

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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## MATTERS, ISSUES AND QUESTIONS FOR THE EXAMINATION AND HEARING SESSIONS

<b>Hearings Commence:</b>	Tuesday 21 May 2019
<b>Venue for Sessions:</b>	Bede Tower, Burdon Road, Sunderland SR2 7EA
<b>Inspector:</b>	Mark Dakeyne BA(Hons) MRTPI
<b>Programme Officer:</b>	Kathryn Stule
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<b>Website:</b>	<a href="https://www.sunderland.gov.uk/CSDPEIP">https://www.sunderland.gov.uk/CSDPEIP</a>
<b>Preamble:</b>	<p>The Matters, Issues and Questions set out below arise from:</p> <ul style="list-style-type: none"><li>(1) The Inspector's initial assessment of the Plan against the tests of soundness; and</li><li>(2) The points made by representors that go to soundness.</li></ul> <p>All references within the document to the National Planning Policy Framework (the Framework) are to the 2012 version.</p> <p>The Council intend to produce a draft Schedule of potential Main Modifications (MMs) in advance of the hearings, to be published around the same time as statements.</p>

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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**Session 1 – 09.30 Tuesday 21 May 2019**

**Matter 1**

## **Legal Compliance, Procedural Requirements and the Duty to Cooperate**

This matter explores whether the Plan (LP) has been prepared in accordance with legal and procedural requirements set out in the Planning Act 2004 and the Local Planning Regulations 2012.

There are provisions within the Act and Regulations relating to the Duty to Cooperate (DtC), Sustainability Appraisal (SA), publication and notification requirements and dealing with representations.

### **Issues:**

#### **1. Compliance with procedural requirements including consultation/participation procedures**

*1.1 Is there any evidence that the Council has not complied with the Statement of Community Involvement (SCI) or otherwise not met the minimum requirements for consultation or that consultation and publicity has otherwise been inadequate at various stages of the LP process?*

#### **2. Compliance with the DtC, particularly in relation to consideration of housing needs**

*2.1 Is there evidence that the Council has cooperated effectively with adjoining authorities in exploring whether any of Sunderland's housing land needs can be met elsewhere in the Housing Market Area (HMA)?*

*2.2 Is there evidence that the Council has cooperated effectively with infrastructure providers and technical consultees on relevant issues such as transport, education, waste, minerals and flood risk?*

#### **3. The SA and its consideration of reasonable alternatives**

*3.1 Does the SA meet statutory and legal requirements in relation to the assessment of reasonable alternatives?*

#### **4. Habitats Regulations Assessment (HRA)**

*4.1 Will the mitigation measures proposed within the HRA ensure that there will be no significant effects on the integrity of the Coastal Sites of European importance?*

*4.2 Has the evidence base for HGA7 (North Hylton) and HGA8 (Fulwell) been updated to demonstrate that mitigation measures will ensure there will be no significant effects on the integrity of the European Coastal Sites?*

#### **5. The Local Plan timeframe**

*5.1 Is the timeframe of the LP appropriate (2015-2033) or should it be extended to*

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*provide a 15-year period upon adoption?*

*5.2 Is the start date of 2015 consistent with the evidence base?*

## **Main Evidence Base (Submission and Examination Library Documents – SD and EX)**

SD.7 – Consultation Statement

SD.16 – SCI

SD.5 & 6 - SA Reports

SD.10 – Report to inform HRA

SD.11 – DtC Statement

SD.66 - Compliance Statement

EX1.008 and EX1.010 – Council responses to Inspector’s preliminary questions

## **Participants**

Sunderland City Council

Name	Company	Representing	ID Number
Chris Smith Neil Westwick Richard Newsome	Lichfields	Story Homes	963412
Chris Smith Neil Westwick Steve Willcock	Lichfields	Taylor Wimpey	1120527
Chris Smith Neil Westwick Gavin Cordwell-Smith Katie Rumble	Lichfields	Hellens	1169009
Chris Smith Neil Westwick	Lichfields	Burdon Lane Consortium	1131101
Cllr Bernard Scaplehorn	SCC	Springwell Village Residents' Association	868362
George Martin		Springwell Village Residents' Association	868362
Michele Johnson		Springwell Village Residents' Association	868362
John Blundell	Resident		1170267
Christopher Martin	WYG	Bellway Homes Ltd	1116059
Nicola Allan	Trinity Chambers	Mr & Mrs Ebdale	1136253

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Representative	Persimmon Homes		1129305
<b>Session 2 – 13.30 Tuesday 21 May 2019</b> <b>Matter 2</b> <b>Spatial Strategy and Related Policies</b>			
<p>The matter considers whether the strategy for the distribution of development is justified and whether related strategic policies are positively prepared, effective and consistent with national policy.</p> <p>In response to preliminary questions the Council has indicated that it will suggest MMs to show the apportionment of housing and employment growth across the area as part of the supporting text to Policy SP1. Further information has also been provided on the Council's approach to valued landscapes.</p> <p>Specific sites will be discussed during Week 2 of the hearings.</p> <p>Issues:</p> <ol style="list-style-type: none"><li><b>1. The spatial distribution of development across the sub-areas</b><ol style="list-style-type: none"><li><i>1.1 Is the spatial distribution of development within the Sub-Areas clear from the Plan and justified?</i></li><li><i>1.2 Has the spatial distribution had regard to the impacts on climate change, including CO2 emissions?</i></li></ol></li><li><b>2. The split between the Existing Urban Area and elsewhere and between brownfield and greenfield land</b><ol style="list-style-type: none"><li><i>2.1 Is the split between the Existing Urban Area and elsewhere and between brownfield and greenfield land clear from the Plan and justified?</i></li><li><i>2.2 Has the Plan robustly explored the effective use of brownfield land to meet development needs?</i></li><li><i>2.3 Are there areas of brownfield land, including land identified as Key Employment Areas, that should be allocated for housing, taking into account employment land requirements and viability and deliverability issues?</i></li></ol></li><li><b>3. Green Belt and Exceptional Circumstances (Green Belt alterations will also be discussed in relation to Housing Growth Areas during Week 2)</b><ol style="list-style-type: none"><li><i>3.1. Has, in principle, exceptional circumstances been demonstrated for the alteration of Green Belt boundaries?</i></li><li><i>3.2 Is the methodology for Green Belt assessment reasonably consistent with that used by adjoining authorities?</i></li></ol></li></ol>			

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- 4. The principle of safeguarded land being identified to meet longer-term development needs**  
**(Green Belt alterations will also be discussed in relation to Safeguarded Land during Week 2)**
- 4.1 Is safeguarded land between the urban area and the Green Belt required to meet longer-term development needs?*
- 4.2 Has enough land been proposed for safeguarding to meet longer-term development needs?*
- 4.3 In general terms is the safeguarded land in the right place to meet longer-term development needs?*
- 5. The principle of ‘Settlement Breaks’ and the terms of Policy NE7**
- 5.1 Does the evidence base and, in particular SD.48, support the principle and general extent of the settlement breaks?*
- 5.2 Are the provisions of Policy NE7 justified and consistent with national policy or are they too restrictive?*
- 6. Whether Policy NE8 is consistent with national policy.**
- 6.1 Is Policy NE8 consistent with paragraphs 17 and 109 of the Framework?*
- 6.2 Is the Plan clear as to areas of ‘valued landscape’ and are these areas justified?*
- 6.3 Should Policy NE8 allow for development sustainably located on the edge of settlements, particularly where there is a lack of a 5 year housing land supply?*

## **Main Evidence Base**

SD.33 - Review of the Sunderland Green Belt Part 1: Exceptional Circumstances for Releasing Land from the Green Belt - June 2018  
 SD.48 – Settlement Break Review 2018  
 SD.66 - Compliance Statement  
 EX1.008 & EX1.010 – Council responses to Inspector’s preliminary questions  
 Schedule of Main Modifications

## **Participants**

Sunderland City Council

<b>Name</b>	<b>Company</b>	<b>Representing</b>	<b>ID Number</b>
Chris Smith Neil Westwick Richard Newsome	Lichfields	Story Homes	963412
Chris Smith Neil Westwick Steve Willcock	Lichfields	Taylor Wimpey	1120527

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Chris Smith Neil Westwick Gavin Cordwell-Smith Katie Rumble	Lichfields	Hellens	1169009
Chris Smith Neil Westwick	Lichfields	Burdon Lane Consortium	1131101
Katie Wood	R & K Wood Planning LLP	Clive Milner	1171236
Andrew Rose	Spawforths	Barratt & David Wilson Homes	992525
Phil Jones	Homes England		1175997
Andrew Moss	Ward Hadaway	Mr Delaney	1036112
Cllr Bernard Scaplehorn	SCC	Springwell Village Residents' Association	868362
Michele Johnson		Springwell Village Residents' Association	868362
George Martin		Springwell Village Residents' Association	868362
John Blundell	Resident		1170267
Cllr Denny Wilson	SCC	Castle Ward Cllrs Representative	461566
Christopher Martin	WYG	Bellway Homes Ltd	1116059
Robin Wood	R & K Wood Planning LLP	Mr C S Ford	1170835
Richard Bradley		Green Party	1139629
Andrew Moss	Ward Hadaway	The Trustees of Athenaeum Pension Scheme	1168572
Ian Edworthy	Resident		1000585
Karen Read	K L R Planning	Mr Alan Hutchinson	1176031
Nicola Allan	Trinity Chambers	Mr & Mrs Ebdale	1136253
Jennifer Heron	Lichfields	NWL	1168991
Representative	Persimmon Homes		1129305
Laura Dixon	George F White	Avant Homes	1135316
Richard Cowen		CPRE (NE)	1175874

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Chris Pipe	Planning House	Ms Taylor & Ms McClelland	1139133
James Reid	Miller Homes		497082
Lucie Jowett	Barton Willmore	Church Commissioners for England	1019692

## Session 3 – 09.30 Wednesday 22 May 2019

### Matter 3

#### Housing and Employment Objectively Assessed Needs (OAN) and Requirements

This matter explores whether the amount of housing and employment land proposed in the LP is appropriate to meet the needs of the area to 2033. The housing OAN is derived from the Strategic Housing Market Assessment (SHMA) Update 2017 (SD.23) and SHMA Addendum 2018 (SD.24). The Employment Land Reviews (ELR) (SD.37 and 38) identify a need for between 95 and 115 ha of employment land. The Council indicate that SD.38 justifies an employment land requirement at the lower end of the range.

#### Issues

##### 1. The Housing OAN and Requirement

*1.1. Does the evidence base support the requirement for housing of 745 dwellings per annum (dpa) or 13,410 dwellings for the LP period taking into account demographic and economic factors, market signals and affordable housing need?*

*1.2 Is the approach to calculating the OAN and housing requirement reasonably consistent with other local planning authorities (LPAs) in the region?*

*1.3 Should the housing requirement be higher:*

*a. To support job growth, including that at the International Advanced Manufacturing Park (IAMP) and/or*

*b. To support an uplift in Household Representative Rates for 25 to 44 age range and to help address the affordable housing imbalance?*

*1.4 Alternatively should the housing requirement be lower taking into account factors such as the impact of Brexit and introduction of the standardised methodology for calculating Local Housing Need?*

##### 2. The Employment OAN

*2.1 Does the evidence base support the OAN of at least 95 ha of employment land?*

##### 3. Alignment between housing and employment requirements

*3.1 Is there sufficient alignment between housing and employment requirements?*

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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## **Main Evidence Base**

SD.23 - SHMA Update 2017

SD.24 - SHMA Addendum 2018

SD.37 – Sunderland ELR 2016

SD.38 – ELR Post EU Referendum Forecasting Analysis

SD.66 - Compliance Statement

EX1.008 & EX1.010 – Council responses to Inspector’s preliminary questions

Schedule of Main Modifications

## **Participants**

Sunderland City Council

<b>Name</b>	<b>Company</b>	<b>Representing</b>	<b>ID Number</b>
Chris Smith Neil Westwick Richard Newsome	Lichfields	Story Homes	963412
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Chris Smith Neil Westwick Gavin Cordwell-Smith Katie Rumble	Lichfields	Hellens	1169009
Chris Smith Neil Westwick	Lichfields	Burdon Lane Consortium	1131101
Andrew Rose	Spawforths	Barratt & David Wilson Homes	992525
Angela Templeman		Springwell Village Residents’ Association	868362
Pauline Cooper		Springwell Village Residents’ Association	868362
George Martin		Springwell Village Residents’ Association	868362
Andrew Moss	Ward Hadaway	The Trustees of Athenaeum Pension Scheme	1168572
Andrew Moss	Ward Hadaway	Mr Delaney	1036112



# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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Joanne Harding	Home Builders Federation		433951
Katie Wood	R & K Wood Planning LLP	Clive Milner	1171236
John Blundell	Resident		1170267
Christopher Martin	WYG	Bellway Homes Ltd	1116059
Nicola Allan	Trinity Chambers	Mr & Mrs Ebdale	1136253
Representative	Persimmon Homes		1129305
Richard Cowen		CPRE (NE)	1175874
James Reid	Miller Homes		497082
Lucie Jowett	Barton Willmore	Church Commissioners for England	1019692

**Session 4 – 13.30 Wednesday 22 May 2019**  
**Matter 5**  
**Specific Housing Needs and Standards**

This matter considers affordable housing, housing mix, housing standards and the needs of gypsies, travellers and travelling showpeople. In response to preliminary questions the Council has indicated that it will:

- Update Policy H2 (affordable homes) to refer to 10 dwellings, clarify that off-site provision should be an exception and make it clear that the tenure split, and size of dwellings should reflect the latest available evidence;
- Include reference to the level of accessibility in the density criterion within Policy H1 (housing mix);
- Refer to the transitional period of 1 year for the implementation of the nationally described space standards (NDSS) within Policy BH1 (design quality);
- Clarify that Policy BH2 (sustainable design and construction) refers to major development as defined in the Glossary to the Framework;
- Modify Policy H6 (Houses in multiple occupation (HMO)) to refer to a good standard of living space within the HMO;
- Include site specific considerations for the travelling showpeople allocations (Policy H4)

### Issues

1. **The justification for affordable housing targets in Policy H2, taking into account considerations such as viability**

*1.1 Is the requirement for at least 15% of dwellings on major developments justified by*

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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*the evidence base including that relating to viability?*

*1.2 Should the text of paragraph 6.23 relating to viability issues (or a summary) be included within Policy H2?*

## **2. The approach to tenure-split and clustering within Policy H2**

*2.1 Is the current tenure split (para 6.18) justified?*

*2.2 Will the requirement for small clusters affect the ability of registered providers to manage the housing stock, noting the proposed modification to para 6.21 which refers to clusters being proportionate in size?*

## **3. The approach to affordable housing exception sites**

*3.1 Is there justification for an affordable housing exception site policy?*

## **4. The effectiveness of Policy H1 in meeting the need for a mix of dwellings, including larger executive dwellings and those for older people**

*4.1 Are the terms of Policy H1 in relation to accommodation for older people likely to be effective and are they justified?*

*4.2 Is the requirement for developments to provide larger detached dwellings justified?*

## **5. The density provisions of Policy H1**

*5.1 Is criterion 1. iii of Policy H1, as proposed to be amended, likely to be effective in encouraging high density developments in suitable locations?*

## **6. The requirements of Policy H1 for Self-Build/Custom Build Housing**

*6.1 Is criterion 3 of Policy H1 and the explanatory text likely to be effective in encouraging self-build and custom-build housing plots, noting the proposed modification to para 6.13?*

## **7. The requirements of Policies H1 and BH2 for 10% accessible/adaptable, energy efficient and sustainably designed dwellings and the relationship to the Building Regulations**

*7.1 Is the requirement for 10% of dwellings on major developments to be accessible and adaptable (Building Regulations Part M4(2)) justified?*

*7.2 Are the requirements of Policy BH2 in relation to energy efficiency, energy use, materials and sustainability information justified and effective, having regard to the scope of the Building Regulations?*

## **8. The justification for applying the NDSS (Policy BH1)**

*8.1 Is the application of the NDSS through Policy BH1 justified taking into account evidence on need, viability and timing?*

## **9. The approach of relying on the Unauthorised Encampment Policy (UEP) to deal with the need for a stop-over site identified in the Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA)**

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- 9.1 *Is the approach set out above positively prepared, justified and effective?*  
9.2 *What provision, if any, is there in the Sub-Region for a stop-over site?*

**10. The terms of Policy H4 (Travelling Showpeople, Gypsies and travellers).**

10.1 *Is the allocation of travelling showpeople sites through Policy H4 justified by the evidence base?*

10.2 *Will the site-specific criteria for the allocations be effective, including in relation to the living conditions of proposed and neighbouring residents and access arrangements?*

**Main Evidence Base (Supporting Documents – SP)**

- SD.23 - SHMA Update (2017)
- SD.24 - SHMA Addendum (2018)
- SD.25 - Internal Space Standards (2018)
- SD.26 - GTAA (2017)
- SD.27 - GTAA Addendum (2018)
- SD.28 - Gypsy's and Traveller's Site Assessment Report (2017)
- SD.60 - Whole Plan Viability Assessment (with CIL scoping) (2017)
- SD.61 – Post Consultation/Pre-submission Viability Note (2018)
- SD.66 - Compliance Statement
- SP.16 – Technical Paper Optional Standards – Accessible and Adaptable Dwellings (2018)
- SP.17 – Unauthorised Encampment Policy (2018)
- EX1.008 & EX1.010 – Council responses to Inspector's preliminary questions
- Schedule of Main Modifications

**Participants**

Sunderland City Council

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Chris Smith Neil Westwick Richard Newsome	Lichfields	Story Homes	963412
Chris Smith Neil Westwick Steve Willcock	Lichfields	Taylor Wimpey	1120527
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# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

Andrew Rose	Spawforths	Barratt & David Wilson Homes	992525
Andrew Moss	Ward Hadaway	Mr Delaney	1036112
George Martin		Springwell Village Residents' Association	868362
Joanne Harding	Home Builders Federation		433951
John Blundell	Resident		1170267
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Karen Read	K L R Planning	Mr Alan Hutchinson	1176031
Representative	Persimmon Homes		1129305
James Reid	Miller Homes		497082

## Session 5 – 09.30 Thursday 23 May 2019

### Matter 4

#### Housing Land Supply

This matter considers how the housing requirement will be met; whether those means of meeting the requirement have been justified and will be effective; and whether the LP will be able to maintain a five-year housing land supply (HLS).

In response to preliminary questions the Council has indicated that:

- The Strategic Housing Land Availability Assessment (SHLAA) figure of 13,233 homes referred to in para 4.22 does not include the Housing Growth Areas (HGA's) identified in this Plan but does include sites likely to be allocated in the Allocations and Designations Plan (A & D Plan);
- A table showing the components of housing land supply, similar to Table 22 of the Compliance Statement, will be included in the Plan;
- The Plan includes a flexibility factor of 8.5% within the projected supply, taking into account SHLAA sites and the Strategic Sites and HGAs allocated in this Plan;
- The evidence supports a small-sites allowance of 50 dpa but does not support a windfall allowance for larger sites as they are caught by the SHLAA threshold;
- An updated HLS position (31 March 2019) will be provided to inform discussion at the hearings;
- Additional text will be inserted into Section 6 of the Plan to summarise the five-year HLS position and the assumptions behind it; and,
- The Council propose to produce a Housing Implementation Strategy (HIS) later in 2019.

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Delivery from individual sites will be considered during Week 2 of the hearings.

## Issues

### 1. Components of Housing Supply

*1.1 Will the up to date housing supply position be clearly shown in the Plan (base date of 31 March 2019)?*

*1.2 Will the components of the housing supply that will meet the housing requirement be clearly shown in the Plan (Table 22 of the Compliance Statement refers)?*

*1.3 Is the small sites allowance of 50 dpa justified by compelling evidence?*

*1.4 Is the flexibility factor of 8.5% sufficient to ensure that the housing requirement will be met over the Plan period?*

*1.5 Is the allowance for demolitions of 20 units per year justified?*

### 2. The Housing Trajectory and HIS

*2.1 Is the data that supports the Housing Trajectory (Figure 34) based on realistic assumptions?*

*2.2 Will the HIS (when available) demonstrate that a five-year supply can be maintained through the plan period?*

### 3. Five Year Housing Land Supply

*3.1 Is the use of a 5% buffer to calculate the housing land supply position appropriate?*

*3.2 Is the inclusion of 250 units from small sites justified taking into account the need to avoid double counting?*

*3.3 Generally, are the assumptions about the delivery from commitments and allocations realistic taking into account past completions?*

*3.4 Are lead in times and build out rates realistic?*

*3.5 Will there be a five year supply of deliverable housing sites on adoption of the LP?*

### 4. The wording of the Policy SP8

*4.1 Will Policy SP8 as worded be effective in ensuring the delivery of at least 745 dpa?*

*4.2 Should the policy refer to measures that would be implemented in the event of under-delivery against the minimum target or does the Housing Delivery Test contained within the 2019 Framework provide sufficient safeguards in this respect?*

## Main Evidence Base

SD.22 - SHLAA

SD.66 - Compliance Statement

EX1.008 & EX1.010 – Council responses to Inspector’s preliminary questions

Schedule of Main Modifications

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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Andrew Rose	Spawforths	Barratt & David	992525

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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		Wilson Homes	
Chris Pipe	Planning House	Ms Taylor & Ms McClelland	1139133
James Reid	Miller Homes		497082
Lucie Jowett	Barton Willmore	Church Commissioners for England	1019692

## Session 6 - 13.30 Thursday 23 May 2019

### Matter 6

#### Employment Land Supply, Employment Policies, Town Centres and Culture/Leisure/Tourism

This matter considers employment land supply and policies relating to employment, town centres and culture/leisure/tourism (Chapters 7 and 8 of the Plan). In response to preliminary questions the Council has indicated that:

- A table will be included in the Plan indicating how the 95 ha of employment land required under Policy SP1 will be provided;
- The existing Unitary Development Plan (UDP) has allocations in the city centre, Washington and Houghton so the policy framework exists to facilitate retail development in the right locations. The UDP allocations will be replaced by allocations in the A & D Plan; and,
- Policy VC3 will be modified to improve clarity.

#### Issues

##### 1. Components of Employment Land Supply

*1.1 Will the up to date employment land supply position and the components of the employment land supply that will meet the employment land requirement of 95 ha be clearly shown in the Plan (base date of 31 March 2019)?*

##### 2. Primary, Key and Other Employment Areas

*2.1 Are Policies EG1, EG2 and EG3 consistent with paragraph 22 of the Framework and the long-term protection of sites allocated or safeguarded for employment use?*

*2.2 Are the criteria within Policies EG1, EG2 and EG3 relating the protection of employment sites and land and the introduction of alternative uses positively prepared and effective?*

*2.3 Are all the Key Employment Areas allocated and safeguarded by Policy EG2 worthy of protection for employment use?*

##### 3. Employment Development

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*3.1 Do the policies of the LP provide sufficient support for employment development within the area (Policies EG4 and EG5 in particular)?*

#### **4. Main Town Centre Uses**

*4.1 Is the requirement for 45,400 m<sup>2</sup> of comparison floorspace within the Plan period justified?*

*4.2 Does Policy VC1 provide sufficient protection to existing town centres, taking into account the requirements for additional comparison floorspace in the Sub-Areas?*

*4.3 Is there any need to make specific allocations for retail development in this Plan taking into account the provisions of the UDP, the intention to make allocations in the A & D Plan and the fact that floorspace needs are primarily towards the end of the Plan period?*

*4.4 Are the thresholds for retail impact assessments within Policy VC2 justified?*

*4.5 Do the provisions of Policy VC3 provide for both protection and flexibility for retail and non-retail uses within primary and secondary frontages?*

*4.6 Are the provisions of Policy VC4 (hot food takeaways) and Policy SP7 justified, particularly Section 2 of Policy VC4 in relation to healthier communities?*

#### **5. Culture, Leisure and Tourism**

*5.1 Will Policy VC6 be effective in supporting all forms of leisure development?*

#### **Main Evidence Base**

SD.37 - ELR (2016)

SD.38 - ELR: Post EU Referendum Forecasting Analysis (2017)

SD.39-42 - Retail Needs Assessment (2016)

SD.43 - Leisure Needs Study (2016)

SD.66 - Compliance Statement

EX1.008 & EX1.010 – Council responses to Inspector’s preliminary questions

Schedule of Main Modifications

#### **Participants**

Sunderland City Council

<b>Name</b>	<b>Company</b>	<b>Representing</b>	<b>ID Number</b>
Chris Smith Neil Westwick Justine Matchett	Lichfields	Cowie Properties LLP	1171391
John Blundell	Resident		1170267
Representative	Persimmon Homes		1129305
Steve Simms	SSA Planning	Kentucky Fried Chicken (Great Britain)	1131307



# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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Daniel Gregg	Lichfields	North East Property Partnership	1141613
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**Session 7 - 9.30 Tuesday 4 June 2019**

**Matter 7**

**The Strategy and Strategic Policies for the Urban Core**

This matter considers the Strategic Policy (SP2), the Strategic Site Policy (SS1) and Policy ST1 (Urban core accessibility and movement).

### **Issues**

#### **1. Housing**

*1.1 Do the policies for the Urban Core maximise the opportunities for residential development in a highly accessible location?*

#### **2. The Vaux (Policy SS1)**

*2.1 Are the provisions of Policy SS1 reflective of a positively prepared policy which will encourage a sustainable mixed-use development in a highly accessible location?*

#### **3. Infrastructure**

*3.1 Will the infrastructure be provided in the right place and at the right time to support regeneration of the city centre, including that related to sustainable travel links and the highway network?*

#### **4. Delivery**

*4.1 Are the assumptions about the rate of delivery of houses from sites in the urban core realistic (anticipated delivery is shown in Appendices A, F and M of the SHLAA)?*

### **Main Evidence Base**

SD.22 – SHLAA

SD.59 – Infrastructure Delivery Plan (IDP)

SD.66 - Compliance Statement

EX1.008 & EX1.010 – Council responses to Inspector’s preliminary questions

Schedule of Main Modifications

### **Participants**

Sunderland City Council

Name	Company	Representing	ID Number
Chris Smith			
Neil Westwick	Lichfields	Cowie Properties	1171391

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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Justine Matchett		LLP	
Andrew Rose	Spawforths	Barratt & David Wilson Homes	992525
James Reid	Miller Homes		497082
Matthew Lappin	David Lock Associates	O & H Properties	1003936

## Session 8 – 13.30 Tuesday 4 June 2019

### Matter 7

#### The Strategy and Housing Growth Areas for North Sunderland

This matter considers the strategic policies (SP4 and SS4) and the Housing Growth Areas (HGA7 and HGA8) for North Sunderland.

The Council has indicated that an HRA for HGA7 is to be submitted by early April. In terms of HGA8, the Council has clarified its approach to Green Belt and the playing pitch use in EX1.008.

#### Issues

##### 1. Strategic Policies

*1.2 Are Policies SP4 and SS4 justified and effective?*

##### 2. Identification of Sites

*2.1 Do the Green Belt assessments support the HGAs in North Sunderland and demonstrate exceptional circumstances for the removal of land from the Green Belt?*

*2.2 If exceptional circumstances have been demonstrated have these been clearly articulated in the Plan?*

*2.3 Are the configuration and scale of the HGAs justified taking into account development needs and the Green Belt assessments?*

##### 3. HGA7 – North Hylton

*3.1 Does the updated HRA indicate that development of the site will have no significant effects on the integrity of the Coastal Sites of European importance?*

*3.2 Is the Council satisfied that the landscape, heritage, biodiversity, access, transport, drainage and other constraints are capable of being mitigated so that development of the site would be acceptable?*

*3.3 Are all the policy requirements within HGA7 necessary and clear to the decision maker?*

*3.4 Is the site deliverable?*

##### 4. HGA8 - Fulwell

*4.1 Does the updated HRA indicate that development of the site will have no*

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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*significant effects on the integrity of the Coastal Sites of European importance?*  
*4.2 Is the allocation appropriate in view of the need for a Playing Field Assessment?*  
*4.3 Is the Council satisfied that heritage, biodiversity, access, transport, drainage and other constraints are capable of being mitigated so that development of the site would be acceptable?*  
*4.4 Is the site deliverable?*

## **5. Infrastructure**

*5.1 Will the infrastructure to support the scale of development proposed in North Sunderland be provided in the right place and at the right time, including that related to transport, the highway network, health, education and open space?*

## **6. Delivery**

*6.1 Are the assumptions about the rate of delivery of sites in North Sunderland realistic (anticipated delivery is shown in Appendices A, B, F and L of the SHLAA)?*

### **Main Evidence Base**

SD.22 – SHLAA

SD.29-34 – Green Belt Assessments

SD.59 – IDP

SD.66 - Compliance Statement

EX1.008 & EX1.010 – Council responses to Inspector’s preliminary questions

EX1.011 – Statement of Common Ground – SCC and Sport England (March 2019)

Schedule of Main Modifications

### **Participants**

Sunderland City Council

<b>Name</b>	<b>Company</b>	<b>Representing</b>	<b>ID Number</b>
Chris Smith Neil Westwick Gavin Cordwell-Smith Katie Rumble	Lichfields	Hellens	1169009
Andrew Rose	Spawforths	Barratt & David Wilson Homes	992525
Cllr Denny Wilson	Sunderland City Council	Castle Ward Cllrs Representative	461566
Robin Wood	R & K Wood Planning LLP	Mr C S Ford	1170835
Andrew Moss	Ward Hadaway	The Trustees of Athenaeum Pension Scheme	1168572

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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Nicola Allan	Trinity Chambers	Mr & Mrs Ebdale	1136253
Gillian Gibson		CPRE (NE)	1175874
James Reid	Miller Homes		497082

## Session 9 – 09.30 Wednesday 5 June 2019

### Matter 7

#### The Strategy, Housing Growth Areas and Safeguarded Land for Washington

This matter considers the strategic policies (SP3, SS2 and SS3) and the Housing Growth Areas (HGA1-HGA6) for Washington.

In terms of HGA6, the Council has clarified its approach to Green Belt and the playing pitch use in EX1.008.

#### Issues

##### 1. Strategic Policies

*1.2 Are Policies SP3 and SS2 justified and effective?*

##### 2. Identification of Sites

*2.1 Do the Green Belt assessments support the HGAs and areas of Safeguarded Land in Washington and demonstrate exceptional circumstances for the removal of land from the Green Belt?*

*2.2 If exceptional circumstances have been demonstrated have these been clearly articulated in the Plan?*

*2.3 Are the configuration and scale of the HGAs and areas of Safeguarded Land justified taking into account development needs and the Green Belt assessments?*

*2.4 Is there any justification for the allocation of the safeguarded sites at this stage?*

##### 3. HGA1 – South West Springwell

*3.1 Is the Council satisfied that the landscape, heritage, biodiversity, access, transport, drainage and other constraints are capable of being mitigated so that development of the site would be acceptable?*

The Council has clarified that the site promoter owns neighbouring land to facilitate access routes.

*3.2 Are all the policy requirements within HGA1 necessary and clear to the decision maker?*

*3.3 Is the site deliverable?*

##### 4. HGA2 – East Springwell

*4.1 Is the Council satisfied that the landscape, heritage, biodiversity, access, transport, drainage and other constraints are capable of being mitigated so that development of the site would be acceptable?*

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4.2 Are all the policy requirements within HGA2 necessary and clear to the decision maker?

4.3 Is the site deliverable?

## **5. HGA3 – North of High Usworth**

5.1 Is the Council satisfied that the landscape, heritage, biodiversity, access, transport, drainage and other constraints are capable of being mitigated so that development of the site would be acceptable?

5.2 Are all the policy requirements within HGA3 necessary and clear to the decision maker?

5.3 Is the site deliverable?

## **6. HGA4 – North of Usworth Hall**

6.1 Is the Council satisfied that the landscape, heritage, biodiversity, access, transport, drainage and other constraints are capable of being mitigated so that development of the site would be acceptable?

6.2 Are all the policy requirements within HGA4 necessary and clear to the decision maker?

6.3 Is the site deliverable?

## **7. HGA5 – Fatfield**

6.1 Is the Council satisfied that the landscape, heritage, biodiversity, access, transport, drainage and other constraints are capable of being mitigated so that development of the site would be acceptable?

6.2 Are all the policy requirements within HGA5 necessary and clear to the decision maker?

6.3 Is the site deliverable?

## **8. HGA6 – Rickleton**

8.1 Is the Council satisfied that the landscape, heritage, biodiversity, access, transport, drainage and other constraints are capable of being mitigated so that development of the site would be acceptable?

8.2 Is the allocation appropriate in view of the need for a Playing Field Assessment?

8.3 Are all the policy requirements within HGA6 necessary and clear to the decision maker?

8.4 Is the site deliverable?

## **9. Infrastructure**

9.1 Will the infrastructure to support the scale of development proposed in Washington be provided in the right place and at the right time, including that related to transport, the highway network, health, education and open space?

## **10. Delivery**

10.1 Are the assumptions about the rate of delivery of houses from sites in Washington realistic (anticipated delivery is shown in Appendices A, B, F and O of

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*the SHLAA)?*

## **Main Evidence Base**

SD.22 – SHLAA

SD.29-34 – Green Belt Assessments

SD.59 – IDP

SD.66 - Compliance Statement

EX1.008 & EX1.010 – Council responses to Inspector’s preliminary questions

EX1.011 – Statement of Common Ground – SCC and Sport England (March 2019)

Schedule of Main Modifications

## **Participants**

Sunderland City Council

Name	Company	Representing	ID Number
Chris Smith Neil Westwick Richard Newsome	Lichfields	Story Homes	963412
Chris Smith Neil Westwick Gavin Cordwell-Smith Katie Rumble	Lichfields	Hellens	1169009
Andrew Rose	Spawforths	Barratt & David Wilson Homes	992525
Phil Jones	Homes England		1175997
Liz Reid		Springwell Village Residents’ Association	868362
George Martin		Springwell Village Residents’ Association	868362
Pauline Cooper		Springwell Village Residents’ Association	868362
Tom Baker	Savills	Hellens Land	1169009
Katie Wood	R & K Wood Planning LLP	Clive Milner	1171236
Christopher Martin	WYG	Bellway Homes Ltd	1116059
Robin Wood	R & K Wood Planning LLP	Mr C S Ford	1170835

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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Ian Edworthy	Resident		1000585
Karen Read	K L R Planning	Mr Alan Hutchinson	1176031
Mick Trainer		Washington United FC	1167553
Gillian Gibson		CPRE (NE)	1175874
James Reid	Miller Homes		497082
Dominic Armstrong	Armstrong Renewables Ltd		1175639

## Session 10 – 09.30 Thursday 6 June

### Matter 7

#### The Strategy and Housing Growth Areas for The Coalfield

This matter considers the strategic policies (SP6 and SS7) and the Housing Growth Areas (HGA9-11) for The Coalfield.

#### Issues

#### 1. Strategic Policies

*1.2 Are Policies SP6 and SS7 justified and effective?*

#### 2. Identification of Sites and Protected Areas

*2.1 Do the Green Belt assessments support the HGAs in The Coalfield and demonstrate exceptional circumstances for the removal of land from the Green Belt?*

*2.2 If exceptional circumstances have been demonstrated have these been clearly articulated in the Plan?*

*2.3 Are the configuration and scale of the HGAs justified taking into account development needs and the Green Belt assessments?*

*2.4 Are the configurations of the settlement breaks justified?*

#### 3. HGA9 – Penshaw

*3.1 Is the Council satisfied that the landscape, heritage, biodiversity, access, transport, drainage and other constraints are capable of being mitigated so that development of the site would be acceptable?*

*3.2 Are all the policy requirements within HGA9 necessary and clear to the decision maker?*

*3.3 Is the site deliverable?*

#### 4. HGA10 – New Herrington

*4.1 Is the Council satisfied that the landscape, biodiversity, access, transport, drainage and other constraints are capable of being mitigated so that development of the site would be acceptable?*

*4.2 Are all the policy requirements within HGA10 necessary and clear to the decision*

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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*maker?*

*4.3 Is the site deliverable?*

## **5. HGA11 – Philadelphia**

*5.1 Is the Council satisfied that the landscape, heritage, biodiversity, access, transport, drainage and other constraints are capable of being mitigated so that development of the site would be acceptable?*

*5.2 Are all the policy requirements within HGA11 necessary and clear to the decision maker?*

*5.3 Is the site deliverable?*

## **6. Infrastructure**

*6.1 Will the infrastructure to support the scale of development proposed in The Coalfield be provided in the right place and at the right time, including that related to transport, the highway network, health, education and open space?*

*6.2 Are the adverse impacts of the Central Section of the Coalfield Regeneration Route capable of being mitigated?*

## **7. Delivery**

*7.1 Are the assumptions about the rate of delivery of houses from sites in The Coalfield realistic (anticipated delivery is shown in Appendices A, B, F and P of the SHLAA)?*

### **Main Evidence Base**

SD.22 – SHLAA

SD.29-34 – Green Belt Assessments

SD.48 – Settlement Break Review 2018

SD.59 – IDP

SD.66 - Compliance Statement

EX1.008 & EX1.010 – Council responses to Inspector’s preliminary questions

Schedule of Main Modifications

### **Participants**

Sunderland City Council

<b>Name</b>	<b>Company</b>	<b>Representing</b>	<b>ID Number</b>
Chris Smith Neil Westwick Steve Willcock	Lichfields	Taylor Wimpey	1120527
Chris Smith Neil Westwick Gavin Cordwell-Smith Katie Rumble	Lichfields	Hellens	1169009



# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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Andrew Rose	Spawforths	Barratt & David Wilson Homes	992525
Andrew Moss	Ward Hadaway	Mr Delaney	1036112
Robin Wood	R & K Wood Planning LLP	Mr C S Ford	1170835
Representative	Persimmon Homes		1129305
Jennifer Heron	Lichfields	Esh Developments Ltd	1131182
Gillian Gibson		CPRE (NE)	1175874
Chris Pipe	Planning House	Ms Taylor & Ms McClelland	1139133
James Reid	Miller Homes		497082

## Session 11 – 13.30 Thursday 6 June

### Matter 7

#### The Strategy and Growth Area for South Sunderland

This matter considers the strategic policy (SP5), the Port of Sunderland (SS5) and the South Sunderland Growth Area (SSGA) (SS6).

The Council has indicated that additional policy detail will be added to Policy SS6.

#### Issues

##### 1. Strategic Policies

*1.2 Is Policy SP5 justified and effective?*

##### 2. Port of Sunderland

*2.1 Is Policy SS5 positively prepared, particularly in addressing issues of transport links and flood risk?*

##### 3. Identification of Sites and Protected Areas

*3.1 Does the SHLAA support the SSGA?*

*3.2 Is the configuration and scale of the SSGA sites justified taking into account development needs and the SHLAA and other assessments?*

*3.3. Is the configuration of the settlement breaks justified?*

##### 4. SSGA

*4.1 Is the Council satisfied that the landscape, heritage, biodiversity, access, transport, drainage and other constraints are capable of being mitigated so that development of the sites would be acceptable?*

*4.2 Are all the policy requirements within Policy SS6 necessary and clear to the*

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*decision maker?*

*4.3 Is the requirement for 10% of homes to be affordable justified?*

*4.4 How does the South Sunderland Supplementary Planning Document (SPD) relate to Policy SS6?*

*4.5 What is the up-to-date position in relation to planning permissions for the sites in the SSGA?*

*4.6 Are the sites deliverable?*

## **5. Infrastructure**

*5.1 Will the infrastructure to support the scale of development proposed in South Sunderland be provided in the right place and at the right time, including that related to transport, the highway network (particularly the Ryhope-Doxford Link Road), health, education and open space?*

## **6. Delivery**

*6.1 Are the assumptions about the rate of delivery of houses from sites in South Sunderland realistic (anticipated delivery is shown in Appendices A, F and N of the SHLAA)?*

### **Main Evidence Base**

SD.22 – SHLAA

SD.36 – Draft South Sunderland Growth Area SPD 2017

SD.48 – Settlement Break Review 2018

SD.50 - Flood Risk Policy Level 2 Strategic Flood Risk Assessment – Site Screening (2018)

SD.59 – IDP

SD.66 - Compliance Statement

SP.24 – SSGA – Infrastructure Delivery Study (2016)

EX1.008 & EX1.010 – Council responses to Inspector’s preliminary questions

Schedule of Main Modifications

### **Participants**

Sunderland City Council

<b>Name</b>	<b>Company</b>	<b>Representing</b>	<b>ID Number</b>
Chris Smith Neil Westwick Richard Newsome	Lichfields	Story Homes	963412
Chris Smith Neil Westwick Steve Willcock	Lichfields	Taylor Wimpey	1120527
Chris Smith Neil Westwick	Lichfields	Burdon Lane Consortium	1131101

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

Andrew Rose	Spawforths	Barratt & David Wilson Homes	992525
Robin Wood	R & K Wood Planning LLP	Mr C S Ford	1170835
Richard Garland	George F White	Mr Carr - Tunstall Poultry Farm	1176013
Representative	Persimmon Homes		1129305
Laura Dixon	George F White	Avant Homes	1135316
James Cullingford	Lambert Smith Hampton	Harworth Group	1175935
James Reid	Miller Homes		497082
Lucie Jowett	Barton Willmore	Church Commissioners for England	1019692

## Session 12 – 09.30 Tuesday 11 June

### Matters 9 and 8

#### Generic Policies of the Plan and Minerals and Waste

The purpose of this session is to examine the generic policies of the Plan not considered elsewhere and the Plan's Minerals and Waste policies.

The Council has clarified that the requirement for masterplans and design codes (Policy BH1) applies to developments over 250 dwellings. Policy NE2 (Biodiversity) is to be modified to ensure greater distinction between the hierarchy of nature conservation sites. Policy NE3 (Woodlands/Trees) is to be modified by the deletion of Criterion 1.

In terms of minerals and waste policies, Section 2 of Policy SP11 (Mineral Extraction) is to be removed. Policy WWE8 (Safeguarding Waste Facilities) is to be modified to take into account non-waste development close to waste facilities. Minerals Safeguarding Areas and Minerals Infrastructure are to be included in the interactive version of the Policies Map.

#### **Matter 9 – Generic Policies**

##### **Issues**

#### **1. Health Impact Assessments**

*1.1 Is the requirement for a Health Impact Assessment (Policy SP7) for developments of more than 100 dwellings or 100 student bedspaces justified and consistent with national policy?*

#### **2. Design Quality**

*2.1 Are the requirements for good design within Policy BH1 (Design Quality) positively prepared and consistent with national policy (particularly criteria 8, 10 and 13 and the*

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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*requirement for masterplans and design codes for larger scale developments)?*

### **3. Heritage Assets**

*3.1 Are Policies BH8 (Heritage Assets) and BH9 (Archaeology), as proposed to be modified, consistent with national policy in respect of non-designated heritage assets and assets of archaeological interest?*

### **4. Green Infrastructure (GI)**

*4.1 Are the requirements for GI corridors within Policy NE1 (GI) reflective of a positively prepared policy that is consistent with national policy?*

### **5. Biodiversity**

*5.1 Does Policy NE2 (Biodiversity and Geodiversity), as proposed to be modified, ensure sufficient distinction between the hierarchy of nature conservation sites?*

## **Matter 8 – Minerals and Waste Policies**

### **Issues**

#### **1.Consistency with national policy**

*1.1 Whether the Minerals and Waste policies of the Plan are positively prepared and consistent with national policy?*

### **Main Evidence Base**

SD.66 - Compliance Statement

EX1.008 & EX1.010 - Council responses to Inspector’s Preliminary questions

Schedule of Main Modifications

### **Participants**

Sunderland City Council

Name	Company	Representing	ID Number
Chris Smith Neil Westwick Richard Newsome	Lichfields	Story Homes	963412
Chris Smith Neil Westwick Steve Willcock	Lichfields	Taylor Wimpey	1120527
Chris Smith Neil Westwick Gavin Cordwell-Smith Katie Rumble	Lichfields	Hellens	1169009
Chris Smith Neil Westwick	Lichfields	Burdon Lane Consortium	1131101

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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Katie Wood	R & K Wood Planning LLP	Thompsons of Prudhoe	1171203
Nick Horsley	Mineral Products Association		1036178
Christopher Martin	WYG	Bellway Homes Ltd	1116059
Robin Wood	R & K Wood Planning LLP	Mr C S Ford	1170835
Representative	Persimmon Homes		1129305

## Session 13 – 09.30 Wednesday 12 June

### Matters 10 and 11

#### Infrastructure and Delivery/Monitoring and Implementation

This matter considers overall infrastructure provision and its implications for viability and deliverability and monitoring and implementation provisions.

In terms of infrastructure the Council advises that it has had regard to the pooling limitations in considering the delivery of infrastructure alongside the allocations. For clarity Criterion 3i. of Policy NE4 is to be modified to refer to 'greenspace' and not just 'amenity greenspace'.

The Plan is to be modified to include a cross-reference to the Monitoring Framework, include key triggers that could lead to a review of the Plan, and clarify which SPDs and UDP policies are still extant.

#### **Matter 10 – Infrastructure and Delivery**

##### **Issues**

#### **1. The evidence base underpinning the LP**

*1.1 Does the Plan and Whole Plan Viability Study make realistic assumptions about land values, sales values, profit and development costs?*

#### **2. Transport Network**

*2.1 Are the transport routes identified in Policy SP10 necessary to support sustainable development?*

*2.2 Will the routes support the use of sustainable modes of transport?*

#### **3. Policies ID1 and ID2**

*3.1 Will Policy ID1 and the allocation policies of the Plan ensure that necessary infrastructure is delivered and in a timely fashion?*

*3.2 Is Section 2 of Policy ID1 and the link to the IDP too prescriptive?*

*3.3 Are the policies consistent with the legal and policy tests for planning obligations?*

*3.4 Are the policies clear as to the effects of viability on the ability to make*

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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*infrastructure and other contributions/obligations?*

*3.5 Is the requirement within Policy ID2 to seek monitoring fees justified?*

## **4. Greenspace**

*4.1 Will Criteria 2 and 3 of Policy NE4 deliver sufficient greenspace alongside new development so as to create well-designed neighbourhoods which support healthy lifestyles and well-being?*

## **5. Pooling of Contributions**

*5.1 Are there likely to be any implications arising from the pooling restrictions within the Community Infrastructure Levy (CIL) Regulations for the delivery of infrastructure going forward?*

## **6. IDP**

*6.1 Is the IDP clear as to what infrastructure projects are critical to the delivery of the LP, when infrastructure will be delivered, sources of funding and who is responsible for delivery?*

## **Matter 11 - Monitoring and Implementation**

### **Issues**

#### **1. Monitoring Framework**

*1.1 Is the Plan clear in indicating how the Plan's policies and proposals will be monitored?*

*1.2 Will the indicators in the Monitoring Framework be effective in monitoring the success of the Plan's policies and proposals?*

#### **2. Review of the Plan**

*2.1 Is the LP clear as to when a review or partial review of the LP would be triggered due to a failure to meet key targets, for example for those relating to the delivery of housing?*

#### **3. Supplementary Planning Guidance**

*3.1 Is the Plan clear on the SPD that will be prepared to provide guidance on the implementation of the Plan?*

#### **4. Saved Policies**

*4.1 Is the Plan clear on which UDP policies are to be saved or superseded?*

### **Main Evidence Base**

SD.13 - Monitoring Framework (2018)

SD.59 – IDP

SD.60 - Whole Plan Viability Assessment (with CIL scoping) (2017)

SD.62 – Education Planning Report

SD.66 - Compliance Statement

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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EX1.008 & EX1.010 - Council responses to Inspector's Preliminary questions  
Schedule of Main Modifications

## Participants

Sunderland City Council

Name	Company	Representing	ID Number
Chris Smith Neil Westwick Richard Newsome	Lichfields	Story Homes	963412
Chris Smith Neil Westwick Steve Willcock	Lichfields	Taylor Wimpey	1120527
Chris Smith Neil Westwick Gavin Cordwell-Smith Katie Rumble	Lichfields	Hellens	1169009
Chris Smith Neil Westwick	Lichfields	Burdon Lane Consortium	1131101
Andrew Rose	Spawforths	Barratt & David Wilson Homes	992525
Phil Jones	Homes England		1175997
Mark Goodwill	Highways England		1140331
Christopher Martin	WYG	Bellway Homes Ltd	1116059
Representative	Persimmon Homes		1129305

## Session 14 – 09.30 Thursday 13 June Review Session

The purpose of the session is to consider how issues raised in the hearing sessions part of the Examination will be taken forward and to discuss how the Examination will proceed hereafter.

## Participants

Sunderland City Council

Name	Company	Representing	ID Number
Chris Smith Neil Westwick Richard Newsome	Lichfields	Story Homes	963412
Chris Smith			

# SUNDERLAND CORE STRATEGY AND DEVELOPMENT PLAN EXAMINATION

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Neil Westwick Steve Willcock	Lichfields	Taylor Wimpey	1120527
Chris Smith Neil Westwick	Lichfields	Burdon Lane Consortium	1131101
Chris Smith Neil Westwick Gavin Cordwell-Smith Katie Rumble	Lichfields	Hellens	1169009
Chris Smith Neil Westwick Justine Matchett	Lichfields	Cowie Properties LLP	1171391
Representative	Persimmon Homes		1129305