

**Sunderland Core Strategy and Development Plan Examination – Council response to Inspector’s additional questions**Paragraph 15

The Council are satisfied that they have robustly explored opportunities with Durham for meeting some of Sunderland’s housing needs. The Council have held continuous and ongoing discussions with Durham County Council (DCC) during the preparation of the Plan and has explicitly wrote to DCC to ascertain whether they could accommodate some of Sunderland’s growth without the requirement for their own Green Belt incursion to do so. DCC’s response to the Council was clear that they could not accommodate Sunderland’s growth at this point in time.

Whilst the Council acknowledge that Durham does have significant areas that are not covered by Green Belt designation, in discharging the duty-to-cooperate for the Sunderland Local Plan, Sunderland City Council must accept the assertions given by DCC in this regard.

Notwithstanding the above, in January 2019 DCC published its Pre-Submission Draft of the County Durham Plan for consultation. This included some Green Belt release in order to meet Durham’s housing need.

Paragraph 17

The Council note these comments. The Council will propose a modification to justify the distribution in the text. The Council is happy to accept that the policy is retitled, as suggested.

Paragraph 56

The Council note the Inspector’s additional comments with regard to Policy WWE8 and will propose a modification to the policy to make clear that it also addresses the issues identified in Paragraph 11.42 of the Plan.

Paragraph 58

The Council will propose a modification to supporting text for Policy M1 to reference Appendix 3.

Paragraph 63

The Council note the Inspectors comments and will propose a modification to Policy NE3 to avoid duplication, as suggested.

Paragraph 64

The Council note this comment. The Council will propose a modification to the supporting text to the policy to cross reference to the Landscape Character Assessment. The modification will also clarify that the high landscape areas are those that are considered to represent valued landscapes, as set out within the NPPF.

## Paragraph 72

The approach to new greenspace provision is the same as that currently adopted through the UDP. This has worked well within Sunderland, providing clarity to both prospective developers and Development Management and it is therefore not considered necessary to revise this approach. As set out within the Green Space Audit and Report (SD.47), the city has a good supply of greenspaces and therefore it is considered that the provision requested through the policy is appropriate.

## Paragraph 72

**HGA1** – The intervening land to the North West of HGA1, is also owned by the site promoter Hellens. Therefore pedestrian/cycleway connections to the existing public right of way will be feasible and deliverable. Evidence of Hellens ownership was submitted to the Council as part of the Strategic Land Review process in 2015.

General information regarding bus routes within the city is contained within Table 24 the Transport Assessment (SD.51). Specific information on bus stops and routes is provided in the Development Frameworks (SD.35). The Council will however endeavour to provide further information on the bus routes and frequency of services in relation to each of the HGA sites as soon as possible.

**HGA2** - The HGA site was proposed as an allocation through the 2017 draft of the Core Strategy and Development Plan. The safeguarded land was proposed to stay in the Green Belt at this point in time.

However, following the recommendations of the Green Belt Boundary Review (SD.34) the Council proposed to remove the safeguarded land from the Green Belt as part of the Publication Plan (SD.1)

**HGA3** – There are no bus routes which run along Stone Cellar Road. The closest bus stops are located along Usworth Road. Two bus stops are located at the east end of Stone Cellar Road, either side of the access road to Sunderland College Washington Campus.

**HGA10** - The site promoter has signalled their intention to provide a new club building as part of their development. The site is currently owned by the Working Men's Club and therefore this would be taken into consideration as part of the land acquisition costs for the site.