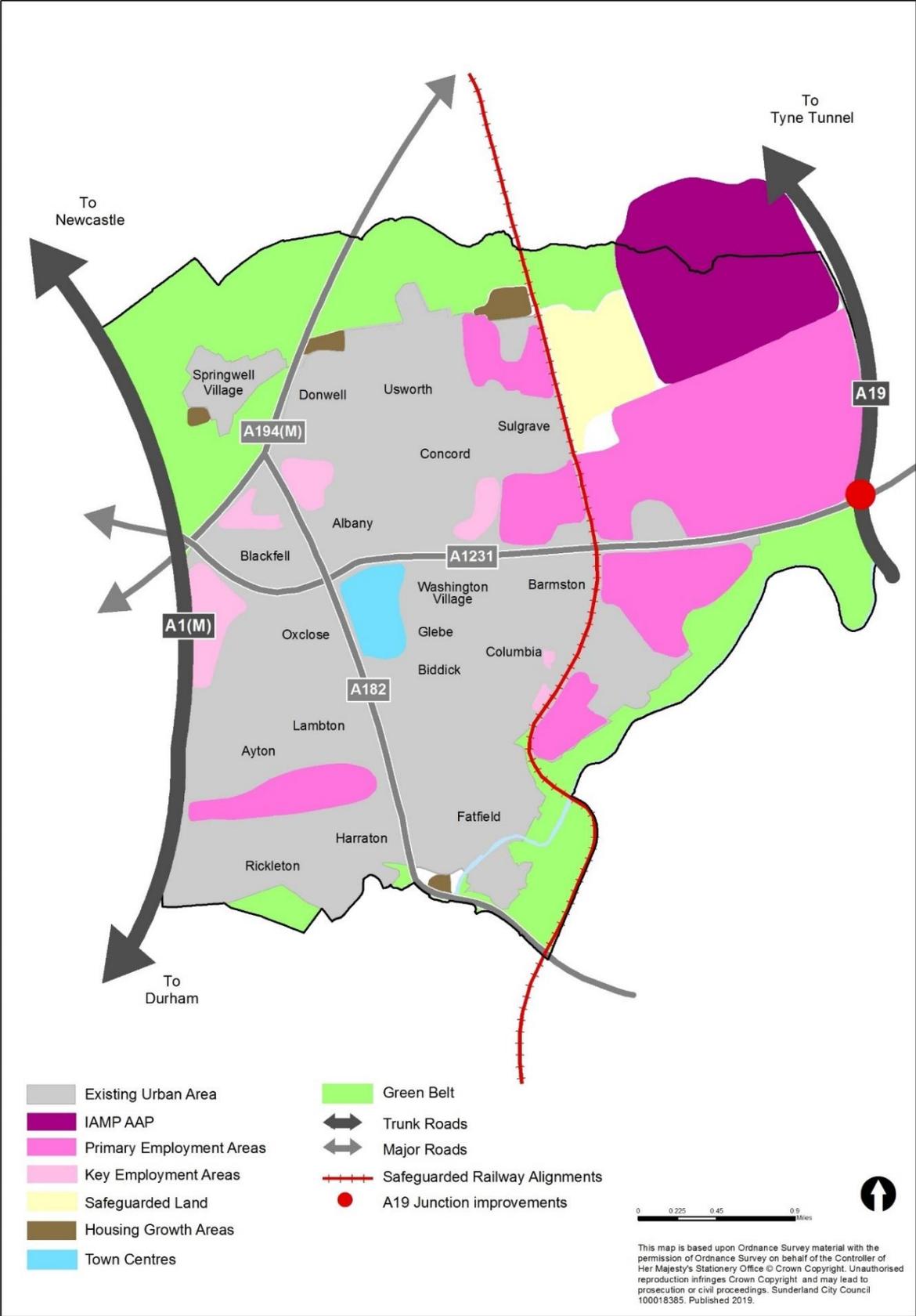


Figure 19 North of Usworth Hall (MM6)

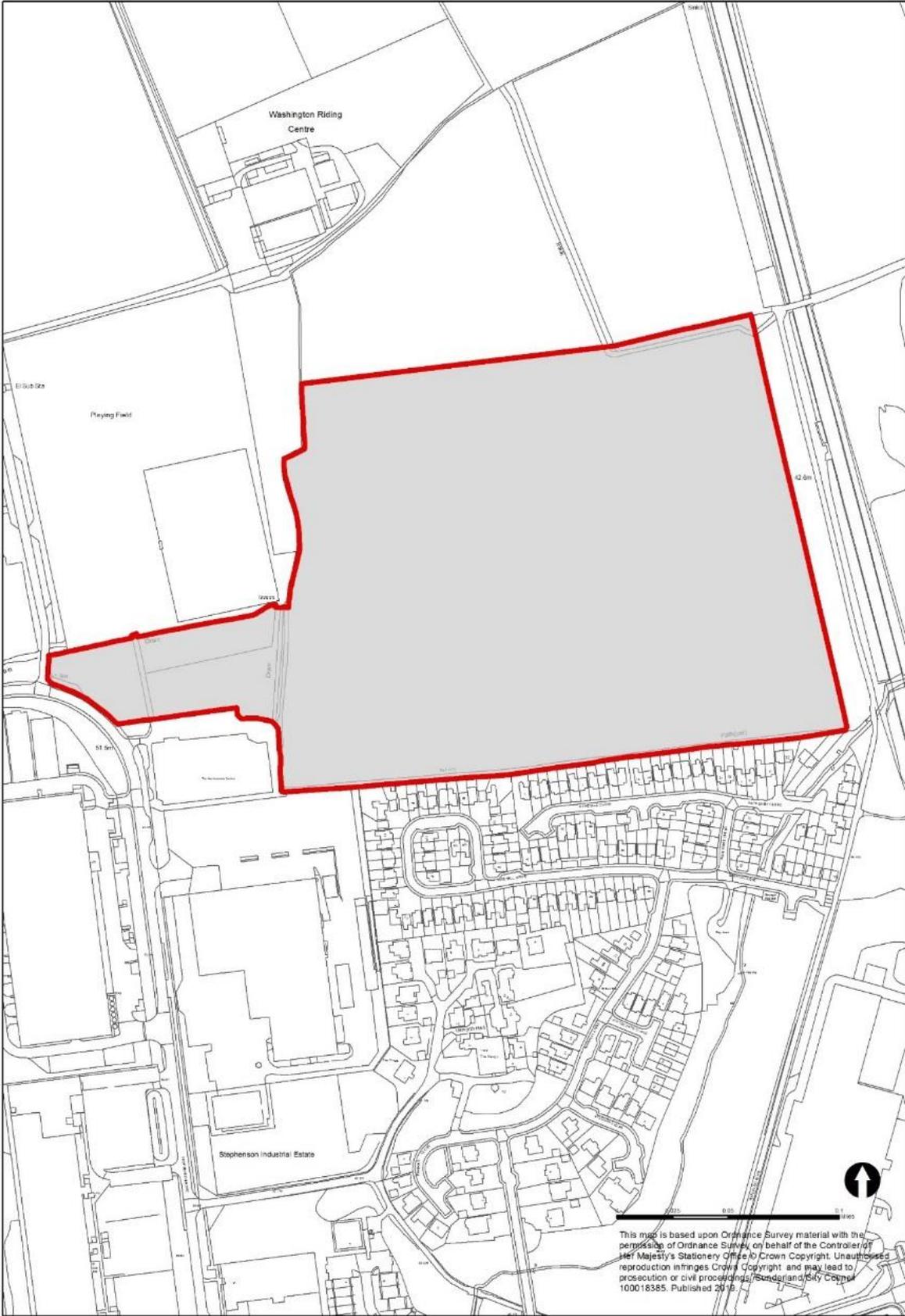


Figure 22 Safeguarded Land (MM6)

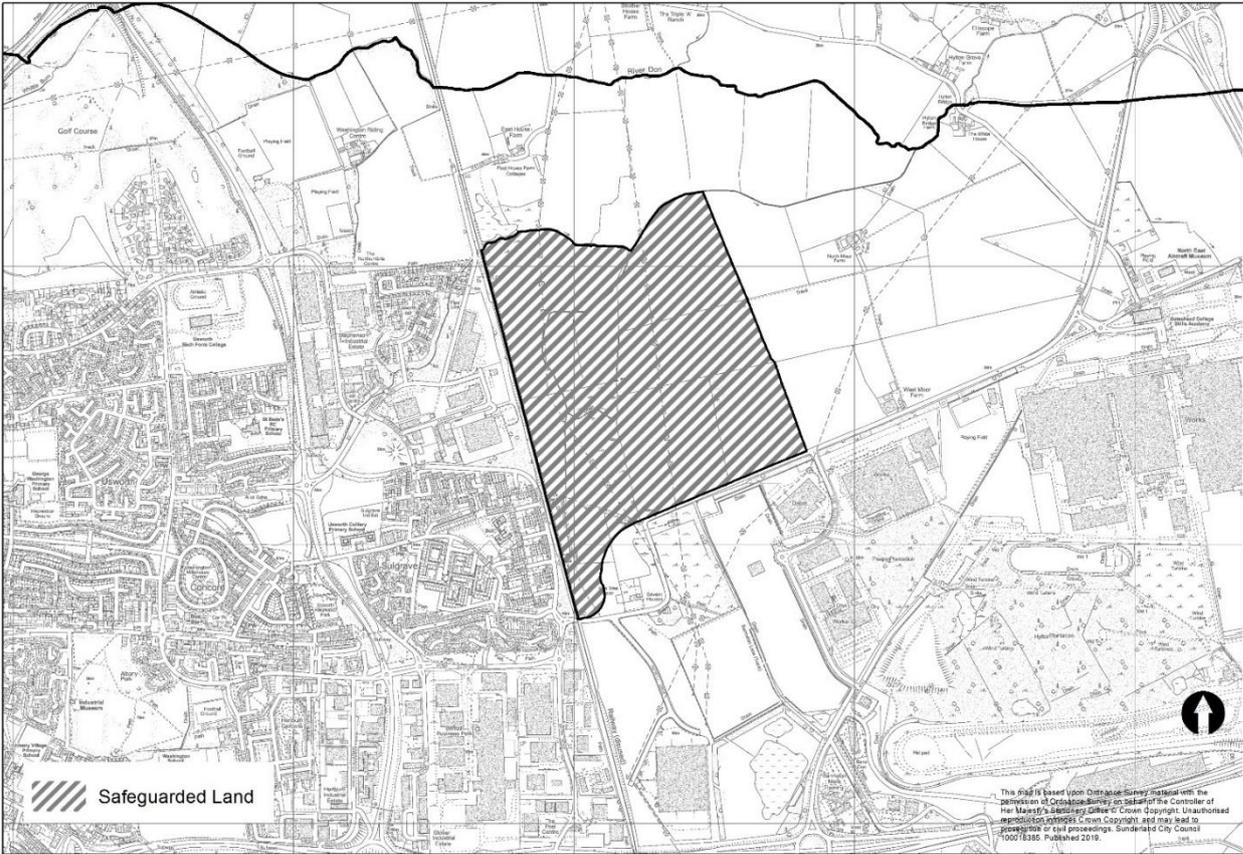


Figure 23 Key diagram North Sunderland (MM7)

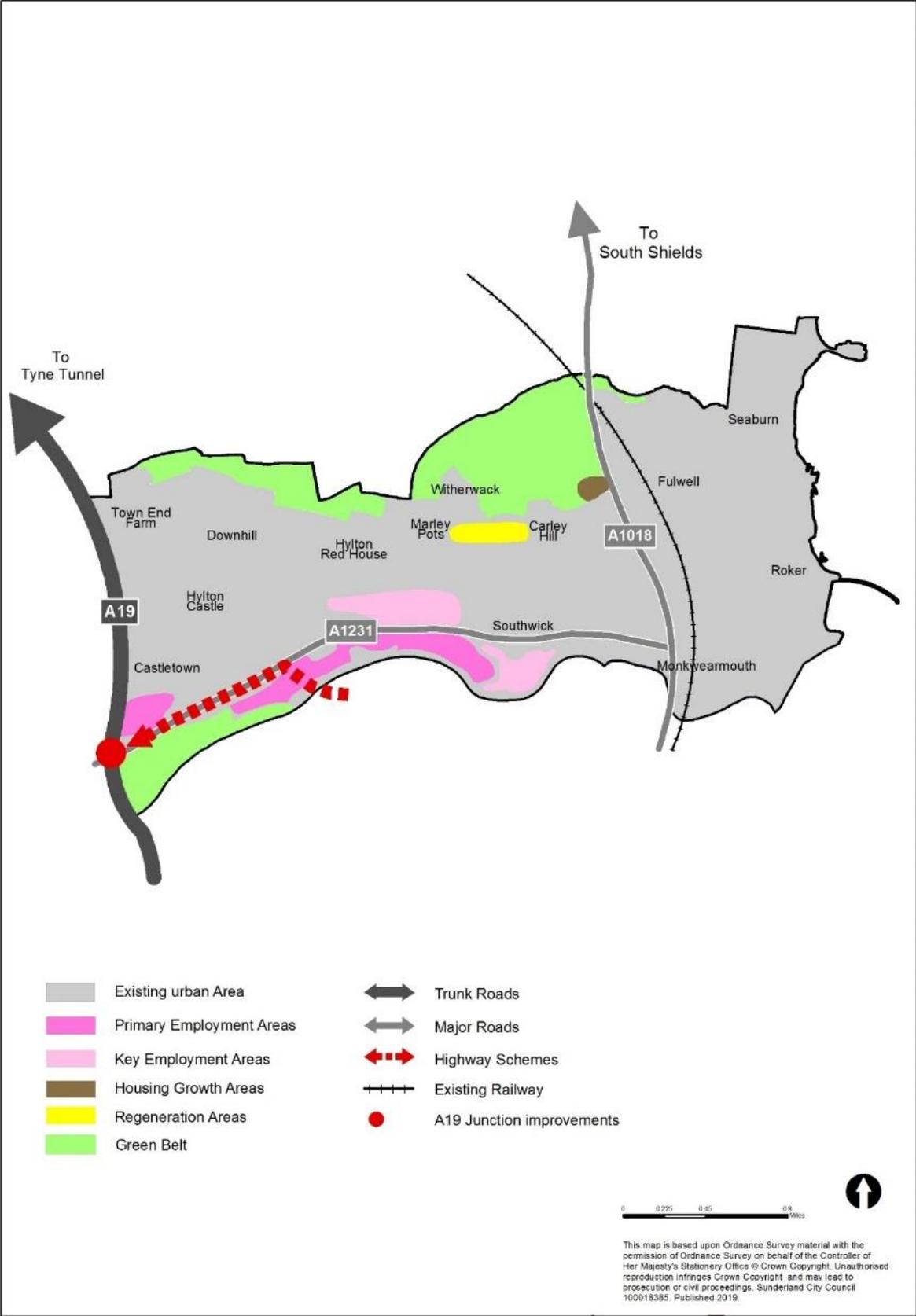


Figure 26 Key diagram South Sunderland (MM9)

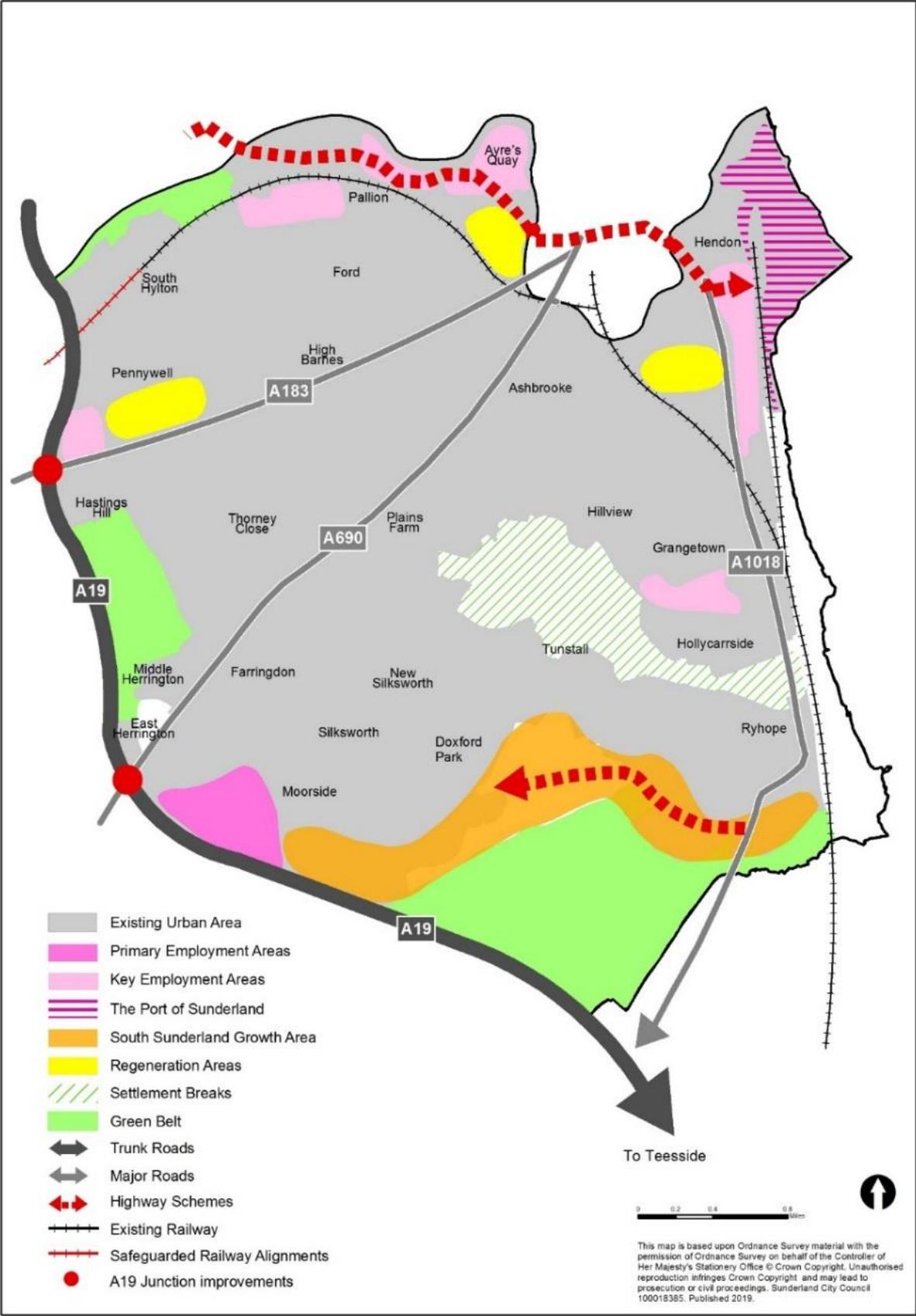


Figure 29 Key diagram The Coalfield (MM11)

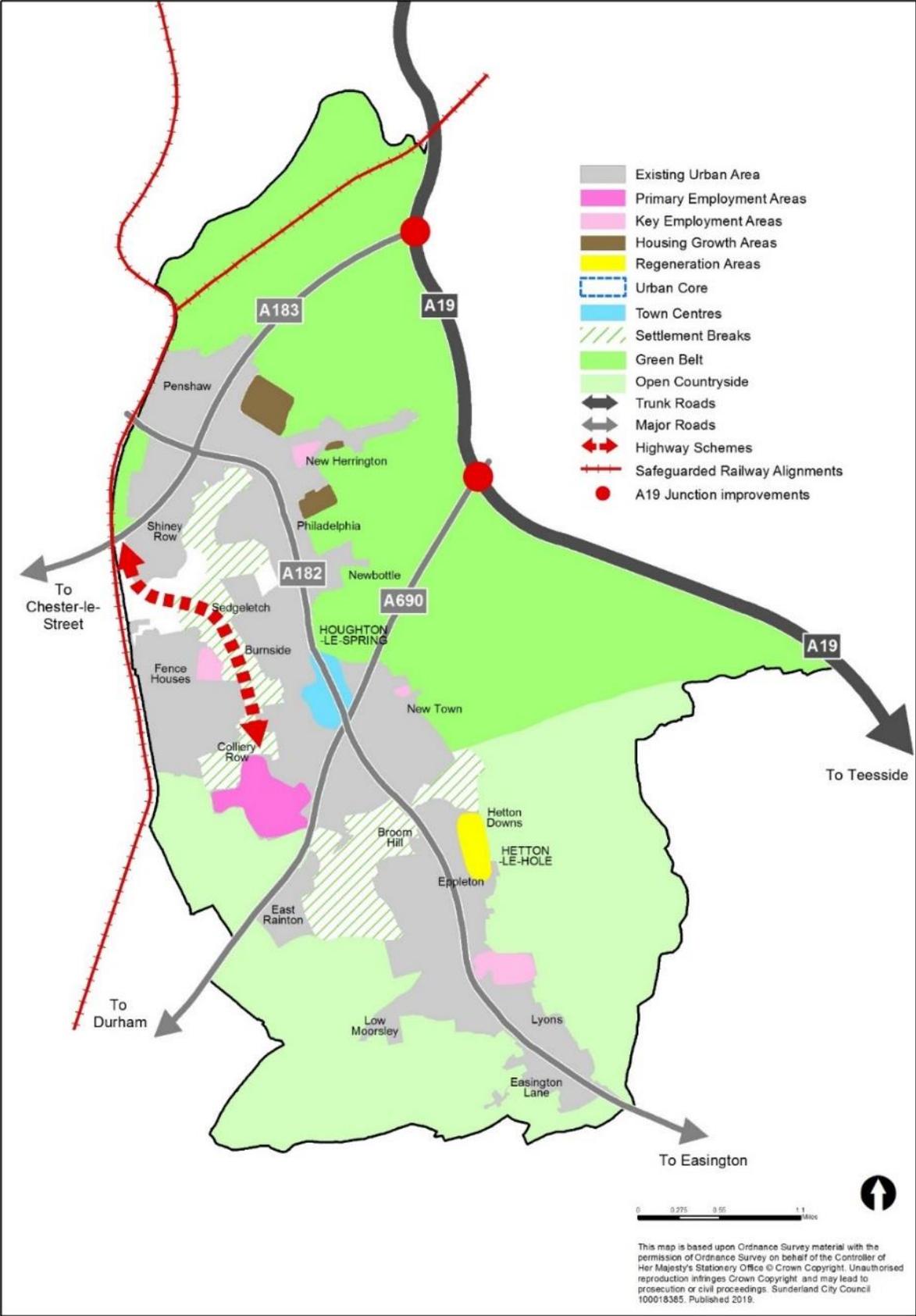


Figure 30 Penshaw (MM12)

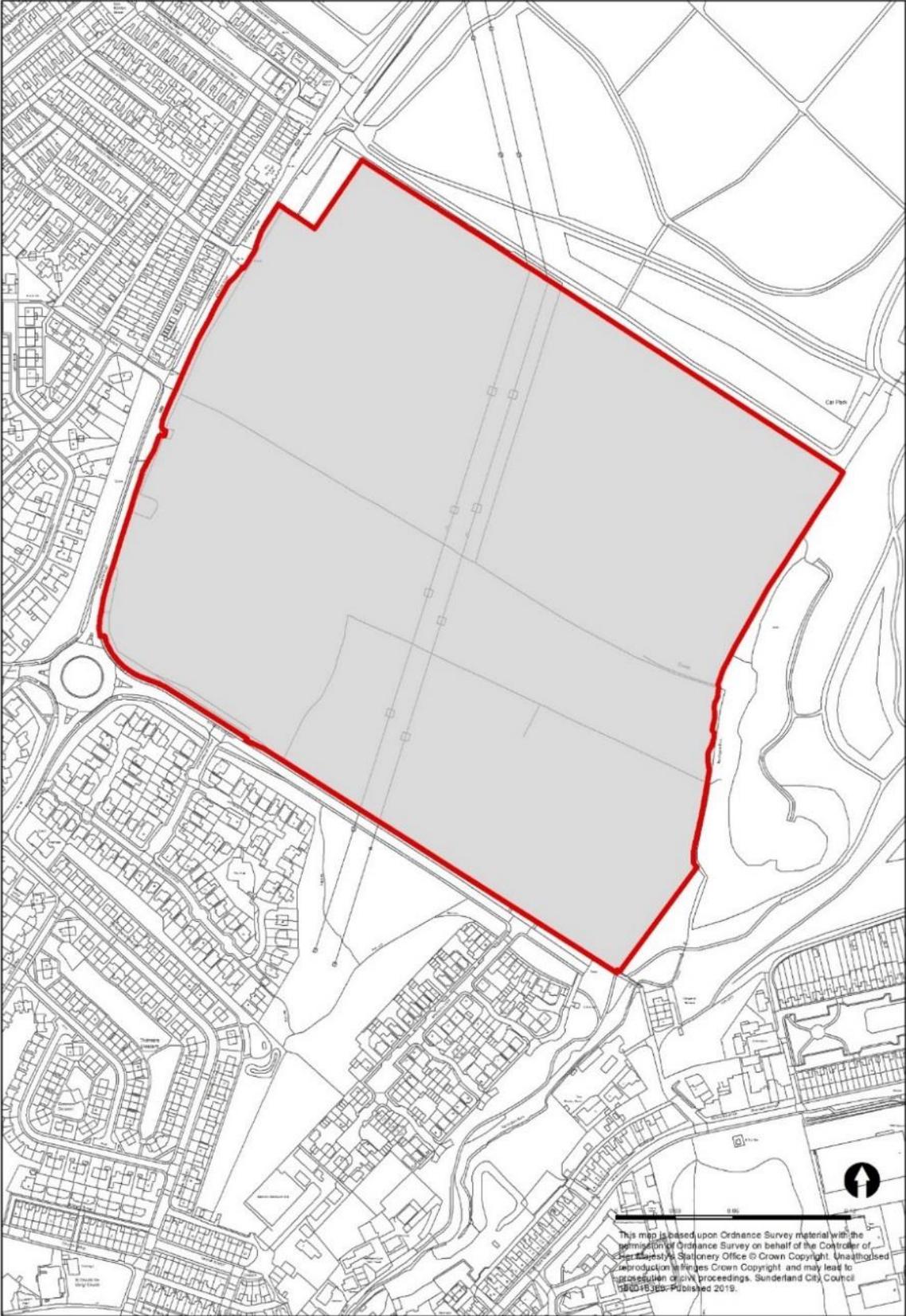


Figure 33 Potential housing supply (MM14)

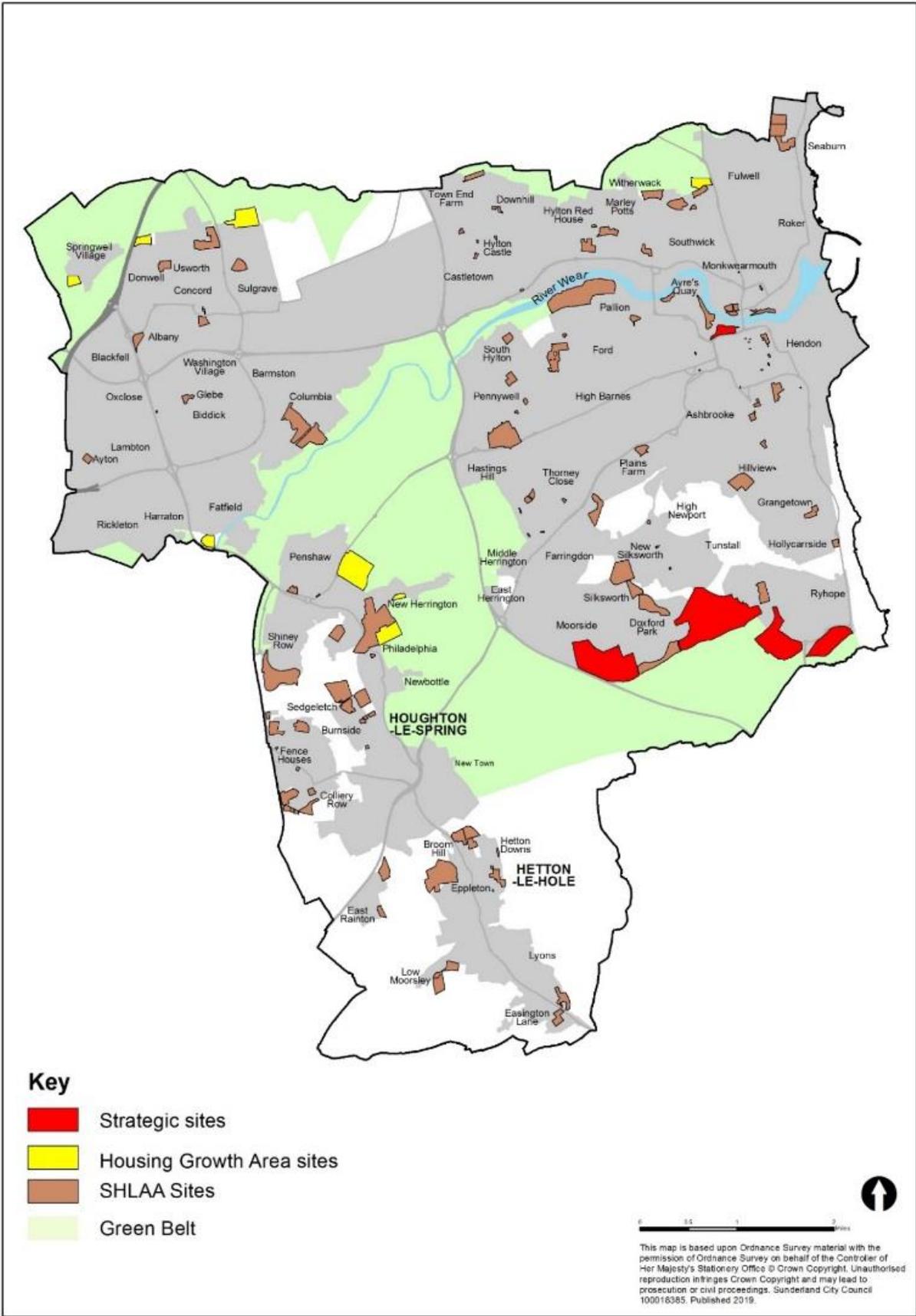
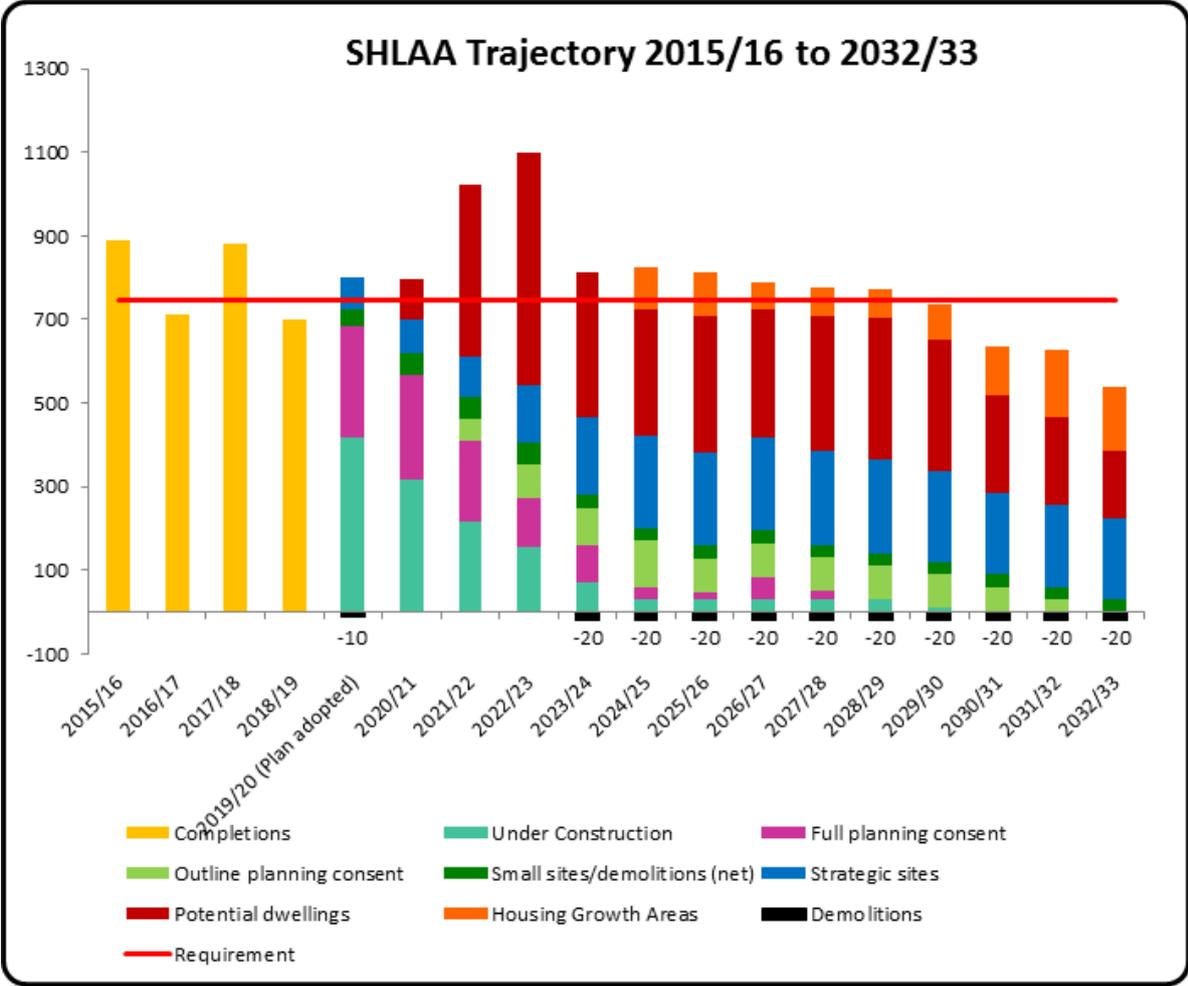
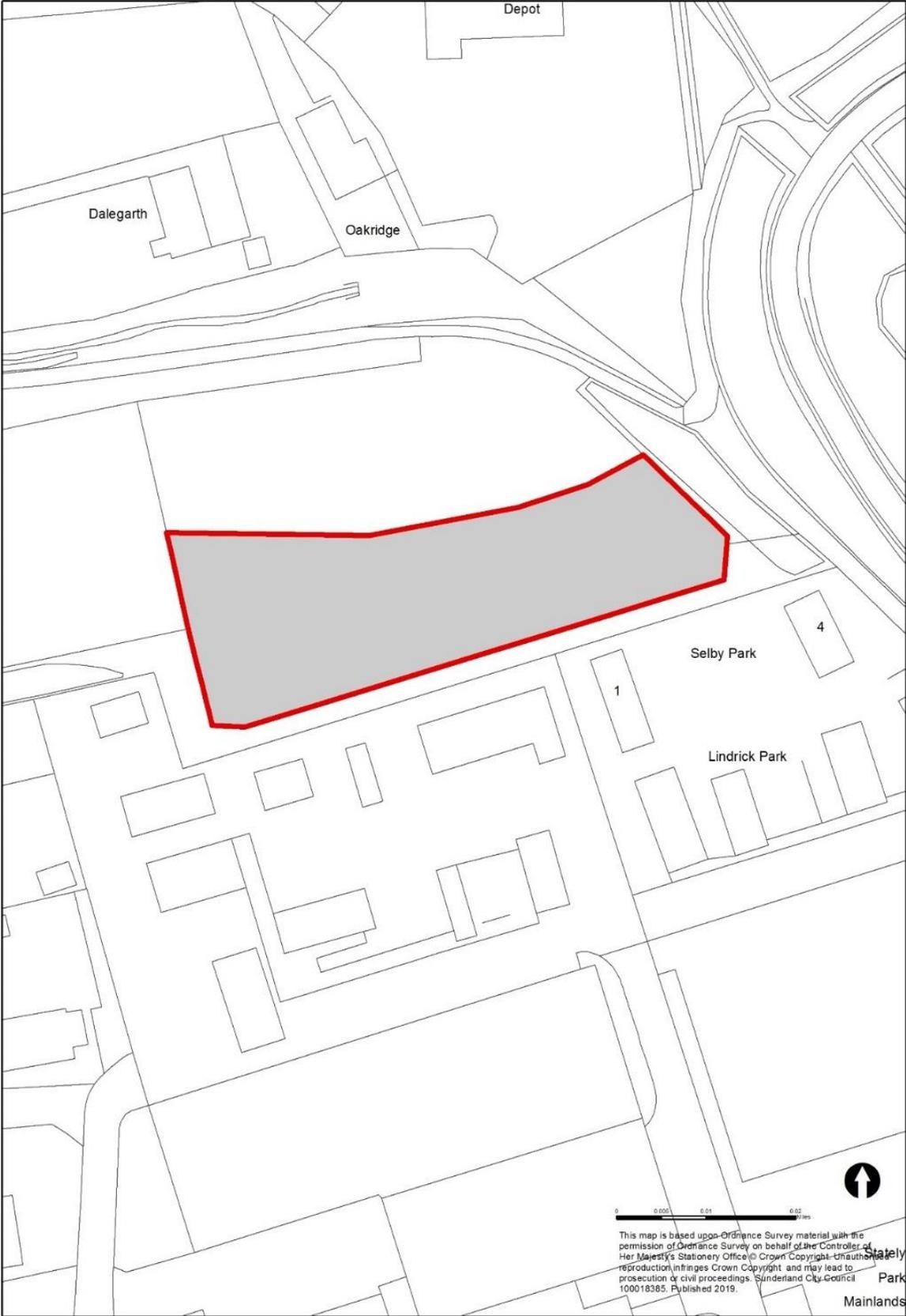


Figure 34 Housing Trajectory (MM14)



(NEW) Figure 35 Station Road North Travelling Showpeople Site (MM17)



(NEW) Figure 36 Land at Market Place Travelling Showpeople Site (MM17)



(NEW) Table 1: Components of Supply (MM19)

Source	Size (ha)
Primary Employment Areas	48.42
Key Employment Areas	26.53
Other Sources	9.12
Completions (2015 – 2018)	13.42
Total	97.49

(NEW) Table 2: Primary Employment Areas – Available Employment Land (MM19)

Allocation	Allocation Size (ha)	Available Employment Land (ha)
PEA1: Sunrise Business Park	14.13	0
PEA2: Rainton Bridge North	23.01	4.71
PEA3: Glover	42.58	0.24
PEA4: Patterson North	89.66	6.63
PEA5: Patterson South	32.61	1.62
PEA6: Stephenson	34.92	1.97
PEA7: Wear	53.22	1.47
PEA8: Nissan	285.15	6.58
PEA9: Turbine Business Park	22.08	6.16
PEA10: Hillthorn Farm	26.17	12.81
PEA11: Doxford International	57.19	0
PEA12: Hylton Riverside	34.76	0
PEA13: Rainton Bridge South	31.81	6.23
Total	747.29	48.42

(NEW) Table 3: Key Employment Areas – Available Employment Land (MM19)

Allocation	Allocation Size (ha)	Available Employment Land (ha)
KEA1: Hendon	37.13	4.8
KEA2: Leechmere	24.49	0.42
KEA3: Pennywell	15.62	0.62
KEA4: Pallion	27.20	1.29
KEA5: Pallion Shipyard	17.34	2.44
KEA6: Deptford	32.61	6.02
KEA7: Low Southwick	15.21	0.41
KEA8: North Hylton Road	33.99	4.75
KEA9: Armstrong	10.96	0
KEA10: Crowther	43.72	1.9
KEA11: Hertburn	13.55	0.21
KEA12: Parsons	16.97	0
KEA13: Swan	3.61	0
KEA14: New Herrington	4.44	0
KEA15: Dubmire	8.16	3.14
KEA16: Houghton Market Place	1.80	0.16
KEA17: Hetton Lyons East	18.88	0.37
Total	325.67	26.53

Figure 41 Settlement Breaks (MM30)

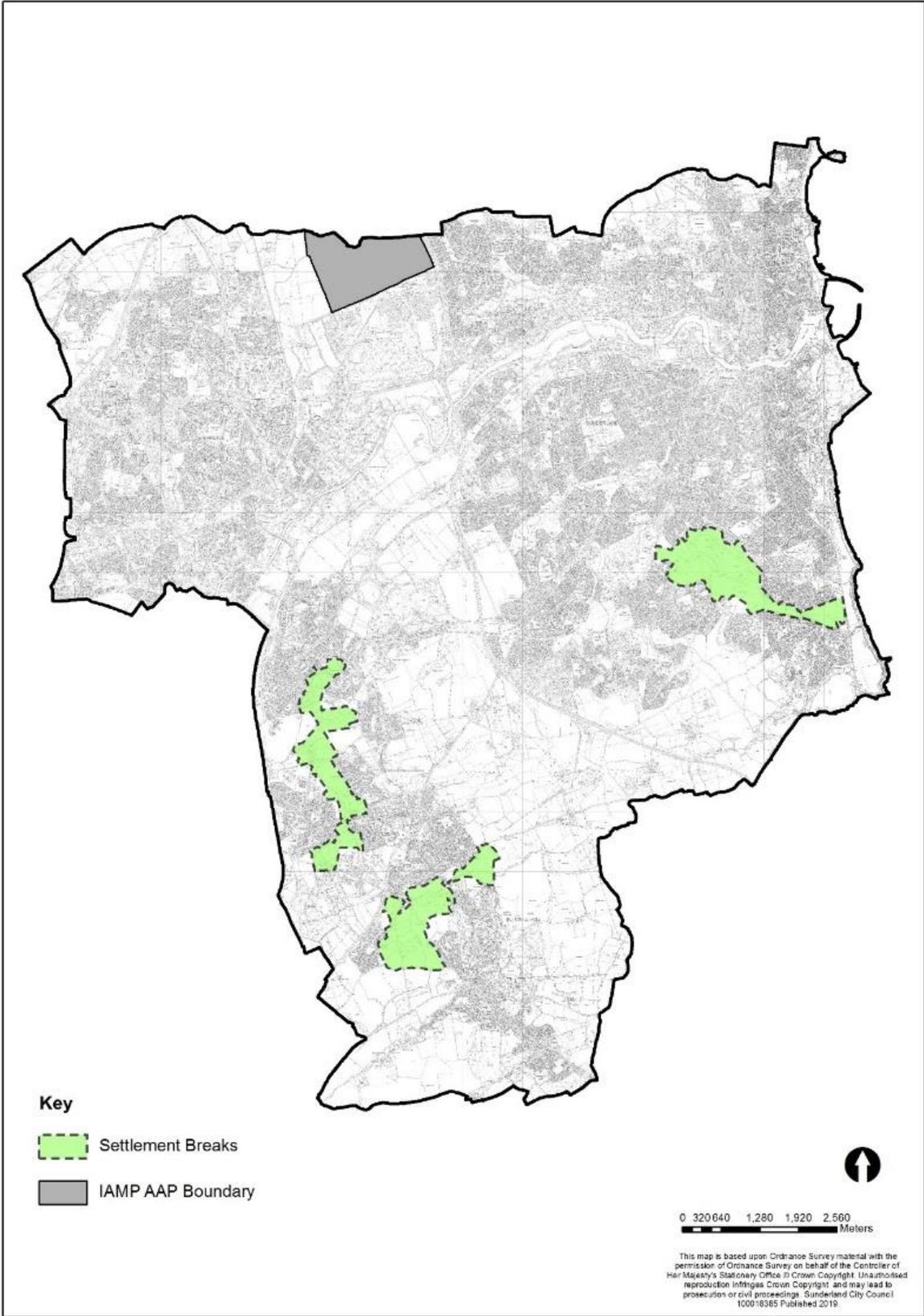
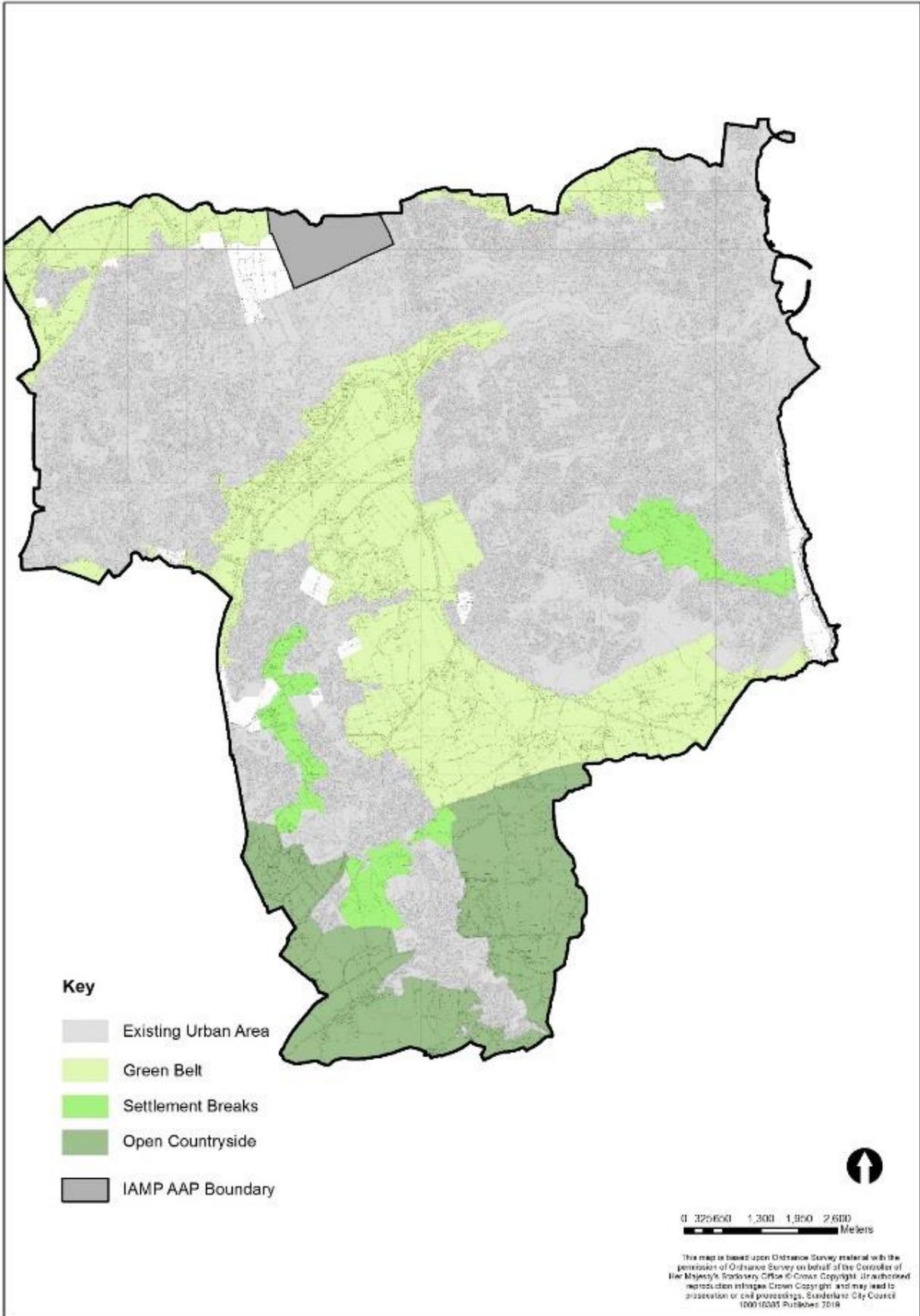
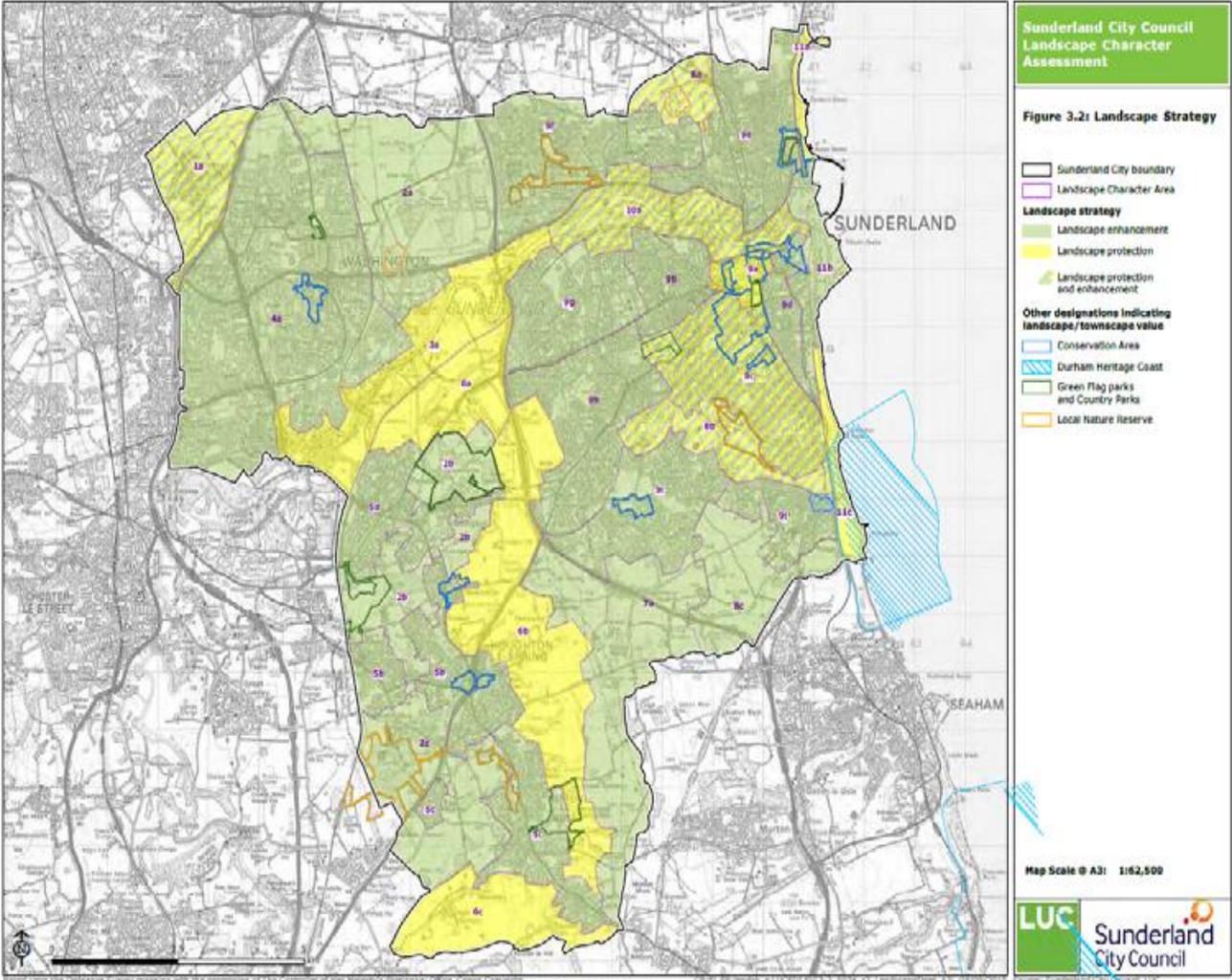


Figure 42 Open Countryside (MM31)



Appendix 3: Areas for Landscape Protection and Landscape Enhancement (MM39)



Appendix 8 Monitoring Framework (MM40)

Implementation and Monitoring Framework

- 6.1 The Implementation & Monitoring Framework for the CSDP is set out in the section below. The Framework links directly to wider Local Plan, the Sustainability Appraisal (SA) and the Authority's Monitoring Report (AMR).
- 6.2 The Framework is structured according to the composition of the CSDP, enabling for easy and direct comparison with the policies, proposals and overall objectives. As the plan period runs until 2033 and given the long-term aspiration and objectives of the overall strategy, it is likely that this framework will evolve and change over time, particularly in light of any new requirements over this timeframe. Therefore, this Framework will also be subject to a process of monitoring, review and amendment as part of the wider Local Plan.

Monitoring Framework

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
Spatial Strategy						
SP1	Development Strategy	Sets out the level of growth required and the spatial strategy to delivery this	<ul style="list-style-type: none"> • Significant shortfall in the number of new homes delivered compared to Policy target • Significant shortfall in the number of new jobs created in key growth sectors compared to Policy target • Significant shortfall in employment land developed • Significant shortfall in new comparison retail development delivered • Failure to deliver sufficient physical, social and environmental infrastructure • Failure to deliver the majority of development to the Existing Urban Area 	<ul style="list-style-type: none"> • Identify reasons for lack of implementation • Potential review of the strategic approach to identification of land for development • Review of land allocated for development • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • Housing completions against the overall plan period target for 13,410 net additional homes to 2033 • Housing delivery (net additions) against the plan period requirements of average 745pa net additions • Number of new jobs created • Land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses • Amount (sqm) of new comparison retail floorspace created 	<ul style="list-style-type: none"> • SCC monitoring data • Nomis (ONS data) • Employment Land Review
Area Strategies						
SP2	Urban Core	Sets out the strategy for development within the Urban Core and the principles of development	<ul style="list-style-type: none"> • Development is not brought forward as expected • Failure to improve the range and type of office 	<ul style="list-style-type: none"> • Identify reasons for lack of implementation • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • Qualitative/ descriptive analysis of development within identified Areas of Change 	<ul style="list-style-type: none"> • SCC monitoring data • Employment Land Review

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
SP2 Continued			<ul style="list-style-type: none"> • accommodation within the Urban Core • Failure to diversify the residential offer within the Urban Core • Significant amount of retail development outside of the Primary Shopping Area • Failure to grow the leisure, tourism and cultural economy 		<ul style="list-style-type: none"> • Amount of higher/further education facilities approved • B1a office floorspace (sqm) permitted on Vaux PEA • B1a office floorspace (sqm) permitted within urban core • Existing and new retail A1, A2, A3 and A5 units and floorspace (gross and net sales sqm) permitted/developed within the Urban Core • Existing and new retail A1, A2, A3 and A5 floorspace (gross and net sales sqm) developed in designated primary shopping area • Housing completions and delivery within the Urban Core 	
SS1	The Vaux	Sets out the mix and principles of development expected on the Vaux Site	<ul style="list-style-type: none"> • Significant shortfall in the amount of B1a floorspace delivered compared to Policy target 	<ul style="list-style-type: none"> • Identify reasons for lack of implementation • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • B1a floorspace (sqm) permitted/developed on site • Housing completions on Vaux site 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • Employment Land Review

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
SS1 Continued			<ul style="list-style-type: none"> Significant shortfall in the amount of new homes delivered compared to Policy target Failure to deliver a hotel on the site 		<ul style="list-style-type: none"> Delivery of hotel on site 	<ul style="list-style-type: none"> Retail Health & Capacity Studies Retail Needs Assessment
SP3	Washington	Sets out the spatial strategy for Washington	<ul style="list-style-type: none"> Failure to focus economic growth in identified Employment Areas and the IAMP A significant amount of out-of-centre office, retail and other Main Town use development Failure to deliver new homes within identified Housing Growth Areas 	<ul style="list-style-type: none"> Identify reasons for lack of implementation Potential review of the Plan/Policy Potential review of the strategic approach to identification of land for development 	<ul style="list-style-type: none"> Employment land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses within identified Employment Areas Employment land (ha) and floorspace (sqm) lost to development for non-B Class uses within identified Employment Areas Existing and new retail A1, A2, A3 and A5 units and floorspace (gross and net sales sqm) permitted/ developed within designated town centre Existing and new retail A1, A2, A3 and A5 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Employment Land Review Retail Health & Capacity Studies Retail Needs Assessment

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
SP3 Continued					<p>floorspace (gross and net sales (sqm) developed in designated primary shopping areas of town centre</p> <ul style="list-style-type: none"> • Percentage of primary frontages in non-A1 use in designated town centre • Length of primary frontages in A1, A2, A3 and A5 retail uses in designated town centre • Housing completions and delivery within identified Housing Growth Areas • Plots created on allocated travelling showpeople sites 	
SS2	Washington Housing Growth Areas	Identifies the Housing Growth Areas in Washington and what is expected to be	<ul style="list-style-type: none"> • Failure to provide a mix of housing types • Failure to secure contributions for 	<ul style="list-style-type: none"> • Identify reasons for lack of implementation • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • Housing completions within each HGA • Developer contributions 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • Sunderland CCG Data

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
SS2 Continued		provided/achieved by them	education and healthcare provision	<ul style="list-style-type: none"> • Potential review of the strategic approach to identification of land for development • Negotiation with developers to ensure delivery of appropriate housing mix • Review of S106 contribution collection process/Planning Obligations SPD 	<ul style="list-style-type: none"> • collected in each HGA • Housing mix in each HGA 	<ul style="list-style-type: none"> • SHLAA
SS3	Safeguarded Land	Identifies and protects land to the east of Washington for development beyond the plan period	<ul style="list-style-type: none"> • Failure to delivery the amount of development proposed in the Plan 	<ul style="list-style-type: none"> • Identify reasons for lack of development • Review of land allocated for development • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • Housing completions against the overall plan period target for 13,410 net additional homes to 2033 • Housing delivery (net additions) against the plan period requirements of average 745pa net additions • Number of new jobs created • Land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses • Amount (sqm) of new comparison retail floorspace created 	<ul style="list-style-type: none"> • SCC monitoring data • Nomis (ONS data) • Employment Land Review

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
SP4	North Sunderland	Sets out how North Sunderland will continue to be regenerated	<ul style="list-style-type: none"> • Failure to secure renewal and regeneration at Marley Potts or Carley Hill • Failure to deliver new homes within identified housing Growth Areas • Significant amount of employment uses permitted outside of identified Employment Areas 	<ul style="list-style-type: none"> • Identify reasons for lack of development • Review of land allocated for development • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • Planning applications granted for regeneration and renewal at Marley Potts and/or Carley Hill • Housing completions and delivery within identified Housing Growth Areas • Employment land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses • Employment land (ha) and floorspace (sqm) lost to development for non-B Class uses 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • Employment Land Review • Retail Health & Capacity Studies • Retail Needs Assessment
SS4	North Sunderland Housing Growth Area	Identifies the Housing Growth Areas in North Sunderland and what is expected to be provided/achieved by them	<ul style="list-style-type: none"> • Failure to provide a mix of housing types • Failure to secure contributions for education and healthcare provision 	<ul style="list-style-type: none"> • Identify reasons for lack of implementation • Review of land allocated for development • Negotiation with developers to ensure delivery of appropriate housing mix • Potential review of the Plan/Policy • Review of S106 contribution collection process/Planning Obligations SPD 	<ul style="list-style-type: none"> • Housing completions within each HGA • Developer contributions collected in each HGA • Housing mix in each HGA 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • SHLAA

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
SP5	South Sunderland	Sets out how South Sunderland will continue to develop	<ul style="list-style-type: none"> • Failure to secure renewal and regeneration at Hendon, Millfield or Pennywell • Significant amount of employment development outside of identified Employment Areas and The Port • Applications for development approved within Settlement Breaks 	<ul style="list-style-type: none"> • Identify reasons for lack of development • Review of land allocated for development • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • Planning applications granted for regeneration and renewal at Hendon, Millfield or Pennywell • Employment land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses within identified Employment Areas and The Port • Employment land (ha) and floorspace (sqm) lost to development for non-B Class uses within identified Employment Areas and The Port • Number of new residential units completed; number of affordable homes completed; developer contributions collected and housing mix delivered as part of the SSGA • Planning applications received/granted within Settlement Breaks 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • Employment Land Review • Retail Health & Capacity Studies • Retail Needs Assessment • SSGA Monitoring

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
SS5	The Port of Sunderland	Sets out how the Port of Sunderland will be reinvigorated	<ul style="list-style-type: none"> • Failure to deliver road and rail links suitable for heavy freight to The Port • Significant waterside development impacting on Port operations • Significant lack in port-related development coming forward 	<ul style="list-style-type: none"> • Identify reasons for lack of development • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • New road and rail links to The Port permitted/delivered • Applications granted for waterside development • Employment land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses within The Port • Employment land (ha) and floorspace (sqm) lost to development for non-B Class uses within The Port 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • Port of Sunderland • Employment Land Review
SS6	South Sunderland Growth Area	Identifies the sites that make up the South Sunderland Growth Area and what is expected to be provided/achieved by them	<ul style="list-style-type: none"> • Significant shortfall in number of new homes delivered compared to Policy aim • Failure to delivery 10% proportion of affordable units • Failure to deliver new primary school • Failure to deliver extensions to existing schools • Failure to deliver new local centre • Failure to deliver Ryhope-Doxford link road 	<ul style="list-style-type: none"> • Identify reasons for lack of development • Negotiation with developers to ensure delivery of appropriate housing mix • Potential review of the Plan/Policy • Review of S106 contribution collection process/Planning Obligations SPD 	<ul style="list-style-type: none"> • Housing completions on each site • Number of affordable homes completed on each site • Developer contributions collected on each site • Housing mix on each site • Delivery of local centre and community and cultural facilities 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • SHLAA • SSGA Monitoring

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
SP6	The Coalfield	Sets out how the Coalfields will be protected	<ul style="list-style-type: none"> • Significant increase in applications granted in areas of Open Countryside or settlement Break • Failure to deliver new homes within identified housing Growth Areas • Loss of existing Travelling Showpeople sites/plots • Significant amount employment development outside of identified Employment Areas • Significant amount of office, retail and Main Town Centre development outside of the Houghton Town Centre • Failure to secure regeneration at Hetton Downs 	<ul style="list-style-type: none"> • Identify reasons for lack of development • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • Planning applications granted in areas of Open Countryside and Settlement Break contrary to Policy advice • Housing completions and delivery within identified Housing Growth Areas • Plots created on allocated travelling showpeople sites • Travelling showpeople plots created on unallocated sites • Employment land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses within identified Employment Areas • Employment land (ha) and floorspace (sqm) lost to development for non-B Class uses within identified Employment Areas • Existing and new retail A1, A2 A3 and A5 floorspace (gross and net sales sqm) 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • Employment Land Review • Retail Health & Capacity Studies • Retail Needs Assessment

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
SP6 Continued					permitted/developed in designated primary shopping areas of Houghton Town Centre <ul style="list-style-type: none"> Percentage of primary frontages in non-A1 use in designated town centre Length of primary frontages in A1, A2, A3 and A5 retail uses in Houghton Town Centre 	
SS7	The Coalfield Housing Growth Areas	Identifies the Housing Growth Areas in the Coalfield and what is expected to be provided/achieved by them	<ul style="list-style-type: none"> Failure to provide a mix of housing types Failure to secure contributions for education and healthcare provision 	<ul style="list-style-type: none"> Identify reasons for lack of development Potential review of the Plan/Policy Negotiation with developers to ensure delivery of appropriate housing mix Potential review of the Plan Review of S06 contribution collection process/Planning Obligations SPD 	<ul style="list-style-type: none"> Housing completions within each HGA Developer contributions collected in each HGA Housing mix in each HGA 	<ul style="list-style-type: none"> SCC monitoring data Planning applications SHLAA
Healthy and Safe Communities						
SP7	Healthy and Safe Communities	Sets out how health and wellbeing will be improved	<ul style="list-style-type: none"> Significant decrease in the life expectancy of residents Significant decrease 	<ul style="list-style-type: none"> Identify reasons for the failure to meet policy aims Identify projects/ 	<ul style="list-style-type: none"> Life Expectancy at Birth Obesity Rates 	<ul style="list-style-type: none"> LA Health Profiles SCC monitoring Data

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
SP7 Continued			<ul style="list-style-type: none"> • Significant decrease in healthy life expectancy of residents • Increasing polarisation of health outcomes • Increase in obesity levels • Significant decrease in number of health facilities • Significant increase in number of hot food takeaways 	<ul style="list-style-type: none"> • interventions to address issues • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • Loss of open space to development (ha) • Air quality • Water quality • Number of hot food takeaway units in the plan area • Planning applications requiring the submission of a Health Impact Assessment that have had one submitted 	<ul style="list-style-type: none"> • Public Health England Outcome Frameworks • Air Quality Annual Status Report • National CO₂ emissions • Environment Agency 'Catchment Data Explorer' • Public Health England Hot Food Takeaway Data
HS1	Quality of Life and Amenity	Sets that development should not have an adverse impact on neighbouring uses and take into account existing uses that may have a detrimental impact on development	<ul style="list-style-type: none"> • Significant increase in numbers of developments adversely impacting on quality of life and amenity indicators • Designation of Air Quality Management Area (AQMA) • Significant decrease in air quality • Significant increase in emissions • Significant decrease in water quality 	<ul style="list-style-type: none"> • Identify reasons for increase in proposals for inappropriate development • Review Local Plan Policy requirements and standards for quality of life and amenity • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • Air quality • Water quality 	<ul style="list-style-type: none"> • SCC monitoring data (Environmental Health) • Planning applications • Environment Agency • Air Quality Annual Status Report • Water Framework Directive

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
HS2	Noise-sensitive Development	Relates to mitigation requirements relating to noise-sensitive development	<ul style="list-style-type: none"> Significant numbers of noise-sensitive developments in locations likely to be affected by existing sources of noise Significant increase in numbers of noise-generating developments in areas of existing low levels of noise 	<ul style="list-style-type: none"> Identify reasons for increase in proposals for inappropriate development Review Local Plan policy requirements in relation to noise sensitivity Potential review of the Plan/Policy 	<ul style="list-style-type: none"> Planning applications requiring the submission of a Noise Assessment that have had one submitted 	<ul style="list-style-type: none"> SCC monitoring data (Environmental Health) Planning applications
HS3	Contaminated Land	Sets out the requirements relating to development on contaminated land	<ul style="list-style-type: none"> Significant increase in inappropriately-mitigated development on contaminated land 	<ul style="list-style-type: none"> Identify reasons for increase in proposals for inappropriate development Review Local Plan policy requirements in relation to mitigating land contamination Potential review of the Plan/Policy 	<ul style="list-style-type: none"> Area of previously-contaminated land decontaminated, reclaimed and brought back into use (ha) 	<ul style="list-style-type: none"> SCC monitoring data (Environmental Health) Planning applications Contaminated Land Strategy Environment Agency
HS4	Health and Safety Executive Areas and Hazardous Substances	Sets out the key requirements relating to development within HSE areas and areas involving hazardous substances	<ul style="list-style-type: none"> Significant increase in hazardous substance installations in inappropriate locations Significant increase in incompatible development uses within close proximity to hazardous substance installations 	<ul style="list-style-type: none"> Identify reasons for increase in proposals for inappropriate development Review Local Plan policy requirements in relation to hazardous substance installations Potential review of the Plan/Policy 	<ul style="list-style-type: none"> Planning applications approved within HSE zones contrary to those HSE zones 	<ul style="list-style-type: none"> SCC monitoring data (Environmental Health) Planning applications Health & Safety Executive (HSE)

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
Homes						
SP8	Housing Supply and Delivery	Sets out the number of new homes to be developed and how it will be achieved	<ul style="list-style-type: none"> • 5% under delivery on the target in the policy • Sustained underperformance¹ on the five year land supply • Failing the Housing Delivery Test 	<ul style="list-style-type: none"> • 5% under delivery on the target in the policy, the council will prepare and publish and action plan, setting out the key reasons and the actions to bring the building back on track. 15% under the authority will apply a 20% buffer to its 5 year housing land supply • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • Housing completions against the overall plan period target for 13,410 net additional homes to 2033 • Housing delivery (net additions) against the plan period requirements of average 745pa net additions • Windfall delivery of new homes on unallocated sites and small sites • Housing conversions – gross and net additions and losses • Housing trajectory • Housing land availability: <ul style="list-style-type: none"> ○ 5-year supply of deliverable sites ○ 15-year supply of deliverable and developable sites (incl. broad areas) 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • SHLAA • SHMA

¹Sustained underperformance is defined as failing to meet the council's annual housing target for at least 3 consecutive years (unless the council is currently ahead of its cumulative requirement at that point in time).

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
H1	Housing Mix	To ensure mixed and balanced communities	<ul style="list-style-type: none"> Not delivering the housing mix set out in the current SHMA Failure to achieve 10% of dwellings meeting Building Regulations M4 (2) Category 2 No or little provision of larger (4+ bedroom) detached dwellings, housing for older people and special needs housing 	<ul style="list-style-type: none"> Review evidence base in relation to housing mix Negotiation with developers to ensure delivery of appropriate housing mix Identify projects/interventions to address issues Potential review of the Plan/Policy 	<ul style="list-style-type: none"> Size (by number bedrooms), type (detached, semi-detached, terraced, bungalows, extra care housing, flats/apartments) and tenure (home ownership/private rented, social rented, shared ownership) of new housing completions Number of custom and self-build plots approved 	<ul style="list-style-type: none"> SCC monitoring data Planning applications SHMA
H2	Affordable Homes	To ensure a supply of affordable housing of mixed type and tenure	<ul style="list-style-type: none"> Consistent and significant shortfall in the delivery of 15% affordable housing on sites of more than 10 dwellings or on sites of 0.5ha or more Consistent and significant shortfall in the tenure requirements set out in the SHMA 	<ul style="list-style-type: none"> Identify reasons for the failure to delivery Policy aims Potential review of the Plan/Policy Identify projects/interventions to address issues Review of evidence base in regard to affordable housing 	<ul style="list-style-type: none"> Percentage of affordable units permitted by site Affordable tenure split of site permissions (compared with the latest SHMA requirements, eg 80% social rented, 20% intermediate) 	<ul style="list-style-type: none"> SCC monitoring data Planning applications SHMA
H3	Student Accommodation	To ensure choice for students within the City Centre	<ul style="list-style-type: none"> The number of student bed-spaces outside the Urban Core The number of units reconfigured 	<ul style="list-style-type: none"> Identify reasons for the failure to deliver Policy aims Potential review of the Plan/Policy Identify projects/ 	<ul style="list-style-type: none"> Number of students Number of student bed-spaces with the Urban Core 	<ul style="list-style-type: none"> SCC monitoring data Planning applications

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
H3 Continued			to meet general housing need	<ul style="list-style-type: none"> interventions to address issues Identify the appropriate sites within the Urban Core 	<ul style="list-style-type: none"> Number of student bed-spaces outside the Urban Core 	<ul style="list-style-type: none"> University of Sunderland monitoring data SHLAA
H4	Travelling showpeople, gypsies and travellers	To enable the provision of suitable sites for travelling showpeople and sets the criteria against which sites for gypsies and travellers will be assessed	<ul style="list-style-type: none"> Significant increase in unauthorised gypsies and traveller encampments Failure to deliver 15 plots for travelling showpeople by 2023 and a further 18 plots by 2033 Significant loss of existing travelling showpeople sites/plots 	<ul style="list-style-type: none"> Identify reasons for the failure to delivery Policy aims Potential review of the Plan/Policy Regular review of evidence base to determine need and potential review of the plan 	<ul style="list-style-type: none"> Plots created on allocated travelling showpeople sites Travelling showpeople plots created on unallocated sites Gypsy & traveller pitches created on unallocated G&T sites 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Gypsies, Trvellers and Travelling Showpeople Accommodation Assessment (GTAA)
H5	Existing Homes and Loss of Homes	To use the existing housing stock/building as efficiently as possible	<ul style="list-style-type: none"> Significant increase in vacancy rates of existing stock Significant increase in the number of dwellings lost through demolition or change of use 	<ul style="list-style-type: none"> Identify reasons for the failure to deliver Policy aims Potential review of the Plan/Policy Work with partners to actively bring vacant dwellings back into use and demolitions and clearance or regeneration 	<ul style="list-style-type: none"> Number of homes lost through demolition, conversions and changes of use (gross and net) Number and percentage of vacant dwellings and empty properties Number of long-term vacant dwellings (6+ months) 	<ul style="list-style-type: none"> SCC monitoring data Planning applications SHLAA SHMA

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
H6	Homes in Multiple Occupation	To ensure that HMOs do not have a detrimental impact on the surrounding area	<ul style="list-style-type: none"> • Significant increase in the number of HMOs • Significant increase in the concentration of HMOs in a specific area 	<ul style="list-style-type: none"> • Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Identify interventions to address issues • Review existing and consider the use of new Article 4 Directions • Review HMO SPD 	<ul style="list-style-type: none"> • Number of HMO units and bedspaces permitted • Number of licensable HMOs • Number of licensable HMOs in each electoral Ward 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • Housing Team data • SHMA • HMO SPD
H7	Backland and Tandem Development	To protect the character of Sunderland's mature suburbs	<ul style="list-style-type: none"> • Increase in number of applications granted for backland or tandem development • Significant increase in number of dwellings completed on backland or tandem sites 	<ul style="list-style-type: none"> • Identify reasons for the failure to delivery Policy aim • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • Number of new dwellings permitted within curtilage of existing dwellings 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications
Economic Growth						
EG1	Primary Employment Areas	To identify and protect the Primary Employment Areas of the city	<ul style="list-style-type: none"> • Limited progress and delivery of Primary Employment Areas • Significant development of allocated PEA sites for non-B1/B2/B8 uses 	<ul style="list-style-type: none"> • Review land allocations in the Local Plan • Identification of reasons for under-delivery • Review the provision of land for 	<ul style="list-style-type: none"> • PEA land (ha) floorspace (sqm) developed for B1, B2 and B8 uses • PEA land (ha) and floorspace (sqm) lost to development for non-B Class uses 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • Employment Land Review

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
EG1 Continued			<ul style="list-style-type: none"> • Significant number of ancillary uses permitted over 50sqm • Significant increase in applications granted for B1/B2/B8 use outside of identified Employment Areas 	<ul style="list-style-type: none"> • B1, B2 and B8 uses in the Plan period • Update the employment land evidence base • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • Available PEA land (HA) • Number of non-B Class ancillary units >50sqm permitted and built on PEA land 	
EG2	Key Employment Areas	To identify the Key Employment Areas and set out when alternative uses would be considered acceptable	<ul style="list-style-type: none"> • Limited progress and delivery of Key Employment Areas • Significant development of allocated KEA sites for non-B1/B2/B8 uses • Significant increase in applications granted for B1/B2/B8 use outside of identified Employment Areas 	<ul style="list-style-type: none"> • Review land allocations identified in the Local Plan • Identification of reasons for under-delivery • Review the provision of land for B1, B2 and B8 uses in the Plan period • Update the employment land evidence base • Potential review of the Plan/Policy 	<ul style="list-style-type: none"> • KEA land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses • KEA land (ha) and floorspace (sqm) lost to development for non-B Class uses • KEA land lost to non-B Class uses contrary to policy • Available KEA land (ha) 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • Employment Land Review
EG3	Other Employment Sites	To set out when development of non-KEA employment land will be considered acceptable	<ul style="list-style-type: none"> • Significant loss of non-designated employment land to alternative uses 	<ul style="list-style-type: none"> • Review land allocations identified in the Local Plan • Review the provision of land for B1, B2 and B8 uses in the Plan period 	<ul style="list-style-type: none"> • Other employment land (ha) and floorspace (sqm) for B1, B2 and B8 uses 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • Employment Land Review

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
EG3 Continued				<ul style="list-style-type: none"> Update the employment land evidence base Potential review of the Plan/Policy 		
EG4	New Employment Areas	Support for new employment uses outside of allocated areas where appropriate	<ul style="list-style-type: none"> Significant development of new employment uses outside of designated employment areas 	<ul style="list-style-type: none"> Review land allocations identified in the Local Plan Review the provision of land for B1, B2 and B8 uses in the Plan period Update the employment land evidence base Potential review of the Plan/Policy 	<ul style="list-style-type: none"> New employment land (ha) and floorspace (sqm) permitted for B1, B2 and B8 uses outside of designated employment areas 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Employment Land Review
EG5	Offices	Support for new office developments in specific locations	<ul style="list-style-type: none"> Significant development of new B1a office uses outside of the Vaux, Doxford International, Hylton Riverside and Rainton Bridge South PEAs Significant development of new B1a office uses outside of designated retail centres contrary to the retail hierarchy 	<ul style="list-style-type: none"> Review land allocations identified in the Local Plan Review the provision of land for B1a office uses in the Plan period Update the employment land evidence base Potential review of the Plan/Policy 	<ul style="list-style-type: none"> B1a office floorspace (sqm) permitted on the Vaux and Doxford International, Hylton Riverside and Rainton Bridge South PEAs B1a office floorspace (sqm) permitted within designated centres 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Employment Land Review Town Centre & Capacity Studies
EG6	Trade Counters	Sets out the circumstances where trade counters would	<ul style="list-style-type: none"> Significant increase in trade counter 	<ul style="list-style-type: none"> Identify reasons for the failure to delivery Policy aims 	<ul style="list-style-type: none"> Floorspace (sqm) permitted for 	<ul style="list-style-type: none"> SCC monitoring data

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EG6 Continued		be considered acceptable	and factory shop in inappropriate locations contrary to policy (>15% of existing floorspace or >500sqm)	<ul style="list-style-type: none"> Potential review of the Plan/Policy 	<ul style="list-style-type: none"> ancillary trade counter and factory shop uses within individual industrial areas Amount of floorspace permitted for retail uses within industrial areas 	<ul style="list-style-type: none"> Planning applications
Vitality of Centres						
VC1	Main Town Centre uses and Retail Hierarchy	Establishes the retail hierarchy for the city and to protect and enhance the viability and vitality of designated retail centres	<ul style="list-style-type: none"> Significant increase in retail development proposals approved outside of identified centres Significant development of (A1, A2, A3 and A5) retail uses contrary to the sequential approach 	<ul style="list-style-type: none"> Identify reasons for the failure to deliver Policy aims Review Local Plan policy and retail site allocations Review the provision of land for A1, A2, A3 and A5 retail uses in the Plan period Update the retail evidence base Review Local Plan Policy and retail site allocations Review the provision of land for A1, A2, A3 and A5 retail uses in the Plan period 	<ul style="list-style-type: none"> Existing and new retail A1, A2, A3 and A5 units and floorspace (gross and net sales sqm) permitted/developed in designated city, town, district and local centres Existing and new retail A1, A2, A3 and A5 floorspace (gross and net sales sqm) developed in the designated primary shopping areas of city and town centres Numbers of vacant retail units and floorspace (gross and net sales sqm) in designated city, town, districts and local centres Numbers of units and retail floorspace (gross and net sales sqm) lost to non-A Class uses within 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Retail Health & Capacity Studies Springboard footfall counts

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VC1 Continued					designated city town, district and local centres <ul style="list-style-type: none"> Existing and new retail A1, A2, A3 and A5 floorspace (gross and net sales sqm) developed in edge-of-centre locations 	
SP9	Comparison Retail	Sets out the amount of comparison retail floorspace that is required in each sub area	<ul style="list-style-type: none"> Development is not brought forward as expected 	<ul style="list-style-type: none"> Identify reasons for the failure to deliver Policy aims Potential review of the Plan/Policy 	<ul style="list-style-type: none"> Comparison retail floorspace permitted by sub-area (sqm) Comparison retail floorspace completed by sub-area (sqm) 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Employment Land Review Retail Needs Assessment
VC2	Retail Impact Assessments	Sets out the circumstances as to when a Retail Impact Assessment will be required	<ul style="list-style-type: none"> Significant increase in numbers of planning applications (both city-wide and in specific centres) requiring Retail Impact Assessments 	<ul style="list-style-type: none"> Identify reasons for the failure to delivery Policy aims Potential review of the Plan/Policy and Retail Impact Assessment thresholds 	<ul style="list-style-type: none"> Planning applications requiring Retail Impact Assessment 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Retail Health & Capacity Studies Employment Land Review Retail Needs Assessment
VC3	Primary Shopping Areas and Frontages	To protect primary retail frontages from non-A1 uses	<ul style="list-style-type: none"> Significant increase in numbers of planning applications granted for non-A1 retail uses within designated primary frontages 	<ul style="list-style-type: none"> Identify reasons for the failure to delivery Policy aims Review Local Plan policy and the extents of designations for primary and 	<ul style="list-style-type: none"> Percentage of primary frontages in non-A1 use in designated centres Length of primary frontages in A1, A2, A3 and A5 retail uses in designated 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Retail Health & Capacity Studies

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VC3 Continued			<ul style="list-style-type: none"> Significant increase in the percentage of designated primary frontages in non-A1 retail uses (>15% in Sunderland City Centre, >25% in Washington Town Centre, >40% in Houghton-Le-Spring Town Centre) 	<ul style="list-style-type: none"> secondary frontages Update the retail evidence base 	city and town centres	
VC4	Hot Food Takeaways	To protect retail vitality and viability from increases in A5 hot food takeaways and to promote healthier communities	<ul style="list-style-type: none"> >50% increase in the number of planning applications for A5 uses granted within designated shopping centres >50% increase in the number of applications for A5 uses within 400m of the entry points of all schools >50% increase in the number of applications for A5 uses within a ward where obesity is prevalent 	<ul style="list-style-type: none"> Identify reasons for the failure to delivery Policy aims Potential review of the Plan/Policy Update the retail evidence base 	<ul style="list-style-type: none"> Number of A5 hot food takeaway units in designated centres Number of frontages exceeding the table 1 threshold in designated centres Numbers and percentages of vacant retail units and floorspace (gross and net sales sqm) in designated city, town, district and local centres Number of permissions granted for A5 use contrary to policy Obesity levels in year 6 and reception age pupils by ward 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Retail Health & Capacity Studies LA Health Profiles Public Health England Outcome Frameworks

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VC5	Protection and Delivery of Community facilities and Local Services	Ensure the protection of existing facilities and where new facilities are proposed ensure they are in the right locations and accessible	<ul style="list-style-type: none"> Significant loss of community, social and cultural facilities 	<ul style="list-style-type: none"> Identify reasons for the failure to delivery Policy aims Potential review of the Plan/Policy Identify projects/interventions to address issues 	<ul style="list-style-type: none"> Community, social and cultural development – D1 and D2 units and floorspace (sqm) additions and losses 	<ul style="list-style-type: none"> SCC monitoring data Planning applications
VC6	Culture, Leisure and Tourism	Supports the development of cultural, leisure and tourism facilities and sets out where they would be considered acceptable	<ul style="list-style-type: none"> Failure to delivery development within the Music, Arts and Culture quarter – specifically a new auditorium. Failure to deliver a new hotel in the Urban Core Failure to deliver a cinema in Washington Town Centre Failure to deliver three sports hubs across the city 	<ul style="list-style-type: none"> Identify reasons for the failure to deliver Policy aims Review policy objectives with SCC Regeneration and Economic Development Potential review of the Plan/Policy 	<ul style="list-style-type: none"> Completion of the specific proposed culture, leisure and tourism schemes Planning applications for leisure schemes on designated employment land – amount of lost employment land area (ha) and floorspace (sqm) 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Sport England/FA
Built and Historic Environment						
BH1	Design Quality	Sets out the design principles that should be used across the city	<ul style="list-style-type: none"> Decline in quality of development constructed Significant increase in applications approved contrary to policy Number of applications awarded Building 	<ul style="list-style-type: none"> Identify reasons for the failure to deliver Policy aims Potential review of the Plan/Policy Potential review of design-related SPD's and Masterplans 	<ul style="list-style-type: none"> Schemes awarded Building for Life accreditation Percentage of new build dwellings completions that meet Nationally Described Space Standards 	<ul style="list-style-type: none"> SCC monitoring data Planning applications

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BH1 Continued			<p>for Life Accreditation</p> <ul style="list-style-type: none"> Approval of planning applications which fail to meet NDSS 			
BH2	Sustainable Design and Construction	Sets out the sustainable design principles for major development	<ul style="list-style-type: none"> Decline in quality of sustainable development constructed Significant increase in applications approved contrary to policy Increase in number of major applications submitted without an accompanying Sustainability Statement 	<ul style="list-style-type: none"> Identify reasons for the failure to deliver Policy aims Potential review of the Plan/Policy Potential review of design-related SPD's and Masterplans 	<ul style="list-style-type: none"> Planning applications granted that met building regulation MH4 (2) accessible and adaptable standard Planning applications that require a Sustainability Statement 	<ul style="list-style-type: none"> SCC monitoring data Planning applications
BH3	Public Realm	Aims to achieve high quality public realm across the city	<ul style="list-style-type: none"> Decline in quality of public realm Missed opportunities to improve public realm through development 	<ul style="list-style-type: none"> Identify reasons for the failure to deliver Policy aims Potential review of the Plan/Policy Potential review of public funding opportunities 	<ul style="list-style-type: none"> Public realm and public art schemes completed 	<ul style="list-style-type: none"> SCC monitoring data Planning applications
BH4	Advertisements	To ensure that advertisements are of a high standard and protect local amenity	<ul style="list-style-type: none"> Significant increase in advertisements approved contrary to policy 	<ul style="list-style-type: none"> Identify reasons for the failure to deliver Policy aims Potential review of the Plan/Policy and enforcement 	<ul style="list-style-type: none"> Advertisement consent appeals allowed 	<ul style="list-style-type: none"> SCC monitoring data Planning applications

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BH5	Shop Fronts	To ensure that shop fronts are of a high standard and protect local amenity	<ul style="list-style-type: none"> Significant increase in shop fronts, signage and shutters approved contrary to policy 	<ul style="list-style-type: none"> Identify reasons for the failure to delivery Policy aims Potential review of the Plan/Policy and enforcement 	<ul style="list-style-type: none"> Number of schemes approved contrary to policy 	<ul style="list-style-type: none"> SCC monitoring data Planning applications
BH6	Quality Communications	Sets out the criteria and supporting information required to assess a planning application	<ul style="list-style-type: none"> Significant increase in visually obtrusive and/or inappropriate telecoms infrastructure Increase in number of applications which fail to provide access to a range of providers 	<ul style="list-style-type: none"> Identify reasons for the failure to deliver Policy aims Potential review of the Plan/Policy Review of Infrastructure Delivery Plan 	<ul style="list-style-type: none"> 4G mobile coverage Broadband speeds 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Telecoms providers Ofcom Which?
BH7	Historic Environment	Aims to protect, enhance and manage the city's historic environment	<ul style="list-style-type: none"> Significant loss of harmful impact or deterioration of heritage assets Increased number of heritage assets on Heritage at Risk Register, or otherwise identified as being at risk Lack of progress in adopting CAMS Lack of success in securing funding for addressing heritage at risk 	<ul style="list-style-type: none"> Identify reasons for lack of implementation/ decisions contrary to policy Review objectives of policy with key partners and stakeholders, including Historic England and Tyne & Wear Specialist Conservation Team Potential review of the Plan/Policy Identify potential activities/ interventions to address issues, including reviewing 	<ul style="list-style-type: none"> Appeals allowed in conservation areas and for applications affecting listed buildings, schedule ancient monuments, historic park sand gardens and non-designated heritage assets Number of Grade I and II* Listed Buildings, Scheduled Monuments and Conservation Areas on Historic England's 'Heritage at Risk' Register 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Conservation Area Character Appraisals and Management Strategies (CAMS) Historic England's Heritage at Risk Register

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BH7 Continued				funding opportunities	<ul style="list-style-type: none"> Number of formally adopted Conservation Area Character Appraisals and Management Strategies (CAMS) Number of heritage assets at risk restored through successful funding bids Number of Article 4 Directions used 	
BH8	Heritage Assets	Aims to protect and enhance the city's historic assets	<ul style="list-style-type: none"> Significant loss of harmful impacts or deterioration of heritage and archaeologically-important assets Significant number of applications approved contrary to heritage policy and guidance Increased number of heritage assets on Heritage at Risk Register, or otherwise identified as being at risk Lack of progress in adopting CAMS 	<ul style="list-style-type: none"> Identify reasons for lack of implementation/decisions contrary to policy Review objectives of policy with key partners and stakeholders, including Historic England and Tyne & Wear Specialist Conservation Team Potential review of the Plan/Policy Identify potential activities/interventions to address issues, including reviewing funding opportunities 	<ul style="list-style-type: none"> Appeals allowed in conservation areas and for applications affecting listed buildings, schedule ancient monuments, historic parks and gardens and non-designated heritage assets Number of Grade I and II* Listed Buildings, Scheduled Monuments and Conservation Areas on Historic England's 'Heritage at Risk' Register 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Conservation Area Character Appraisals and Management Strategies (CAMS) Historic England – Heritage at Risk Register Tyne & Wear Historic Environment Records
BH9	Archaeology and Recording	Aims to protect and enhance the city's archaeological assets	<ul style="list-style-type: none"> Significant loss of harmful impacts or deterioration of 	<ul style="list-style-type: none"> Identify reasons for lack of implementation/ 	<ul style="list-style-type: none"> Appeals allowed for applications refused as a result of 	<ul style="list-style-type: none"> SCC monitoring data

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BH9 Continued	of Heritage Assets		<p>heritage and archaeologically-important assets</p> <ul style="list-style-type: none"> • Significant number of applications approved contrary to heritage policy and guidance • Enforcement action relating to the (failure to) archaeological record of heritage assets 	<p>decisions contrary to policy</p> <ul style="list-style-type: none"> • Potential review of the Plan/Policy • Identify potential activities/ interventions to address issues, including reviewing funding opportunities 	<p>archaeological advice</p> <ul style="list-style-type: none"> • Planning applications with conditions requiring archaeologically recording of heritage assets 	<ul style="list-style-type: none"> • Planning applications • Tyne & Wear Historic Environment Records • Tyne & Wear Archaeological Service
Natural Environment						
NE1	Green and Blue Infrastructure	Aims to protect, enhance and manage the city's Green Infrastructure Network	<ul style="list-style-type: none"> • Significant number of applications approved contrary to Green Infrastructure Strategy and policy • Significant loss of Green Infrastructure • Significant loss of areas of identified wildlife corridors 	<ul style="list-style-type: none"> • Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Identify potential activities/ interventions to address issues8 	<ul style="list-style-type: none"> • Planning applications received/granted within areas of Green Infrastructure Network • Appeals allowed for applications within areas of Green Infrastructure Network • Net gain/loss of areas of Green Infrastructure 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • Green Infrastructure Delivery Plan
NE2	Biodiversity and Geodiversity	Aims to protect, enhanced and manage the city's biodiversity and geodiversity assets	<ul style="list-style-type: none"> • Loss or reduction in area of designated sites • Change in condition of designated sites • Change in status of species and 	<ul style="list-style-type: none"> • Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Review objectives of the policy, in 	<ul style="list-style-type: none"> • Planning applications approved affecting nature conservation • Change in area of designated sites as a result of planning approval 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • Natural England • ERIC NE

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NE2 Continued			habitats of principal importance <ul style="list-style-type: none"> No net gain or a net loss in biodiversity 	partnership with key stakeholders <ul style="list-style-type: none"> Identify potential measures to address issues Implement a programme of measures and monitor and review progress 		
NE3	Woodlands/ Hedgerows and Trees	Aims to retain and conserve woodlands, hedgerows and trees	<ul style="list-style-type: none"> Loss or reduction in area or quality of woodland, veteran trees, hedgerow, and trees of landscape value Reduction in the number of Tree Preservation Orders and hedgerows covered by the Hedgerow Regulations 	<ul style="list-style-type: none"> Identify reasons for the failure to deliver Policy aims Potential review of the Plan/Policy Review objectives of the policy in partnership with key stakeholders Identify potential measures to address issues Implement a programme of measures and monitor and review progress 	<ul style="list-style-type: none"> Change in area and quality of Ancient Semi-natural Woodland, other locally native broadleaf woodland and hedgerows as a result of planning approval Change in number, quality and status of veteran/ancient trees and trees of landscape/amenity value as a result of planning approval Number of Tree Preservation Orders and hedges negatively affected as a result of planning approvals 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Woodland Trust Natural England ERIC NE
NE4	Greenspace	Aims to protect, enhance and manage the quality and quantity of the city's	<ul style="list-style-type: none"> Significant number of applications approved contrary to policy 	<ul style="list-style-type: none"> Identify reasons for the failure to delivery Policy aims Potential review of the Plan/Policy 	Planning applications for development that are approved	<ul style="list-style-type: none"> SCC monitoring data Planning applications Natural England

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NE4 Continued		greenspace and set standards for greenspace provision within new development	<ul style="list-style-type: none"> • Significant loss of existing greenspace to development • Significant reduction in quality of greenspace Reduction in greenspace managed to Green Flag standards 	<ul style="list-style-type: none"> • Review objectives if the policy in partnership with council biodiversity and key stakeholders • Identify potential activities/ interventions to address issues 	<ul style="list-style-type: none"> • contrary to Greenspace Audit • Number of greenspaces provided • Net gain/loss of greenspace • Number of Suitable Alternative Natural Greenspaces (SANGS) created • Developer contribution payments received through planning obligations towards Greenspace or outdoor sport and recreation facilities • Area (ha) of new amenity greenspace created within major development schemes 	<ul style="list-style-type: none"> • Woodland Trust • Sport England • Greenspace Audit • Planning obligations monitoring
NE5	Burial Space	Aims to protect and re-use the city's burial spaces and provide new spaces where appropriate	<ul style="list-style-type: none"> • Significant drop in number of cemetery plots available within the city or within key areas • Identified requirement for new burial space for specific ethnic/religious group within the city 	<ul style="list-style-type: none"> • Identify reasons for the failure to deliver Policy aims • Potential review of the Plan/Policy • Identify potential activities/ interventions to address issues 	<ul style="list-style-type: none"> • Net gain/loss of burial spaces 	<ul style="list-style-type: none"> • SCC monitoring data • Annual citywide burial space stocktake

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NE6	Green Belt	Aims to protect the city's Green Belt against inappropriate development	<ul style="list-style-type: none"> Substantial deletion of land from the Green Belt Development permitted within the Green Belt contrary to Policy/ consultation advice 	<ul style="list-style-type: none"> Identify reasons for Green Belt deletion and/or development Review strategic approach to identification of land for development Review Local Plan and Green Belt designation Potential review of the Plan/Policy 	<ul style="list-style-type: none"> Green Belt area additions and losses (ha) Appeals allowed for applications within the Green Belt 	<ul style="list-style-type: none"> SCC monitoring data Planning applications
NE7	Settlement Breaks	Aims to protect the city's Settlement Breaks against inappropriate development	<ul style="list-style-type: none"> Substantial deletion of land from designated Settlement Breaks Development permitted within the Settlement Break contrary to Policy/consultation advice 	<ul style="list-style-type: none"> Identify reasons for Settlement Break deletion and/or development Review strategic approach to identification of land for development Review Local Plan and Settlement Break designation Potential review of the Plan/Policy 	<ul style="list-style-type: none"> Settlement Break area additions and losses (ha) Appeals allowed for applications within Settlement Break areas 	<ul style="list-style-type: none"> SCC monitoring data Planning applications
NE8	Development in the Open Countryside	Sets out the circumstances when development within the open countryside will be permitted	<ul style="list-style-type: none"> Substantial areas of safeguarded land lost to inappropriate uses Development permitted within the Open Countryside contrary to Policy/Consultation advice 	<ul style="list-style-type: none"> Identify reasons for open countryside development Review strategic approach to identification of land for development Review Local Plan and extent of land designated as open countryside Potential review of the Plan/Policy 	<ul style="list-style-type: none"> Open countryside area additions and losses (ha) Appeals allowed on land designated as open countryside Dwellings approved and built under the NPPF's Rural Exceptions Policy 	<ul style="list-style-type: none"> SCC monitoring data Planning applications

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NE9	Landscape Character	Aims to protect and enhance the city's landscape character	<ul style="list-style-type: none"> Significant number of proposed developments which conflict with or have an adverse effect on existing landscape characteristics 	<ul style="list-style-type: none"> Identify reasons for increase in proposals for inappropriate development Review strategic approach to identification of land for development Review Local Plan and policy requirements for landscape of new developments <ul style="list-style-type: none"> Potential review of the Plan/Policy 	<ul style="list-style-type: none"> Planning applications approved which conflict with, or have an adverse effect on existing landscape character 	<ul style="list-style-type: none"> SCC monitoring data Planning applications
NE10	Heritage Coast	Aims to protect and enhance the defined Heritage Coast	<ul style="list-style-type: none"> Significant number of proposed developments which conflict with existing coastal characteristics 	<ul style="list-style-type: none"> Identify reasons for increase in proposals for inappropriate development Review strategic approach to identification of land for development Potential review of the Plan/Policy 	<ul style="list-style-type: none"> Appeals allowed for applications within area identified as Heritage Coast 	<ul style="list-style-type: none"> SCC monitoring data Planning applications
NE11	Creating and Protecting Views	Aims to protect and enhance key local views and vistas across the city	<ul style="list-style-type: none"> Significant number of proposed developments which have a detrimental impact on existing views and vistas, as outlined in the Landscape 	<ul style="list-style-type: none"> Identify reasons for increase in proposals for inappropriate development Review strategic approach to identification of land for development 	<ul style="list-style-type: none"> Appeals allowed for applications impacting key views and vistas as identified in Landscape Character Assessment 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Landscape Character Assessment

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NE11 Continued			Character Assessment	<ul style="list-style-type: none"> Review Local Plan and policy requirements for creating and protecting vies Potential review of the Plan/Policy 		
NE12	Agricultural Land	Sets out the circumstances when development on higher grade agricultural land may be permitted	<ul style="list-style-type: none"> Significant number of proposed developments which are unsuitable for higher-grade agricultural land Substantial loss of agricultural land to development Overall reduction in quality of agricultural land 	<ul style="list-style-type: none"> Identify reasons for increase in proposals for inappropriate development Review strategic approach to identification of land for development Review Local Plan and policy requirements for development on higher-grade agricultural land Potential review of the Policy 	<ul style="list-style-type: none"> Appeals allowed on allocated agricultural land 	<ul style="list-style-type: none"> SCC monitoring data Natural England – Agricultural Land Classification System
Water, Waste and Energy						
WWE1	Decentralised, Renewable and Low Carbon Energy	To encourage the provision of renewable and low carbon energy	<ul style="list-style-type: none"> No increase in delivery of renewable energy schemes to support development 	<ul style="list-style-type: none"> Identify reasons for lack of implementation Explore opportunities to address issues, including funding opportunities Potential review of the Plan/Policy 	<ul style="list-style-type: none"> Number of renewable energy installations Number of renewable energy schemes permitted Generation capacity of permitted/installed schemes 	<ul style="list-style-type: none"> SCC monitoring data Planning applications

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WWE2	Flood Risk and Coastal Management	Aims to reduce flood risk, promote water efficiency measures and protect and enhance water quality	<ul style="list-style-type: none"> Any planning permissions granted contrary to NWL, LLFDA and EA advice Significant increase in instances of surface water flooding Significant number of new developments at risk from flooding indicated by the SFRA 	<ul style="list-style-type: none"> Identification of reason for under-performance/under-delivery Review objectives of the policy in partnership with key external stakeholders, particularly EA and NWL Potential review of strategic approach to identification of land for development (including land allocations in the Local Plan) Potential review of the Policy/Plan 	<ul style="list-style-type: none"> Number of properties identified as being at risk of potential flooding Applications granted contrary to NWL, LLFA and EA advice Number of flooding instances and events Planning applications approved in identified flood zones 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Lead Local Flood Authority (LLFA) Environment Agency 'Catchment Data Explorer' Northumbrian Water Ltd Strategic Flood Risk Assessment (SFRA)
WWE3	Water Management	To reduce the risk of flooding from surface water run-off	<ul style="list-style-type: none"> Significant numbers of new developments do not incorporate SuDS Significant numbers of new developments do not incorporate necessary measures to deal with discharge of surface water 	<ul style="list-style-type: none"> Identification of reason for under-performance/under-delivery Review objectives of the policy in partnership with key external stakeholders, particularly EA and NWL Potential review of strategic approach to identification of land for 	<ul style="list-style-type: none"> Number of properties identified as being at risk of potential flooding Applications granted contrary to NWL, LLFA and EA advice Number of flooding instances and events Number of new developments incorporating Surface Water Management Solutions (eg SuDS) 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Lead Local Flood Authority (LLFA) Environment Agency 'Catchment Data Explorer' Northumbrian Water Ltd Strategic Flood Risk Assessment (SFRA)

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WWE3 Continued				development (including land allocations in the Local Plan) <ul style="list-style-type: none"> Potential review of the Policy/Plan 		
WWE4	Water Quality	Protect water quality in accordance with the Northumbria River Basis Management Plan	<ul style="list-style-type: none"> Significant number of applications submitted without a water quality assessment Any planning permissions granted contrary to NWL, LLFA and EA advice Significant numbers of new developments do not incorporate SuDS Significant numbers of new developments do not incorporate necessary measures to deal with discharge of surface water 	<ul style="list-style-type: none"> Identification of reason for under-performance/under-delivery Review objectives of the policy in partnership with key external stakeholders, particularly EA and NWL Potential review of strategic approach to identification of land for development (including land allocations in the Local Plan) <ul style="list-style-type: none"> Potential review of the Policy/Plan 	<ul style="list-style-type: none"> Improvement in groundwater quality 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Lead Local Flood Authority (LLFA) Environment Agency 'Catchment Data Explorer' Northumbrian Water Ltd Strategic Flood Risk Assessment (SFRA)
WWE5	Disposal of Foul Water	Sets out how foul water must be disposed of	<ul style="list-style-type: none"> Any planning permissions granted contrary to NWL and EA advice Significant numbers of new developments do 	<ul style="list-style-type: none"> Identification of reason for under-performance/under-delivery Review objectives of the policy in partnership with key external 	<ul style="list-style-type: none"> Development of waste water, sludge or sewage treatment works 	<ul style="list-style-type: none"> SCC monitoring data Planning applications EA planning applications monitoring

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WWE5 Continued			<p>not incorporate necessary measures to deal with discharge of surface water</p> <ul style="list-style-type: none"> • Increase in the number of applications for development involving non-main methods of drainage – particularly cess pits 	<p>stakeholders, particularly EA and NWL</p> <ul style="list-style-type: none"> • Potential review of strategic approach to identification of land for development (including land allocations in the Local Plan) • Potential review of the Policy/Plan 		
WWE6	Waste Management	Encourages the application of the waste hierarchy and seeks to support the delivery of waste management facilities	<ul style="list-style-type: none"> • Significant increase in overall level of waste managed per head of population • Significant increase in the amount of waste sent to landfill and/or reduction in amount managed by sustainable methods 	<ul style="list-style-type: none"> • Identification of reason for under-performance and/or under-delivery • Review objectives of the policy in partnership with key external stakeholders, particularly waste operators • Review evidence base with regard to waste management • Potential review of the Policy/Plan 	<ul style="list-style-type: none"> • Municipal waste arisings • Household waste collected • Percentage of household waste recycled • Development of new waste management facilities 	<ul style="list-style-type: none"> • SCC and regional/sub-regional monitoring data • South Tyne & Wear Waste Management Partnership (STWWMP) • Planning applications • Waste operators
WWE7	Waste Facilities	Sets out the criteria and supporting information require to assess a planning application	<ul style="list-style-type: none"> • Significant increase in overall level of waste managed per head of population • Significant increase in the amount of 	<ul style="list-style-type: none"> • Identification of reason for under-performance and/or under-delivery • Review objectives of the policy in partnership with key 	<ul style="list-style-type: none"> • Development of new waste management facilities • Air quality • Amount of waste sent to landfill and/or reduction in 	<ul style="list-style-type: none"> • SCC and regional/sub-regional monitoring data • South Tyne & Wear Waste Management

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WWE7 Continued			waste sent to landfill and/or reduction in amount managed by sustainable methods	external stakeholders, particularly waste operators <ul style="list-style-type: none"> Review evidence base with regard to waste management Potential review of the Policy/Plan 	amount of managed by sustainable methods <ul style="list-style-type: none"> Municipal waste arising 	Partnership (STWWMP) <ul style="list-style-type: none"> Planning applications Waste operators Air Quality Annual Status Report National CO₂ emissions
WWE8	Safeguarding Waste Facilities	To protect waste facilities in the City and sets out the circumstances where they would be considered for alternative uses	<ul style="list-style-type: none"> Significant increase in overall level of waste managed per head of population Significant increase in the amount of waste sent to landfill and/or reduction in amount managed by sustainable methods Significant loss of existing waste management facilities 	<ul style="list-style-type: none"> Identification of reason for under-performance and/or under-delivery Review objectives of the policy in partnership with key external stakeholders, particularly waste operators Review evidence base with regard to waste management Potential review of the Policy/Plan 	<ul style="list-style-type: none"> Municipal waste arising Household waste collected Loss of existing and development of new waste management facilities 	<ul style="list-style-type: none"> SCC monitoring data South Tyne & Wear Waste Management Partnership (STWWMP) Planning applications Waste operators
WWE9	Open Waste Facilities	Sets out the criteria that will be used to assess applications for open waste facilities	<ul style="list-style-type: none"> Significant increase in applications granted for open waste facilities Increase in number of open waste facilities granted in inappropriate locations 	<ul style="list-style-type: none"> Identification of reason for under-performance and/or under-delivery Review objectives of the policy in partnership with key external stakeholders, particularly waste operators 	<ul style="list-style-type: none"> New open waste management facilities permitted/developed Planning applications for open waste facilities granted in inappropriate locations 	<ul style="list-style-type: none"> SCC monitoring data South Tyne & Wear Waste Management Partnership (STWWMP) Planning applications Waste operators

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WWE9 Continued				<ul style="list-style-type: none"> Review evidence base with regard to waste management Potential review of the Policy/Plan 		
WE10	Energy from Waste	Sets out the criteria that will be used to assess application for energy from waste developments	<ul style="list-style-type: none"> Significant number of applications approved without appropriate mitigation Significant number of applications for waste development which do not provide heat and power 	<ul style="list-style-type: none"> Identify reasons for lack of implementation Potential review of the Policy/Plan 	<ul style="list-style-type: none"> Number of energy from waste schemes permitted Amount of facilities that produce heat and power 	<ul style="list-style-type: none"> SCC monitoring data Planning applications South Tyne & Wear Waste Management Partnership (STWWMP) and regional waste disposal authority data
Sustainable Transport						
SP10	Connectivity and Transport Network	Aims to improve accessibility by sustainable transport modes to local services, centres and key facilities	<ul style="list-style-type: none"> Lack of progress of the schemes identified through the policy Significant increase in traffic flows Significant decrease in the number of cycle trips Lack of progress extending and improving the cycle network Lack of progress securing 	<ul style="list-style-type: none"> Identify reasons for lack on implementation Review of Local Transport Plan projects and priorities Review of the Infrastructure Delivery Plan and the schemes within it Explore opportunities to address under-delivery including 	<ul style="list-style-type: none"> Delivery of the essential transport-related schemes in the Infrastructure Delivery Plan (IDP) Progress of the desirable and aspirational transport related schemes in the Infrastructure Delivery Plan (IDP) Length of new cycleways delivered 	<ul style="list-style-type: none"> SCC monitoring data Infrastructure Delivery Plan (IDP) Nexus/LTP monitoring Tyne & Wear Traffic & Accident Data Unit (TADU) Highways England monitoring Traffic counts Cycle counts

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SP10 Continued			<p>improvements to metro and rail networks</p> <ul style="list-style-type: none"> • Consent granted for development on land safeguarded for future railway alignments 	<p>accessing additional funding sources</p> <ul style="list-style-type: none"> • Potential review of the Policy/Plan 	<ul style="list-style-type: none"> • Number of improvements to existing cycleways • Bus/metro ridership • Applications for development on safeguarded land 	
ST1	Urban Core Accessibility and Movement	Sets out principles for interventions that address accessibility and movement issues in Sunderland Urban Core	<ul style="list-style-type: none"> • Failure to develop a coherent NECA Transport Manifesto • Lack of progress of specific schemes identified through policy • Significant increase in traffic flow through the city centre • Lack of progress improving the cycle network • Significant decrease in number of cycle trips and travel by sustainable modes • Significant decrease in the number of parking spaces in car parks around the ring road • Lack of delivery of the bus strategy 	<ul style="list-style-type: none"> • Identify reasons for the failure to delivery Policy aims • Review of Urban Core specific policies • Review of the Infrastructure Delivery Plan and the schemes within it • Potential review of the Policy/Plan 	<ul style="list-style-type: none"> • Progress delivering the identified schemes in line with IDP phasing • Number of improvements to existing cycleways • Number of road traffic accidents and road safety levels within the city centre • Air quality within Urban Core • Number of parking spaces in car parks around the ring road • Additional rail services from Sunderland station • Bus/metro ridership • Public realm schemes implemented 	<ul style="list-style-type: none"> • SCC monitoring data • Nexus/LTP monitoring • Rights of Way Improvement Plan • Tyne & Wear Traffic & Accident Data Unit (TADU) • Traffic counts • Cycle counts • Air Quality Annual Status Report • National CO₂ emissions

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ST1 Continued			<ul style="list-style-type: none"> Lack of delivery of improvements to public transport facilities Failure to deliver improvements to Sunderland Rail Station 			
ST2	Local Road Network	Sets out the principles on which major highway infrastructure schemes will be developed to support wider policies in the Local Plan	<ul style="list-style-type: none"> When the local network is not capable of supporting the scale of development 	<ul style="list-style-type: none"> Identify reasons for the failure to delivery Policy aims Potential review of the Policy/Plan Review of the Infrastructure Development Plan and Local Transport Plan 	<ul style="list-style-type: none"> Traffic flows monitoring (vehicular and cycling) Number of road traffic accidents on local road network Applications granted contrary to Highways advice 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Transport modelling Tyne & Wear Traffic & Accident Data Unit (TADU)
ST3	Development and Transport	Sets out the criteria and supporting information required to assess a planning application	<ul style="list-style-type: none"> When the local network is not capable of supporting the scale of development Significant shortfall in number of electric vehicle parking and charging infrastructure Consent granted for development on area of safeguarded Definitive Public Rights of Way 	<ul style="list-style-type: none"> Identify reasons for the failure to delivery Policy aims Potential review of the Policy/Plan Review of the Infrastructure Development Plan and Local Transport Plan schemes Review effectiveness of council's ability to secure S106 monies for highways infrastructure 	<ul style="list-style-type: none"> Traffic flows monitoring (vehicular and cycling) Number of road traffic accidents on local road network Number cycleways/ pedestrian routes delivered Travel Plans approved Number of cycle parking/storage spaces approved Number of electric vehicle charging points approved 	<ul style="list-style-type: none"> SCC monitoring data Planning applications (and associated Transportation Assessments and Travel Plans) Rights of Way improvement Plan (ROWIP) Tyne & Wear Traffic & Accident Data Unit (TADU)

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
ST3 Continued			<ul style="list-style-type: none"> Increase in number of applications approved which do not meet parking standards 		<ul style="list-style-type: none"> Applications granted contrary to Highways advice 	
Minerals						
SP11	Mineral Extraction	Sets out the criteria that will be used to assess applications for mineral extraction	<ul style="list-style-type: none"> Significant number of applications approved contrary to policy leading to loss of potential mineral resources surface water flooding associated with minerals extraction Increase in flood risk and surface water flooding Loss of supporting minerals infrastructure 	<ul style="list-style-type: none"> Identification of reason for under-performance and/or under delivery Review of evidence base Review objectives of the policy in partnership with key external stakeholders Potential review of the Policy/Plan 	<ul style="list-style-type: none"> Flood risk and surface water flooding Capacity of permitted reserves Air quality 	<ul style="list-style-type: none"> SCC and regional/sub-regional monitoring data Planning applications Minerals operators Local Aggregates Assessment Strategic Flood Risk Assessment (SFRA) Air Quality Annual Status Report National CO₂ emissions
M1	Mineral Safeguarding Areas and Infrastructure	Sets out the criteria that will be used to assess applications submitted within mineral safeguarding areas	<ul style="list-style-type: none"> Significant number of applications approved contrary to policy leading to loss of potential mineral resources and waste infrastructure Loss of supporting minerals and waste infrastructure Applications granted for non- 	<ul style="list-style-type: none"> Identification of reason for under-performance and/or under delivery Review of evidence base Review objectives of the policy in partnership with key external stakeholders Potential review of the Policy/Plan 	<ul style="list-style-type: none"> Safeguarding and sterilisation of mineral resources Air quality levels Planning applications granted in close proximity to existing waste management sites Number of applications granted in MSA for non- 	<ul style="list-style-type: none"> SCC and regional/sub-regional monitoring data Planning applications Minerals operators Waste operators Air Quality Annual Status Report National CO₂ emissions

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M1 Continued			mineral development within Mineral Safeguarding Areas		mineral development	
M2	Surface Coal extraction	Sets out the criteria against which applications for surface coal extraction will be addressed	Significant number of applications approved contrary to policy leading to loss of potential mineral resources	<ul style="list-style-type: none"> • Identification of reason for under-performance and/or under delivery • Review of evidence base • Review objectives of the policy in partnership with key external stakeholders Potential review of the Policy/Plan	<ul style="list-style-type: none"> • Opencast coal applications and permissions 	<ul style="list-style-type: none"> • SCC and regional/sub-regional monitoring data • Planning applications • Minerals operators
M3	Land Instability and Minerals Legacy	Ensure that development takes into account land instability and minerals legacy	<ul style="list-style-type: none"> • Significant number of applications approved contrary to policy • Significant increase in applications requiring a Coal mining Risk Assessment 	<ul style="list-style-type: none"> • Identify reasons for the failure to delivery Policy aims • Consider review of the requirements of this and other policies where they prevent effective implantation of this policy • Potential review of the Policy/plan 	<ul style="list-style-type: none"> • Planning applications received and granted in Coal Authority high-risk areas and areas of land instability • Planning applications requiring a Coal Mining Risk Assessment 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications
M4	Restoration and Aftercare	Sets out the standard of minerals and waste aftercare/restoration that will be required	<ul style="list-style-type: none"> • Significant number of applications approved contrary to policy 	<ul style="list-style-type: none"> • Identify reasons for the failure to delivery Policy aims • Consider review of the requirements of this and other policies where the 	<ul style="list-style-type: none"> • Restoration schemes implemented 	<ul style="list-style-type: none"> • SCC monitoring data • Planning applications • Minerals operators • Waste operators

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
M4 Continued				<ul style="list-style-type: none"> prevent effective implantation of this policy Potential review of the Policy/plan 		
Implementation						
ID1	Delivery Infrastructure	Sets out how the council expects infrastructure to be delivered	<ul style="list-style-type: none"> Development is approved without the necessary infrastructure Essential infrastructure schemes are not delivered/on track to delivery within the plan period 	<ul style="list-style-type: none"> Identify reasons for lack of implementation Possible review of the plan if essential infrastructure cannot be delivered 	<ul style="list-style-type: none"> Essential infrastructure projects delivered in line with the Infrastructure Delivery Plan (IDP) 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Infrastructure Delivery Plan
ID2	Planning Obligations	Sets out how S106 will be used	<ul style="list-style-type: none"> Legal actions having to be taken against developers for non-payment of S106 monies Contributions are not sought in line with the aims set out in the Planning Obligations SPD 	<ul style="list-style-type: none"> Identify reasons for the failure to delivery Policy aims Potential review of the Policy/Plan 	<ul style="list-style-type: none"> Number of applications approved with a S106 (or similar) agreement for developer contributions Amount of (£) of developer contributions negotiated/secured towards different infrastructure types and affordable housing Amount (£) of developer contributions received towards different infrastructure types and affordable housing 	<ul style="list-style-type: none"> SCC monitoring data Planning applications Infrastructure Delivery Plan

Policies Map (MM41)

