

**Sunderland City Council**  
**Schedule of Additional Modifications**  
**May 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 Additional Modifications to the Publication Draft CSDP (July 2018) which are contained in this schedule. This document replaces the Council's Schedule of Minor Modification (SD.3) which sets out proposed additional modifications to the Publication Draft CSDP following public consultation and prior to submission of the CSDP. These modifications do not materially affect the substance of the plan, its overall soundness or the submitted sustainability appraisal. The Council has prepared a separate schedule of Main 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. This is a living document that will be updated during the examination process.

The following format has been used to denote modifications:

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

Modification Reference	Stage modification proposed	Major or Additional	Page Ref (Publication Draft 2018)	Policy/Para/Figure (in publication/in incorporating mods)	Proposed Change	Justification/Council response																																	
AM1	Inspector comment (paragraph 78)	Additional	12	New paragraph following para 1.7	<p>1.8 The council has a number of SPDs in place which provide more detail in relation to specific policies, it is anticipated that these will be updated where necessary to reflect the policies of this Plan. A number of draft SPDs are also in place which provide more detail for specific policies within the Plan and the intention is to adopt these following adoption of the Plan. The council also has proposals for a number of new SPDs which will expand upon policies of the plan and will be prepared in due course.</p> <p>The following table sets out the suite of SPD's the council currently has in place and those proposed.</p> <table border="1"> <thead> <tr> <th>Existing SPDs</th> <th>Draft SPDs</th> <th>Proposed SPDs</th> </tr> </thead> <tbody> <tr> <td><u>Development Control Guidelines</u></td> <td><u>South Sunderland Growth Area</u></td> <td><u>North Sunderland Regeneration Area</u></td> </tr> <tr> <td><u>Design and Access</u></td> <td><u>Planning Obligations</u></td> <td><u>Holmeside</u></td> </tr> <tr> <td><u>Residential Design Guide</u></td> <td><u>Student Accommodation</u></td> <td><u>House in Multiple Occupation (HMO)</u></td> </tr> <tr> <td><u>Sunnside Planning and Design Framework</u></td> <td><u>Stadium Village</u></td> <td><u>Biodiversity and Geodiversity</u></td> </tr> <tr> <td><u>Marine Walk Masterplan</u></td> <td></td> <td></td> </tr> <tr> <td><u>Seaburn Masterplan and Design Code</u></td> <td></td> <td></td> </tr> <tr> <td><u>Household Alterations and Extensions</u></td> <td></td> <td></td> </tr> <tr> <td><u>Wearmouth Design and Access Code</u></td> <td></td> <td></td> </tr> <tr> <td><u>Minster Quarter</u></td> <td></td> <td></td> </tr> <tr> <td><u>Evening Economy</u></td> <td></td> <td></td> </tr> </tbody> </table>	Existing SPDs	Draft SPDs	Proposed SPDs	<u>Development Control Guidelines</u>	<u>South Sunderland Growth Area</u>	<u>North Sunderland Regeneration Area</u>	<u>Design and Access</u>	<u>Planning Obligations</u>	<u>Holmeside</u>	<u>Residential Design Guide</u>	<u>Student Accommodation</u>	<u>House in Multiple Occupation (HMO)</u>	<u>Sunnside Planning and Design Framework</u>	<u>Stadium Village</u>	<u>Biodiversity and Geodiversity</u>	<u>Marine Walk Masterplan</u>			<u>Seaburn Masterplan and Design Code</u>			<u>Household Alterations and Extensions</u>			<u>Wearmouth Design and Access Code</u>			<u>Minster Quarter</u>			<u>Evening Economy</u>			In response to Inspector's preliminary comments (paragraph 78), to provide further background information and clarity to the report.
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AM2	Inspector comment (Appendix 2 – Minor Queries and Typos)	Additional	14	Paragraph 2.7	The Urban Core is the main administrative centre of the city...	In response to Inspector's preliminary comments (Appendix 2 – Minor Queries and Typos)																																	
AM3	Submission	Additional	16	Paragraph 2.26	It is estimated that Sunderland has a population of 277,962 <sup>1</sup> (as shown in Figure 3). Following decades of population decline, population is growing and it is	To address representations submitted by Sunderland Civic Society (PD624).																																	

<sup>1</sup> ONS 2016 Mid-Year Population Estimate

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					expected to continue to grow over the Plan period (as shown in Figure 3).	
AM4	Inspector comment (Appendix 2 – Minor Queries and Typos)	Additional	18	Paragraph 2.38	As identified in the SHMA, there is a shortage of 3 and 4-bedroom houses to meet families' needs, and bungalows and <u>other</u> accommodation to meet older person's needs.	In response to Inspector's preliminary comments (Appendix 2 – Minor Queries and Typos)
AM5	Submission	Additional	18	Paragraph 2.43 and new paragraph 2.44	<p><del>Whilst it is not anticipated that student numbers are expected to grow significantly over the Plan period, some students are increasingly demanding better quality self-contained accommodation, which has seen an increase in new purpose-built student accommodation within the city over recent years.</del></p> <p><u>Student numbers may rise over the Plan period due to demographic shift and the University's intention to target students in its key growth areas and those of the region, namely health sciences and wellbeing, advanced manufacturing, engineering and computing software and big data.</u></p> <p><u>The expectations of some students for better quality, self-contained accommodation has seen an increase in new, purpose-built student accommodation within the city over recent years. It is recognised however that there is not always a linear relationship between increasing student numbers and demand for student residential accommodation given the local demographic of students attending the University of Sunderland.</u></p>	To address representations submitted by Sunderland University (PD182). The Council has also signed a Statement of Common Ground (SD.8k).
AM6	Submission	Additional	19	Figure 8	Replace the graph (see Appendix 1)	Typographical error
AM7	Inspector comment (Appendix 2 – Minor Queries and Typos)	Additional	20	Figure 11	Amendment within table: Coalfield Employment should read: <u>28.33</u> and not <del>28.34</del> . Coalfield Total should read: <u>28.33</u> and not <del>38.34</del> .	In response to Inspector's preliminary comments (Appendix 2 – Minor Queries and Typos)
AM8	Inspector comment (Appendix 2 – Minor Queries and Typos)	Additional	21	Paragraph 2.64	<del>The Our</del> natural environment is one of <del>its</del> our greatest assets....	In response to Inspector's preliminary comments (Appendix 2 – Minor Queries and Typos)
AM9	Inspector comment (Appendix 2 –	Additional	22	Paragraph 2.69	The city's drinking supply emanates from a combination of reservoirs, treatment works and boreholes, including the Magnesian Limestone Aquifer, which lies <del>beneath</del> to the <u>eastern part</u> of the city and is protected through source	In response to Inspector's preliminary comments (Appendix 2 – Minor Queries and Typos)

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	Minor Queries and Typos)				protection zones.	
AM10	Inspector comment (Appendix 2 – Minor Queries and Typos)	Additional	23	Paragraph 2.77	Sunderland is the main contributor to the supply of aggregates in the region <u>Tyne and Wear</u> and an extension to Eppleton Quarry will assist in meeting future needs.	In response to Inspector's preliminary comments (Appendix 2 – Minor Queries and Typos)
AM11	Submission	Additional	28	Paragraph 3.2 (Spatial vision 2033)	Offers a mix of good quality housing, <u>both market and affordable</u> of the types, sizes and tenures...	To address representations submitted by Karbon Homes (PD3380).
AM12	Submission	Additional	28	Paragraph 3.2 (Spatial vision 2033)	Of the types, sizes and tenures that meet the needs <u>and demands</u> of existing and future communities;	To address representations submitted by Persimmon (PD3901).
AM13	Submission	Additional	28	Paragraph 3.2 (Spatial vision 2033)	Is resilient to climate change, has maximised the opportunities for renewable energy, embraced sustainable design principles and has reduced the impacts of flooding on homes and businesses; <del>and has excellent transport links and sustainable access for visitors, businesses and residents;</del> and	For clarity
AM14	Submission	Additional	29	Paragraph 3.3 (Strategic priorities)	To be added to 'Homes' Strategic Priority 4: SP1, SP2, SS1, SP3, SS2, SS3, SP4, SS4, SP5, SS6, SP6, SS7, SP7, SP8, H1, H2, H3, H4, H5, H6, H7, <u>SP11</u> .	To address representations submitted by the Mineral Products Association (PD4386).
AM15	Submission	Additional	29	Paragraph 3.3 (Strategic priorities)	To be added to 'Economic Growth' Strategic Priority 5: SP1, SP2, SS1, SP3, SP4, SS5, SP5, SP6, EG1, EG2, EG3, EG4, EG5, EG6, <u>SP11</u> .	To address representations submitted by the Mineral Products Association (PD4386).
AM16	Submission	Additional	29	Paragraph 3.3 (Strategic priorities)	To be added to 'Vitality of Centres' Strategic Priority 6:  To <del>improve</del> <u>support and improve</u> the vitality and economic performance of the Urban Core and designated centres.	To address representations submitted by M&G Retail (PD3597).
AM17	Submission	Additional	29	Paragraph 3.3 (Strategic priorities)	Built <u>and Historic</u> Environment	To address representations submitted by Historic England (PD90). The Council has also signed a Statement of Common Ground (SD.8k).
AM18	Submission	Additional	29	Paragraph 3.3 (Strategic priorities)	<u>Sustainable</u> transport	For clarity
AM19	Submission	Additional	29	Paragraph 3.3 (Strategic priorities)	To be added to 'Minerals' Strategic Priority 12:  <del>WWE6, WWE7, WWE8, WWE9, SP11, M1, M2, M3.</del>	To address representations submitted by the Mineral Products Association (PD4327).
AM20	Submission	Additional	30	Figure 12	Replaced map, amended key (see Appendix 1)	For clarity
AM21	Inspector comment	Additional	33-34	Paragraph 4.22	The SHLAA ( <u>May 2019 update</u> ) has identified that approximately <del>13,233</del> <u>10,919</u> new homes ( <u>which includes</u>	In response to Inspector's MIQs (Matter 2 – Question 2.1) and for clarity.

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	(MIQ, Matter 2 – Question 2.1)				the Housing Growth Areas) can be delivered in the Existing Urban Area on a mixture of brownfield (44%) (40%) and greenfield (56%) (60%) sites. As set out in the Housing Trajectory (Figure 34), 18% 24% of the housing requirement (based on 13,410) has already been delivered, 22% 24% has planning permission or is under construction, and a further 18% 19% is on Strategic Sites (Vaux and SSGA, most of which also have planning permission). To deliver the remainder of the housing requirement, the council will utilise the SHLAA to allocate housing sites in the Existing Urban Area through the A&D Plan.	
AM22	Submission	Additional	34	Paragraph 4.24	Any further Future development within the Settlement Breaks and the Open Countryside in the southern part of the city will could have major impacts on both infrastructure and the environment and this approach is becoming more and more unsustainable.	To address representations submitted by Hellens (PD4664).
AM23	Submission	Additional	36	Paragraph 4.33	It is the focus for a wide range of civic, retail, cultural and leisure functions and is also home to both campuses of the University of Sunderland.	For clarity
AM24	Submission	Additional	36	Paragraph 4.35	The Urban Core should be a focus for main town centre uses, especially retail and office use. Within the Urban Core the council has identified a number of Areas of Change. These are identified on Figure 13, and also include the Heritage Action Zone (HAZ), which is a five-year initiative encompassing the Old Sunderland Conservation Area, the Old Sunderland Riverside Conservation Area and part of the Sunnyside Conservation Area and focusses on reconnecting Fawcett Street, Church Street, High Street East and High Street West with the modern city centre. These areas offer opportunities to transform the Urban Core. Policy SP2 seeks to direct different forms of development to the most appropriate locations to consolidate and improve these distinct areas within the Urban Core.	To address representations submitted by Historic England (PD91). The Council have also signed a Statement of Common Ground (SD.8k).
AM25	Submission	Additional	38	Figure 15	Replaced map, amended key (see Appendix 1)	For clarity
AM26	Submission	Additional	41	Figure 20	Replace map (Appendix 1)	To address representations submitted by Mineral Products Association (PD4350).
AM27	Submission/Inspector comment (Appendix 2 – Minor Queries and Typos)	Additional	43	Figure 23	Replaced map, amended key and included reference to Carley Hill Regeneration Area on map (see Appendix 1)	For clarity and in response to the Inspector's preliminary comments (Appendix 2 – Minor Queries and Typos).

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AM28	Submission	Additional	45	Figure 26	Replaced map, amended key (see Appendix 1)	For clarity
AM29	Submission	Additional	48	Figure 29	Replaced map, amended key (see Appendix 1)	For clarity
AM30	Submission	Additional	53	Paragraph 5.5	For clarity, major development within the context of this policy <del>are</del> <u>is</u> considered to be residential schemes for 100 dwellings or more, <u>student accommodation schemes for 100 bed spaces or more</u> , or any other form of development for which an Environmental Impact Assessment would be required.	To correct a typographical error and address representations submitted by NHS Sunderland Clinical Commissioning Group (PD69). The Council has also signed a Statement of Common Ground (SD.8k).
AM31	Submission	Additional	54	Paragraph 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. Cumulative impacts should also be considered. <u>Any new developments will be expected to follow the "agent of change" principles (i.e. person or business responsible for the change must also be responsible for managing the impact of the change).</u>	To cross reference to land stability issues identified in Policy M3, as raised by the Mineral Products Association (PD4471), and to address an additional representation submitted by the Mineral product association (PD4378).
AM32	Submission	Additional	58	Paragraph 6.9	Through the monitoring process, if it becomes apparent that there is sustained under-performance against the requirement, <del>the</del> <u>the</u> measures to be put in place to rectify this will include:  Review of the Plan <del>and</del> , appropriate evidence <u>and</u> consideration of the release of safeguarded land.	Typographical error.  To address representations submitted by Barratt David Wilson Homes and Bellway Homes (PD1888 and PD5382).
AM33	Submission	Additional	59	Paragraph 6.12 (including new paragraph 6.13)	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>  <u>6.13</u> In order to ensure choice in the housing stock for the city's ageing population developments should consider alternative designs and layouts to provide for those older people who may want to stay in their own home <u>and take on board appropriate evidence to ensure suitable</u>	To address representations submitted by Karbon Homes (PD3386), Bellway Homes (PD1937) and Persimmon Homes (PD4004).

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					<u>accommodation for older people and those with special housing needs is provided, where a need is demonstrated.</u>	
AM34	Submission	Additional	59	Paragraph 6.13	To assist people who want to build their own home, the council will <u>support appropriate self-build developments as well as</u> seek to identify appropriate small sites to assist in the delivery of self-build/custom house building plots.	To address representations submitted by Ray Delaney (PD 32 and PD33) and Wynyard Homes (PPD4698).
AM35	Inspector comment (paragraph 39)	Additional	60	Paragraph 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>	In response to the Inspector's preliminary comments (paragraph 39).
AM36	Submission	Additional	60	Paragraph 6.16	Policy H2 sets out the council's approach for the delivery of affordable housing when developments propose more than 10 dwellings. <u>Refer to Policy SS6 for affordable housing requirements within the South Sunderland Growth Area (SSGA).</u>	To address representations submitted by Burdon Lane Consortium (PD2506).
AM37	Submission	Additional	60	Paragraph 6.21	In order to create balanced, mixed and sustainable communities, the provision of affordable housing on-site should be dispersed amongst the market housing in clusters <u>of a size proportionate to the scale of the development (3 or 4 dwellings per cluster).</u>	To address representations submitted by Story Homes (PD982), Esh Developments (PD1922), Burdon Lane Consortium (PD2506), Siglion (PD3026), Taylor-Wimpey (PD3722), and Hellens (PD5047).
AM38	Submission	Additional	61	Paragraph 6.26	Should a proposal come forward that is not located within the Urban Core, the developer will need to demonstrate there are no suitable and available sites to accommodate the proposed development within the Urban Core <u>and that the proposal will not result in an over concentration of student or shared accommodation.</u>	To address representations submitted by University of Sunderland (PD185). The Council has also signed a Statement of Common Ground (SD.8k).
AM39	Submission	Additional	61	Paragraph 6.28	Notwithstanding the above, student accommodation numbers need to be managed in line with projected student numbers to ensure the city does not end up with an oversupply of accommodation, which cannot be easily converted to other uses. <u>Further information on need is set out in detail within the Student Accommodation SPD.</u>	To address representations submitted by University of Sunderland (PD184). The Council has also signed a Statement of Common Ground (SD.8k).
AM40	Inspector comment (paragraph 48)	Additional	65	New paragraph following para 7.3	<u>7.4 Primary Employment Areas and Key Employment Areas make up the City's designated general employment land portfolio. Totalling 1,110 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 Sites (17 sites). As of 31 March 2019, there is an estimated 93.47 hectares of available employment land. Table 1 and 2 below set out designated employment sites by overall</u>	In response to Inspector's preliminary comments (paragraph 48).



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					<p><u>size and available employment land on each of the 30 designated allocations.</u></p> <p>Two tables are proposed to be inserted to illustrate designated employment sites and available employment land (see Appendix 1)</p>	
AM41	Inspector comment (Appendix 2 – Minor Queries and Typos)	Additional	74	Paragraph 8.31	The latest childhood obesity data at ward level can be accessed from the council's <del>Public Health Team</del> upon request website at <a href="http://www.sunderland.go.uk/planningpolicy">www.sunderland.go.uk/planningpolicy</a> .	In response to Inspector's preliminary comments (Appendix 2 - Minor Queries and Typos).
AM42	Submission	Additional	75	Paragraph 8.32	Community facilities and local services (as defined in the glossary) provide opportunities for residents to meet and share their interests and access essential services such as education, health care (SP7) and family support. It is therefore important that these facilities are protected where possible.	To address representations submitted by NHS Sunderland Clinical Commissioning Group (PD72). The Council has also signed a Statement of Common Ground (SD.8k).
AM43	Inspector comment (Appendix 2 – Minor Queries and Typos)	Additional	75	Paragraph 8.34	Evidence that may be required to support <del>an application a</del> <u>proposal which would lead to a loss of community facilities</u> could include:	In response to Inspector's preliminary comments (Appendix 2 - Minor Queries and Typos).
AM44	Submission	Additional	75	Paragraph 8.35	The applicant will be required to <del>consult with the Community Development Team</del> and provide written evidence that they have marketed the facility for at least 24 months and consulted with the Local Voluntary and Community Sector and advertised in the local press.	To reflect changes in Council team structure and remit.
AM45	Submission	Additional	77	Paragraph 9.2	It expects all new development to embrace the principles of sustainable design, positively respond to the character and setting, as well as avoiding harmful <del>and/or cumulative</del> impacts to the amenity of neighbouring buildings, local character and heritage assets.	To address representations submitted by Historic England (PD103). The Council has also signed a Statement of Common Ground (SD.8k).
AM46	Inspector comment (Appendix 2 – Minor Queries and Typos)	Additional	78	Paragraph 9.5	Development should take into consideration SPDs on design <del>and</del> <u>which</u> will be a material consideration in the determination of planning applications for relevant proposals.	In response to Inspector's preliminary comments (Appendix 2 - Minor Queries and Typos).
AM47	Submission	Additional	80	Paragraph 9.19	There are particularly sensitive areas of Sunderland where <del>careful</del> extra care should be taken over the design and materials used within new shop fronts, such as where they would affect a Listed Building or where they would be located within a Conservation Area. Proposals in such areas would therefore be required to <u>sustain and enhance the significance of designated heritage assets and take</u>	To correct a typographical error and address representations submitted by Historic England (PD105). The Council has also signed a Statement of Common Ground (SD.8k).

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					account of any other appropriate planning guidance such as relevant Character Appraisal and Management Strategies (CAMS).	
AM48	Submission	Additional	81	Paragraph 9.23	Sunderland benefits from a rich, diverse and distinctive cultural and built heritage <u>historic environment</u> that makes a fundamental contribution to the quality of the environment and providing a sense of place and belonging for its local communities.	To address representations submitted by Historic England (PD107). The Council has also signed a Statement of Common Ground (SD.8k).
AM49	Submission	Additional	86	Paragraph 10.2	It includes landscapes, historic environments, natural habitats, biodiversity and geological features, greenspaces and woodland, linear corridors, and in the case of bluespaces it also includes waterways, lakes, <u>water dependent habitats</u> and the sea.	To address representations submitted by the Environment Agency (PD212). The Council has also signed a Statement of Common Ground (SD.8k).
AM50	Submission	Additional	87	Paragraph 10.8	Not identified as a conservation priority but which are considered locally important <u>including water-dependent, aquatic and marine habitats and species.</u>	To address representations submitted by the Environment Agency (PD212). The Council has also signed a Statement of Common Ground (SD.8k).
AM51	Submission	Additional	87	Paragraph 10.9	Any proposal that is likely to have a significant effect on a European site, either alone or in-combination with other plans or projects, will need to undertake a Habitats Regulations Assessment. <u>Where necessary, planning obligations will be secured to implement avoidance and mitigation measures for strategic sites HGA7 and HGA8. Mitigation measures will include a combination of Strategic Access and Monitoring (SAMM) and the provision of Suitable Alternative Natural Greenspace (SANG).</u> Proposals for development or land use that would adversely affect a European Site, either individually or in combination with other plans or projects, will only be permitted where the developer can demonstrate that there are imperative reasons of overriding public interest, including those of a social or economic nature, and there is no alternative solution. <u>Compensatory measures will be secured to ensure that the overall coherence of the network of European sites is maintained.</u>	To address representations submitted by Natural England (PD2751). The Council has also signed a Statement of Common Ground (SD.8k).
AM52	Submission	Additional	88	Paragraph 10.16	The forthcoming Biodiversity and Geodiversity SPD will support the natural environment policies, <u>and this will include clarification regarding the types of development that require delivery of net gains in biodiversity.</u> The A&D Plan will identify land to deliver this policy.	To address representations submitted by Natural England (PD2751). The Council has also signed a Statement of Common Ground (SD.8k).
AM53	Submission	Additional	89	Paragraph 10.23	10.23 For the purposes of Policy NE4 we define greenspace as: <ul style="list-style-type: none"> <li>• provision for children and young people (<u>fixed play equipment</u>)</li> </ul>	For clarity

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AM54	Submission	Additional	89	Paragraph 10.26	Three-bedroom dwelling – 5 <u>4</u> bedspaces	To address representations submitted by Barratt David Wilson Homes (PD1628), Taylor Wimpey (PD3820), Persimmon (PD4149), and Story Homes (PD5367).
AM55	Submission	Additional	92	Figure 42	Replaced map, amended key (see Appendix 1)	For clarity
AM56	Inspector comment (paragraph 65)	Additional	93	Paragraph 10.45	<u>Where appropriate</u> , applicants will be expected to submit a Landscape and Visual Impact Assessment to demonstrate that they have met the requirements of Policy NE9.	In response to the Inspector's preliminary comments (paragraph 65).
AM57	Submission	Additional	96	Paragraph 11.11	Discussions should be held with the Lead Local Flood Authority ( <u>LLFA</u> ) when considering measures to mitigate flooding from different flood sources within development proposals.	For clarity
AM58	Submission	Additional	97	Paragraph 11.13	In determining the suitability of SuDS for individual development sites, developers should seek advice from the <u>Lead Local Flood Authority LLFA</u> .	For clarity
AM59	Submission	Additional	97	Paragraph 11.15	This policy should be read alongside <u>the Marine Policy statement and the Marine Management Organisation's developing North East Inshore and Offshore Plans</u> .	To reflect the Statement of Common Ground with the Marine Management Organisation (SD.8k).
AM60	Submission	Additional	98	Paragraph 11.24	The <u>Water Framework Directive</u> (WFD) became part of UK law in 2003	For clarity
AM61	Inspector comment (Appendix 2 – Minor Queries and Typos)	Additional	102	Paragraph 11.46	It is also important to note that <u>Household Waste recycling Centre's HWRC's</u> are often located....	In response to Inspector's preliminary comments (Appendix 2 - Minor Queries and Typos).
AM62	Submission	Additional	106	Paragraph 12.6	A number of specific new highway schemes and initiatives have been identified to deliver this plan. Including: <ul style="list-style-type: none"> <li>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 Phase 3 (South Bridgehead to St Michael's Way) and Phase 4 and 5 Commercial Links (Wessington Way and Port Access improvements). <u>The delivery of SSTC4 will better manage traffic to and from the A19 and assist in managing potential queuing on the SRN off slip roads at the Wessington Way junction. The Council will continue to work with Highways England to deliver a junction improvement scheme at the Wessington Way junction with the A19. This scheme, along with the delivery of the full length of</u></li> </ul>	To reflect discussions with Highways England (PD4804, PD4840, PD4841, PD4842, PD4843, PD4845, PD4846, PD4849 and PD4850).

Modification Reference	Stage modification proposed	Major or Additional	Page Ref (Publication Draft 2018)	Policy/Para/Figure (in publication/in incorporating mods)	Proposed Change	Justification/Council response
					<p><u>SSTC 4, aim to control and manage traffic flow on the local road network, with the specific intention of helping to better manage traffic flow on the SRN. The Council will also consider the delivery of new links on the local road network to mitigate capacity and safety concerns with the A19. Any proposals and delivery timescales will be agreed through a Memorandum of Understanding (MOU) with both parties.</u></p> <ul style="list-style-type: none"> <li>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;</li> <li>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</li> <li>key junctions on the A19 at Downhill, Ferryboat and A690 including. The IAMP AAP Infrastructure Delivery Plan contains the road improvements works that are required to specifically support the IAMP.</li> </ul>	
AM63	Submission	Additional	106	New paragraph (12.8)	<p><u>12.8 The efficient operation of both the local and Strategic Road Network (SRN) (A19 and A194(M)) is vital to support the growth and long-term viability of the Sunderland economy whilst also limiting the environmental effect of excessive congestion and minimising road safety concerns. In conjunction with Highways England it is anticipated that in the future a number of key junctions on the SRN will require improvement by major schemes, notably the A19 junctions with the A1231, A183 and the A690. In addition, traffic growth will result in traffic constraints on the A19 itself and widening of some sections will also be required. Nevertheless, whilst supporting improvements to the SRN highway infrastructure is important, managing existing and future commuting patterns and reducing congestion by improved public transport provision and implementation of more travel planning management measures to reduce single car occupancy is essential.</u></p>	To reflect discussions with Highways England (PD4804, PD4840, PD4841, PD4842, PD4843, PD4845, PD4846, PD4849 and PD4850).

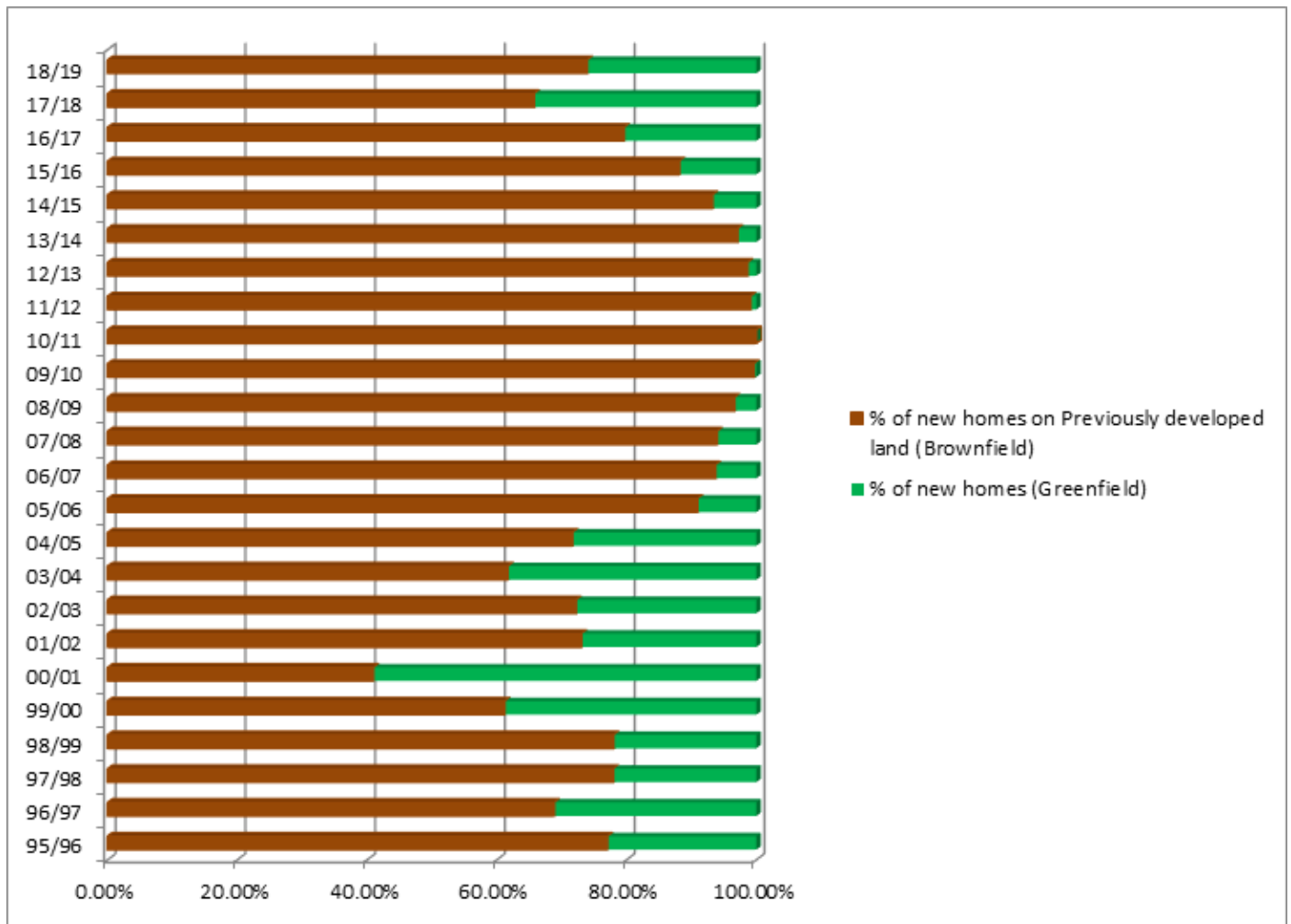
Modification Reference	Stage modification proposed	Major or Additional	Page Ref (Publication Draft 2018)	Policy/Para/Figure (in publication/in incorporating mods)	Proposed Change	Justification/Council response
					<u>Working together, the Council and Highways England will also, during the lifetime of the plan, identify potential schemes to address capacity and road safety concerns on the SRN.</u>	
AM64	Submission	Additional	109	Paragraph 12.19	It is therefore important that the potential impacts of development are understood and that any necessary improvements <u>are identified prior to the development taking place and implemented at an appropriate time during the proposals development.</u>	To address representations submitted by Burdon Lane Consortium and Persimmon (PD2760 and PD4159).
AM65	Submission	Additional	111	Paragraph 13.1	<u>Where materials are not available locally, Sunderland will work with neighbouring authorities and other Mineral Planning Authorities to ensure that the continued need for aggregates can be met.</u>	For clarity
AM66	Submission	Additional	111	Paragraph 13.2	Policy SP11 sets out the approach for dealing with planning applications for mineral extraction, <u>which should be considered in line with other relevant policies in this Plan.</u> The policy focuses on the key criteria that will be used to judge applications. Proposals for mineral extraction (including extensions to existing sites), will be required to robustly justify the requirement for extraction, specifically in relation to the need for the site to maintain supply in line with the latest Local Aggregate Assessment, sub-regional apportionment figure and the maintenance of the <del>aggregates landbank</del> , <u>a landbank of at least 7 years for sand and gravel and at least 10 years for crushed rock. In order to protect against the potential risks of ground water flooding and protect water quality proposals which involve dewatering will require a Water Management Plan. Any site-specific allocations will be made through the Allocations and Designations Plan.</u>	For clarity, and to address representations submitted by the Mineral Products Association and the Environment Agency (PD218, PD4361 and PD4456). The Council have also signed a Statement of Common Ground with the Environment Agency (SD.8k).
AM67	Submission	Additional	111	Paragraph 13.3	Potential cumulative impacts must also be considered. <u>The Council encourage applicants to engage with local communities at an early stage when preparing development proposals and where appropriate, consider establishing liaison committees with representatives from the local communities.</u>	To address representations submitted by CPRE (PD1379).
AM68	Inspector comment (paragraph 58)	Additional	112	Paragraph 13.6	The MSAs <u>and safeguarded infrastructure</u> are shown on the Policies Map <u>and are identified in Appendix 4.</u>	In response to the Inspector's preliminary comments (paragraph 58).
AM69	Submission	Additional	114	Paragraph 13.16	Appendix 5 sets out <u>the issues which should be addressed through restoration</u> <del>What should be included in a Restoration Plan.</del>	To address representations submitted by the Mineral Products Association (PD4477).
AM70	Submission	Additional	118	Paragraph 14.9	This will be secured either through planning conditions, or where this is not appropriate, by planning obligations or	To address representations submitted by Burdon Lane Consortium (PD2779) and Story Homes (PD5386).

Modification Reference	Stage modification proposed	Major or Additional	Page Ref (Publication Draft 2018)	Policy/Para/Figure (in publication/in incorporating mods)	Proposed Change	Justification/Council response
					other similar infrastructure tariffs <u>in accordance with the planning obligation tests set out in paragraph 14.11</u> , to ensure that the planned and necessary infrastructure is available to serve the development when it is first required.	
AM71	Inspector comment (Appendix 2 – Minor Queries and Typos)	Additional	118	Policy ID2	Revised title: Planning Obligations	In response to Inspector’s preliminary comments (Appendix 2 - Minor Queries and Typos).
AM72	Submission	Additional	118	Paragraph 14.11	Planning obligations must be;  <ul style="list-style-type: none"> <li>• _____ necessary to make the development acceptable in planning terms,</li> <li>• _____ directly related to the development and</li> <li>• _____ fairly and reasonably related in scale and kind to the development.</li> </ul>	For clarity
AM73	Submission	Additional	118	Paragraph 14.14	In such circumstances the council will consider requests to reduce the level of planning obligations to a level which ensures that a scheme remains viable. <u>The Council will, where possible, work with applicants to prevent plan developments stalling.</u>	To address representations submitted by Story Homes and Burdon Lane Consortium (PD2760 and PD5386).
AM74	Inspector comment (paragraph 79)	Additional	121-124	Appendix 1	Replaced list of saved and deleted UDP Policies (see Appendix 1)	In response to Inspector’s preliminary comments (paragraph 79).
AM75	Submission	Additional	125	Appendix 2	Replace list detailing evidence base (see Appendix 1)	To reflect the list of submission documents
AM76	Inspector comment (paragraph 64)	Additional	127	New Appendix following Appendix 2	<u>Appendix 3: Areas for Landscape Protection and Landscape Enhancement</u> (see Appendix 1)	In response to Inspector’s preliminary comments (paragraph 64).
AM77	Submission	Additional	127	Appendix 3	Replaced map, adding more detailed key (see Appendix 1).	To address representations submitted by the Mineral Products Association (PD4288).
AM78	Submission	Additional	129	Appendix 5	Appendix 5 – <u>Restoration Plan Issues to be addressed through restoration</u>  Restoration Plan A restoration Plan should include: <u>The following issues should be addressed through restoration:</u>	To address representations submitted by the Mineral Products Association (PD4477).
AM79	Submission	Additional	135	Glossary	Best and most versatile agricultural land is that <u>land</u> which falls into Grades 1, 2 and 3a of the Agricultural Land Classification. See Agricultural Land Classification.	For clarity
AM80	Submission	Additional	136	Glossary	<u>Bluespace</u> <u>Bluespace refers to visible water within open spaces and includes beaches, rivers, streams, ponds, lakes, canals and fountains.</u>	To address representations submitted by the Environment Agency (PD212 and PD213). The Council have also signed a Statement of Common Ground (SD.8k).

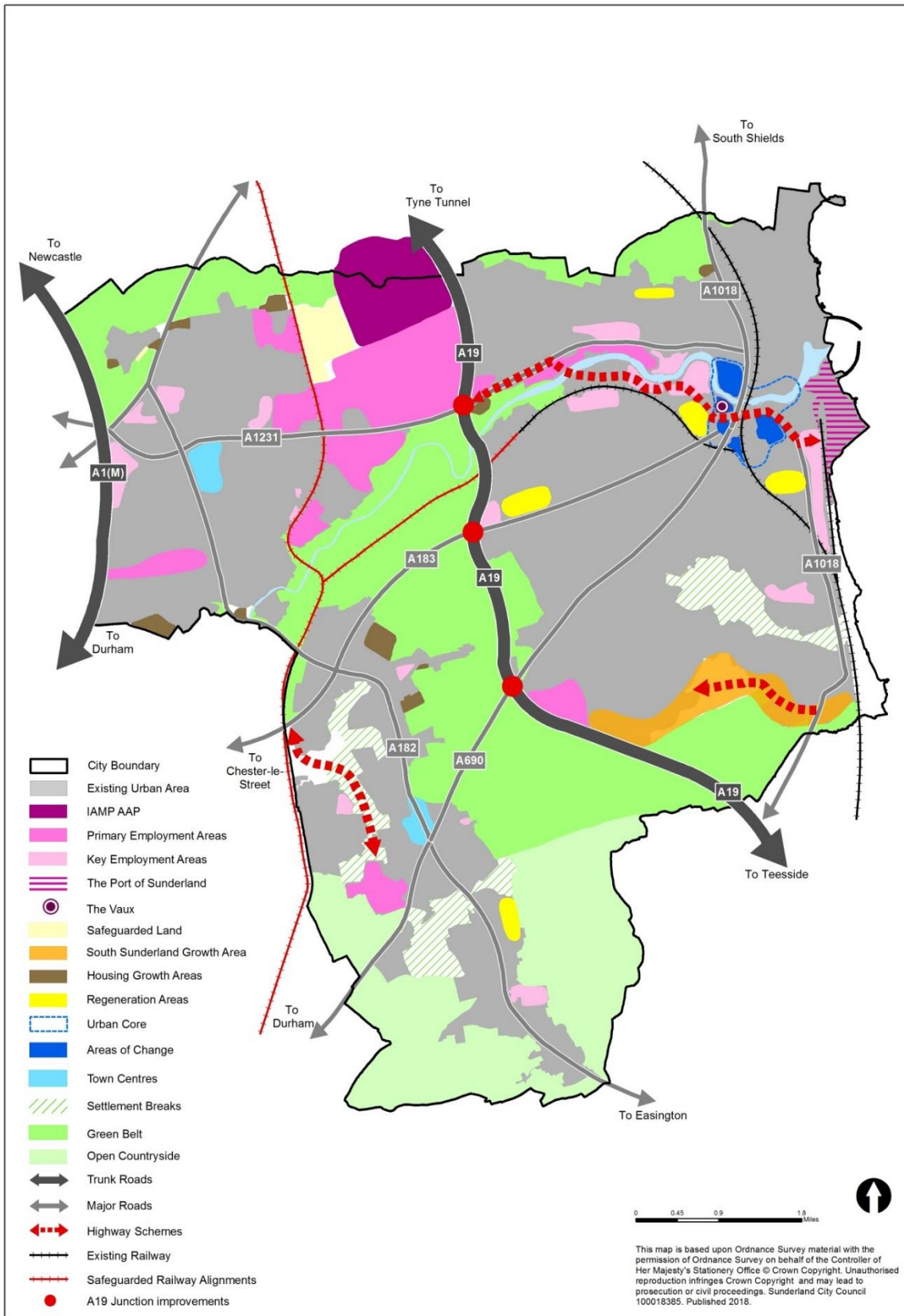
Modification Reference	Stage modification proposed	Major or Additional	Page Ref (Publication Draft 2018)	Policy/Para/Figure (in publication/in incorporating mods)	Proposed Change	Justification/Council response
AM81	Submission	Additional	137	Glossary	<u>Development</u> The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.	For clarity
AM82	Submission	Additional	137	Glossary	...subject to the outcome of the environmental assessments that are currently being undertaken).}	Typographical error
AM83	Submission	Additional	138	Glossary	<u>Family Housing</u> Homes that contain three or more bedrooms and have access to outdoor space.	For clarity
AM84	Examination	Additional	139	Glossary	<u>Habitats Regulations Assessment (HRA)</u>	Typographical error
AM85	Inspector comment (paragraph 69)	Additional	140	Glossary	Identifies the infrastructure projects required to deliver the Plan and its policies including, physical, social and green infrastructure outlining how and when it is anticipated that infrastructure will be funded. <u>It is a live document that the council will monitor and review on a regular basis to reflect the current circumstances and to inform the development management process.</u>	In response to Inspector's preliminary comments (paragraph 69).
AM86	Submission	Additional	141	Glossary	<u>Local Services</u> A facility that provides a valuable local service to the community such as a small convenience store, post office or public house.	To address representations submitted by NHS Sunderland Clinical Commissioning Group (PD71 and PD72).
AM87	Submission	Additional	142	Glossary	<del>Magnesium</del> <u>Magnesian</u> Limestone Aquifer The eastern part of the city is built on <del>Magnesian</del> Magnesian Limestone. This contains an aquifer (or underground layer of water-bearing permeable rock). This aquifer is extensively exploited for public water supply and is to be protected from contamination and pollution.	To address representations submitted by the Environment Agency (PD218). The Council have also signed a Statement of Common Ground (SD.8k).
AM88	Submission	Additional	144	Glossary	(compiled and maintained by the Secretary of State for <u>Digital</u> , Culture, Media and Sport).	For clarity
AM89	Submission	Additional	144	Glossary	<u>Self-Build and Custom-Build</u> Housing built by an individual, a group of individuals, or persons with or for them, to be occupied by that individual. Such housing can be either market or affordable housing.	To address representations submitted by Ray Delaney (PD37).
AM90	Submission	Additional	146	Glossary	"...living within the planet's environmental limits, ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly".	For clarity

# Appendix 1

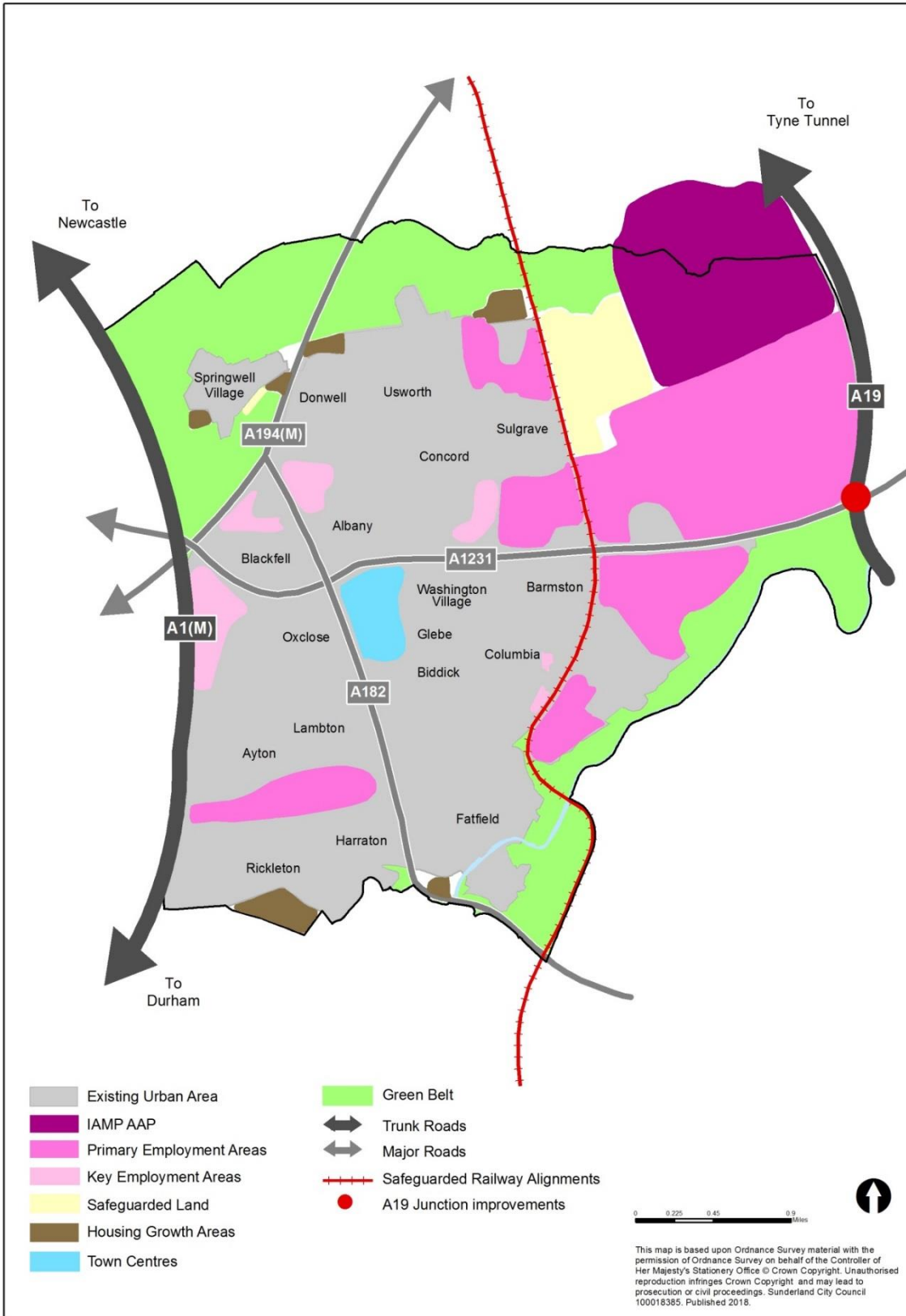
Figure 8: Proportion of housing completions on previously developed land (AM6)





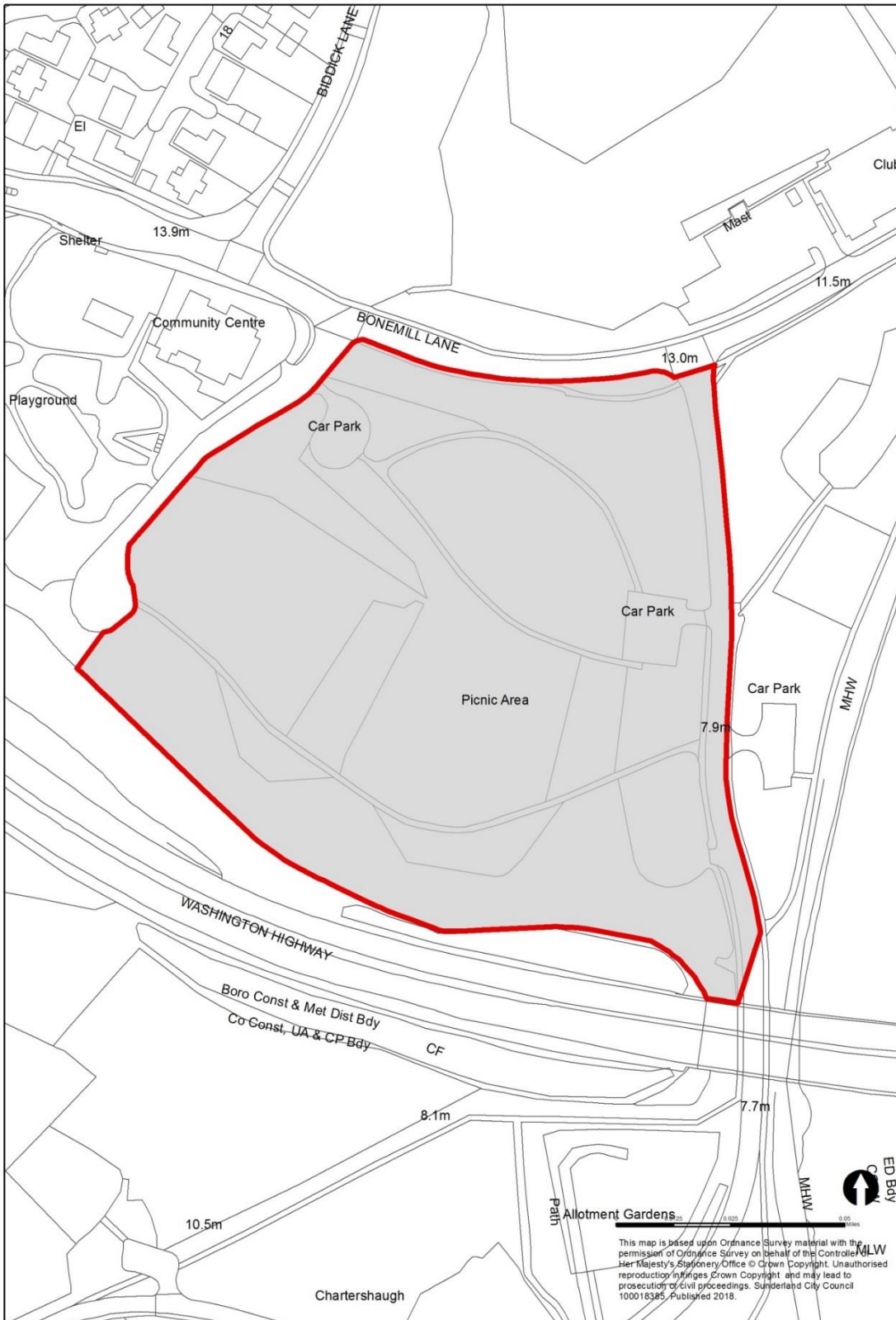


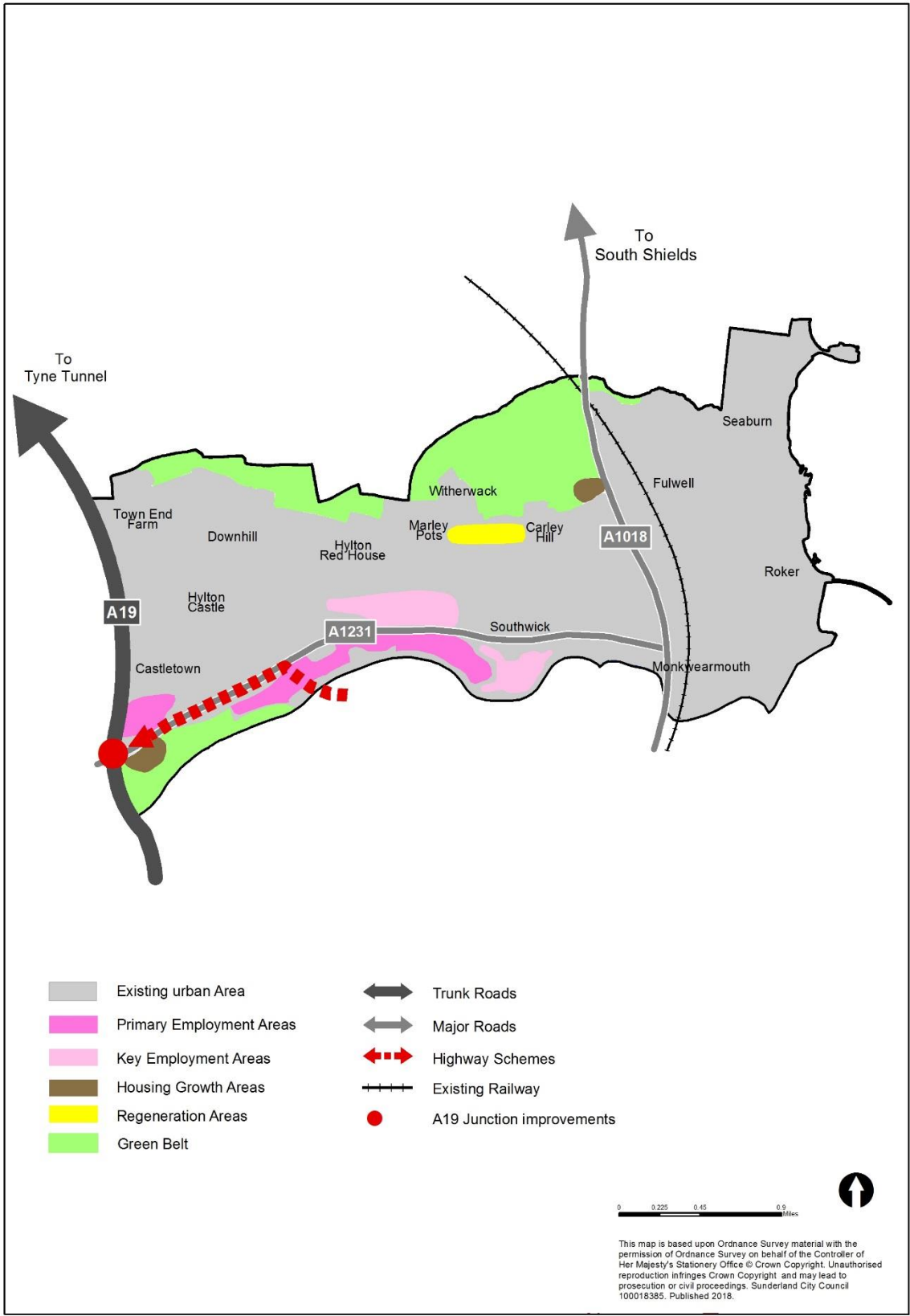
**Figure 12: Key Diagram (AM20)**



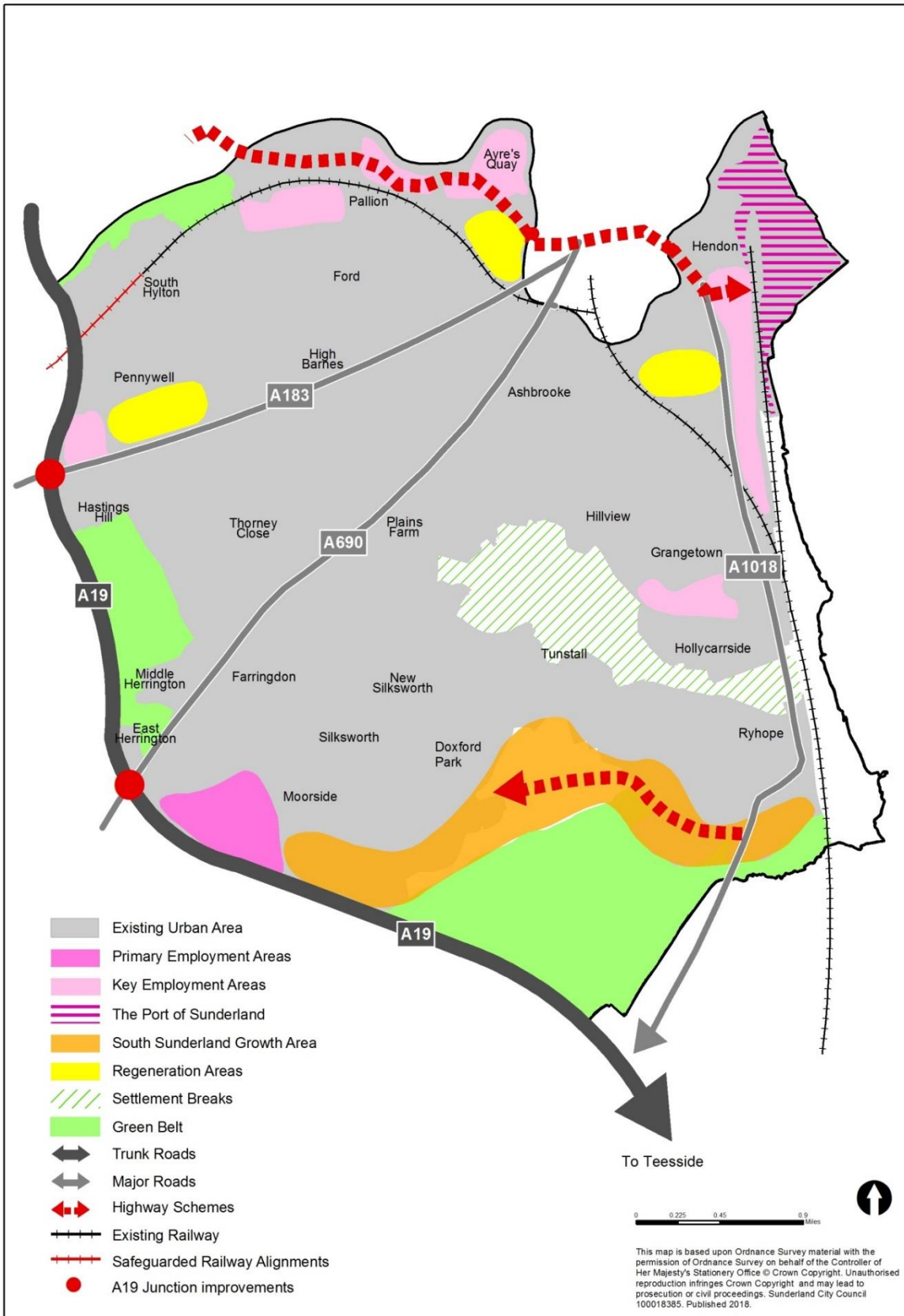
**Figure 15: Washington key diagram (AM25)**

Figure 20: Fatfield (AM26)

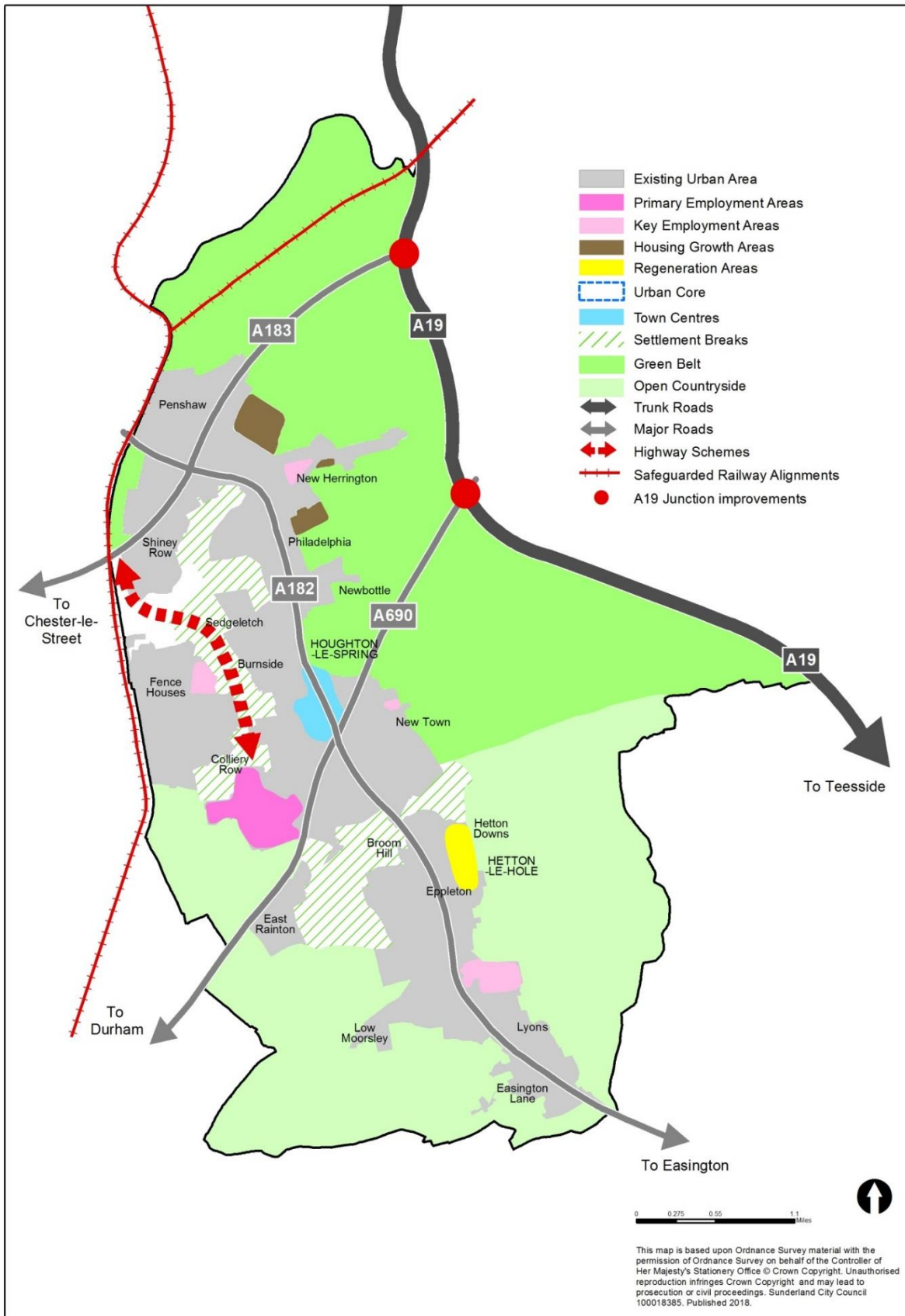




**Figure 23: Key diagram North Sunderland (AM27)**



**Figure 26: Key diagram South Sunderland (AM28)**



**Figure 29: Key diagram The Coalfield (AM29)**

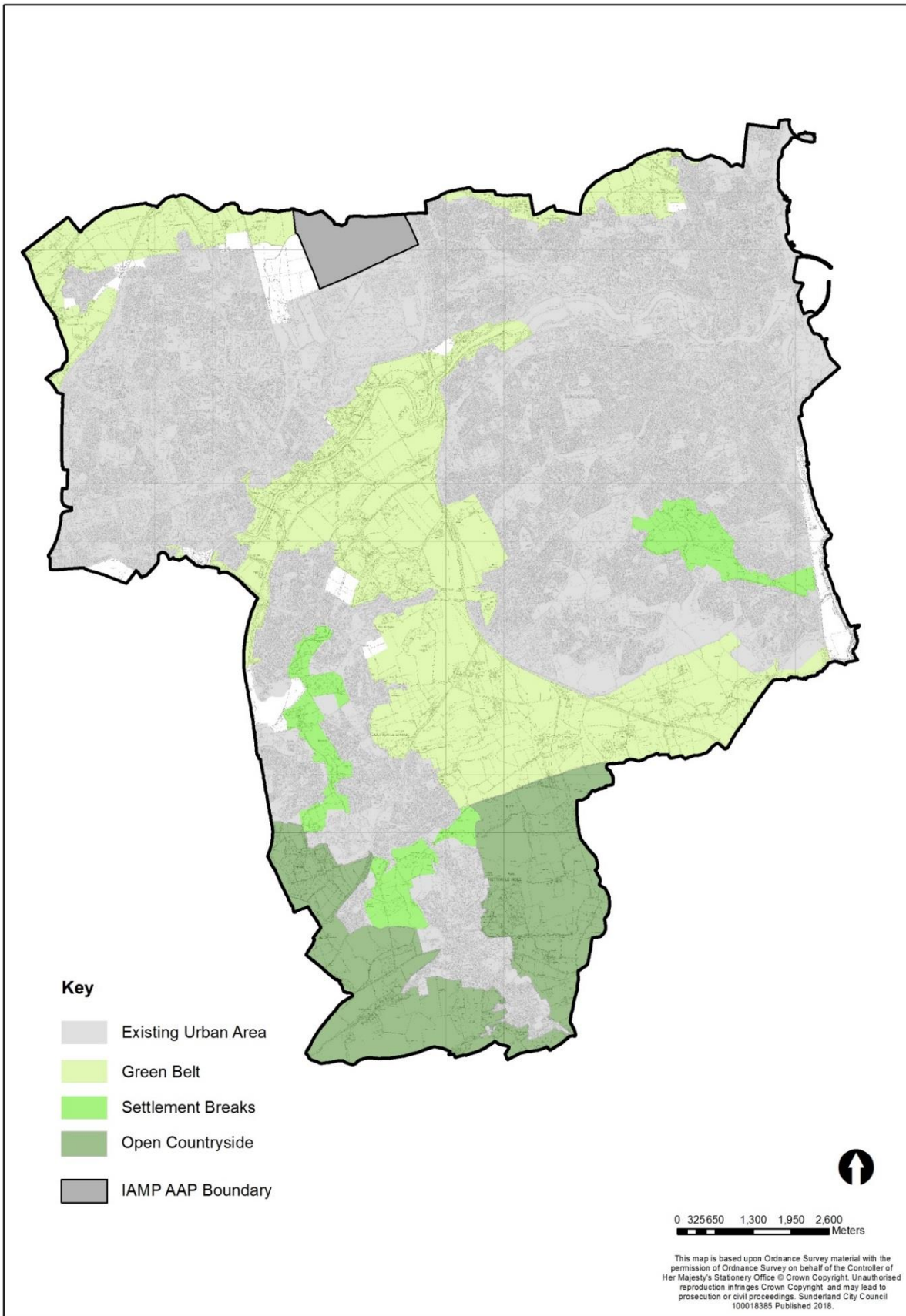
**Table 1: Primary Employment Areas – Available Employment Land (AM40)**

<b>Allocation</b>	<b>Allocation Size (ha)</b>	<b>Available Employment Land (ha)</b>
PEA1: Sunrise Business Park	14.13	0
PEA2: Rainton Bridge North	23.01	4.71
PEA3: Glover	42.58	0.24
PEA4: Patterson North	90.23	6.63
PEA5: Patterson South	32.63	1.62
PEA6: Stephenson	34.92	1.97
PEA7: Wear	53.96	1.47
PEA8: Nissan	296.26	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	759.73	48.42

**Table 2: Key Employment Areas – Available Employment Land (AM40)**

<b>Allocation</b>	<b>Allocation Size (ha)</b>	<b>Available Employment Land (ha)</b>
KEA1: Hendon	47.91	14.2
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	12.04	0
KEA10: Crowther	43.72	1.9
KEA11: Hertburn	13.55	0.21
KEA12: Parsons	16.97	0
KEA13: Swan	3.63	0
KEA14: New Herrington	4.44	0
KEA15: Dubmire	8.16	3.14
KEA16: Houghton Market Place	1.81	0.16
KEA17: Hetton Lyons East	19.05	0.37
Total	337.74	35.93





**Figure 42: Open countryside (AM55)**

## Appendix 1: Saved and Deleted UDP Policies (AM74)

Policy	Status Post Adoption
EC2: Business Support	Retain Designations
EC5: Mixed Use Sites	Retain Designations
EC8: Tourist Facilities	Retain Designations
EC9: Hotels	Retain Designations
EC11: The Rural Economy	Retain
H6: Land for Housing	Retained Designations
H13: Private Housing	Retain
S14: Retailers from Other Locations	Retain
CF3: Other Public Bodies	Retain
CF4: Nursery Education	Retain
CF5: Primary and Secondary Education	Retain
CF6: Further Education	Retain
CF7: Sunderland University	Retain
CF8: Community Uses	Retain
CF9: Health	Retain
CF10: Access to Facilities	Retain
CF11: Social, Religious and Cultural Buildings	Retain
CF12: Social, Religious and Cultural Buildings	Retain
CF15: Childcare Facilities	Retain
L1: General	Retain Part
L2: Indoor Sport	Retain
L7: Protection of Recreational and Amenity Land	Retain Designations Part
L10: Countryside Recreation	Retain
L11: Golf Courses	Retain
L12: Coast and Riverside	Retain
L13: Coast and Riverside	Retain
EN2: Energy Production	Retain

EN4: Renewable Energy	Retain
EN10: Compatibility of Development	Retain
EN15: Reclamation	Retain
B1: Built Environment	Retain
B4: Conservation Areas	Retain Designations
B12: Scheduled Ancient Monuments	Retain Designations
B13: Sites of Local Archaeological Significance	Retain Designations
B14: Ancient Monuments	Retain Designations
B19: User Friendly Environment	Retain
CN20: SSSI	Retain Designations
CN21: Sites of Nature Conservation Importance and Local Nature Reserves.	Retain Designations
CN23: Wildlife Corridors	Retain Designations
T10: Paths and Multi-User Routes	Retain
T11: Disabled People	Retain
T16: Protection of Existing Rail Corridors	Retain
T21: Parking	Retain
T23: Public Parking	Retain
SA6: New Mixed-Use Sites	Retain
SA7: Tourism Facilities	Retain
SA9: Land for Housing	Retain Part
SA10: Sites in Inner Area	Retain
SA12: Private Housing	Retain
SA16: Education	Retain
SA18: Royal Hospital	Retain
SA20: Community Facilities	Retain Part
SA22: Cemeteries	Retain
SA23: Regional Recreational and Cultural Facilities	Retain Part
SA24: Sport and Recreation	Retain Part
SA26: Sport and Recreation	Retain Part

SA27: Amenity Open Space	Retain Part
SA28: Tunstall Hills	Retain
SA29: Urban Country Park	Retain
SA30: Children's Playspace	Retain
SA31: Allotments and Leisure Gardens	Retain
SA32: Access to Riverside	Retain
SA35: New Conservation Areas	Retain Designations
SA36: Historic Park	Retain
SA38: Views	Retain
SA48: Multi-User Routes	Retain
SA49: Strategic Footpaths	Retain Part
SA54: Sites for Development	Retain Part
SA65: Tourism	Retain Part
SA68: Older Housing Improvement	Retain
SA75: Leisure and Recreation	Retain
SA77: Wear Dockyard	Retain
SA84: Street Improvement	Retain
SA86: Vacant sites	Retain
SA89: City Centre Bus Corridors	Retain
SA90: City Centre Bus Corridors	Retain
SA92: Pedestrian Improvements	Retain Part
SA93: Footpaths/Multi-user Routes	Retain Part
SA94: Cyclists	Retain Part
SA96: Saturday Car Parking	Retain
SA98: Retaining Car Parks	Retain Part
SA99: On-street Car Parking	Retain
SA100: Dual Use Car Parking	Retain
NA5: Tourism	Retain
NA6: Seafront	Retain

NA7: Land for Housing	Retain Part
NA8: Land for Housing North	Retain
NA10: Private Housing North	Retain
NA13: Fulwell Infant School	Retain
NA17: Swan Street College	Retain
NA18: Fulwell Junior School	Retain
NA19: Other Community Facilities	Retain
NA20: Regional Recreational Facilities	Retain Part
NA21: Sport and Recreation	Retain
NA22: Amenity Open Space	Retain
NA23: Children's Playspace	Retain
NA24: Allotments and Leisure	Retain
NA28: Historic Park	Retain
NA30: Views	Retain
NA32: Local Nature Reserves	Retain Part
NA34: Park and Ride	Retain
NA35: Multi-User Routes	Retain Part
NA45: Monkwearmouth: Tourism	Retain
NA46: Monkwearmouth: Housing	Retain
NA47: Monkwearmouth: Environment	Retain
NA48: Monkwearmouth: Environmental Improvements	Retain
WA3: Tourism	Retain
WA6: Private Housing Washington	Retain
WA9: Education	Retain
WA11: Washington Arts Centre	Retain
WA12: Regional Recreational and Cultural Facilities	Retain Part
WA13: Sport and Recreation	Retain Part
WA14: Amenity Open Space	Retain Part

WA15: Children's Playspace	Retain
WA16: Allotments and Leisure Gardens	Retain
WA17: Environmental Identity	Retain
WA20: Views	Retain
WA22: Nature Conservation	Retain
WA23: Springwell Quarry	Retain
WA25: Bus Facilities	Retain
WA28: Perimeter Footpaths	Retain
WA29: Cyclists	Retain Part
WA32: Nissan Rail Link	Retain
WA34: Washington Town Centre Development Sites	Retain
WA37: Car Parking	Retain
HA3: Tourism and Visitor Facilities	Retain
HA4: Land for Housing	Retain
HA6: Private Housing	Retain
HA9: Regional Recreational and Cultural Facilities	Retain
HA11: Sport and Recreation	Retain
HA12: Amenity Open Space	Retain
HA13: Children's Playspace	Retain
HA14: Allotments and Leisure Gardens	Retain
HA18: Major Development Site Within the Green Belt.	Retain
HA19: Views	Retain
HA21: Nature Conservation	Retain Part
HA24: Bus Facilities	Retain
HA25: Multi-user Routes	Retain Part
HA26: Strategic Footpaths	Retain
HA27: Cyclists	Retain Part
HA28: Road Proposals	Retain Part

HA29: Junction Improvements	Retain
HA31: Houghton Town Centre: Allocations	Retain
HA32: Recreation	Retain
HA33: Built Heritage	Retain
Policy EC5A: Comprehensive Development Sites	Retain
Policy EC5B: Strategic Locations for Change	Retain
Policy H5A: Housing Allocations In Central Sunderland	Retain Part
Policy SA6A.1: Former Grove Site	Retain
Policy SA52A: New Routes	Retain
Policy SA55A.1: Holmeside Triangle	Retain
Policy SA55B.1: Sunnyside	Retain
Policy SA55B.2: City Centre West	Retain
Policy SA55B.3: University – Chester Road Campus	Retain
Policy SA67A: Residential Development/Conversion	Retain
Policy SA74A: Evening Economic Development Within the City Centre	Retain
Policy SA97A: Public Parking	Retain
Policy NA3A.1: Stadium Park	Retain
Policy NA3A.2: Sheepfolds	Retain
Policy NA3B.1: Bonnersfield St Peters University Campus	Retain

Policy	Status Post Adoption
R1: Sustainable Development	Delete
R2: Resource Utilisation	Delete
R3: Infrastructure Provision	Delete
R4: Energy Conservation	Delete
EC1: General	Delete

EC3: Business Support	Delete
EC4: Existing Employment Area	Delete
EC5: Major New Sites	Delete
EC7: Offices	Delete
EC10: Enterprise	Delete
EC12: Incompatible Industries	Delete
EC13: Hazardous Industries	Delete
EC14: Bad Neighbour Uses	Delete
EC15: Scrapyards	Delete
H1: General	Delete
H2: General	Delete
H4: Housing Density	Delete
H7: Executive Housing	Delete
H8: Windfall Sites	Delete
H10: Phasing	Delete
H11: Past Permissions	Delete
H12: Council Housing	Delete
H14: Special Needs Housing	Delete
H15: Special Needs Housing	Delete
H16: Specialist Housing	Delete
H17: Nursing and Rest Homes	Delete
H18: Flats and Buildings in Multiple Occupation	Delete
H19: Fairground Travellers	Delete
H20: Gypsies	Delete
H21: Open Space in Recreation Areas	Delete
H22: Development Within Back Gardens	Delete
S1: Shopping Strategy	Delete
S2: Retail Hierarchy	Delete
S3: New Provision	Delete



S4: Improvement of Existing Facilities	Delete
S6: Comparison Goods	Delete
S7: Design	Delete
S8: Shop Fronts	Delete
S9: Adverts	Delete
S10: Security Shutters	Delete
S11: Non-Retail Uses	Delete
S12: Hot Food Takeaway	Delete
S13: Retailing on Industrial Estates	Delete
CF1: Community Facilities	Delete
CF2: Surplus Land and Buildings	Delete
CF13: Loss of Community Facilities	Delete
CF14: Design	Delete
L3: Regional Recreational and Cultural Facilities	Delete
L4: Outdoor Sport and Recreation	Delete
L5: Amenity and Open Space	Delete
L6: Children's Play Space	Delete
L8: Allotments	Delete
LP9: Allotments	Delete
EN1: Environmental Protection	Delete
EN3: Renewable Energy	Delete
EN5: Noise and Vibration	Delete
EN6: Noise Sensitive Developments	Delete
EN7: Development Near Railways	Delete
EN8: Hazardous Installations	Delete
EN9: Clean Environment	Delete
EN11: Flooding	Delete
EN12: Impact of Development	Delete
EN13: Coastal Zone	Delete

EN14: Ground Conditions	Delete
EN16: After Care Reclamation	Delete
B2: Design and Massing	Delete
B3: Urban Green Space	Delete
B5: New Conservation Areas	Delete
B6: Preserve and Enhance Conservation Areas	Delete
B7: Demolition of Unlisted Buildings in Conservation Areas	Delete
B8: Listed Buildings	Delete
BP10: Development in Listed Buildings Setting of Listed Buildings	Delete
BP11: Archeology	Delete
B15: Ancient Monuments	Delete
B16: Ancient Monuments	Delete
B17: Promotion Measures	Delete
B18: Historic Parks and Gardens	Delete
B20: Art	Delete
B21: Adverts	Delete
B22: Adverts	Delete
B23: Street Furniture	Delete
B24: Utility Services and Overhead Cables	Delete
B25: Utility Services and Overhead Cables	Delete
B26: Telecommunications	Delete
CN1: Nature Conservation	Delete
CN2: Green Belt Functions	Delete
CN3: New Development in Green Belt	Delete
CN4: Green Belt Engineering	Delete
CN5: Green Belt Views	Delete
CN6: Settlement Breaks	Delete
CN7: Urban Fringe	Delete
CN8: Rural Economy and Agriculture	Delete

CN9: New Dwellings in the Countryside	Delete
CN10: Rural Economic Impacts	Delete
CN11: Building Conversions in the Countryside	Delete
CN:12 Recreation	Delete
CN13: Views of the City	Delete
CN14: New Development on Main Transport Routes	Delete
CN15: Woodlands and Forestry	Delete
CN16: Woodlands, Trees and Hedgerows	Delete
CN17: Tree Preservation Orders	Delete
CN18: Nature Conservation	Delete
CN19: SPAs, SACs and Ramsar Sites	Delete
CN22: Protected Animal and Plants	Delete
M1: Non-Energy Minerals	Delete
M2: Reserves	Delete
M3: Mineral and Safeguarding	Delete
M5: Opencast Coal Mining	Delete
M6: Oil and Gas	Delete
M8: General Locational Criteria	Delete
M9: Operational Controls	Delete
M10: Piecemeal Working	Delete
M11: Concurrent Working	Delete
M12: Waste Disposal	Delete
M13: Waste Disposal	Delete
M14: Criteria for Waste Disposal	Delete
M15: After Use/Restoration	Delete
M16: Landfill Gas	Delete
M17: Energy Recovery	Delete
M18: Recycling	Delete
M19: Civic Amenity Sites	Delete

M20: Sewage Treatment	Delete
T1: General Policy	Delete
T2: Public Transport	Delete
T3: Metro Extension	Delete
T4: Buses	Delete
T5: Railways	Delete
T6: Interchanges	Delete
T7: Taxis	Delete
T8: Pedestrians	Delete
T9: Cyclists	Delete
T12: Strategic Route Network	Delete
T13: Highway Improvements	Delete
T14: New Development and Transport	Delete
T15: Protection of New and Existing Road Corridors	Delete
T17: Transport and Environmental Improvements	Delete
T18: Highway Improvements	Delete
T19: Safety	Delete
T20: Traffic Management	Delete
T22: Private Parking	Delete
T24: Freight Movement	Delete
T25: National Communications	Delete
T26: Transport and the Port	Delete
SA1: Existing Employment Areas	Delete
SA2: The Port	Delete
SA3: Doxford International	Delete
SA4: New Employment Sites	Delete
SA5: Existing Mixed-Use Sites	Delete
SA11: Council Housing	Delete
SA13: East End	Delete

SA14: Shopping Centres	Delete
SA17: Thornhill Urban Nature Reserve	Delete
SA19: Cherry Knowle Hospital	Delete
SA21: Silksworth Branch Library	Delete
SA25: Sport and Recreation	Delete
SA33: Coastal Zone	Delete
SA34: Improvements in Transport Corridors	Delete
SA37: Green Belt	Delete
SA39: Trees and Woodlands	Delete
SA40: Tunstall Hills LNR	Delete
SA42: Metro Extension	Delete
SA43: Railways	Delete
SA45: South Dock Railway	Delete
SA46: Bus Facilities	Delete
SA47: Cyclists	Delete
SA50: Road Proposals	Delete
SA51: Junction Improvement	Delete
SA52: Safeguarding Road Routes	Delete
SA53: Parking Around Royal Hospital	Delete
SA57: Industry & Warehousing	Delete
SA60: Offices	Delete
SA61: Main Office Area	Delete
SA62: Office Properties	Delete
SA63: Upper Floor Conversions	Delete
SA64: Office Development	Delete
SA66: Housing City Centre	Delete
SA67: Housing on Upper Floors	Delete
SA69: Principal Shopping Area	Delete
SA70: Bulky Goods	Delete

SA71: Non-Retail Uses	Delete
SA74: Leisure & Recreation	Delete
SA76: Allotments	Delete
SA78: Environment	Delete
SA79: Environment: Floorscape	Delete
SA80: Environment: Amenity Open Space	Delete
SA81: Environment: Street Furniture	Delete
SA82: Environment: Weather Protection	Delete
SA83: Environment: Older Properties	Delete
SA85: Shop Notices	Delete
SA88: Safeguarding Hendon – Pallion Railway Corridor	Delete
SA95: Road Proposals	Delete
NA1: Existing Employment Sites	Delete
NA2: New Employment Sites	Delete
NA4: Mixed Use Sites	Delete
NA9: Council Housing North	Delete
NA11: Shopping Centres	Delete
NA12: New Shopping Sites	Delete
NA14: Redcar Road Campus	Delete
NA16: Community Centre	Delete
NA25: Riverside	Delete
NA26: Coastal and Sea Front Zone	Delete
NA27: Improvement in Transport Corridors	Delete
NA29: Green Belt	Delete
NA31: Tree Planting	Delete
NA36: Strategic Footpaths	Delete
NA37: Access Across Wessington Way	Delete
NA38: Cyclists	Delete
NA39: Road Proposals	Delete

NA40: Seafront Traffic Management	Delete
NA42: Car Parking	Delete
NA43: Monkwearmouth: Economic Development	Delete
NA44: Monkwearmouth: Economic Development	Delete
NA49: Monkwearmouth: Metro Station	Delete
NA50: Monkwearmouth: Newcastle Road Cycle Route	Delete
NA51: Monkwearmouth: Link Road and Footpath	Delete
WA1: Existing Employment Sites	Delete
WA2: New Employment Sites	Delete
WA5: Council Housing Washington	Delete
WA7: Concord Shopping Centre	Delete
WA8: Armstrong Retail	Delete
WA18: Conservation Area	Delete
WA19: Green Belt	Delete
WA21: Tree Planting	Delete
WA24: Minerals	Delete
WA26: Multi-user Routes	Delete
WA27: Strategic Footpaths	Delete
WA30: Road Proposals	Delete
WA31: Washington Village Traffic Management	Delete
WA33: Washington Town Centre Improvement	Delete
WA35: Community and Leisure Development	Delete
WA36: Bus Priority Measures	Delete
HA1: Existing Employment Sites	Delete
HA2: New Sites	Delete
HA5: Council Housing	Delete
HA7: Shopping	Delete
HA8: Educational Facilities	Delete
HA10: New Leisure Recreational and Visitor Facilities	Delete

HA15: Transport Corridor	Delete
HA16: Conservation Areas	Delete
HA17: Green Belt	Delete
HA20: Trees and Woodland	Delete
HA22: Non-Energy Minerals	Delete
HA23: Waste Disposal	Delete
HA30: Houghton Town Centre	Delete
EC6A: Major Regional Developments	Delete
EC10A: Regeneration of Central Sunderland	Delete
S2A: Retail Development and Other Town Centre Uses	Delete
B2A: Sustainable Urban Design	Delete
B2B: Tall Buildings	Delete
T1A: New Transport Investment	Delete
T2A: Modal Split	Delete
T7A: Wear River	Delete
T23A: Public Transport Oriented Development: Car Parking	Delete
SA6A.2: The Port	Delete
SA6B.1: Lisburn Terrace Triangle	Delete
SA6B.2: Pallion Yard	Delete
SA6B.3: Pallion Retail Park	Delete
SA55A.2: Former Vaux/Galleys Gill/Farringdon Row	Delete
NA28A: World Heritage Site	Delete



## Appendix 2: Evidence Base (AM75)

### Submission Documents

Core Strategy and Development Plan 2015-33 Publication Draft	SD.1
Core Strategy and Development Plan 2015-33 Publication Draft Policies Map	SD.2
Schedule of Minor Modifications	SD.3
CSDP Publication - Incorporated Minor Modifications - December 2018	SD.4
Sunderland Publication Draft CSDP Sustainability Appraisal incorporating SEA (2018)	SD.5
Sunderland Publication Draft CSDP Sustainability Appraisal incorporating SEA Non-Technical Summary (2018)	SD.6
Core Strategy and Development Plan Consultation Statement (2018)	SD.7
Core Strategy and Development Plan Report of Representations December 2018	SD.8
<ul style="list-style-type: none"><li>• Report of Representations (A&amp;B)</li><li>• Report of Representations (C&amp;D)</li><li>• Report of Representations (E,F&amp;G)</li><li>• Report of Representations (H,I&amp;J)</li><li>• Report of Representations (K,L&amp;M)</li><li>• Report of Representations (N,O,P,Q&amp;R)</li><li>• Report of Representations (S)</li><li>• Report of Representations (SCC)</li><li>• <a href="#">Report of Representations (T,U,V,W&amp;Y)</a></li><li>• Unduly Made Representations</li><li>• Statement of Common Ground</li></ul>	
Schedule of Representations to Publication Draft Plan Core Strategy & Development Plan (2018)	SD.9
Core Strategy and Development Plan Publication – Duty to co-operate Statement December 2018	SD.11
Sunderland Draft CSDP Sustainability Appraisal incorporating SEA (2017)	SD.12
Core Strategy and Development Plan Monitoring Framework (2018)	SD.13
Equality Analysis for Core Strategy and Development Plan (2018)	SD.14
Local Plan Local Development Scheme 2018-2020	SD.15
Statement of Community Involvement (2015)	SD.16
Sunderland’s Joint Health and Wellbeing Strategy	SD.17
Public Health Evidence in relation to the use of the planning system to control hot food takeaways (2018)	SD.18
Health Impact Assessment (2017)	SD.19
Health Impact Assessment Note (2018)	SD.20
Sunderland Updating the Demographic Evidence (2016)	SD.21
Strategic Housing Land Availability Assessment (2018)	SD.22
<ul style="list-style-type: none"><li>• Strategic Housing Land Availability Assessment Appendix L – Sunderland North Site Assessments (2018)</li><li>• Strategic Housing Land Availability Assessment Appendix M Urban Core Site Assessments (2018)</li><li>• Strategic Housing Land Availability Assessment Appendix N Sunderland South Site Assessments (2018)</li><li>• Strategic Housing Land Availability Assessment Appendix O Washington Site Assessments (2018)</li></ul>	

<ul style="list-style-type: none"> <li>• Strategic Housing Land Availability Assessment Appendix P Coalfield Site Assessments (2018)</li> </ul>	
Sunderland Strategic Housing Market Assessment Update (2017)	SD.23
Sunderland Strategic Housing Market Assessment Addendum (2018)	SD.24
Internal Space Standards (2018)	SD.25
Sunderland Gypsy and Traveller and Travelling Showperson Accommodation Assessment (2017)	SD.26
Sunderland Gypsy and Traveller and Travelling Showperson Accommodation Assessment Addendum (2018)	SD.27
Gypsy's and Traveller's Site Assessment Report (2017)	SD.28
Green Belt Review Stage 1 – Core Strategy Growth Options Stage (2016)	SD.29
Green Belt Assessment Stage 1 Updated and Stage 2 (2017)	SD.30
Stage 3 Green Belt Site Selection Report (2017)	SD.31
Green Belt Assessment 2018 Addendum	SD.32
Review of the Sunderland Green Belt Part 1: Exceptional Circumstances for Releasing Land from the Green Belt	SD.33
Review of the Sunderland Green Belt Part 2: Boundary Assessment and Recommendations (2018)	SD.34
Sunderland Development Frameworks (2018)	SD.35
Draft South Sunderland Growth Area SPD (2017)	SD.36
Sunderland Employment Land Review (2016)	SD.37
<ul style="list-style-type: none"> <li>• Sunderland Employment Land Review (2016) MAPS</li> </ul>	
Employment Land Review: Post EU Referendum Forecasting Analysis (2017)	SD.38
Sunderland Retail Needs Assessment Volume 1 (2016)	SD.39
Sunderland Retail Needs Assessment Volume 2 (2016)	SD.40
Sunderland Retail Needs Assessment Volume 3 (2016)	SD.41
Sunderland Retail Needs Assessment Executive Summary and Recommendations (2016)	SD.42
Sunderland Leisure Needs Study (2016)	SD.43
Sunderland City Council – Playing Pitch Plan (2018)	SD.44
Sunderland City Council – Indoor Sports Facilities Assessment Report (2015)	SD.45
Sunderland Green Infrastructure Strategy (2018)	SD.46
Sunderland Greenspace Audit and Report (2018)	SD.47
2018 Settlement Break Review	SD.48
Sunderland City Council Level 1 – Strategic Flood Risk Assessment (2018)	SD.49
<ul style="list-style-type: none"> <li>• Sunderland City Council Level 1 – Strategic Flood Risk Assessment (2018) Appendix</li> <li>• Sunderland City Council Level 1 – Strategic Flood Risk Assessment (2018) Interactive Maps</li> </ul>	
Sunderland Flood Risk Policy Level 2 Strategic Flood Risk Assessment – Site Screening (2018)	SD.50
Sunderland Local Plan – Initial Assessment of Transport Impacts (2017)	SD.51
Sunderland Local Plan – Assessment of Transport Impacts – Addendum One (April 2018)	SD.52
Sunderland Local Plan – Assessment of Transport Impacts – Addendum Two (April 2018)	SD.53
Mineral Safeguarding Areas in Sunderland - MSA Topic Paper (2017)	SD.54
Sunderland City Council - Waste Arisings and Capacity Requirements (2018)	SD.55
South Tyne & Wear Waste Management Partnership: Joint Municipal Waste Management Strategy (2007)	SD.56

Joint Local Aggregates Assessment for County Durham, Northumberland and Tyne and Wear (2018)	SD.57
Maintaining Levels of Minerals Supply Topic Paper (2018)	SD.58
Core Strategy and Development Plan Infrastructure Delivery Plan Updated December 2018	SD.59
Whole Plan Viability Assessment (with CIL scoping) (2017)	SD.60
Sunderland City Council Post Consultation/Pre-submission Viability Note (2018)	SD.61
Local Plan Education Planning Report (2018)	SD.62
Planning Obligations Supplementary Planning Document Draft (2018)	SD.63
South Tyne & Wear Waste Management Partnership: Joint Municipal Waste Management Strategy Review (2012)	SD.64
Revised Habitats Regulations Assessment (2019)	EX1.014
Sunderland City Council: North Sunderland Sites Report to inform Habitat Regulations Assessment (2019)	EX1.015

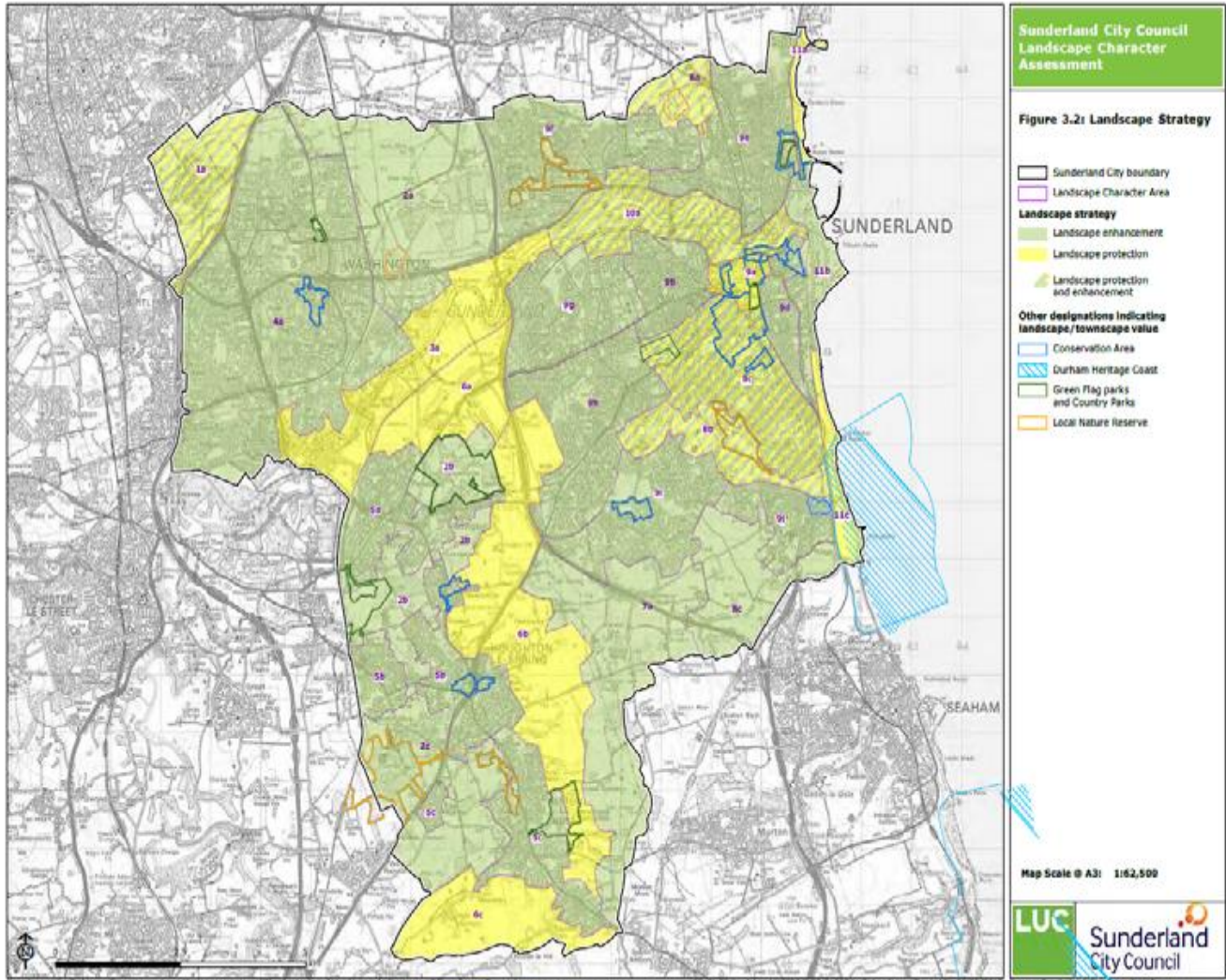
### **Supporting Documents**

Core Strategy and Development Plan 2015-2033 Draft (2017)	SP.1
Core Strategy Growth Options Consultation Responses Report (2016)	SP.2
LDF Key Issues & Options Consultation	SP.3
LDF Alternative Approaches Consultation (2009)	SP.4
Local Plan Core Strategy Growth Options Consultation (2016)	SP.5
SLP - Core Strategy and Development Management Policies - Draft Revised Preferred Options (2013)	SP.6
LDF Core Strategy Development Plan Document Preferred Options (2007)	SP.7
LDF Draft Sustainability Appraisal Scoping Report (2009)	SP.8
International Advanced Manufacturing Park Area Action Plan (2017)	SP.9
Sunderland Objectively Assessed Need and Strategic Housing Market Assessment Update (2016)	SP.10
Sunderland Demographic Analysis and Forecasts (2015)	SP.11
Impact Study – International Advanced Manufacturing Park – Topic Paper: Housing (2015)	SP.12
Housing Strategy for Sunderland 2017-2022 (2017)	SP.13
Economic Viability of Affordable Housing Requirements – Study for Sunderland City Council (2014)	SP.14
Interim Student Accommodation Policy (2015)	SP.15
Technical Paper: Optional Standards – Accessible and Adaptable Homes	SP.16
Sunderland City Council – Unauthorised Encampment Policy (2018)	SP.17
Strategic Land Review – Coalfield (2016)	SP.18
Strategic Land Review – North (2016)	SP.19
Strategic Land Review – West (2016)	SP.20
Strategic Land Review – East (2016)	SP.21
Strategic Land Review – Washington (2016)	SP.22
South Sunderland Growth Area Draft Supplementary Planning Document - HRA Appropriate Assessment (2016)	SP.23
South Sunderland Growth Area – Infrastructure Delivery Study (2016)	SP.24
South Sunderland Growth Area Infrastructure Delivery Study – Viability Assessment (2014)	SP.25

SSGA Ecological Assessment, Management Plan & Design Strategy (2014)	SP.26
SHIM Model Testing and Appraisal of LPD Sites Including SSGA (2014)	SP.27
South Sunderland Growth Area Landscape Character Assessment (2015)	SP.28
South Sunderland Growth Area - Draft Supplementary Planning Document Sustainability Appraisal (2016)	SP.29
Sunderland Economic Masterplan	SP.30
Sunderland Transforming Our City – The 3,6,9 Vision	SP.31
Sunderland Economic Update 2012	SP.32
More and Better Jobs: The North East Strategic Economic Plan (2017)	SP.33
Sunderland Central Area Urban Design Strategy (2008)	SP.34
Design and Access Statements SPD (2008)	SP.35
Ashbrooke Conservation Area Character Study (2005)	SP.36
Bishopwearmouth Conservation Area Character Appraisal and Management Plan (2018)	SP.37
Houghton’s Conservation Areas Character Appraisal and Management Strategy (2007)	SP.38
Newbottle Village Conservation Area Character Appraisal and Management Strategy (2009)	SP.39
Roker Park Conservation Area Character Appraisal and Management Strategy (2007)	SP.40
Ryhope Village Conservation Area Character Appraisal and Management Strategy (2010)	SP.41
Silksworth Hall Conservation Area Character Appraisal and Management Strategy (2010)	SP.42
Sunniside Conservation Area Character Appraisal and Management Strategy (2009)	SP.43
The Cedars Conservation Area Character Appraisal and Management Strategy (2008)	SP.44
Washington Village Conservation Area Character Appraisal and Management Strategy (2009)	SP.45
Whitburn Bents Conservation Area Character Appraisal and Management Strategy (2007)	SP.46
Sunderland Landscape Character Assessment (2015)	SP.47
Sunderland Wind and Solar Landscape Sensitivity Assessment (2015)	SP.48
Heritage Coast Management Plan 2018-2025 (Sunderland-Durham-Hartlepool)	SP.49
Local Flood Risk Management Strategy (2016)	SP.50
Sunderland City Council – Preliminary Flood Risk Assessment (2011)	SP.51
Climate Change Action Plan for Sunderland – Progress Report (2010)	SP.52
Keep Tyne and Wear Moving – LTP The Third Local Transport Plan for Tyne and Wear (2011)	SP.53
Ryhope Tunstall Periphery Planning Guidance (1999)	SP.54
Sunderland Strategic Transport Corridor – Adoption of Preferred Route (2005)	SP.55
HMO Article 4 Direction	SP.56
Sunderland Strategic Housing Land Availability Assessment Methodology (2016)	SP.57
Impact Study – International Advanced Manufacturing Park – Topic Paper Update 2016 - Housing	SP.58
Sunniside Planning and Design Framework (2008)	SP.59
Sunderland Cultural Strategy	SP.60
Minster Quarter Masterplan Supplementary Planning Document (2017)	SP.61
Schedule of Representations to Draft Plan Core Strategy and Development Plan (January 2018)	SP.62

Local Plan Sustainability Appraisal Scoping Report Consultation (2015)	SP.63
Draft Sunderland Strategic Transport Corridor Commercial Links: Outline Business Case (2016)	SP.64
County Archaeology Officer Email: Significance of Archaeology at Lambton D Pit Wooden Waggonway	SP.65
Metro Futures: The combined future of Metro and local rail in the North East	SP.66
North East Rail Statement: Our Aspirations for rail improvements and investments over the next 15 years	SP.67
NECA Transport Manifesto	SP.68
Development Control Guidelines - Parking Standards	SP.69

# Appendix 3: Areas for Landscape Protection and Landscape Enhancement (AM76)



# Appendix 4: Mineral Safeguarding Areas (AM77)

