

## **Sunderland City Council response to Inspector's Post Hearing Advice**

Sunderland City Council welcome the Inspector's Post Hearing Advice and will seek to prepare a Schedule of Modifications and any associated documentation as soon as possible to reflect the recommendations in the Inspector's note and to address the actions agreed during the Examination Hearings.

Whilst the Council recognise that the Inspector's proposed modifications would result in the loss of three housing sites from the housing supply, comprising of a total of 370 dwellings, the housing land supply would continue to exceed the minimum housing requirement within the Plan. The Council would also continue to have a healthy five-year supply position, as none of the sites proposed for removal were included within the published five-year supply.

Notwithstanding this, the Council is satisfied that through the Allocations and Designations Plan it will be able to identify a sufficient supply of sites to ensure that a buffer of approximately 10% is retained. This will include consideration of the following sources of supply:

- Sites identified as deliverable and developable within the Strategic Housing Land Availability Assessment (SHLAA);
- Potential for accelerated construction on existing large sites which currently extend beyond the Plan Period;
- Inclusion of other sites within the Existing Urban Area which have become available since the publication of the latest SHLAA; and
- Potential for an early release of the Safeguarded Land.

Taking into account the need to replace the existing Unitary Development Plan (1998) at the earliest opportunity, this is considered to represent the most effective approach.

With regard to timescales, taking into account the above, it is anticipated that the Council will be in a position to consult on the schedule of proposed Main Modifications for a six-week period commencing in mid-September and finishing in late October.

Based on consultation following the timescales identified above, it is anticipated that the Council would be in a position to provide a summary of the representations received from the consultation within 2-3 weeks of the consultation closing, with a view to receiving the Inspector's report in late 2019 and adoption in January/February 2020.