



# Sunderland City Council

## Authority Monitoring Report 2015-2019

Monitoring the Delivery of the Core Strategy  
and Development Plan (2015-2033)

# Contents

Executive Summary.....	3
Introduction .....	5
Quick Reference Table .....	6
Duty to Cooperate .....	13
Local Development Scheme.....	15
Spatial Strategy and Strategic Developments .....	19
Healthy and Safe Communities.....	40
Homes .....	52
Economic Growth.....	64
Vitality of Centres .....	80
Built and Historic Environment.....	116
Natural Environment .....	122
Water, Waste and Energy .....	130
Sustainable Transport .....	148
Minerals .....	154
Infrastructure and Delivery.....	156

# Executive Summary

This Authority Monitoring Report (AMR) presents an overview of development within the Sunderland City Council Local Authority-area and the implementation of Sunderland City Council's Local Plan policies, which comprise of those set out in the Core Strategy and Development Plan (CSDP) and saved policies from the Unitary Development Plan (UDP).

The Council has overperformed against the housing requirement in 2 out of the 4 years included in this report, delivering a surplus of 205 units overall. There has been an increase of 2,566 jobs since the beginning of the plan-period which represents growth of 855 per year. There has been growth in all areas of retail and employment floorspace apart from B1(a) office use which can be attributed to changes in permitted development rights for office-to-residential conversions. The Spatial Strategy and Strategic Developments sections also sets out progress in housing growth areas, regenerations areas and specific schemes in each sub-area.

There have been 663 affordable homes delivered since the beginning of the plan-period. A total of 28 Houses in Multiple Occupation (HMO) bedspaces have been permitted during the plan-period.

There has been 13.42ha of employment land developed since the beginning of the plan-period. There is 48.42ha available employment land on Primary Employment Areas (PEAs); 35.93ha available employment land on Key Employment Areas (KEAs) and 9.12ha through other sources.

3,315sqm of A1 (comparison) retail floorspace has been permitted since the beginning of the plan-period within designated city, town, district and local centres. 22,902sqm of recognised main town centre use floorspace has been permitted within designated centres.

There have been no appeals allowed within areas identified as open countryside; areas designated for landscape protection/protection and enhancement; sites within a 1km radius of identified key views and vistas; area designated as Heritage Coast or areas designated as settlement breaks. Further updated natural environment allocations and designations will be made in the next stage of the Local Plan.

There have been 2,709 renewable energy schemes installed since the beginning of the plan-period, the vast majority of which have been domestic photovoltaic installations. The installed generation capacity of these schemes amount to 12,001.43 W.

There has been no loss of existing or development of new waste management facilities since the beginning of the plan-period. Total household waste collected during the monitoring period amounts to 4,700.34 tonnes, of which 27.56% was recycled on average.

Work has commenced on schedule on the Sunderland Strategic Transport Corridor to the A1231 between the junction with St. Michael's Way and Northern Spire Bridge and is due to complete in 2021. Approximately 20% of the Strategic Cycle Route Transport Corridors, A1018 corridor cycle route, has been delivered at Newcastle Road/Sunderland Road to the boundary with South Tyneside.

£23,264,747 has been secured through planning obligations towards various infrastructure, £914,802 of which was to contribute to affordable housing provision.

# Introduction

Sunderland's 2015-2019 AMR reviews the first 4 years of the CSDP plan-period and includes information on the implementation of the Local Development Scheme (LDS) and the extent to which planning policies set out in the Local Plan documents are being achieved.




Each milestone in the preparation of the CSDP has been met on target as set out in the 2017 LDS. The CSDP is on course for adoption in early 2020 which would not reach the target set out in the LDS, however confirmation of this and further monitoring will be included in next year's AMR.

The Council is required to produce an AMR on at least an annual basis under the Planning and Compulsory Purchase Act (2004). This AMR covers the period from 1 April 2015 to 31 March 2019, but also, where appropriate, includes details up to the time of publication. The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the minimum requirements for monitoring reports which has helped inform the structure of this report. This report assesses the progress in the preparation of the LDS with particular focus on the CSDP and uses the themes of the CSDP as the structure for each chapter, in chronological order.

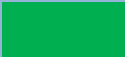



















# Quick Reference Table

Each of the Policies of the CSDP are included in the table below. As this AMR covers the first four years of the Plan-period, there are four sets of data for many of the indicators and the green, yellow and red colours indicate the trend in the data. For the indicators which only have one set of data, the progress indicator is void and will be populated in next year's AMR.

## Legend:

Trend	Indicator
Desirable	
Neutral	
Undesirable	
Insufficient Data	-

## Quick Reference Table

Ref.	Policy	Monitor Indicator	Trend
<b>Spatial Strategy and Strategic Developments</b>			
<b>SP1</b>	Spatial Strategy	Housing Completions Against The Overall Plan Period Target For 13,410 Net Additional Homes To 2033	
		Housing Delivery Against Annual Requirement Of 745pa Net Additions	
		Number Of New Jobs Created	
		Land (Ha) And Floorspace (Sqm) Developed For B1, B2 And B8 Uses	
		Main Town Centre Use (A1-A5) Floorspace (Sqm)	
<b>SP2</b>	Urban Core	Qualitative/Descriptive Analysis Of Development Within Identified Areas Of Change	
		Amount Of Higher/Further Education Facilities Approved	
		B1a Office Floorspace (Sqm) Permitted On Vaux PEA	
		B1a Office Floorspace (Sqm) Permitted Within Urban Core	
		Main Town Centre Uses (A1-A5) Additions And Losses Within The City Centre (Sqm)	
		Main Town Centre Uses (A1-A5) Additions And Losses Within The City Centre Primary Shopping Area (Sqm)	
		Housing Completions And Delivery Within The Urban Core	
<b>SS1</b>	The Vaux	B1a Floorspace (Sqm) Permitted/Developed On Site	
		Housing Completions On Vaux Site	
		Delivery Of Hotel On Site	
<b>SP3</b>	Washington	Employment Land (Ha) And Floorspace (Sqm) Developed For B1, B2 And B8 Uses Within Identified Employment Areas	
		Employment Land (Ha) And Floorspace (Sqm) Lost To Development For Non-B Class Uses Within Identified Employment Areas	
		Main Town Centre Use (A1-A5) Development In Washington Town Centre (Sqm)	
		Main Town Centre Use (A1-A5) Development In Washington Town Centre (Sqm)	
		Percentage Of Primary Frontage In Non-A1 Use In Designated Town Centre	
		Housing Completions And Delivery Within Identified Housing Growth Areas	-
		Plots Created On Allocated Travelling Showpeople Sites	-
<b>SS2</b>		Housing Completions Within Each HGA	-
		Developer Contributions Collected In Each HGA	-

	Washington Housing Growth Areas	Housing Mix In Each HGA	-
<b>SS3</b>	Safeguarded Land	Housing Completions Against The Overall Plan Period Target For 13,410 Net Additional Homes To 2033	
		Housing Delivery Against Annual Requirement Of 745pa Net Additions	
		Number Of New Jobs Created	
		Land (Ha) And Floorspace (Sqm) Developed For B1, B2 And B8 Uses	
		Main Town Centre Use (A1-A5) Floorspace (Sqm)	
<b>SP4</b>	North Sunderland	Planning Applications Granted For Regeneration And Renewal At Marley Potts and/or Carley Hill	-
		Housing Completions And Delivery Within Identified Housing Growth Areas	-
		Employment Land (Ha) And Floorspace (Sqm) Developed For B1, B2 And B8 Uses	
		Employment Land (Ha) And Floorspace (Sqm) Lost To Development For Non-B Class Uses	
<b>SS4</b>	North Sunderland Housing Growth Areas	Housing Completions Within Each HGA	-
		Developer Contributions Collected In Each HGA	-
		Housing Mix In Each HGA	-
<b>SP5</b>	South Sunderland	Planning Applications Granted For Regeneration And Renewal At Hendon, Millfield Or Pennywell	
		Employment Land (Ha) And Floorspace (Sqm) Developed For B1, B2 And B8 Uses Within Identified Employment Areas And The Port	
		Employment Land (Ha) And Floorspace (Sqm) Lost To Development For Non-B Class Uses Within Identified Employment Areas And The Port	
		Planning Applications Received/Granted Within Settlement Breaks	
<b>SS5</b>	The Port of Sunderland	New Road And Rail Links To The Port Permitted/Delivered	
		Applications Granted For Waterside Development	
		Employment Land (Ha) And Floorspace (Sqm) Developed For B1, B2 And B8 Uses Within The Port	
		Employment Land (Ha) And Floorspace (Sqm) Lost To Development For Non-B Class Uses Within The Port	
<b>SS6</b>	South Sunderland Growth Area	Housing Completions On Each Site	
		Number Of Affordable Homes Completed On Each Site	
		Developer Contributions Collected On Each Site	
		Housing Mix On Each Site	
		Delivery Of Local Centre And Community And Cultural Facilities	
<b>SP6</b>	The Coalfield	Planning Applications within Open Countryside and Settlement Break Designations	
		Plots Created on Allocated Travelling Showpeople Sites and Travelling Showpeople Plots Created on Unallocated Sites	
		Employment Land (Ha) And Floorspace (Sqm) Developed For B1, B2 And B8 Uses Within Identified Employment Areas	
		Employment Land (Ha) And Floorspace (Sqm) Lost To Development For Non-B Class Uses Within Identified Employment Areas	
		Main Town Centre Use (A1 - A5) Development in Houghton (sqm)	
		Main Town Centre Use (A1 - A5) Development in Houghton Primary Shopping Area (sqm)	
		Percentage Of Primary Frontages In Non-A1 Use In Designated Town Centre	
<b>SS7</b>	The Coalfield Housing Growth Areas	Housing Completions Within Each HGA	-
		Developer Contributions Collected In Each HGA	-
		Housing Mix In Each HGA	-
<b>Healthy and Safe Communities</b>			
<b>SP7</b>		Life Expectancy At Birth	
		Obesity Rates	

	Healthy and Safe Communities	Air Quality	
		Water Quality	
		Number Of Hot Food Takeaway Units In The Plan Area	-
		Planning Applications Requiring The Submission Of A Health Impact Assessment That Have Had One Submitted	-
<b>HS1</b>	Quality of Life and Amenity	Air Quality	
		Water Quality	
<b>HS2</b>	Noise-sensitive Development	Planning Applications Requiring The Submission Of A Noise Assessment That Have Had One Submitted	
<b>HS3</b>	Contaminated Land	Area Of Previously Contaminated Land Decontaminated, Reclaimed And Brought Back Into Use (Ha)	-
<b>HS4</b>	Health and Safety Executive Areas and Hazardous Substances	Planning Applications Approved Within HSE Zones Contrary To Those HSE Zones	
<b>Homes</b>			
<b>SP8</b>	Housing Supply and Delivery	Housing Completions Against The Overall Plan Period Target For 13,410 Net Additional Homes To 2033	
		Housing Delivery Against Annual Requirement Of 745pa Net Additions	
		Windfall Delivery Of New Homes On Unallocated Sites And Small Sites	
		Housing Conversions – Gross And Net Additions And Losses	
		Housing Trajectory	
		Housing Land Availability: <ul style="list-style-type: none"> <li>5-Year Supply Of Deliverable Sites</li> <li>15-Year Supply Of Deliverable And Developable Sites (Incl. Broad Areas)</li> </ul>	
<b>H1</b>	Housing Mix	Size (By Number Of Bedrooms), Type (Detached, Semidetached, Terraced, Bungalows, Extra Care Housing, Flats/Apartments) And Tenure (Home Ownership/Private Rented, Social Rented, Shared Ownership) Of New Housing Completions	
		Number Of Custom And Self-Build Plots Approved	
		Densities Of New Housing Developments Completed Within Each Spatial Area (Average Dwellings/Ha)	-
		Percentage Of New Build Dwellings Which Meet Building Regulations MH4 (2) Accessible And Adaptable Standard	-
<b>H2</b>	Affordable Homes	Delivery of Affordable Homes by Tenure	-
<b>H3</b>	Student Accommodation	Number Of Students	
		Number Of Student Bedspaces Within The Urban Core	-
		Number Of Student Bedspaces Outside The Urban Core	-
<b>H4</b>	Travelling showpeople, gypsies and travellers	Plots Created On Allocated Travelling Showpeople Sites	-
		Travelling Showpeople Plots Created On Unallocated Sites	
		Gypsy & Traveller Pitches Created On Unallocated G&T Sites	
<b>H5</b>	Existing Homes and Loss of Homes	Number Of Homes Lost Through Demolition, Conversions And Changes Of Use (Gross And Net)	
		Number And Percentage Of Vacant Dwellings And Empty Properties	-
		Number Of Long-Term Vacant Dwellings (6+ Months)	-
<b>H6</b>	Homes in Multiple Occupation	Number Of HMO Units And Bedspaces Permitted	
		Number Of Licensable HMOs	-
		Number Of Licensable HMOs In Each Electoral Ward	-
<b>H7</b>	Backland and Tandem Development	Number Of New Dwellings Permitted Within Curtilage Of Existing Dwellings	
<b>Economic Growth</b>			
<b>EG1</b>		PEA Land (Ha) And Floorspace (Sqm) Developed For B1, B2 And B8 Uses	



	Primary Employment Area	PEA Land (Ha) And Floorspace (Sqm) Lost To Development For Non-B Class Uses	
		Available PEA Land (Ha)	
		Number Of Non-B Class Ancillary Units >50sqm Permitted And Built On PEA Land	
<b>EG2</b>	Key Employment Areas	KEA Land (Ha) And Floorspace (Sqm) Developed For B1, B2 And B8 Uses	
		KEA Land (Ha) And Floorspace (Sqm) Lost To Development For Non-B Class Uses	
		KEA Land Lost To Non-B Class Uses Contrary To Policy	
		Available KEA Land (Ha)	
<b>EG3</b>	Other Employment Areas	Other Employment Land (Ha) And Floorspace (Sqm) For B1, B2 And B8 Uses	
<b>EG4</b>	New Employment areas	New Employment Land (Ha) And Floorspace (Sqm) Permitted For B1, B2 And B8 Uses Outside Of Designated Employment Areas	
<b>EG5</b>	Offices	B1a Office Floorspace (Sqm) Permitted On The Vaux And Doxford International, Hylton Riverside And Rainton Bridge South Peas	
		B1a Office Floorspace (Sqm) Permitted Within Designated Centres	
<b>EG6</b>	Trade Counters	Floorspace (Sqm) Permitted For Ancillary Trade Counter And Factory Shop Uses Within Individual Industrial Areas	
		Floorspace (Sqm) Permitted for Retail Uses (A1-A5) Within Industrial Areas	
<b>Vitality of Centres</b>			
<b>VC1</b>	Main Town Centre Uses and Retail Hierarchy	Net Additions And Losses Of Main Town Centre Use (A1-A5) Floorspace Permitted In Designated City, Town, District And Local Centres (Sqm)	
		Net Additions And Losses Of Main Town Centre Use (A1-A5) Floorspace Permitted In Primary Shopping Areas Of Designated City And Town Centres (Sqm)	
		Numbers Of Vacant Retail Units In Designated City, Town, District And Local Centres	-
<b>SP9</b>	Comparison Retail	Additions And Losses Of Comparison Retail (A1) Floorspace Permitted By Sub-Area (Sqm)	
<b>VC2</b>	Retail Impact Assessments	Planning Applications Requiring Retail Impact Assessment	
<b>VC3</b>	Primary Shopping Areas and Frontages	Percentage Of Primary Frontages In Non-A1 Use In Designated Centres	
<b>VC4</b>	Hot Food Takeaways	Number Of A5 Hot Food Takeaway Units In Designated Centres	-
		Number Of Frontages Exceeding The Table 1 Threshold In Designated Centres	
		Numbers Of Vacant Retail Units In Designated City, Town, District And Local Centres	-
		Number Of Permissions Granted For A5 Use Contrary To Policy	-
		Obesity Levels In Year 6 And Reception Age Pupils By Ward	-
<b>VC5</b>	Protection And Delivery Of Community Facilities And Local Services	Community, Social And Cultural Development – D1 And D2 Units And Floorspace (Sqm) Additions And Losses	
<b>VC6</b>	Culture, Leisure And Tourism	Completion Of The Specific Proposed Culture, Leisure And Tourism Schemes	
		Planning Applications For Leisure Schemes On Designated Employment Land – Amount Of Lost Employment Land Area (Ha) And Floorspace (Sqm)	
<b>Built and Historic Environment</b>			
<b>BH1</b>	Design Quality	Percentage Of New Build Dwellings Completions That Meet Nationally Described Space Standards	-
<b>BH2</b>		Planning Applications Granted That Meet Building Regulation MH4 (2) Accessible And Adaptable Standard	-

	Sustainable Design and Construction	Planning Applications Requiring A Sustainability Statement	-
<b>BH3</b>	Public Realm	Public Realm And Public Art Schemes Completed	
<b>BH4</b>	Advertisements	Advertisement Consent Appeals Allowed	
<b>BH5</b>	Shop Fronts	Number Of Schemes Approved Contrary To Policy	
<b>BH6</b>	Quality Communications	4G Mobile Coverage Broadband Speeds	
<b>BH7</b>	Historic Environment	Appeals Allowed In Conservation Areas, And For Applications Affecting Listed Buildings, Schedule Ancient Monuments, Historic Parks And Gardens And Non-Designated Heritage Assets	
		Number Of Grade I And II* Listed Buildings, Scheduled Monuments And Conservation Areas On Historic England's 'Heritage At Risk' Register	-
		Number Of Formally Adopted Conservation Area Character Appraisals And Management Strategies (CAMS)	-
		Number Of Heritage Assets At Risk Restored	
		Number Of Article 4 Directions Used	-
<b>BH8</b>	Heritage Assets	Appeals Allowed In Conservation Areas, And For Applications Affecting Listed Buildings, Schedule Ancient Monuments, Historic Parks And Gardens And Non-Designated Heritage Assets	
		Number Of Grade I And II* Listed Buildings, Scheduled Monuments And Conservation Areas On Historic England's 'Heritage At Risk' Register	-
<b>BH9</b>	Archaeology and Recording of Heritage Assets	Planning Applications With Conditions Requiring Archaeologically Recording Of Heritage Assets	-
<b>Natural Environment</b>			
<b>NE1</b>	Green and Blue Infrastructure	Planning Applications Within Areas Of Green Infrastructure	
		Appeals Allowed For Applications Within Areas Of Green Infrastructure Network	
		Net Gain/Loss Of Areas Of Green Infrastructure	-
<b>NE2</b>	Biodiversity and Geodiversity	Planning Applications Requiring Comments From Ecology And Nature Conservation	-
<b>NE3</b>	Woodlands, Hedgerows and Trees	Change In Area And Quality Of Ancient Semi-Natural Woodland, Other Locally Native Broadleaf Woodland And Hedgerows As A Result Of Planning Approval	-
		Number Of Tree Preservation Orders	
<b>NE4</b>	Greenspace	Number Of Suitable Alternative Natural Greenspaces (SANGS) Created	-
		Developer Contribution Payments Received Through Planning Obligations Towards Greenspace Or Outdoor Sport And Recreation Facilities	
<b>NE5</b>	Burial Space	Burial Spaces And Expansion Area	
<b>NE6</b>	Green Belt	Green Belt Area Additions And Losses (Ha)	
		Appeals Allowed For Applications Within The Green Belt	
<b>NE7</b>	Settlement Break	Settlement Break Area Additions And Losses (Ha)	-
		Appeals Allowed For Applications Within Settlement Break Areas	
<b>NE8</b>	Development in the Open Countryside	Open Countryside Area Additions And Losses (Ha)	-
		Appeals Allowed On Land Designated As Open Countryside	
		Dwellings Approved And Built Under The NPPF's Rural Exceptions Policy	-
<b>NE9</b>	Landscape Character	Planning Applications Approved Which Conflict With, Or Have An Adverse Effect On Existing Landscape Character	
<b>NE10</b>	Heritage Coast	Appeals Allowed For Applications Within Area Identified As Heritage Coast	
<b>NE11</b>	Creating and Protecting Views	Appeals Allowed For Applications Impacting Key Views And Vistas As Identified In Landscape Character Assessment	
<b>NE12</b>	Agricultural Land	Loss of Agricultural Land	
		Appeals Allowed on Agricultural Land	
<b>Water, Waste and Energy</b>			

<b>WWE1</b>	Decentralised, Renewable and Low Carbon Energy	Number Of Renewable Energy Installations And Capacity Generated By Installed Schemes	
<b>WWE2</b>	Flood Risk and Coastal Management	Number Of Properties Identified As Being At Risk Of Potential Flooding	-
		Applications Granted Contrary To NWL, LLFA And EA Advice	
		Number Of Flooding Instances And Events	
		Planning Applications Approved In Identified Flood Zones	
<b>WWE3</b>	Water Management	Number Of Properties Identified As Being At Risk Of Potential Flooding	-
		Applications Granted Contrary To NWL, LLFA And EA Advice	
		Number Of Flooding Instances And Events	
		Number Of New Developments Incorporating Surface Water Management Solutions (Eg. Suds)	
		Improvement Of Groundwater Quality	
<b>WWE5</b>	Disposal of Foul Water	Disposal Of Foul Water	-
<b>WWE6</b>	Waste Management	Municipal Waste Arisings	
		Household Waste Collected	
		Percentage Of Household Waste Recycled	
		Loss Of Existing And Development Of New Waste Management Facilities	-
<b>WWE7</b>	Waste Facilities	Loss Of Existing And Development Of New Waste Management Facilities	-
		Air Quality	
		Amount Of Waste Sent To Landfill And/Or Reduction In Amount Managed By Sustainable Methods	
		Municipal Waste Arising	
<b>WWE8</b>	Safeguarding Waste Facilities	Municipal Waste Arising	
		Household Waste Collected	
		Loss Of Existing And Development Of New Waste Management Facilities	-
<b>WWE9</b>	Open Waste Facilities	New Open Waste Management Facilities Permitted/Developed	-
		Planning Applications For Open Waste Facilities Granted In Inappropriate Locations	
<b>WWE10</b>	Energy from Waste	Number Of Energy From Waste Schemes Permitted	-
		Amount Of Facilities That Produce Heat And Power	-
<b>Sustainable Transport</b>			
<b>SP10</b>	Connectivity and Transport Network	Transport/Infrastructure Schemes (Essential/Desirable/Aspirational) Delivered in Line with the Infrastructure Delivery Plan (IDP)	
		Length Of New Cycleways Delivered	-
		Number Of Improvements To Existing Cycleways	-
		Bus/Metro Ridership	
		Applications For Development On Safeguarded Land	
<b>ST1</b>	Urban Core Accessibility and Movement	Transport/Infrastructure Schemes (Essential/Desirable/Aspirational) Delivered in Line with the Infrastructure Delivery Plan (IDP)	
		Number Of Improvements To Existing Cycleways	-
		Number Of Road Traffic Accidents And Road Safety Levels Within The City Centre	-
		Air Quality Within Urban Core	
		Number Of Parking Spaces In Car Parks Around The Ring Road	-
		Bus/Metro Ridership	
		Public Realm Schemes Implemented	
<b>ST2</b>	Local Road Network	Traffic Flows Monitoring (Vehicular And Cycling)	-
		Number Of Road Traffic Accidents On Local Road Network	-
		Applications Granted Contrary To Highways Advice	
<b>ST3</b>	Development and Transport	Traffic Flows Monitoring (Vehicular And Cycling)	-
		Number Of Road Traffic Accidents On Local Road Network	-

		Number Cycleways/Pedestrian Routes Delivered	-
		Travel Plans Approved	-
		Number Of Electric Vehicle Charging Points Approved	
		Applications Granted Contrary To Highways Advice	
<b>Minerals</b>			
<b>SP11</b>	Mineral Extraction	Capacity Of Permitted Reserves	
<b>M1</b>	Mineral Safeguarding Areas and Infrastructure	Safeguarding And Sterilisation Of Mineral Resources	-
		Planning Applications Granted In Close Proximity To Existing Waste Management Sites	
		Number Of Applications Granted In MSA For Non-Mineral Development	-
<b>M2</b>	Surface Coal Extraction	Opencast Coal Applications And Permissions	-
<b>M3</b>	Land Instability and Minerals Legacy	Planning Applications Received And Granted In Coal Authority High-Risk Areas And Areas Of Land Instability	
		Planning Applications Requiring A Coal Mining Risk Assessment	-
<b>M4</b>	Restoration and Aftercare	Restoration Schemes Implemented	
<b>Infrastructure and Delivery</b>			
<b>ID1</b>	Delivering Infrastructure	Essential Infrastructure Projects Delivered In Line With The Infrastructure Delivery Plan (IDP)	
<b>ID2</b>	Planning Obligations	Number Of Applications Approved With A S106 (Or Similar) Agreement For Developer Contributions	
		Amount (£) Of Developer Contributions Negotiated/Secured Towards Different Infrastructure Types And Affordable Housing	
		Amount (£) Of Developer Contributions Received Towards Different Infrastructure Types And Affordable Housing	
		Amount (£) Of Developer Contributions Spent On Different Infrastructure Types And Affordable Housing	

# Duty to Cooperate

The Duty to Cooperate was introduced by the Localism Act (2011) in the wake of the abolition of the regional and sub-regional tiers of planning. It places a duty on local planning authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. Local authorities must demonstrate how joint working has influenced policy outcomes within the plan in order for the plan to be found sound and legally compliant at examination. Local Planning Authorities (LPAs) are expected to work collaboratively on strategic planning priorities in consultation with Local Enterprise Partnerships (LEPs), Local Nature Partnerships (LNP), private sector bodies and utility and infrastructure providers.

The NPPF (2019) sets out a series of strategic priorities for the duty to co-operate, including:

- Homes and jobs;
- Retail, leisure and other commercial development;
- Infrastructure for transport, telecommunications, waste management, water supply, waste water, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- Health, security, community and cultural infrastructure and other local facilities; and
- Climate change mitigation and adaption, conservation and enhancement of the natural and historic environment, including landscape.

Although the NPPF (2019) states that authorities should prepare statements of common ground with relevant authorities documenting cross-boundary issues, the CSDP has been produced under transitional arrangements and is therefore in accordance with the 2012 Framework which requires that evidence of cooperation is demonstrated in a supporting document such as a memorandum of understanding. The evidence of the Sunderland City Council's cooperation with neighbouring authorities in the plan-making process is set out in the supporting evidence document CSDP Duty to Co-operate Statement (2018) which outlines the wider issues of the region as well as meetings, issues and outcomes with each authority in detail.

The planning authorities to which the duty most directly applies in the case of Sunderland City Council are; Gateshead Council, South Tyneside Council, Durham Council, Northumberland County Council, Newcastle City Council and North Tyneside Council.

The Heads of Planning Group from these authorities have prepared a formal Memorandum of Understanding (MOU) that sets out the agreed approaches for working together on strategic planning matters. The MOU demonstrates intentions of the seven Councils to work together to meet the requirements of the Duty. Since the beginning of the plan-period the key regional issues have been discussed through the following governance and working

arrangements: Heads of Planning Meetings, Planning Managers Meetings, Working Group Meetings, IAMP Working Group Meetings, Directors Meetings, NECA Regional Transport Group, North East Joint Transport Committee, South Tyne and Wear Waste Management Partnership, and Heritage Coast Partnership Meetings.

The key issues covered at these meetings have been in relation to:

- Housing need and the capacity for neighbouring authorities to accommodate a proportion of the authority's housing growth;
- The subsequent justification for green belt release to accommodate projected housing growth;
- Strategic green infrastructure and biodiversity issues;
- Justification for the allocation of safeguarded land east of Washington;
- Issues relating to the development of cross-boundary employment area IAMP;
- Economic growth;
- Strategic transport issues;
- Minerals; and
- Waste.

# Local Development Scheme

A Local Development Scheme is required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended). This must specify (among other matters) the development plan documents (i.e. local plans) which, when prepared, will comprise part of the development plan for the area. Local planning authorities are also encouraged to include details of other documents which form (or will form) part of the development plan for the area, such as Neighbourhood Plans. The Local Development Scheme must be made available publicly and kept up-to-date. It is important that local communities and interested parties can keep track of progress. Local planning authorities should publish their Local Development Scheme on their website. The current LDS for Sunderland was published in 2018 and is publicly available on the Council's webpage here:

[https://www.sunderland.gov.uk/media/21098/Local-Plan-Local-Development-Scheme-2018-2020/pdf/Local\\_Plan\\_-\\_Local\\_Development\\_Scheme\\_2018-2020.pdf?m=636837652922770000](https://www.sunderland.gov.uk/media/21098/Local-Plan-Local-Development-Scheme-2018-2020/pdf/Local_Plan_-_Local_Development_Scheme_2018-2020.pdf?m=636837652922770000).

## **Sunderland's Local Plan**

### Current Development Plan

The current adopted development plan for the City is:

- Unitary Development Plan (UDP). Adopted in 1998, the plan provides both City-wide and site-specific policies.
- UDP Alteration No.2. This updated the policy framework to reflect emerging regeneration initiatives and proposals along the Central Sunderland riverside. This was adopted in 2007 and replaced some of the policies of the UDP. Relevant policies of the UDP and Alteration No.2 were "saved" in 2009.
- Local Plan Part Three - International Advanced Manufacturing Park (IAMP) Area Action Plan (AAP) 2017-2032; which sets out site specific policies for delivery of a large advanced manufacturing park on land to the north of the existing Nissan car manufacturing plant. Sunderland City Council and South Tyneside Council jointly adopted the AAP on 30 November 2017.

### Sunderland's Emerging Local Plan

Sunderland emerging Local Plan is being prepared in three parts;

- Part One - Core Strategy and Development Plan (CSDP); which will set out an overarching strategy for future change and growth in the city and include detailed development management policies. It is a strategic Plan which covers the period 2015 to 2033. The CSDP will cover the whole of the area within Sunderland's administrative boundaries The CSDP will replace some of the saved policies of the Sunderland UDP and UDP Alteration No. 2 (2007) which covers the Central Sunderland area once adopted.
- Part Two – Allocations and Designations Plan (A&D Plan); which will set out site-specific policies for the development, protection and conservation of land in the city

in order to deliver the overall strategy set out within the CSDP. The A&D Plan will replace the remaining saved policies from the UDP and UDP Alteration No. 2.

- Part Three - International Advanced Manufacturing Park (IAMP) Area Action Plan (AAP) 2017-2032 - Adopted.



Development Plan Documents in the Local Plan have statutory status and carry the most weight when making decisions on planning applications. They are subject to independent examination by an independent Planning Inspector and undergo a rigorous procedure of community involvement and consultation.

Supplementary Planning Documents are intended to expand upon, or provide further details to, policies in the Development Plan. New or replacement Supplementary Planning Documents will go through a consultation process in accordance with the Statement of Community Involvement. Supplementary Planning Documents are not subject to examination but are adopted by the City Council, having been informed by community and stakeholder involvement in their preparation. Once adopted, Supplementary Planning Documents will form part of the Local Plan as non-statutory documents and will be a material consideration in the determination of planning applications.

The Council must also produce a Statement of Community Involvement (SCI) setting out how it intends to consult and involve the community in the preparation and review of local development documents and in development management decisions. The Council's current SCI was published in 2015 and is available on the Council's webpage here: <https://www.sunderland.gov.uk/media/17902/Statement-of-Community-Involvement-SCI-/pdf/SCI.pdf?m=635991841742530000>.

Local Development Schemes must be produced in compliance with data standards published by Ministry of Housing, Communities and Local Government (MHCLG). Up-to-date and accessible reporting on the LDS in an AMR is an important way in which authorities can



keep communities informed of plan making activity and assess whether policies, targets and milestones have been met.

The Council's progress against the targets set out in the 2018 LDS is set out in the table below:

<b>Document</b>	<b>2018-2020 LDS Milestone</b>	<b>2018-2020 LDS Target</b>	<b>Current Progress</b>	<b>Progress against 2017 LDS Target</b>
<b>Core Strategy and Development Plan</b>	Consultation on Draft Plan	Summer 2017	Consulted in Summer 2017	Met
	Consultation on Publication Draft Plan	Summer 2018	Consulted in Summer 2018	Met
	Submission	Winter 2018	Submitted in December 2018	Met
	Examination	2019	Examination Hearings May-June 2019	Met
	Adoption	2019	Consulting on Inspector's Main Modifications in September-October 2019; adoption likely in early 2020	Slight slippage on adoption of CSDP compared to LDS target
<b>Allocations and Designations Plan</b>	Production of Draft Plan	Summer 2019	Currently reviewing evidence bases and scoping for additional work required	Production of Draft Plan likely to be early 2020 meaning slight slippage compared to LDS target
	Publication Draft Plan	Early 2020	N/A	N/A
	Submission	Autumn 2020	N/A	N/A
	Examination and Adoption	2021	N/A	N/A

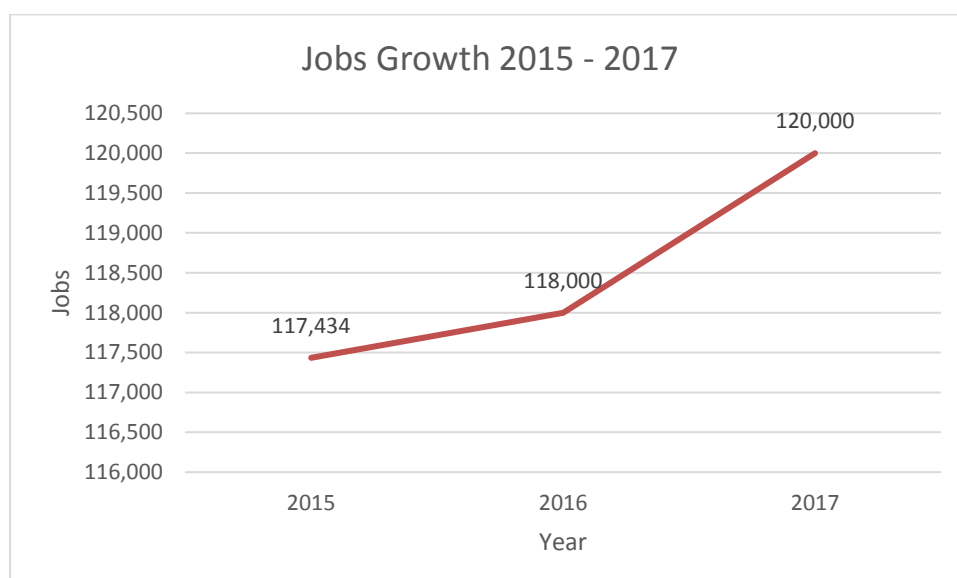
<b>2018-2020 LDS Timetable</b>			
<b>SPD</b>	<b>LDS Target for Draft</b>	<b>LDS Target for Adoption</b>	<b>Progress against LDS Target</b>
<b>South Sunderland Growth Area</b>	Winter 2015/16	When CSDP is adopted	Consulted on draft summer 2017; Consult Early 2020
<b>Stadium Village</b>	2019	When CSDP is adopted	The Council is no longer progressing this SPD
<b>Holmeside</b>	2019	When CSDP is adopted	The Council is no longer progressing this SPD
<b>Planning Obligations</b>	2019	When CSDP is adopted	Consulted on draft Summer 2018; Consult Early 2020
<b>North Sunderland</b>	2019	When CSDP is adopted	The Council is no longer progressing this SPD
<b>Houses in Multiple Occupation (HMO)</b>	2019	When CSDP is adopted	Consult Early 2020

# Spatial Strategy and Strategic Developments

The Spatial Strategy section of the CSDP sets out policies for the overall strategy for development, growth and investment in Sunderland to 2033. It contains policies allocating strategic development sites across the spatial sub-areas and identifies locations where development should take place in order to create sustainable neighbourhoods and deliver the CSDP vision and objectives.

The Council published a Strategic Housing Land Availability Assessment (SHLAA) update in May 2019 to set out the current housing position. The net dwellings built since the beginning of the plan-period in 2015 to the end of 2018/19 (excluding student accommodation) is 3,185. This represents a surplus of 205 units against the housing requirement for this period and if sustained throughout the plan-period would see the Council deliver on the overall Plan requirement.

Year	Net Additional Dwellings	Housing Requirement	Performance against Requirement
2015/16	889	745	144
2016/17	710	745	-35
2017/18	880	745	135
2018/19	706	745	-39
<b>Overall</b>	<b>3,185</b>	<b>2,980</b>	<b>205</b>



Source: Nomis employment Surveys

<https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?theme=27&subgrp=Previous+employment+surveys><sup>1</sup>

<sup>1</sup> Data excludes self-employed, government supported training and military jobs.

There was an increase in the number of jobs within the Plan-area from 117,434 in 2015 to 120,000 in 2017 when the most recent data can be obtained. This represents an increase of 2,566 since the beginning of the plan-period; or 855 per year which exceeds the average jobs growth required to reach the overall Plan requirement of 7,200 over the plan-period.

### **Employment Land (ha) and Floorspace (sqm)**

The following table sets out the net additions and losses of employment land and floorspace permitted since the beginning of the plan-period (text in red and brackets identifies a loss).

<b>B1(a)</b>	<b>B1(b)</b>	<b>B1(c)</b>	<b>B2</b>	<b>B8</b>	<b>Hectares</b>
(9,528)	4,446	2,820	5,3205	31,873	11.89ha

There has been 11.89ha of employment land developed since the beginning of the plan-period which represents a figure of 2.97ha per annum. The Council is planning for a demand of 95ha of employment land over the plan-period which averages 5.28ha per annum.

### **Main Town Centre Use (A1 – A5) Floorspace (sqm)**

The following table sets out the net additions and losses of main town centre use floorspace permitted since the beginning of the plan-period.

<b>A1 (Comp.)</b>	<b>A1 (Conv.)</b>	<b>A2</b>	<b>A3</b>	<b>A4</b>	<b>A5</b>
9,184	9,052	4,922	10,656	6,653	3,917

The aim of the CSDP is to deliver at least 45,400 sqm of comparison retail development over the plan-period. The above figure represents 2,296sqm per annum which would result in 41,328sqm over the plan-period, which is slightly lower than the overall plan requirement. However, the need is identified primarily towards the end of the plan-period and it is expected that this will be delivered at a higher rate as the plan-period continues and new allocations are made in the forthcoming A&D Plan.

### **Urban Core and Vaux Strategic Site Allocation**

#### **Urban Core Areas of Change**

Sunniside is identified for residential-led mixed-use development. Application 16/00748/FU4 permits the erection of a new six storey building comprising 54 studio, 1, 2 and 3 bed apartments with commercial units on the ground floor at 42-45 Nile Street. There have also been several smaller changes of use as well as a number of prior approvals utilising permitted development rights to convert offices into residential apartments.

The Minster Quarter is identified for cultural-led mixed-use development and has had recent applications approved for:

- 15/02103/FU4 – The conversion of the former fire station to mixed-use development comprising dance/theatre studios, cafe, bar/restaurant and exhibition space;
- 17/01867/PCJ – The change of use from offices B1(a) to dwellings (C3) (49 units) within Gilbridge House;
- 17/02434/LP3 – The change of use of the former police station (Sui Generis) to a mixed-use commercial development comprising B1 (categories A, B and C), A1 (up to 500 square metres), A2, A3 (up to 1,200 square metres), A4 (up to 1,200 square metres), A5 (street food vendor), D1 (up to 1,200 square metres) and D2 (up to 1,200 square metres).

The fire station and auditorium development and public realm works have been partially implemented and there has been some smaller-scale development of associated bars and restaurants within this area.

The Holmeside Quarter is identified for civic and commercial-led mixed-use and there has been no significant permission for these types of uses since the beginning of the plan-period. The new city centre site for Sunderland College opened in Park Lane in 2015.

Stadium Village is identified for leisure-led mixed-use and has had 1 significant permission granted (15/00643/HYB) for the Beacon of Light development which is operated by Sunderland Football Club (SAFC) as a mixed-use development comprising a Free School; indoor and outdoor sports and leisure facilities (including floodlit football/sports pitches); training facilities; event space; flexible office space; cafe and external play space, with associated access road, car parking and boundary enclosures. Additionally, outline permission for a 2 storey, 800sqm floor space building adjacent to the southern boundary of the site. This permission has been implemented and the Beacon of Light is already in operation.

This development adds to the area which already includes the Stadium of Light football stadium used by SAFC, the Sunderland Aquatic Centre, gym, swimming pool and leisure facility and the Hilton Hotel. The wider site is still intended for regeneration and is mainly in low-quality industrial use.

### **Higher Education Facilities**

Since the beginning of the plan-period there has been one application approved for a higher education facility. Application 17/00635/FUL was approved on 4 July 2017. The proposal is for:

*“Change of use from office space (Class B1) to higher education and ancillary prayer facility (Class D1), to include internal reconfiguration and refurbishment and replacement of existing entrance lobby to South West elevation with new lobby and canopy. Installation of*

*ventilation louvres and condensing units to South West and North West elevations, and new lift overrun to central core. Demolition of garages to form an ambulance turning and parking area. Reconfiguration of car parking to form pedestrian footpath”*

The floorspace permitted is 3,359sqm and the development provides an expansion to the University of Sunderland’s new medical school.

### **Office Floorspace within the Urban Core and on the Vaux Site (sqm)**

Overall, there has been a slight net addition in the amount of office B1(a) floorspace permitted within the Urban Core. A major factor has been permitted development rights allowing the change of use of offices to residential apartments without formal planning permission. The table below includes applications which result in additions or losses to B1(a) office floorspace within the Urban Core since the beginning of the plan-period (text in red/brackets indicates a loss):

<b>Application</b>	<b>Site</b>	<b>Proposal</b>	<b>B1(a)</b>
<b>15/02557/HY4</b>	Former Vaux Brewery Site Gill Bridge Avenue City Centre Sunderland	HYBRID APPLICATION: The development will comprise a first (detailed) phase (7319 sqm Gross External Area) to include 6319 sqm (GEA) Office Accommodation (B1) and ground floor uses (1000 sqm GEA) including leisure (D1, D2), food and drink (A3, A4).	6,319
<b>17/02434/LP3</b>	Northumbria Police (Divisional HQ) Gill House Gill Bridge Avenue Sunderland SR1 3AW	Change of use from Police Station (Sui Generis) to mixed commercial development comprising B1 (categories A, B and C), A1 (up to 500 square metres), A2, A3 (up to 1200 square metres), A4 (up to 1200 square metres), A5 (street food vendor), D1 (up to 1200 square metres) and D2 (up to 1200 square metres).	4,446
<b>16/02207/FUL</b>	The Londonderry 287 High Street West Sunderland SR1 3ES	Change of use of first floor from nightclub (Use Class Sui Generis) to entertainment venue (Use Class D2) and change of use of second floor from residential (Use Class C3) to offices (Use Class B1).	171
<b>15/01535/FU4</b>	Sunderland Empire Theatre Empire Theatre High Street West Sunderland SR1 3EX	Change of use of existing hospitality room to call centre.	150
<b>15/00339/FUL</b>	Unit 7 Signal House 24 Waterloo Place City Centre Sunderland SR1 3HT	Change of use from use class A1 (retail) to office base for Sunderland City Centre policing team (amended description).	148
<b>15/02361/FUL</b>	20 Foyle Street Sunderland SR1 1LE	Change of use from use class D1 (massage clinic) to use class B1(A) (office).	147

<b>16/00424/FUL</b>	32 Nile Street Sunderland SR1 1EY	Change of use from mixed use B1 (Manufacturing) and B8 (Storage) to mixed use (B1) Manufacturing Props (B8) Storage (A1) Shop and (Sui Generis) Rehearsal.	42
<b>18/02052/FUL</b>	48 John Street Sunderland SR1 1QH	Change of use to teaching rooms (D1) to first and second floor.	(172)
<b>16/00880/FUL</b>	20 Holmeside Sunderland SR1 3JE	Change of use of the 1st and 2nd Floors, from office accommodation (Use Class B1) to a 5-bed house of multiple occupation (Use Class C4).	(216)
<b>18/01535/PCJ</b>	59 John Street Sunderland SR1 1QH	Change of use of first and second floor offices (B1) to 3no. apartments.	(283)
<b>16/02221/PCJ</b>	First Floor The Old Vestry 23 Fawcett Street Sunderland SR1 1RH	Change of use from office (use class B1) to 3no one bedroomed apartments, 2no two bedroomed apartments and 2no three bedroomed apartments (use class C3).	(340)
<b>18/01450/PCJ</b>	12 - 13 Toward Road Sunderland SR1 2QF	Change of use from offices to 12 residential apartments. Amended Description.	(688)
<b>17/01867/PCJ</b>	Gilbridge House <sup>2</sup> 29 High Street West Sunderland SR1 3HL	Prior Approval for change of use from Offices B1(a) to Dwellings (C3) (49 units).	(4,454)
<b>17/01127/PCJ</b>	Angel House Borough Road Sunderland SR1 1EH	Change of use from offices (Class B1 (a)) to 154 apartments (Class C3).	(4,939)
<b>Total</b>			<b>331</b>

### Main Town Centre Uses (A1 - A5) Additions and Losses Within the City Centre (sqm)

There have been 37 permissions granted for main town centre uses within the city centre since the beginning of the plan-period. The net addition/loss to overall retail floorspace as a result of these planning applications are set out in the table below:

City Centre	A1 (Comp.)	A1 (Conv.)	A2	A3	A4	A5
<b>Net Additional Floorspace (sqm)</b>	9,184	9,052	4,922	10,656	5,635	3,917

There have been 27 permissions granted for main town centre uses within the city centre Primary Shopping Area since the beginning of the plan-period. The net addition/loss to overall retail floorspace as a result of these planning applications are set out in the table below:

<sup>2</sup> This table includes two separate permissions for the same unit (former Police HQ at Gilbridge House) which identifies both a 4446sqm addition in office floorspace and 4,454.36sqm loss.

City Centre Primary Shopping Area	A1 (Comp.)	A1 (Conv.)	A2	A3	A4	A5
Net Additional Floorspace (sqm)	1,960	533	93	5,133	3,745	996

### The Vaux

The site of the former Vaux brewery is a strategic site located within the Urban Core allocated primarily for office space and residential use, with small scale ancillary leisure and retail and a hotel. There has been one application determined since the beginning of the plan-period, hybrid application 15/02557/HY4, which permits 6,319sqm of B1(a) office floorspace, amongst other uses. A further planning permission (19/00188/FU4) has been granted since the monitoring period for 18,075sqm which would include B1(a), D1 and A3 uses. This building will be a public sector hub and incorporate the new City Hall.

The first building on the Vaux site, known as The Beam is now complete. Ocado have recently announced that they will be creating a new hub within The Beam creating up to 300 new jobs. Future development on this site is expected to deliver 60,000sqm of office floorspace. There has so far been no hotel application on the Vaux site itself, though permission has been granted opposite the site on High Street West for a 120-bed hotel on 10 January 2017 (16/01697/FU4). A further application (19/01101/FU4) has been submitted after the monitoring period for a hotel on the same site. No full applications have been received for housing on the site, though as part of the original hybrid application outline permission was granted for up to 201 dwellings.

### Washington Sub-areas and Strategic Site Allocations

#### Economic Growth

The net addition or loss of land (ha) and floorspace (sqm) permitted for employment use across identified Employment Areas in Washington since the beginning of the plan-period is set out in the table below:

#### Washington

B1(a)	B1(b)	B1(c)	B2	B8	Hectares
379	0	3,051	52,994	18,554	6.22ha

Permissions to develop land (ha) and for the addition or loss of employment floorspace (sqm) on identified Employment Areas within the Washington sub-area are set out in the table below:



Pattinson North (PEA4)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
15/00787/FUL	Fergusons Transport Limited Barmston Lane Washington NE38 8QN	Construction of extension to existing warehouse (4700m <sup>2</sup> ) with associated hard landscaping.	12/08/15	0	0	0	0	4,700	n/a
16/01760/FUL	12 Walton Road Pattinson North Washington NE38 8QE	Erection of single storey extension to rear (amended description 13.10.2016)	02/03/07	0	0	0	188	0	n/a
17/00185/FUL	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	Erection of a single storey extension to east elevation.	09/05/17	0	0	500	0	0	n/a
17/01566/FUL	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	Erection of freestanding industrial unit.	02/10/17	0	0	500	0	0	n/a
17/02157/FUL	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	Erection of an infill extension to eastern end of existing building (as amended)	26/01/18	0	0	180	0	0	n/a
17/02158/FUL	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	Erection of detached industrial building (as amended).	18/01/18	0	0	624	0	0	n/a
17/02423/FUL	Fred Mence Construction Limited 11 Walton Road Pattinson North Washington NE38 8QE	Erection of detached garage/storage building.	27/04/18	0	0	281	0	0	n/a
18/02047/FUL	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	Erection of two storey office extension and relocation of roller shutter door to south elevation	20/03/19	78	0	0	0	0	n/a
Total				78	0	2,085	188	4,700	n/a

### Pattinson South (PEA5)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
<b>16/01644/FUL</b>	Faurecia Staithes Road Washington NE38 8NW	Erection of a modular industrial building to rear of existing factory, to be connected via 2 enclosed links to provide additional storage space for raw components and manufactured parts, serving the main factory.	02/05/17	0	0	0	1,884	0	n/a
<b>17/01206/FUL</b>	20 Stirling Close Pattinson South Washington NE38 8QD	Change of use from B1, B2 and B8 to D2 leisure use for a small fitness facility.	25/04/18	0	0	(153)	(153)	(153)	n/a
Total				0	0	(153)	1730	(153)	n/a

### Stephenson (PEA6)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
<b>16/01140/FUL</b>	Rayovac Europe Ltd 2A Stephenson Road Stephenson Washington NE37 3HW	Erection of a single storey extension to east elevation.	28/11/16	139	0	0	0	0	n/a
<b>18/01098/FUL</b>	Herod Construction Limited Rainhill Road Stephenson Washington NE37 3HP	Erection of a 2.4metre palisade fence and portacabin to south west elevation.	10/10/18	0	0	0	0	100	n/a
Total				139	0	0	0	100	n/a

### Wear (PEA7)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
<b>16/01038/FUL</b>	The Cylinder Service Centre Sedling Road Wear Washington NE38 9BZ	Erection of industrial unit.	10/08/16	0	0	168	0	0	n/a
<b>16/01566/FUL</b>	The Cylinder Service Centre Sedling Road Wear Washington NE38 9BZ	Erection of a cold rolled industrial unit single skin.	23/08/16	0	0	0	168	0	n/a
<b>17/01588/FUL</b>	J C Atkinson And Son Limited Joinery Works Sedling Road Wear Industrial Estate Washington NE38 9BZ	Proposed extension to create new loading bay and dock.	01/11/17	0	0	0	207	0	n/a
<b>18/00504/FUL</b>	D J N Fabrication and Engineering Ltd 9 Sedling Road Wear Industrial Estate	Erection of detached spray booth.	03/07/18	0	0	0	0	28	n/a

	Washington NE38 9BZ								
Total				0	0	168	375	28	n/a

### Nissan (PEA8)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
<b>15/00475/FUL</b>	Nissan Motor Manufacturing (UK) Limited Washington Road Usworth Sunderland SR5 3NS	New Panel Press facility which is an extension to the existing pressing department facilities. Works include demolition of existing panel store, erection of new 6780sqm building, and to include necessary alterations to roads, carparking, other hardstanding.	29/05/15	0	0	0	6,780	0	n/a
<b>15/02247/FUL</b>	Nissan Motor Manufacturing (UK) Limited Washington Road Usworth Sunderland SR5 3NS	Construction of new paint shop building, including link bridge into existing building, alteration of external service road, and re-provision of carparking at north western edge of site.	01/02/16	0	0	0	27,732	0	n/a
<b>16/01849/FUL</b>	Nissan Motor Manufacturing (UK) Limited Washington Road Usworth Sunderland SR5 3NS	Erection of a single storey extension to existing docking facility.	30/03/17	0	0	0	104	0	n/a
<b>18/01113/FUL</b>	Nissan Motor Manufacturing (UK) Limited Washington Road Usworth Sunderland SR5 3NS	Extension to existing Battery Plant Offices (west elevation) to provide staff amenity areas and IT facilities.	15/08/18	162	0	0	0	0	n/a
Total				162	0	0	34,616	0	n/a

### Turbine Park (PEA9)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
<b>17/00570/FUL</b>	Land at Turbine Way Washington SR5 3QY	Erection of a warehouse with ancillary office (use class B2 and B8), 2no tank farms, 1no 20.0m high wind turbine and 43no space car park with associated landscaping and access.	06/09/17	0	0	372	684	684	1.37
Total				0	0	372	684	684	1.37

### Armstrong (KEA9)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
<b>15/00042/FUL</b>	15 Elswick Road Armstrong	Change of use from Use Class B8 (warehouse) to D2	17/07/15	0	0	0	0	(273)	4.01

	Industrial Estate Washington NE37 1LH	(indoor air rifle range).							
<b>17/02241/FUL</b>	12 Donkin Road Armstrong Industrial Estate Washington NE37 1PF	Change of use from storage and distribution facility (Use Class B8) to children's recreational facility and cafe (Sui Generis) (retrospective).	21/05/18	0	0	0	(300)	0	n/a
<b>18/01023/FUL</b>	Site of Former B and Q Warehouse Armstrong Road Armstrong Industrial Estate Washington	Construction of a 14,585 sqm (c. 157,000 sq ft) B2 Manufacturing/B8 Logistics Warehouse, with associated earthworks, landscaping, parking and access proposals.	03/10/18	0	0	0	14,585	14,585	n/a
Total				0	0	0.00	14,285	14,312	4.01

### Crowther (KEA10)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
<b>17/01228/FUL</b>	Aurora Street Lighting Unit 13 Tilley Road Crowther Washington NE38 0AB	Change of use from storage and distribution with ancillary industrial use (Use Class B8) to general industrial (Use Class B2).	21/07/17	0	0	0	1,116	(1,116)	n/a
<b>18/00491/FUL</b>	Land At 17 Crowther Road Crowther Washington	Erection of new offices and workshops to provide new company headquarters, together with new access, parking, hard and soft landscaping and boundary treatment.	19/07/18	0	0	580	0	0	0.32
<b>18/01515/FUL</b>	Unit 13 Tilley Road Crowther Washington NE38 0AB	Erection of silo and associated feeder bins, roller shutter door, palisade fencing and miscellaneous works.	28/09/18	0	0	0	0	0	0.52
Total				0	0	580	1,116	(1,116)	0.84

Since the beginning of the plan-period there has been no permissions to develop land or net addition or loss of employment within the following employment areas in Washington: Glover (PEA3), Hillthorn Farm (PEA10), Hertburn (KEA11), Parsons (KEA12) and Swan (KEA13). One notable development has been the erection of a 40,500sqm B8 warehouse facility with 475sqm of B1(a) office space at Hillthorn Farm, however this permission pre-dates the plan-period by a matter of days but was built out within the plan-period.

There have been two applications approved on designated Employment Areas in Washington which permit the loss of land to non-B use classes. The two applications are 17/00185/FUL and 17/01566/FUL, both include elements of retail as part of a wider scheme for employment use. Both applications are on Pattinson North Primary Employment Area (PEA4).

Application	Site	Proposal	Date	A1 (Comp.)	Employment Area
<b>17/00185/FUL</b>	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	Erection of a single storey extension to east elevation.	05/05/17	500	Pattinson North
<b>17/01566/FUL</b>	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	Erection of freestanding industrial unit.	02/10/17	500	Pattinson North
Total (sqm)				1000	

#### Main Town Centre Use (A1-A5) Development in Washington Town Centre (sqm)

Application	Site	Proposal	Date	A1 (Comp.)	A1 (Conv.)	A2	A3	A4	A5
<b>16/01253/FUL</b>	10B The Galleries Washington Town Centre Washington NE38 7SA	Change of use of retail unit (Class A1) to restaurant (Class A3) and/or hot food takeaway (Class A5).	20/09/16	(31)	0	0	31	0	31
<b>16/00766/FUL</b>	Lloyds Pharmacy And Post Office 35C The Galleries Washington Town Centre Washington NE38 7SB	Change of use from vacant retail unit (A1) to betting shop (Sui Generis).	05/07/16	(85)	0	0	0	0	0
<b>16/02049/FUL</b>	8 Galleries Retail Park Washington NE38 7QY	Installation of a Mezzanine Floor to be used for retail and/or Pet Care, Treatment and Grooming Facility, Installation of 16 No. Air Conditioning Units, Gas Bottle Storage and External Spiral Staircase.	06/02/17	266	0	0	0	0	0
<b>17/01244/FUL</b>	The Galleries Washington Town Centre Washington	Installation of demountable kiosk for A2 Use as bureau de change on area of vacant mall floor space (A1-Retail) adjacent to Sainsburys supermarket and the northern entrance to The Galleries Shopping Centre.	11/08/17	0	16	16	0	0	0
Total (sqm)				150	16	16	31	0	31

The applications contained in the table above represent the only applications which result in a net gain/loss of main town centre use floorspace within Washington Town Centre and within the Primary Shopping Area since the beginning of the plan-period.

### Percentage of Primary Frontage in Non-A1 Use in Designated Town Centre

Centre Name	No. of Units	No. of Units in A1 Use	No. of Units in non-A1 Use	Percentage of Units in non-A1 Use	Policy Target	Performance Against Target
Washington	106	78	28	26.42%	25%	-1.42%

### Housing Growth Areas

To date, there has been no housing completions on identified HGA sites within the Washington sub-area. Therefore, there has not been any developer contributions collected, and it is not yet possible to monitor the housing mix of any of the sites.

### Travelling Showpeople

There have been no plots created on allocated travelling showpeople sites and there have been no plots created on unallocated sites within the Washington sub-area.

### Safeguarded Land

The Council has identified safeguarded land to be removed from the Green Belt within the Washington sub-area to meet longer term development needs. This will only be brought forward as part of a review of the Plan, if the Council is failing to meet development needs. There have been no applications for development on safeguarded land.

### North Sunderland Sub-areas and Strategic Site Allocations

#### Regeneration and Renewal

There have been no planning applications submitted for regeneration and renewal at Marley Potts or Carley Hill.

#### Housing Growth Areas

There have been no housing completions on the identified HGA site within the North Sunderland sub-area. Therefore, there has been no developer contributions collected, and it is not possible to monitor the housing mix of the site.

#### Economic Growth

The net addition or loss of land (ha) and floorspace (sqm) permitted for employment use across identified Employment Areas in North Sunderland since the beginning of the plan-period is set out in the table below:

B1(a)	B1(b)	B1(c)	B2	B8	Hectares
(1,323)	0	(4,551)	(2,260)	1,949	0.12ha

Permissions to develop land (ha) and for the addition or loss of employment floorspace (sqm) on identified Employment Areas within the North Sunderland sub-area are set out in the table below:

#### Sunrise Business Park (PEA1)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
<b>15/01064/FUL</b>	Unit B Sunrise Enterprise Park Sunderland SR5 3RX	Change of use from B1/B2 use to class D2 leisure use to include installation of glazed entrance doors to north east elevation. (Amended description 10.08.2015).	01/10/15	0	0	(2,260)	(2,260)	0	n/a
<b>15/02571/FUL</b>	Unit 6 Sunrise Enterprise Park Sunderland SR5 3RX	Change of use from use class B2 (General Industry) to use class D2 (Soft Play) to include associated parking and realignment of security fence at rear.	27/04/16	0	0	0	(1,002)	0	n/a
<b>18/02100/FUL</b>	Unit 6 Sunrise Enterprise Park Sunderland SR5 3RX	Change of use from soft play centre (use class D2) to mixed use B2/B8.	16/01/19	0	0	0	1,002	1,002	n/a
Total				0	0	(2,260)	(2,260)	1,002	n/a

#### Hylton Riverside (PEA12)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
<b>16/00635/FUL</b>	International Acceptance Unit D Rapier House Colima Avenue Sunderland Enterprise Park Sunderland SR5 3XB	Change of use from mixed use to B1(a) offices and installation of 6 new windows to left elevation and blocking up of existing garage door.	09/05/16	830	0	0	0	0	n/a
<b>17/01299/FUL</b>	3E Hylton Park Hylton Park Road Sunderland Enterprise Park Sunderland SR5 3HD	Change of use from B1 to Sui Generis - veterinary ophthalmology referral clinic.	12/10/17	(2,349)	0	0	0	0	n/a
<b>18/01643/FUL</b>	Unit 8 West Quay Road Sunderland Enterprise	Erection of 1no single-storey modular pre-fabricated office building.	11/12/18	0	0	0	0	73	n/a

	Park Sunderland									
Total				(1,519)	0	0	0	0	73	n/a

### Low Southwick (KEA7)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
16/00413/FUL	Unit 16A Riverside Road Southwick Sunderland SR5 3JC	Change of use from warehouse to kickboxing/fitness academy.	07/06/16	0	0	0	0	(232)	n/a
16/02079/FUL	Land At Haswell Court Sunderland	Change of use from Class use B1 to B1 and B8 and creation of new office and car valet area.	20/02/17	74	0	0	0	1,106	0.118
18/02020/FUL	15 Pickersgill Court Sunderland	Change of use from office (B1) to yoga studio (D2).	06/03/19	(53)	0	0	0	0	n/a
Total				21	0	0	0	874	0.118

### North Hylton Road (KEA8)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
15/00775/FUL	John Porter (Newcastle) North Hylton Road Southwick Sunderland SR5 3JE	Partial demolition of factory, retaining part of building as workshop. Erection of 2no. portal frame steel buildings, siting of 6no. inter-connected office pods to provide hire, service, storage and distribution facilities for portable storage containers.	03/09/15	176	0	(2,291)	0	0	n/a
Total				176	0	(2,291)	0	0	n/a

### South Sunderland Sub-area and Strategic Allocations (including the Port of Sunderland and South Sunderland Growth Area)

#### **Regeneration and Renewal**

There has been one application approved for the construction of 118 dwelling houses, including drainage infrastructure, landscaping, public open space and stopping up of public highway at Pennywell. Work is due to start in August 2019. There have so far been no planning applications submitted for regeneration and renewal at Hendon or Millfield.

#### **Economic Growth**

The net addition or loss of land (ha) and floorspace (sqm) permitted for employment use across identified Employment Areas and The Port in South Sunderland since the beginning of the plan-period is set out in the table below:



B1(a)	B1(b)	B1(c)	B2	B8	Hectares
(11,351)	0	(61)	487	9,437	3.20ha

Permissions to develop land (ha) and for the addition or loss of employment floorspace (sqm) on identified Employment Areas and The Port within the South Sunderland sub-area are set out in the table below:

#### Port of Sunderland

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
<b>16/01876/MW3</b>	Queen Elizabeth II Berth Port of Sunderland Hudson Dock East Side Barrack Street Sunderland SR1 2BU	Construction of 4 no. silos for the storage of cement and pulverised fuel ash (PFA), to include weighbridge, office and ancillary structures/works.	05/01/17	0	0	0	0	2,530	0.3
<b>18/01324/FU4</b>	Land Adjacent To Half Tide Basin Port Of Sunderland Barrack Street Sunderland SR1 2BU	Construction of 4 no. silos for the storage of tallow oil, to include welfare facilities, boiler room, bund wall at Half Tide Basin and ancillary structures/works.	14/12/18	0	0	0	0	764	0.4
Total				0	0	0	0	3,294	0.7

#### Doxford International (PEA11)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
<b>15/01138/FUL</b>	Unit C Camberwell Way Doxford International Business Park Sunderland SR3 3XN	Extension to existing data centre facility to provide data storage building with associated external plant areas.	12/08/15	0	0	0	0	3,891	n/a
Total				0	0	0	0	3,891	n/a

#### Hendon (KEA1)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
<b>15/01673/FUL</b>	Unit A The Parade Hendon Sunderland	Change of use from general industrial to vehicle dismantlers.	09/10/15	0	0	0	(367)	0	n/a
<b>15/01704/LP3</b>	Former Littlewoods Call Centre Commercial Road Sunderland SR2 8QS	Partial demolition of commercial building with rearmost section modified and retained.	29/02/16	(11,618)	0	0	0	(3,091)	n/a

<b>17/02418/HY3</b>	Former Littlewoods Home Shopping Group Ltd Commercial Road Hendon Sunderland SR2 8QS	Hybrid Planning Application Comprising of: Full planning permission for the erection of 5728 sqm of B2/B8 and ancillary B1 over two development plots (Plot1 1859 Sqm) and (Plot 2 3869 Sqm) with associated access, car parking, landscaping and drainage. Outline planning permission for up to 0.309 ha's of B2/B8 and ancillary B1 (Plot 3), all other matters reserved (as amended).	23/03/18	0	0	0	5,728	5,728	3.2
<b>18/00849/FUL</b>	Unit B The Parade Hendon Sunderland SR2 8NT	Change of use from general industrial to vehicle dismantlers in connection with existing business at Unit A.	07/08/18	0	0	0	(730)	0	n/a
Total				(11,618)	0	0	4,631	2,637	3.2

### Leechmere (KEA2)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
<b>15/00244/FUL</b>	3A Wellmere Road Leechmere Industrial Estate Sunderland SR2 9TE	Erection of a single storey extension to the rear.	15/04/15	95	0	0	0	0	n/a

<b>15/00545/FUL</b>	BT94/2 Carrmere Road/3-5 (incl.) Frontier Court Claymere Road Leechmere Industrial Estate Sunderland SR2 9TW	Erection of infill extension linking Units A and B, erection of canopy to north and south elevations and associated works to include additional roof lights, elevational alterations, provision of fencing and additional car parking.	08/07/15	0	0	0	0	387	n/a
<b>18/00014/FUL</b>	Two Sisters Food Group Unit U Wellmere Road Leechmere Industrial Estate Sunderland SR2 9TE	Provision of new car park and access from Wellmere Road with vehicle control barriers and fencing and installation of external staircase, door to internal lift and windows to existing upper floor mezzanine to form offices.	06/08/18	764	0	0	0	0	n/a
<b>18/00471/SUB</b>	Former Steels Engineering Wellmere Road Leechmere Industrial Estate Sunderland SR2 9TG	Change of Use of the former Steels Engineering offices to a timber suppliers office, pet suppliers, and recording studio, with the building fully re- clad/refurbished. (Resubmission)	22/05/18	(592)	0	0	0	302	n/a
Total				267	0	0	0	689	n/a

### Pennywell (KEA3)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
<b>16/01830/FUL</b>	Former Dewhirst Factory Pennywell Industrial Estate Sunderland SR4 9EP	Demolition of vacant factory shop and lean to. External alterations to existing industrial/warehouse building and alterations to car park, to facilitate subdivision and conversion to 4 no. trade warehouse units.	09/12/16	0	0	0	(2,544)	2,220	n/a
Total				0	0	0	(2,544)	2,220	n/a

## Pallion (KEA4)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
16/01504/FUL	35B Pallion Trading Estate Sunderland SR4 6SN	Change of use from light industry (Use Class B1) to Gym (Use Class D2).	27/10/16	0	0	(331)	0	0	n/a
16/02083/FUL	Mason House 27 Rheims Court Pallion Industrial Estate Sunderland SR4 6SJ	Erection of a detached storage workshop and realignment of car park to include 9no additional spaces.	30/01/17	0	0	270	0	0	n/a
19/00236/SUB	Unit 13 Pallion Industrial Estate Pallion Sunderland SR4 6AD	Demolition of existing office block at northern end of industrial unit and creation of landscaped area and access ramp, re cladding of exposed north elevation and incorporation of office accommodation, and B2/B8 into remaining building area.	06/03/19	0	0	0	(1,600)	0	n/a
Total				0	0	(61)	(1,600)	0	n/a

Since the beginning of the plan-period there have been no permissions to develop land or net addition or loss of employment floorspace within either Pallion Shipyard (KEA5) and Deptford (KEA6).

### South Sunderland Growth Area

The South Sunderland Growth Area (SSGA) aims to create a new sustainable neighbourhood that will provide a mix of housing sizes, types and tenures, including affordable housing. The site is allocated for 3,000 homes, 2,305 of which are anticipated to be delivered in the plan-period.

### Housing Completions on Each Site

Year	Cherry Knowle	Chapelgarth	South Ryhope	Land North of Burdon Lane	Total
2015/16	0	0	0	0	0
2016/17	0	0	0	0	0
2017/18	0	0	0	0	0
2018/19	3	0	0	0	3
Total	3	0	0	0	3

### Number of Affordable Homes Completed

Of the 3 completions on SSGA sites, none are affordable units. The Policy target is 10% of all units on SSGA sites to be affordable.

### **Developer Contributions Collected**

There have been no developer contributions collected as part of SSGA since the beginning of the plan-period.

### **Housing Mix Delivered on Each Site**

The site of the former Cherry Knowle hospital has delivered 2 x 2-bedroom terraced dwellings and 1 x 3-bedroom detached dwelling.

### **Delivery of Neighbourhood Centre, Community and Cultural Facilities**

The delivery of a neighbourhood centre, school, community and cultural facilities is expected to be delivered on the Land North of Burdon Lane site. This site is the only one within the SSGA without planning permission at present, and so there has not yet been delivery of these facilities.

### **Planning Applications Received/Granted Within Settlement Breaks**

There have been no applications approved within the identified settlement break in the South Sunderland sub-area.

### **New Road and Rail Links to The Port Permitted/Delivered**

The latest phase of the Sunderland Strategic Transport Corridor (SSTC stage 3) was permitted on 25 October 2017. The application (17/00197/LP3) proposes the construction of a 2.15km dual carriageway between the southern bridge head of the new Wear Crossing and St Mary's Roundabout; including associated street lighting, landscaping, retaining walls, demolition of a number of buildings and stopping up of some existing accesses. Whilst this does not link all the way to the Port of Sunderland, it is the third phase of five which would link Nissan, the IAMP and the A19 through to the Port via dual carriageway. Work is underway on this project.

### **The Coalfield Sub-area and Strategic Site Allocations**

#### **Open Countryside and Settlement Break Designations**

There have been no applications approved within the Settlement Breaks or Open Countryside (as designated in the CSDP) contrary to Policy advice in the Coalfield sub-area.

#### **Housing Growth Areas**

To date, there has been no housing completions on identified HGA sites within the Coalfield sub-area. Therefore, there has not been any developer contributions collected, and it is not possible to monitor the housing mix of the sites.

## Plots Created on Allocated Travelling Showpeople Sites and Travelling Showpeople Plots Created on Unallocated Sites

There have been no plots created on allocated travelling showpeople sites and there have been no plots created on unallocated sites within the Coalfield sub-area.

### Economic Growth

The net addition or loss of land (ha) and floorspace (sqm) permitted for employment use across identified Employment Areas in the Coalfield since the beginning of the plan-period is set out in the table below:

B1(a)	B1(b)	B1(c)	B2	B8	Hectares
0	0	0	1,093	1,928	0.00

Permissions to develop land (ha) and for the addition or loss of employment floorspace (sqm) on identified Employment Areas within the Coalfield sub-area are set out in the table below:

#### Rainton Bridge North (PEA2)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
16/01229/FUL	Unit 2 Phoenix Way Rainton Bridge Industrial Estate Houghton-le-Spring DH4 5PH	Erection of covered storage area on existing hard standing external slab to provide weather protection for stacked products. Proposed hardstanding to facilitate efficient vehicular movement and product stacking relative to the existing main building.	06/09/16	0	0	0	0	410	n/a
17/00743/FU4	Tacle Unit 2 Phoenix Way Rainton Bridge Industrial Estate Houghton-le-Spring DH4 5PH	Erection of a single storey extension to existing production building to allow installation of a new production line, erection of a covered storage area canopy and the creation of 5 no additional car parking spaces.	05/07/17	0	0	0	1,093	0	n/a
Total				0	0	0	1,093	410	n/a

#### Rainton Bridge South (PEA13)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
18/01428/FUL	Sumitomo Electrical Wiring Systems (Europe) Limited 2 Gadwall Road Rainton Bridge South Houghton-Le-Spring DH4 5NL	Erection of a loading canopy to west elevation. (Amended description 20/09/2018)	18/10/18	0	0	0	0	300	n/a
Total				0	0	0	0	300	n/a

### Hetton Lyons East (KEA17)

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
18/00050/FUL	Hetton Lyons Workshop Colliery Lane Hetton Lyons Ind. Estate Hetton DH5 0RF	Retrospective: Change of use from agricultural merchant's depot to a storage and vehicle maintenance facility. (Amended plans received 15.06.18)	28/09/18	0	0	0	0	1,218	n/a
Total				0	0	0	0	1,218	n/a

Since the beginning of the plan-period there have been no permissions to develop land or for the net addition or loss of employment floorspace within New Herrington (KEA14), Dubmire (KEA15) or Houghton Market Place (KEA16).

### Main Town Centre Use (A1 - A5) Development in Houghton (sqm)

Application	Site	Proposal	Date	A1 (Comp.)	A1 (Conv.)	A2	A3	A4	A5
15/01670/FUL	1 Mautland Square Houghton-le-Spring DH4 4BJ	Demolition of existing foodstore and erection of replacement food store with associated parking and landscaping.	29/10/15	0	336	0	0	0	0
17/00984/FUL	75 Newbottle Street Houghton-le-Spring DH4 4AR	Change of use from amusement/bingo hall to bistro/restaurant and retrospective installation of new shop front.	08/09/17	0	0	0	98	0	0
Total				0	336	0	98	0	0

The applications contained in the table above represent the only applications for main town centre uses within Houghton Town Centre and Primary Shopping Area since the beginning of the plan-period.

### Percentage of Primary Frontages in Non-A1 Use in Designated Town Centre

Centre Name	No. of Units	No. of Units in A1 Use	No. of Units in non-A1 Use	Percentage of Units in non-A1 Use	Policy Target	Performance Against Target
Houghton	77	36	41	53.25%	40%	-13.25%

### Housing Growth Areas

Since the beginning of the plan-period there has been no housing completions on identified HGA sites within the Coalfield sub-area. Therefore, there has been no developer contributions collected, and it is not possible to monitor the housing mix of the sites.

# Healthy and Safe Communities

The link between planning and health outcomes is long established and recognised in national planning policy and guidance. Many factors influence our health, including lifestyles, the environment and access to health and other facilities. The CSDP aims to reverse the poor health outcomes in Sunderland relative to the region and country as a whole. Teenage pregnancy, smoking, and obesity are issues for the authority-area.

## Life Expectancy at Birth

Period	Male life expectancy at birth (years)		
	Sunderland	North East	England
2014-16	77.2	77.8	79.5
2015-17	77	77.9	79.6

Source: <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/4/gid/1000049/pat/6/par/E12000001/ati/102/are/E08000024>

Period	Female life expectancy at birth (years)		
	Sunderland	North East	England
2014-16	81.1	81.5	83.1
2015-17	81.3	81.6	83.1

Source: <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/4/gid/1000049/pat/6/par/E12000001/ati/102/are/E08000024>

## Obesity Rates

Period	Percentage of adults (aged 18+) classified as overweight or obese (%)		
	Sunderland	North East	England
2015/16	64.8	66.3	61.3
2016/17	67.7	66.1	61.3
2017/18	69.2	66.5	62

Source: <https://fingertips.phe.org.uk/profile/health-profiles/data#page/4/gid/1938132694/pat/6/par/E12000001/ati/102/are/E08000024/iid/93088/age/168/sex/4>

## Air Quality

There were no exceedances of the Air Quality Objectives during 2017. Sunderland City Council does not currently have any AQMA's and do not need to declare an AQMA for any pollutants. There has been a general decrease in NO2 levels up to 2015. However, during 2016 an increase in NO2 levels at most monitoring sites (apart from 3 diffusion tube sites) has been recorded, although levels are still below the National Air Quality Objectives. During 2017 a downward trend has again been observed across most monitoring sites.

## Water Quality

Year	No. of water bodies	Ecological status or potential					Chemical status	
		Bad	Poor	Moderate	Good	High	Fail	Good
2015	64	2	10	44	8	0	11	53
2016	64	0	14	44	6	0	8	56

Source: Environment Agency Catchment data Explorer (<https://environment.data.gov.uk/catchment-planning/>)



## Hot Food Takeaways

As of December 2017, there were 382 hot food takeaways within the Plan-area according to Public Health England's data and definition. (Source: Public Health England (2018): <https://www.gov.uk/government/publications/fast-food-outlets-density-by-local-authority-in-england>)

## Health Impact Assessments

The CSDP requires major developments of 100 dwellings or more to include a Health Impact Assessment. As the Plan is yet to be adopted, this Policy has not yet been implemented and it is not currently a policy requirement. This Policy will continue to be monitored once the CSDP is adopted.

## Noise Assessments

The applications set out below are those which have had conditions attached requiring the submission and approval of a noise assessment. Each application in the table has subsequently had the assessment approved and the condition discharged. It should be noted that some of the applications predate the plan-period, but the relevant condition was discharged during the plan-period.

Application	Site	Proposal
<b>16/01844/FU4</b>	Land At Dun Cow Street/Garden Place Sunderland	Provision of auditorium with outdoor performance space and open space (Use Class D2)
<b>16/02357/FUL</b>	Land South Of Coaley Lane Newbottle Houghton-le-Spring	Erection of 128 dwellings including associated infrastructure, access, landscaping, open space and Sustainable Drainage System (SuDS) (as amended).
<b>17/02446/FU4</b>	The Cheadle Centre Cheadle Road Hylton Castle Sunderland Sunderland SR5 3NN	Demolition of Cheadle Centre and redevelopment of site for 19 no. residential units, comprising of 15 no. two bed bungalows and 4 no. two bedroom semi-detached flats, alterations to existing access and associated works. (Amended description)
<b>17/01667/FUL</b>	62 - 66 High Street West City Centre Sunderland SR1 3DP	Conversion of first and second floor offices to 4 student cluster type apartments (Class C3). Creation of new entrance from High Street West and insertion of new windows and replacement of existing windows to all elevations and various other external alterations.
<b>17/02058/PCJ</b>	Units 1 -3 Bodlewell House High Street East Sunderland	Change of use from ground floor offices (Class B1 (a)) to 5 apartments (Class C3).
<b>17/00068/FUL</b>	Upper Floors 18 Fawcett Street Sunderland SR1 1RH	Change of use to first, second and attic floors from offices (use class B1) to 6no residential apartments (use class C3), Installation of roof lights to front and rear, dormer extension to rear, and minor external works.
<b>16/01384/FUL</b>	25 Front Street Hetton-le-Hole Houghton-le-Spring DH5 9JQ	Change of use from financial and professional services (Use Class A2) to hot food takeaway (Use Class A5) and provision of extraction flue to rear
<b>16/00388/HY4</b>	Chapelgarth South Of Weymouth Road Sunderland	Hybrid planning application - Outline planning application for up to 750no residential units, public open space and internal road network along with up to 1000sqm of ancillary commercial uses including Retail (A1), Financial and Professional Services (A2)
<b>16/02279/FUL</b>	11 Saint Thomas Street City Centre Sunderland SR1 1QD	Change of use of first, second and attic floors from gym (Use Class D2) to 5no self-contained residential units (Use Class C3) to include first floor extension to rear, 2 new windows to first and second floors, 2no roof lights to front, and dormer and roof-light.
<b>16/00291/VAR</b>	Radial Park Road Washington	Variation of condition no.3 (plans) of application number 12/00304/VAR for erection of 30,000sqm manufacturing facility

		including ancillary offices, car parking/servicing, associated highway improvements an access arrangements.
<b>16/02018/VAR</b>	LiDL Ryhope Road Sunderland SR2 9TB	Variation of condition 7 (hours of operation) attached to planning application 16/01569/VAR to allow premises to operate between the hours of 07:00 and 23:00 Monday to Saturday (including Bank Holidays) and 10:00 and 16:00 on Sundays (Amended Proposal 14.
<b>15/02346/MAV</b>	Campground Refuse Disposal Works Springwell Road Springwell Gateshead NE9 7XW	Variation of condition 2 attached to planning application 13/03217/VAR (Variation of condition 22 (hours of operation 7am - 7pm) attached to planning application 11/02076/FUL (Redevelopment of campground waste transfer station including: waste reception building, storage facilities, staff site office, visitors centre, wind turbine, car parking and associated infrastructure and landscaping) to allow opening hours to be extended up until 7.30pm.) to use internal site road at the north end of the facility marked as 'emergency access' for waiting bulk haulage vehicles.
<b>16/00424/FUL</b>	32 Nile Street Sunderland SR1 1EY	Change of use from mixed use B1 (Manufacturing) and B8 (Storage) to mixed use (B1) Manufacturing Props (B8) Storage (A1) Shop and (Sui Generis) Rehearsal.
<b>12/00304/VAR</b>	Radial 64 (Former Dunlop Tyre Factory) Birtley Road Washington	Variation of condition no.3 (plans) of application number 11/03016/SUB for Erection of 30,000sqm manufacturing facility including ancillary offices, car parking/servicing, associated highway improvements and access arrangements
<b>15/01267/FU4</b>	Upper Floors Cassaton House 43 - 49 & 50 Fawcett Street Sunderland SR1 1RR	Change of use from offices (Class B1(a) to 111no. studio apartments (Class C3) for the student letting market. External alterations to form new window openings at high level, part new glazing and external decorations.
<b>14/01638/FUL</b>	Land East Of Durham Road And Tudor Grove (Humbledon Hill) Durham Road Sunderland	Proposed executive residential development for 8 no. bespoke eco homes (amended details received 8/1/15)
<b>11/03048/FUL</b>	Land Adjacent To Highfield Hotel Durham Road East Rainton Houghton-le-Spring DH5 9QT	Erection of 3no. 4 bed dwellings, including the erection of a two metres high acoustic barrier.
<b>10/01549/OUT</b>	Land At Lisburn Terrace/Pallion New Road Sunderland SR4 6PT	Outline planning application for mixed-use redevelopment comprising housing, offices, open space and infrastructure works.

## Contaminated Land

The applications set out below are those which have had conditions attached requiring the remediation of contaminated land. Each application in the table has subsequently had the associated conditions discharged. It should be noted that some of the applications predate the plan-period, but the relevant condition was discharged during the plan-period. The far-right hand column indicates site area, although it is not necessarily the case that the entire site area is contaminated for each application.

Application	Site	Proposal	Date	Site Area Ha
<b>16/00388/HY4</b>	Chapelgarth South of Weymouth Road Sunderland	Hybrid planning application - Outline planning application for up to 750no residential units, public open space and internal road network along with up to 1000sqm of ancillary commercial uses including Retail (A1), Financial and Professional Services (A2), Restaurant and Cafes (A3), Offices (B1) Non Residential (D1) and Assembly and Leisure (D2), together with associated landscaping and car parking. All Matters apart from access to be	21/12/16	49.98

		reserved in relation to the outline elements of the proposals. The development also seeks detailed consent for a first phase of infrastructure which shall include the creation of a new protected right turn junction into the site off, Weymouth Road, landscaping and creation of attenuation ponds.		
<b>16/01524/HYB</b>	Land at Former Cherry Knowle Hospital Burdon Lane/Stockton Road Ryhope	Hybrid planning application seeking full planning permission for demolition of existing buildings and erection of 304no. dwellinghouses (Use Class C3) and associated infrastructure and outline planning permission (all matters reserved except access) to erect up to 496no. dwellinghouses (Use Class C3) including care village (up to 80no. bed spaces), up to 700sqm of shops/services (Use Class A1 and/or A2 and/or A3 and/or A4 and/or A5) and associated landscaping and infrastructure	26/06/17	47.72
<b>14/00538/HYB</b>	Land At Philadelphia Complex/Philadelphia Lane Houghton-le-Spring	HYBRID APPLICATION Detailed planning application for change of use and refurbishment of the listed former power station and annexe with associated internal and external works to create learning and enterprise building (use classes B1 and/or D1 and ancillary A3); refurbishment of the other 5 listed buildings and 2 non-listed buildings (Philadelphia Complex) comprising internal and external works for uses within use classes B1 and/or B2 and/or B8. Outline planning application for mixed use development comprising up to 500 dwellings (use class C3); food store (use class A1); local retail facilities comprising of use classes A1 and/or A2 and/or A3 and/or A5; public realm enhancements comprising hard and soft landscaping to create employment zone with associated access roads (requiring stopping up of the highway), landscaping and infrastructure works.	10/06/16	27.79
<b>15/00815/HYB</b>	Land At Coaley Lane Houghton-le-Spring	Hybrid planning application comprising: Full planning application for proposed development of 147 residential dwellings with associated infrastructure, landscaping, open space and highway improvements; and outline planning application for the proposed development of approximately 130 residential dwellings with associated infrastructure landscaping, open space and highway improvements with all matters reserved except for access.	14/05/16	23.22
<b>16/01502/OU4</b>	Land South Of Ryhope Southern Radial Route Sunderland	Outline planning application with two means of vehicular access from A1018 (Saint-Nazaire Way) to be determined (all matters reserved for subsequent approval), for the erection of up to 450 dwellings (Class C3); local centre including up to 500 square metres.	22/12/17	20.68

<b>15/00039/FU4</b>	Land At Hillthorne Farm Washington	Erection of a new 40,500sqm B8 warehouse facility with 475sqm first floor offices, together with associated ancillary buildings, external yard and parking areas, hard and soft landscaping, perimeter fencing, utility diversions, site set up compounds and temporary haul road with associated access on to A1290. (Amended Site Set Up Plan received 18.02.2015 and Amended Environmental Statement received 20.02.2015).	04/02/15	13.43
<b>17/01957/FU4</b>	Kepier Dairy Lane Houghton-Le-Spring	Demolition of existing school buildings and redevelopment of the site to provide a replacement school building and sports facilities, with car parking, hard/soft landscaping and access arrangements.	19/12/17	12.39
<b>13/00799/FUL</b>	Land At Burdon Lane Burdon Sunderland	Erection of 109 dwellings; formation of vehicular and pedestrian accesses, pedestrian footpaths and cycle links; provision of SuDs basins and swales, open space, landscaping and associated works (Revised scheme, amended description, application site plan, plans and reports 11 April 2017).	19/09/18	10.41
<b>11/01794/FUL</b>	Land Formally Known As Ford Estate High Ford Sunderland SR4 0DY	Erection of (285) 2, 3 and 4-bedroom dwellings with associated highways, landscaped green spaces, car parking and stopping up of highway.	25/10/12	8.34
<b>10/01549/OUT</b>	Land At Lisburn Terrace/Pallion New Road Sunderland SR4 6PT	Outline planning application for mixed-use redevelopment comprising housing, offices, open space and infrastructure works.	28/01/11	6.73
<b>12/00333/FUL</b>	Land North Of Station Road/North West Of Pattinson Road And Adjacent To Barmston Road Washington	Residential development comprising of 170 houses with associated access, parking and landscaping, to include public open space. Stopping up of highways and change of use to residential.	15/10/13	6.60
<b>15/00787/FUL</b>	Fergusons Transport Limited Barmston Lane Washington NE38 8QN	Construction of extension to existing warehouse (4700m2) with associated hard landscaping.	28/07/15	5.64
<b>17/00161/VAR</b>	Land North Of Station Road Barmston Road Washington	Variation of condition 2 (plans) of planning permission ref. 12/00333/FUL (residential development comprising of 170 houses with associated access, parking and landscaping, to include public open space. Stopping up of highways and change of use to residential) comprising substitution of house types of plots 46, 48, 51, 54, 74-80, 83, 85-90 and 92-94 within "Area D"	05/07/17	5.12
<b>15/00123/FUL</b>	Land at Kidderminster Road, Rhondda Road, Revenna Road and Robertson Square	The erection of 88 dwellings consisting of 2,3 and 4 bed homes with associated hard and soft landscaping. To include stopping up and diversion of highway.	15/09/15	4.93

<b>13/04717/FUL</b>	Land At Kidderminster Road, Rhondda Road, Ravenna Road And Robertson Square. Sunderland	The erection of 88 dwellings consisting of 2, 3 and 4 bed homes with associated hard and soft landscaping. To include stopping up and diversion of highway (Amended description 12.03.14) (Amended plans received 07.07.14).	29/01/15	4.71
<b>16/01161/FU4</b>	Former Broomhill Estate Houghton Road Hetton-Le-Hole	Demolition of the existing buildings on site, stopping up of highway and construction of 128 residential dwellings with associated infrastructure and landscaping.	18/08/17	4.16
<b>16/01161/FU4</b>	Former Broomhill Estate Houghton Road Hetton-le-Hole Houghton-le-Spring	Demolition of the existing buildings on site, stopping up of highway and construction of 128 residential dwellings with associated infrastructure and landscaping.	18/08/17	4.16
<b>13/02903/FUL</b>	Land Adjacent to Saint Lukes Road Front Road High Ford Sunderland	The construction of 123 new dwellings with associated hard and soft landscaping with the stopping up of existing roads and footpaths. (Amended Plans received 12.02.2014).	04/02/14	3.88
<b>12/01651/REM</b>	Site Of Emerson House Emerson Road Emerson Washington	Reserved matters application (outline 11/03181/OUT) for erection of 112 houses with associated landscaping and highway works.	22/01/13	3.87
<b>14/02833/FUL</b>	Land At Former Homelands Estate - Incorporating Chestnut Crescent, Coronation Crescent And Part Of Beechwood Terrace.	78 dwellings with associated garages and landscaping, construction of new estate roads and site access from Coaley Lane and demolition of 2 existing dwellings and associated stopping up of highway (Amended Plans Received 10/08/15).	19/11/15	3.46
<b>14/01702/LP4</b>	Hylton Castle Primary School Cramlington Road Sunderland SR5 3QL	Demolition of the existing school and redevelopment of the site to provide new two storey school building, car parking with associated access, landscaping and sports facilities.	08/10/14	2.82
<b>16/02266/FU4</b>	Former High Usworth Primary School Well Bank Road Washington	Erection of 56 no. residential dwellings with associated access, landscaping and infrastructure works.	14/06/17	2.74
<b>14/02837/SUB</b>	Land South East Of Pattinson Road Pattinson Industrial Estate Washington	Residential development comprising 43no. dwellings and associated access, infrastructure and landscaping. (Resubmission)	09/04/15	2.41
<b>13/02521/FUL</b>	Junction Of Faber Road And Carley Hill Road Sunderland	Extra care housing development comprising 100 apartments with associated communal spaces including a convenience store, hair salon, restaurant, lounges, garden area and associated vehicle parking and 30 bungalows with private gardens, on plot parking and associated access roads. Development to include stopping up of highway.	01/11/13	2.36

<b>13/03217/VAR</b>	Campground Refuse Disposal Works Springwell Road Springwell Gateshead NE9 7XW	Variation of condition 22 (hours of operation 7am - 7pm) attached to planning application 11/02076/FUL (Redevelopment of campground waste transfer station including: waste reception building, storage facilities, staff site office, visitors centre, wind turbine, car parking and associated infrastructure and landscaping.) to allow opening hours to be extended up until 7.30pm.	21/01/14	2.14
<b>14/00632/FUL</b>	Tacle Unit 2 Phoenix Way Rainton Bridge Industrial Estate Houghton-le-Spring DH4 5SA	Extensions to existing production building to north east of site to provide; new production line floor space, re-location of existing external air treatment plant, installation of new external air treatment plant, new enclosed loading area, overhead conveyor link and construction of new sprinkler tank. (Amended Description 02.04.2014).	22/04/14	2.03
<b>13/02621/LAP</b>	Washington Leisure Centre Washington Town Centre Washington NE38 7SS	Erection of new leisure centre, comprising pool hall, sports hall, squash courts, trampoline hall, fitness suite, exercise studio, spinning room, changing rooms and associated admin rooms. 6no 5 aside football pitches and 100 car parking spaces. Stopping up and diversion of footpath.	18/11/13	1.86
<b>12/02920/VAR</b>	Land Bound By Riverbank Road, North Hylton Road And Castle Town Way Sunderland	Variation of condition 2 attached to planning application 11/00288/FUL (Proposed new local centre development comprising foodstore (class A1), retail units (class A1), commercial units (class A1-A5), offices/ non-residential institutions (class B1a/ D1) and restaurant (class A3 / A5) : associated parking, landscaping, servicing and access arrangements.) to reduce floor area of proposed food store to 1549 sqm (16,678sq.ft) and revise elevations.	21/01/13	1.68
<b>16/01045/FUL</b>	Former Glebe Village Newstead Court Glebe Washington	Erection of 59 no. residential dwellings with associated access, landscaping and infrastructure works, to include stopping-up of highways and demolition of footbridge over Parkway (as amended).	23/11/16	1.62
<b>17/01781/FUL</b>	The Peel Centre Glover Washington	Partial redevelopment and refurbishment of the existing Peel Centre Phase 1 to provide three refurbished/reconfigured units (comprising a food retail unit, a non-food unit and a 130 sqm unit for use as a coffee/sandwich shop, restaurant or bakery (Class A1/A3/A5), new cladding, canopies, signage, glazing and store entrances; demolition of units 4A & 4B and erection of a new discount foodstore; renewal and reconfiguration of the car park, new landscaping (overall 424 sqm increase in floorspace).	14/03/17	1.60
<b>17/00386/FUL</b>	Former Grangetown Autos Ryhope Road Sunderland	Demolition of existing buildings and Erection of 46no. dwellings with associated access, landscaping and infrastructure work, including stopping up of existing highway (Amended Description 13.07.17).	22/09/17	1.30

<b>15/00775/FUL</b>	John Porter (Newcastle) North Hylton Road Southwick Sunderland SR5 3JE	Partial demolition of factory, retaining part of building as workshop. Erection of 2no. portal frame steel buildings, siting of 6no. inter-connected office pods to provide hire, service, storage and distribution facilities for portable storage containers.	03/09/15	1.30
<b>17/02423/FUL</b>	Fred Mence Construction Limited 11 Walton Road Pattinson North	Erection of detached garage/storage building.	27/04/18	1.24
<b>16/01318/VA4</b>	Land East Of Silksworth Lane And North Of Dene Street New Silksworth Sunderland	Variation of conditions 2 and 3 of planning permission ref. 15/01072/FU4 (Extra Care housing development comprising 38no. 1-bedroom apartments, 39no. 2-bedroom apartments, communal facilities including lounge, restaurant, shop, activity room, hair salon, laundry, offices and garden areas and associated car parking): Minor material amendment comprising reduction in number of apartments from 77no. to 75no. (38no. 1-bedroom and 37no. 2-bedroom), relocation of plant room, relocation of windows and doors and revision of approved brick to Carlton Wolds Autumn.	21/09/16	1.01
<b>12/03404/FUL</b>	Sunderland Royal Hospital (Site Of Car Park C Opposite 24 - 38 Kayll Road) Chester Road/Kayll Road Sunderland SR4 7TP	Erection of a multi-storey car park to provide 766 spaces (including 28 disabled spaces).	06/06/13	0.92
<b>16/00892/FU4</b>	Site Of Former Crowtree Leisure Centre Crowtree Road Sunderland SR1 3EL	Erection of a retail unit and associated car parking, access, public open space, service yard and stopping up of a public highway.	05/10/16	0.86
<b>11/00271/EXT</b>	Land Adjacent To Riverside Road Sunderland	Application for a new planning permission to replace an extant planning permission 08/00785/FUL (Redevelopment of a disused haulage yard for use as 21 industrial starter units (Use Class B2 and B8)).	15/04/11	0.83
<b>14/01623/FUL</b>	BM Stafford And Son Hetton Lyons Industrial Estate Hetton-le-Hole Houghton-le-Spring DH5 0RH	Erection of an extension to the side (east elevation) of the existing unit.	15/10/14	0.78
<b>17/00014/VAR</b>	Land At Belford Close Sunderland	Variation of Condition 3 (materials) of planning permission ref. 15/01804/FU4 (Erection of 8no detached dwellings (3no. 6-bedroom and 5no. 5-bedroom) with associated roads).	01/03/17	0.76
<b>13/02278/FUL</b>	Land North Of Vaux Brewery Way/Adjacent To Stadium Of Light/Aquatic Centre Sunderland	Erection of a four-storey hotel with foyer, bar area, lounge, restaurant, private garden courtyard, business centre, meeting rooms, back of house kitchen/refuse/administration/plant, fitness suite, massage/treatment room, guest laundry plant and staff areas with associated access and landscaping. (AMENDED DETAILS RECEIVED 07.08.13)	17/10/13	0.69

<b>13/00174/FUL</b>	Land To Rear Of 28, 29 And 30 Station Road Peshaw Houghton Le Spring	Erection of 21 dwellings use class C3 with associated access, parking and landscaping works, stopping up of footpath and change of use to all-purpose highway.	01/08/13	0.65
<b>14/00504/FUL</b>	Land At Junction Of Mercantile Road And Commerce Way Rainton Bridge Industrial Estate Houghton-le-Spring	Erection of an industrial facility with offices and associated car parking and service yard.	01/07/14	0.63
<b>11/01980/FUL</b>	Gateshead M B C Campground Refuse Disposal Works Springwell Road Springwell Gateshead NE9 7XW	Redevelopment of existing Household Waste and Recycling Centre, including raised access platforms, roof over Household Waste and Recycling area and erection of building to accommodate Waste Electrical and Electronic Equipment (WEEE) and provide staff facilities and associated access and infrastructure.	25/01/12	0.63
<b>17/02296/FUL</b>	Former Kentmere House Blind Lane Sedgelych	Erection of 19no. bungalows with associated car parking and landscaping.	07/03/18	0.60
<b>16/02259/FUL</b>	Land To South Of Hunter Street Shiney Row Houghton-le-Spring	Demolition of existing dwelling and erection of 24 dwellings comprising of 6no 1bed flats, 14no 2bed houses and 4no 3bed houses with associated access, parking and landscaping.	10/03/17	0.58
<b>17/02446/FU4</b>	The Cheadle Centre Cheadle Road Hylton Castle	Demolition of Cheadle Centre and redevelopment of site for 19 no. residential units, comprising of 15 no. two bed bungalows and 4 no. two bedroom semi-detached flats, alterations to existing access and associated works. (Amended description)	03/07/18	0.57
<b>17/00446/FUL</b>	Land At Wylam Close, Stephenson, Washington	Erection of two storey detached dwelling house.	30/07/18	0.57
<b>14/01589/FUL</b>	Former London Inn Spout Lane Washington NE37 2AB	Erection of an Extra Care Housing comprising the construction of 79 apartments for the elderly complete with communal lounge, restaurant, laundry, hair salon, parking and external secure garden. (Amended Plans received 19.09.2014)	16/10/14	0.54
<b>16/02364/FU4</b>	Land North Of Former Vaux Brewery Site Gill Bridge Avenue Sunderland	Erection of a steel staircase and lift enclosure to provide a pedestrian link between the former Vaux Brewery Site and Riverside Park to form the final section of the Keel Line public realm. Structure to include an illuminated pendulum feature. Works to include ancillary landscaping works to land at Vaux site and existing open space at Riverside Park, including stopping up of a highway.	22/02/17	0.53
<b>18/00329/FUL</b>	Former Gasworks Halliwell Street Houghton-Le-Spring	Proposed environmental improvement works (Remediation)	22/06/18	0.48



<b>14/01525/LP4</b>	Former Saint Hilda's RC Primary School The Kings Road Sunderland SR5 2JD	Demolition of existing buildings and construction of a two-storey residential block of 12 self-contained one bedroom supported living apartments and a single-storey residential block of 4 self-contained one bedroom supported living apartments (Phase 1) and two single storey residential blocks each with 4 self-contained one bedroom supported living apartments (Phase 2), with associated open space and access.	15/09/14	0.47
<b>12/00320/FUL</b>	Land At Kingsway/ Queensway Houghton-Le-Spring	The construction of 12no. residential dwellings with associated hard/soft landscaping, drainage and mains services and associated access and infrastructure, including stopping up of existing highway.	16/05/12	0.41
<b>16/00789/FUL</b>	Land At Scotia Quay North Of Low Street Sunderland	Erection of office HQ building for Tombola Ltd with associated works including landscaping.	10/08/16	0.30
<b>12/00441/SUB</b>	Land At Rockingham Road Hylton Red House Sunderland	Erection of 14 no 2 and 3 bed, 2 storey dwellings with in-curtilage parking spaces and 4 no. visitor parking spaces. (Resubmission)	20/03/12	0.29
<b>13/03271/FUL</b>	Site Of East Croft And Middle House South Street East Rainton Houghton-le-Spring DH5 9QR	Demolition of existing dwelling (Middle House) and commercial buildings and erection of 7 three storey dwellings. Conversion and extension of existing barn to provide two dwellings and alterations to western site boundary. (Amended Description)	28/02/14	0.28
<b>14/02522/FU4</b>	The Art Studio 1 - 3 Hind Street Sunderland SR1 3QD	Internal refurbishment of existing 3 storey office building and construction of new 4 storey building linked to existing, with associated landscaping to include stopping up of public highway.	05/02/15	0.27
<b>17/02258/FU4</b>	Site of Redcar House Redcar Road Sunderland	Erection of 10no. bungalows with associated access and landscaping.	27/02/18	0.27
<b>17/00743/FU4</b>	Tacle Unit 2 Phoenix Way	Erection of a single storey extension to existing production building to allow installation of a new production line, erection of a covered storage area canopy and the creation of 5 no additional car parking spaces.	05/07/17	0.23
<b>14/01907/OUT</b>	Hetton Le Hill Farm Elmore Lane Easington Lane	Outline planning application for the erection of 2no. detached dwellings.	07/11/14	0.19
<b>13/02786/FUL</b>	Rear Of 24 - 26 Stockton Road/Former Thirkells Garage Site Stockton Road City Centre Sunderland SR2 7AJ	Erection of a part four/part five storey 100 bed student accommodation block, with three-storey building to front Stockton Road (amended description 09/10/13 and as per amended plans received 19/02/2014 and 24/02/2014).	12/02/14	0.13
<b>17/01454/SUB</b>	Sunlea South View Fatfield	Demolition of existing dwelling and erection of new detached dwelling and associated works.	05/10/17	0.13
<b>16/01255/VA4</b>	Former Fire Station Dun Cow Street Sunderland SR1 3HE	Variation of condition 2 of planning permission ref. 15/02103/FU4 (Conversion of former fire station to mixed-use development comprising dance/theatre studios, cafe, bar/restaurant and exhibition space, demolition of training tower, western	21/09/16	0.08

		section of building excluding facade and including single-storey offshoot to west side and rear (former superintendent's house) and first floor rear offshoot, erection of three-storey extension to west side/rear, extension and replacement of balustrade of rear balcony and provision of balustrade to front of main building, lift shaft, chimney stacks, pitched roofs, rooflights, vents, plant and lighting to roof and associated elevational/roof alterations): minor material amendment comprising increase in footprint of three-storey extension to west side/rear, relocation and reduction in height of lift shaft, revised atrium rooflight and alterations to internal layout.		
<b>12/00135/FUL</b>	Castletown W.M.C. Castletown Workmen's Club 86 - 98 Castle View Castletown Sunderland SR5 3AL	Demolition of existing social club and erection of apartment block of 12no. two-bedroom dwellings and associated access and parking.	09/09/13	0.08
<b>18/00161/FUL</b>	Land To The Rear Of 12 Burnham Close Houghton-le-Spring	Erection of 2 no. houses (amended plans received, 20 June 2018)	27/07/18	0.07
<b>18/00209/PCJ</b>	Change of use from office (B1a) to residential (C3).	North Housing Association, 1 Plains Road, Sunderland, SR3 1SL	06/07/18	0.07
<b>16/00748/FU4</b>	42 - 45 Nile Street Sunderland SR1 1ES	Erection of new six storey building comprising 54 studio, 1,2 and 3 bed apartments with commercial units on the ground floor (A1, B1 or D1 Use Class). (amended plans received on 21.9.16)	09/12/16	0.07
<b>17/00500/VA4</b>	42-45 Nile Street Sunderland SR1 1ES	Variation of condition 3 (pre-commencement: drainage) and condition 4 (pre-commencement: remediation) of planning application 17/00500/VA4.	06/10/17	0.07
<b>16/01250/FUL</b>	Harbour View Motors Harbour View Garage Harbour View Sunderland SR6 0NL	Conversion of existing car sales garage into two units; Unit 1 to A1 (Retail) & Unit 2 to A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurant and Cafe) or A4 (Drinking Establishment); and elevational alterations and demolition of outbuildings.	10/02/17	0.06
<b>16/00480/LBC</b>	15 The Oaks Sunderland SR2 8EX	Demolish coal house and workshop in backyard.	13/05/16	0.04
<b>17/02083/FUL</b>	Shepherds Inn Market Street Hetton-le-Hole Houghton-le-Spring DH5 9DY	Demolition of existing public house and erection of 3No. dwellings with associated access, parking, landscaping and boundary treatment.	11/14/18	0.02
<b>17/02066/FUL</b>	Land Adjacent Eden House Stanley Terrace Houghton-Le-Spring	Erection of single dwelling house.	02/01/18	0.02
<b>15/00144/SUB</b>	Barn/Garage To Rear 1- 3 Doxford Avenue Hetton-le-Hole Houghton-le-Spring	Change of use of barn/garage to residential property with erection of single storey extension to western elevation, erection of a first-floor extension above existing building and associated access and hard and soft landscaping (Resubmission).	30/04/15	0.01

<b>Number of Applications: 71</b>		<b>Total Site Area:</b>	307.52
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### **Health and Safety Executive Zones**

There have been 28 applications approved within HSE consultation zones since the beginning of the plan-period. None of these have been approved contrary to HSE advice. There have been no appeals allowed within HSE consultation zones.

# Homes

The CSDP seeks, through the provision of new housing, to meet the needs and aspirations of existing and future residents, creating sustainable neighbourhoods in which residents want to live and work. The Council is committed to increasing the rate of house building and seek to boost supply through policies that enable more sites to come forward for the development of a wide range of housing.

## Delivery Against the Overall and Annual Housing Requirement

Year	Net Additional Dwellings	Housing Requirement	Cumulative Performance against Requirement
2015/16	889	745	144
2016/17	710	745	-35
2017/18	880	745	135
2018/19	706	745	-39
Total	3,185	2,980	205

The Council has met the annual housing requirement for two out of the four years of the plan-period to date. However, on the occasions when the annual requirement has not been met, there has been only a slight shortfall whereas in the two years the target has been met, it has been significantly exceeded and therefore there has been a much larger surplus – meaning overall the Council is delivering at an average of an additional 50 dwelling per annum or cumulative surplus of 205 dwellings against the overall requirement to date.

## Windfall Delivery

Year	Windfall Delivery
2015/16	44
2016/17	48
2017/18	63
2018/19	56
Total	211

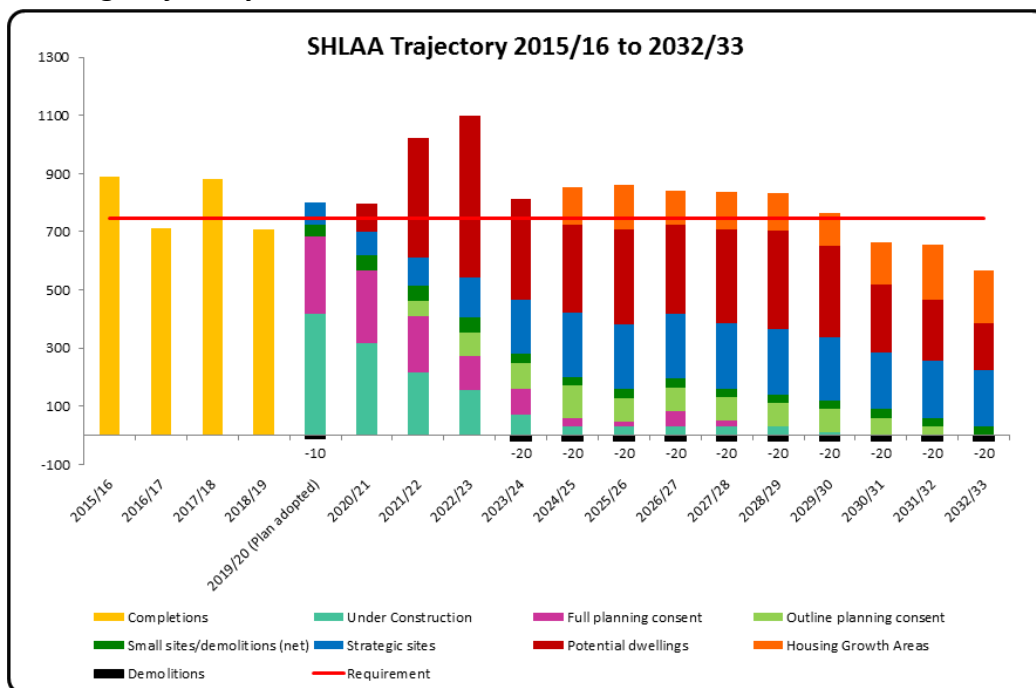
As the SHLAA only includes sites of 5 units or more, an allowance of 50 dpa is accounted for within the housing supply for small sites (4 units or less - small windfalls). There is no requirement within the housing supply for large windfalls (5 units or more) as the SHLAA is considered to be sufficiently comprehensive that it picks up large sites through annual updates. However, this is kept under annual review and mechanisms are now in place to allow large windfalls to be recorded and reported on in 2020.

## Housing Conversions and Changes of Use

Year	Housing Conversions	Changes of Use	Overall Net Change
2015/16	100	52	152
2016/17	18	210	228
2017/18	32	126	158
2018/19	25	55	80
Total	175	443	618

There is no policy target for conversions or changes of use to residential, however both make up a valuable part of the housing supply.

## Housing Trajectory



### Housing Land Availability: Five-year Supply of Deliverable Housing

Source of Five-Year Supply	2019/20-2023/24
SHLAA Deliverable units under construction	1,175
SHLAA Deliverable units with consent	1,142
SHLAA Deliverable units pending approval/strong developer interest	1,995
Small Sites	250
Demolition Forecast	30
Five-year supply total (excluding Student Accommodation)	4,532
Annual Housing Requirement for plan period 2015-2033	745
Five-year housing requirement for 2019/20-2023/24	3,725
Actual completions for 2015-2019 (excluding student accommodation)	3,185
Over-provision or deficit of housing units against housing requirement for 2015-2019	+205
Five-year housing requirement (2019/20-2023/24) minus 2015-19 oversupply +5% buffer	3,696
Identified five-year deliverable supply of housing (number of units)	4,532
Over-provision or deficit of housing units against five-year housing requirement (2019/20-2023/24)	836
Five-year supply performance against 105% of housing requirement (%)	123%
Five-year supply performance against 105% of housing requirement (years)	6.1 years

### Housing Land Availability: Supply of Deliverable Housing

Source	Dwelling numbers	
	2015/16-2018/19	2019/20-2032/33
Completions	3,185	
Units under construction		1,335
Outline planning permission		824
Full planning permission		1,040
Small sites		700
Demolitions		-210
Strategic sites to be allocated in the Local Plan		2,506
Housing Growth Areas to be allocated in the Local Plan		1,290
Other SHLAA sites to be allocated in the Allocations and Designations Plan		3,924
Dwellings	3,185	11,409
Total dwellings		14,594
Total dwellings with HGA	14,594	
Requirement	13,410	
Flexibility Factor	1,184	8.8%

### House Size (no. of bedrooms in new-build dwellings)

Year	Number of Bedrooms				
	1	2	3	4+	Total
2015/16	54	253	232	228	767
2016/17	30	183	283	229	725
2017/18	67	228	308	283	886
2018/19	21	181	254	211	667
Total	172	845	1,077	951	3,045

### Type of New-Build Housing

Year	Detached	Semi-Detached	Terraced	Flat	Sheltered Accom.	Other	Total
2015/16	282	200	49	44	185	7	767
2016/17	294	245	68	41	76	1	725
2017/18	382	274	111	43	75	1	886
2018/19	288	211	112	55	0	1	667
Total	1,246	930	340	183	336	10	3,045

### Tenure of New-Build Housing

Year	Market-sale	Affordable	Total
2015/16	620	147	767
2016/17	548	177	725
2017/18	655	231	886
2018/19	559	108	667
Total	2,382	663	3,045

### Number of Custom and Self-build Plots Approved

Significant self-build schemes include the Southern House Farm development (8 plots); Wetherby Close development (6 plots); Belford House (8 plots); and Land East of Durham Road and Tudor Grove (8 plots). In addition to these schemes, there have been 24 permissions granted since the beginning of the plan-period for single dwellings which meet the criteria of self and custom build as set out in national legislation, which are included in the table below.

Application	Applicant	Agent	Site	Proposal	Date
16/01305/FUL	Mr Robert Guest	Ms Clare Stagg	Southern House Mill Terrace Rainton Bridge Houghton-Le-Spring DH5 9NR	Erection of a detached dwelling.	03/11/2016
16/01770/REM	Darnell Building Supplies	BW Architecture	Land At Saint Matthews Terrace Philadelphia Houghton-le-Spring	Erection of detached dwelling to plot 2 (reserved matters to outline application ref. 14/00194/OUT).	24/11/2016

<b>16/01369/FUL</b>	Mr Darren Noble	Mr John Waugh	Land At Wylam Close Stephenson Washington	Erection of prefabricated dwelling house.	28/11/2016
<b>16/01480/FUL</b>	Mr Q Hussain	John Waugh Architect	Garden Of Sunnyside Farm Brinkburn Crescent Houghton-le-Spring DH4 5HF	Erection of a detached bungalow, detached double garage and creation of access onto Blind Lane.	01/12/2016
<b>16/02020/FUL</b>	Mr Arnold Kitching	Mr Jonathan Mole	40 Garden Place Penshaw Houghton-Le-Spring DH4 7EQ	Erection of two storey dwelling and detached garage to land to the side and erection of carport in garden to north of property.	20/12/2016
<b>16/01903/FUL</b>	Mr David King	Mr Allan Connolly	Vacant Land Between 2 Fern Avenue And The North Star, Kings Road Southwick Sunderland	Erection of a detached 4no bedroomed residential dwelling (Retrospective).	09/03/2017
<b>16/01520/FUL</b>	Mr Robert Guest	Ms Clare Stagg	Southern House Mill Terrace Rainton Bridge Houghton-Le-Spring DH5 9NR	Erection of 1 new dwelling.	05/05/2017
<b>17/00815/REM</b>	Mr Neil Johnson	Mr David Cummings	5 Wetherby Close Houghton-le-Spring	Proposed detached dwelling to Plot 5 (reserved matters to outline application 14/00194/OUT).	20/06/2017
<b>17/00860/REM</b>	Mr Nigel Kirkup	Ms Clare Stagg	1 Wetherby Close Houghton-le-Spring	Erection of a 4 bedroomed dwelling (reserved matters to outline application ref. 14/00194/OUT).	21/06/2017
<b>17/00156/FUL</b>	Mr Jason Waite	Brian Iley Architects Ltd	Land Adjacent Meadowgate Hylton Bank Sunderland SR4 0LJ	Erection of a 4no bedroomed detached dwellings with new access.	18/08/2017
<b>17/00921/OUT</b>	Mr & Mrs Ramshaw	Mr Jason Tennet	14 Biddick Lane Fatfield Washington NE38 8AE	Outline application for erection of a two-storey detached dwelling house with all matters reserved	31/08/2017
<b>17/00828/FUL</b>	Mr Matthew Lynn Jolly	Graeme Cummings	Sunnybank Hylton Bank Sunderland SR4 0LJ	Erection of 1no detached dwelling with associated access and boundary treatment.	01/09/2017
<b>17/01310/REM</b>	Mr Neil Johnson	Mr David Cummings	Land At Saint Matthews Terrace Philadelphia Houghton-le-Spring	Proposed detached dwelling to Plot 4 (reserved matters to outline application 14/00194/OUT), as amended.	05/09/2017



<b>16/02135/FUL</b>	Mr Neil Fairweather	A.M.Watt	Land To Side Of 27 Grindon Park Sunderland SR4 8HQ	Erection of a detached bungalow and creation of vehicular/pedestrian access onto Grindon Court.	05/09/2017
<b>17/01454/SUB</b>	Mr & Mrs Gary Crosby	Mr David Parsons	Sunlea South View Fatfield Washington NE38 8AH	Demolition of existing dwelling and erection of new detached dwelling and associated works.	05/10/2017
<b>17/01851/REM</b>	Mr Neil Johnson	Mr David Cummings	3 Wetherby Close Houghton-le-Spring	Proposed detached dwelling to Plot 3 (Reserved matters to outline application 14/00194/OUT).	14/11/2017
<b>17/02066/FUL</b>	Mr D Wharrier	Stuart Hutchinson Architect	Land Adjacent Eden House Stanley Terrace Houghton-le-Spring	Erection of single dwelling house.	02/01/2018
<b>17/02273/FUL</b>	Mr David Blenkinship	Mr David Blenkinship	Land At Vigo Lane Vigo Lane Harraton Village Washington	Erection of detached dwelling house.	22/03/2018
<b>17/02061/FU4</b>	Mr & Mrs Philip & Ann Barnes	SJK Architectural Services Ltd	Land Adjacent Lindsfarne South Hetton Road Easington Lane Houghton-le-Spring DH5 0LG	Erection of two-storey detached dwelling and single-storey detached building to provide temporary accommodation during construction works and subsequent use as annexe to main dwelling (part retrospective) (Amended description) (Revised plans received 05.01.2018)	30/05/2018
<b>18/00045/FUL</b>	Mrs Tina Souter	Mr Anthony Watt	Masoncraft House North Street Silksworth Sunderland SR3 1AY	Demolition of former office and warehouse buildings and erection of dwelling house with associated works.	11/06/2018
<b>18/00282/FUL</b>	Mr John Hogg	Mario Minchella Ltd	6 Whitburn Bents Road Sunderland SR6 8AD	Substantial demolition of existing dwelling and erection of replacement two and a half storey dwelling. (parking plan received 06.07.18)	19/07/2018
<b>17/00446/FUL</b>	Mr Darren Noble	John Waugh Architect	Land At Wylam Close Stephenson Washington	Erection of two storey detached dwelling house.	30/07/2018
<b>18/01828/REM</b>	Johnson Homes Ltd	Grey Area Creative Ltd	4 Wetherby Close Houghton-le-Spring	Proposed detached dwelling to Plot 4 (as amended). (RESUBMISSION)	13/12/2018
<b>18/01569/FUL</b>	Mr Colin Noble	Mr John Waugh, MBE	2 Wylam Close Stephenson Washington NE37 3DR	Erection of residential dwelling and attached garages.	14/02/2019

**Densities of New Housing Developments Completed Within Each Spatial Area (Average Dwellings/Ha)**

<b>SHLAA Ref No</b>	<b>Site Name</b>	<b>Sub Area</b>	<b>Net site area</b>	<b>Dwellings</b>	<b>Density (dwellings per hectare)</b>
<b>484</b>	1-5 Hudson Road	Urban Core	0.06	10	167
<b>662</b>	18 John Street	Urban Core	0.02	10	500
<b>686</b>	11 Saint Thomas Street, City Centre	Urban Core	0.03	5	166
<b>248</b>	Emerson House, Emerson Road	Washington	2.91	112	38
<b>628</b>	Former London Inn, Spout Lane	Washington	0.50	79	158
<b>689</b>	Weardale House, Washington	Washington	0.05	48	960
<b>120</b>	St Hilda's Church, School and adjacent land	Sunderland North	0.56	17	30
<b>517</b>	Former Castletown Workmen's Club, Castle View	Sunderland North	0.07	12	171
<b>100</b>	Ethel Ave/Brewer Terrace, Ryhope Village	Sunderland South	3.69	143	39
<b>121</b>	Newcastle Road Baths	Sunderland North	0.67	34	51
<b>160</b>	East of Silksworth Lane, High Newport	Sunderland South	0.62	75	121
<b>511</b>	Land at Burdon Lane, west of Bevan Avenue	Sunderland South	1.82	77	43
<b>663</b>	Former East Herrington Library, Farrington	Sunderland South	0.11	5	45
<b>664</b>	North Moor Farm Cottages, Farrington	Sunderland South	0.14	6	43
<b>666</b>	Millfield House, Hylton Road	Sunderland South	0.04	5	125
<b>681</b>	Community Hall, Lily Street	Sunderland South	0.05	6	120
<b>150</b>	Land adjacent Newbottle Primary School and former community centre, Houghton Road	Coalfield	0.48	17	35
<b>339</b>	Land at Gillas Lane (rear of Lingfield)	Coalfield	2.51	63	25
<b>472</b>	Former Hetton Community Centre	Coalfield	0.19	1	5

### Accessible and Adaptable Homes

The final indicator monitoring the implementation of Policy H1 Housing Mix is the percentage of new build dwellings which meet the building regulations MH4 (2) accessible and adaptable standard. As this Policy is yet to be implemented, this standard is not yet a requirement and is therefore not monitored or enforced. Upon adoption of the CSDP and implementation of this Policy, this data will be recorded and presented in future AMRs.

### Delivery of Affordable Homes by Tenure

Year	Social Rent	Affordable Rent	Intermediate Rent	Shared Ownership	Affordable Home Ownership	Total
2015/16	29	71	0	43	4	147
2016/17	0	167	0	0	10	177
2017/18	0	205	0	24	2	231
2018/19	-	-	-	-	-	108
Total	29	443	0	67	16	663

### Number of Students

Academic Year	Number of Students
2015/16	10,289
2016/17	10,076
2017/18	10,017
2018/19	10,091

Source: University of Sunderland (2019)

### Number of Student Bedspaces Within/outside the Urban Core

Academic Year	Number of Student Bedspaces	
	Within Urban Core	Outside Urban Core
2018/19	547	888
Total		1,435

These figures come from a survey of purpose-built student accommodation (PBSA) providers and does not include figures for HMOs and traditional student households which therefore may not provide an accurate reflection of the composition of student bedspaces within and outside of the urban core. It serves as a baseline on which to measure the policy's implementation as the number of student bedspaces within the urban core should increase relative to the number outside of the urban core.

### Travelling Showpeople, Gypsies and Travellers

There have been no plots created on allocated travelling showpeople sites; no travelling showpeople plots created on unallocated sites and no gypsy & traveller pitches created on unallocated gypsy and traveller sites.

## Number of Homes Lost Through Demolition, Conversions and Changes of Use

Year	Demolitions	Change of Use	Conversions
2015/16	24	2	2
2016/17	38	0	5
2017/18	153	0	5
2018/19	41	2	3
Total	256	4	15

## Number and Percentage of Vacant Dwellings and Empty Properties (February 2019)

Ward	6-12 months	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years	Grand Total	Percentage
Washington Central	27	25	3	5	2	16	78	2.17%
Washington East	24	15	2	1	1	3	46	1.40%
Washington North	45	33	17	16	4	29	144	4.41%
Washington South	13	16	8	4	1	8	50	1.43%
Washington West	18	18	8	3	2	11	60	1.61%
<b>Washington</b>	<b>127</b>	<b>107</b>	<b>38</b>	<b>29</b>	<b>10</b>	<b>67</b>	<b>378</b>	<b>2.17%</b>
Castle	24	17	5	2	2	12	62	2.15%
Fulwell	32	40	16	6	7	24	125	2.53%
Redhill	27	19	5	5	5	5	66	2.38%
Southwick	39	27	16	10	6	19	117	3.80%
St Peters	53	41	22	12	7	33	168	3.83%
<b>Sunderland North</b>	<b>175</b>	<b>144</b>	<b>64</b>	<b>35</b>	<b>27</b>	<b>93</b>	<b>538</b>	<b>2.98%</b>
Doxford	18	17	4	5	2	11	57	1.74%
Hendon	125	123	21	10	9	38	326	8.18%
Millfield	88	70	32	15	7	47	259	5.92%
Ryhope	27	19	13	4	6	10	79	2.37%
St Michaels	69	67	38	13	7	41	235	5.25%
Barnes	49	41	19	11	7	15	142	3.42%
Pallion	38	38	12	12	4	11	115	3.96%
Sandhill	22	13	7	7	2	9	60	2.11%
Silksworth	26	24	12	2	1	13	78	2.27%
St Anne's	27	13	5	3	3	8	59	2.03%
St Chads	28	24	11	3	2	12	80	2.63%
<b>Sunderland South</b>	<b>517</b>	<b>449</b>	<b>174</b>	<b>85</b>	<b>50</b>	<b>215</b>	<b>1490</b>	<b>4.14%</b>
Copt Hill	35	37	15	3	6	30	126	3.28%
Hetton	43	40	9	9	4	22	127	3.58%
Houghton	34	26	8	6	5	15	94	2.50%
Shiney Row	32	28	15	13	4	21	113	2.71%
<b>Coalfield</b>	<b>144</b>	<b>131</b>	<b>47</b>	<b>31</b>	<b>19</b>	<b>88</b>	<b>460</b>	<b>3.00%</b>
<b>Grand Total</b>	<b>963</b>	<b>831</b>	<b>323</b>	<b>180</b>	<b>106</b>	<b>463</b>	<b>2866</b>	<b>3.20%</b>

## Number of HMO Units and Bedspaces Permitted

Application	Site	Proposal	Bedspaces	Date
15/00625/FUL	22 John Street City Centre Sunderland SR1 1JJ	Change of use from offices to 10 bedroomed HMO (amended description and revised scheme 31.07.2015)	10	08/09/15
15/00585/FUL	15 Worcester Terrace Sunderland SR2 7AR	Change of use from two flats to HMO to include alteration to roof height at rear of property and bricking up of 1no. window and 1no. door.	7	23/06/15
15/01962/FUL	13 Grange Terrace Sunderland SR2 7DF	Change of use from offices and barber shop to a 7 bed HMO (AMENDED DESCRIPTION)	7	07/12/15
17/01563/FUL	18 Westbourne Road Sunderland SR1 3SQ	Change of use from 3 bed residential to 4 bed HMO. (amended description) (amended plan received 25.9.17)	4	01/11/17
Total			28	

## Number of Licensable HMOs in Each Electoral Ward (October 2018)

Ward	Count
Barnes	13
Fulwell	1
Hendon	20
Millfield	50
St Michael's	13
St Peter's	49
Total	146

## Number of Unlicensed HMOs in Each Electoral Ward (October 2018)

Ward	Count
Barnes	204
Castle	4
Copt Hill	15
Doxford	3
Fulwell	9
Hendon	270
Hetton	19
Houghton	12
Millfield	554
Pallion	51
Redhill	4
Ryhope	16
Sandhill	7
Shiney Row	9
Silksworth	6
Southwick	50
St Anne's	7
St Chad's	19
St Michael's	172

<b>St Peter's</b>	180
<b>Washington Central</b>	7
<b>Washington East</b>	7
<b>Washington North</b>	4
<b>Washington South</b>	2
<b>Washington West</b>	4
Total	1635

### Number of New Dwellings Permitted Within Curtilage of Existing Dwellings

Application	Site	Proposal	Units
<b>11/02814/OUT</b>	The Cottage Park View Hetton-Le Hole Houghton-Le-Spring DH5 9JH	Partial demolition of the existing cottage and construction of 3 no. new dwellings (amended scheme).	3
<b>14/01953/FUL</b>	Land Adjacent 7 West Mount Sunderland SR4 8PY	Erection of a detached dwelling and creation of vehicular access to existing boundary wall.	1
<b>14/02401/FUL</b>	Land Adjacent 143 Sunderland Street Houghton-le-Spring	Erection of a two-storey detached building to provide 2 no. two bedroom apartments with associated parking and hard/soft landscaping (amended scheme).	2
<b>15/00917/FUL</b>	2 King Edward Road Sunderland SR4 ORD	Erection of 1 no. detached residential dwelling to land to the side of no. 2 King Edward Road (amended description - 28.10.2015)	1
<b>15/01081/OUT</b>	Mere Knolls House Chichester Road Sunderland SR6 9DL	Erection of 1 dwelling (outline) with access.	1
<b>15/01503/FUL</b>	Land At 11 Usworth Hall Washington NE37 3HJ	Erection of one and a half storey extension to side/rear to provide annex living accommodation (amended scheme and proposal 04.02.2016)	1
<b>15/01609/FU4</b>	Garden Of Lindisfarne South Hetton Road Easington Lane Houghton-le-Spring DH5 0LG	Erection of detached bungalow and associated works (resubmission) (amended plan received 6.10.15)	1
<b>16/00683/FUL</b>	Land Adjacent To 15 Aldsworth Close Gateshead	Erection of two storey dwelling with detached garage (as amended).	1
<b>16/01480/FUL</b>	Garden Of Sunniside Farm Brinkburn Crescent Houghton-le-Spring DH4 5HF	Erection of a detached bungalow detached double garage and creation of access onto Blind Lane.	1
<b>16/02020/FUL</b>	40 Garden Place Penshaw Houghton-Le-Spring DH4 7EQ	Erection of two storey dwelling and detached garage to land to the side and erection of carport in garden to north of property.	1
<b>16/02135/FUL</b>	Land To Side Of 27 Grindon Park Sunderland SR4 8HQ	Erection of a detached bungalow and creation of vehicular/pedestrian access onto Grindon Court.	1

<b>17/00156/FUL</b>	Land Adjacent Meadowgate Hylton Bank Sunderland SR4 0LJ	Erection of a 4no bedroomed detached dwellings with new access.	1
<b>17/00828/FUL</b>	Sunnybank Hylton Bank Sunderland SR4 0LJ	Erection of 1no detached dwelling with associated access and boundary treatment.	1
<b>17/01076/FU4</b>	East Herrington Primary School House Balmoral Terrace East Herrington Sunderland SR3 3PR	Proposed new detached dwelling with associated driveway and two storey extension to existing dwelling (as amended).	1
<b>17/01487/SUB</b>	2 King Edward Road Sunderland SR4 0RD	Erection of 2no semidetached dwellings.	2
Total			19

# Economic Growth

The Council is committed to supporting sustainable economic growth in order to attract inward investment and help existing businesses thrive. Sustainable economic growth is essential to maintaining and enhancing the overall prosperity of the city. The CSDP aims to build on Sunderland's inherent strengths to meet the twin challenges of global competition and a low carbon future.

## Primary Employment Area (PEA) B1, B2 and B8 Land (sqm) and Floorspace (ha) Additions and Losses

Application	Site	B1(a)	B1(b)	B1(c)	B2	B8	Ha	PEA
15/00475/FUL	Nissan Motor Manufacturing (UK) Limited Washington Road Usworth Sunderland SR5 3NS	0	0	0	6,780	0	n/a	Nissan PEA8
15/00787/FUL	Fergusons Transport Limited Barmston Lane Washington NE38 8QN	0	0	0	0	4700	n/a	Pattinson North PEA4
15/01064/FUL	Unit B Sunrise Enterprise Park Sunderland SR5 3RX	0	0	(2,260)	(2,260)	0	n/a	Sunrise Business Park PEA1
15/01138/FUL	Unit C Camberwell Way Doxford International Business Park Sunderland SR3 3XN	0	0	0	0	3891	n/a	Doxford International PEA11
15/02247/FUL	Nissan Motor Manufacturing (UK) Limited Washington Road Usworth Sunderland SR5 3NS	0	0	0	27,732	0	n/a	Nissan PEA8
15/02571/FUL	Unit 6 Sunrise Enterprise Park Sunderland SR5 3RX	0	0	0	(1,002)	0	n/a	Sunrise Business Park PEA1
16/00635/FUL	International Acceptance Unit D Rapier House Colima Avenue Sunderland Enterprise Park Sunderland SR5 3XB	830	0	0	0	0	n/a	Hylton Riverside PEA12



<b>16/01038/FUL</b>	The Cylinder Service Centre Sedling Road Wear Washington NE38 9BZ	0	0	168	0	0	n/a	Wear PEA7
<b>16/01140/FUL</b>	Rayovac Europe Ltd 2A Stephenson Road Stephenson Washington NE37 3HW	139	0	0	0	0	n/a	Stephenson PEA6
<b>16/01229/FUL</b>	Unit 2 Phoenix Way Rainton Bridge Industrial Estate Houghton-le-Spring DH4 5PH	0	0	0	0	410	n/a	Rainton Bridge (North) PEA2
<b>16/01566/FUL</b>	The Cylinder Service Centre Sedling Road Wear Washington NE38 9BZ	0	0	0	168	0	n/a	Wear PEA7
<b>16/01644/FUL</b>	Faurecia Staithes Road Washington NE38 8NW	0	0	0	1,884	0	n/a	Pattinson South PEA5
<b>16/01760/FUL</b>	12 Walton Road Pattinson North Washington NE38 8QE	0	0	0	188	0	n/a	Pattinson North PEA4
<b>16/01849/FUL</b>	Nissan Motor Manufacturing (UK) Limited Washington Road Usworth Sunderland SR5 3NS	0	0	0	104	0	n/a	Nissan PEA8
<b>17/00185/FUL</b>	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	0	0	500	0	0	n/a	Pattinson North PEA4
<b>17/00570/FUL</b>	Land At Turbine Way Washington SR5 3QY	0	0	372	684	684	1.37	Turbine Park PEA9
<b>17/00743/FU4</b>	Tacle Unit 2 Phoenix Way Rainton Bridge Industrial Estate Houghton-le-Spring DH4 5PH	0	0	0	1,093	0	n/a	Rainton Bridge (North) PEA2
<b>17/01206/FUL</b>	20 Stirling Close Pattinson South Washington NE38 8QD	0	0	(153)	(153)	(153)	n/a	Pattinson North PEA4

<b>17/01566/FUL</b>	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	0	0	500	0	0	n/a	Pattinson North PEA4
<b>17/01588/FUL</b>	J C Atkinson And Son Limited Joinery Works Sedling Road Wear Industrial Estate Washington NE38 9BZ	0	0	0	207	0	n/a	Wear PEA7
<b>17/02157/FUL</b>	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	0	0	180	0	0	n/a	Pattinson North PEA4
<b>17/02158/FUL</b>	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	0	0	624	0	0	n/a	Pattinson North PEA4
<b>17/02423/FUL</b>	Fred Mence Construction Limited 11 Walton Road Pattinson North Washington NE38 8QE	0	0	281	0	0	n/a	Pattinson North PEA4
<b>18/00504/FUL</b>	D J N Fabrication And Engineering Ltd 9 Sedling Road Wear Industrial Estate Washington NE38 9BZ	0	0	0	0	28	n/a	Wear PEA7
<b>18/01098/FUL</b>	Herod Construction Limited Rainhill Road Stephenson Washington NE37 3HP	0	0	0	0	100	n/a	Stephenson PEA6
<b>18/01113/FUL</b>	Nissan Motor Manufacturing (UK) Limited Washington Road Usworth Sunderland SR5 3NS	162	0	0	0	0	n/a	Nissan PEA8
<b>18/01428/FUL</b>	Sumitomo Electrical Wiring Systems (Europe) Limited 2 Gadwall Road Rainton Bridge South Houghton-Le- Spring DH4 5NL	0	0	0	0	300	n/a	Rainton Bridge (South) PEA13

<b>18/01643/FUL</b>	Unit 8 West Quay Road Sunderland Enterprise Park Sunderland	0	0	0	0	73	n/a	Hylton Riverside PEA12
<b>18/02047/FUL</b>	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	78	0	0	0	0	n/a	Pattinson North PEA4
<b>18/02100/FUL</b>	Unit 6 Sunrise Enterprise Park Sunderland SR5 3RX	0	0	0	1,002	1,002	n/a	Sunrise Business Park PEA1
Total		1,209	0	212	392,427	11,035	1.37	

### Primary Employment Area (PEA) Floorspace (sqm) Lost to Development for Non-B Class Uses

Policy EG1 aims to safeguard designated areas for B1, B2 and B8 uses. The table below expands on applications above which result in the total loss of employment floorspace to other uses on designated PEAs.

Application	Date	B1(a)	B1(b)	B1(c)	B2	B8	End use class	PEA
<b>15/01064/FUL</b>	01/10/15	0	0	(2,260)	(2,260)	0	D2 Leisure – Trampoline Park	Sunrise Business Park PEA1
<b>15/02571/FUL</b>	27/04/16	0	0	0	(1,002)	0	D2 Leisure – Soft Play Facility	Sunrise Business Park PEA1
<b>17/01206/FUL</b>	25/04/18	0	0	(153)	(153)	(153)	D2 Leisure – Fitness Facility	Hylton Riverside PEA12
<b>17/01299/FUL</b>	12/10/17	(2,349)	0	0	0	0	Sui Generis – Veterinary Clinic	Pattinson South PEA5
Total		(2,349)	0	(2,413)	(3,415)	(153)		

The table above includes employment floorspace (sqm) lost to non-employment uses on PEAs. The table below includes permissions granted for non-employment uses on sites not currently used for B1, B2 or B8 uses on designated PEAs during the plan-period (therefore not a loss of employment floorspace).

Application	Site	Proposal	Date	D1	D2	PEA
<b>17/01094/FUL</b>	Unit 1 Spire Road Glover Washington NE37 3ES	Change of use from vacant unit to non-residential institution (Use Class D1) and external alterations.	30/08/17	3,595	0	Glover PEA3
<b>18/00188/FUL</b>	New You Training 37 And 38 Sedling Road Wear Industrial Estate	Change of use to CrossFit Gym (Class D2) (Retrospective)	17/05/18	0	542	Wear PEA7

	Washington NE38 9BZ					
<b>18/01616/FUL</b>	11 Wilden Road Pattinson South Washington NE38 8QB	Change of use from spray paint shop to martial arts academy. (Retrospective).	21/12/18	0	185	Pattinson South PEA5
<b>18/01568/FUL</b>	1 Wylam Close Stephenson Washington NE37 3DR	Change of use from site for travelling showpeople (Sui Generis) to soft play centre (Use Class D2) including car parking and the creation of an access and footway onto Sulgrave Road (additional/amended information received Nov-Dec 2018)	06/03/19	0	600	Stephenson PEA6
Total				3,595	1,327	

### Available Employment Land on Primary Employment Areas (PEAs)

Primary Employment Area	Employment Area Size (ha)	Available Employment Land (ha)
<b>PEA1: Sunrise Business Park</b>	14.13	0.00
<b>PEA2: Rainton Bridge (North)</b>	23.01	4.71
<b>PEA3: Glover</b>	42.58	0.24
<b>PEA4: Pattinson North</b>	90.23	6.63
<b>PEA5: Pattinson South</b>	32.63	1.62
<b>PEA6: Stephenson</b>	34.92	1.97
<b>PEA7: Wear</b>	53.96	1.47
<b>PEA8: Nissan</b>	296.26	6.58
<b>PEA9: Turbine Park</b>	22.08	6.16
<b>PEA10: Hillthorn Farm</b>	26.17	12.81
<b>PEA11: Doxford International</b>	57.19	0.00
<b>PEA12: Hylton Riverside</b>	34.76	0.00
<b>PEA13: Rainton Bridge South</b>	31.81	6.23
Total	759.73	48.42

### Number of Non-B Class Ancillary Units >50sqm Permitted and Built on PEA Land (sqm)

The table below includes two applications for the erection of new buildings which are used wholly or include an element of ancillary A1 retail on designated PEAs.

Application	Site	Proposal	Date	A1 (Comp.)	PEA
<b>17/00185/FUL</b>	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	Erection of a single storey extension to east elevation.	05/05/17	500	Pattinson North PEA4
<b>17/01566/FUL</b>	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	Erection of freestanding industrial unit.	02/10/17	500	Pattinson North PEA4
Total				1000	

## Key Employment Area (KEA) B1, B2 And B8 Land (sqm) and Floorspace (ha) Additions and Losses

Application	Site	B1(a)	B1(b)	B1(c)	B2	B8	Ha	KEA
15/00042/FUL	15 Elswick Road Armstrong Industrial Estate Washington NE37 1LH	0	0	0	0	(273)	n/a	Armstrong KEA9
15/00244/FUL	3A Wellmere Road Leechmere Industrial Estate Sunderland SR2 9TE	95	0	0	0	0	n/a	Leechmere KEA2
15/00545/FUL	BT94/ 2 Carrmere Road/3-5 (incl.) Frontier Court Claymere Road Leechmere Industrial Estate Sunderland SR2 9TW	0	0	0	0	387	n/a	Leechmere KEA2
15/00775/FUL	John Porter (Newcastle) North Hylton Road Southwick Sunderland SR5 3JE	176	0	(2,291)	0	0	n/a	North Hylton Road KEA8
15/01673/FUL	Unit A The Parade Hendon Sunderland	0	0	0	(367)	0	n/a	Hendon KEA1
15/01704/LP3	Former Littlewoods Call Centre Commercial Road Sunderland SR2 8QS	(11,618)	0	0	0	(3,091)	n/a	Hendon KEA1
16/00413/FUL	Unit 16A Riverside Road Southwick Sunderland SR5 3JC	0	0	0	0	(232)	n/a	Low Southwick KEA7
16/01504/FUL	35B Pallion Trading Estate Sunderland SR4 6SN	0	0	(331)	0	0	n/a	Pallion KEA4
16/01830/FUL	Former Dewhirst Factory Pennywell Industrial Estate Sunderland SR4 9EP	0	0	0	(2,544)	2,220	n/a	Pennywell KEA3

<b>16/02079/FUL</b>	Land At Haswell Court Sunderland	74	0	0	0	1,106	0.118	Low Southwick KEA7
<b>16/02083/FUL</b>	Mason House 27 Rheims Court Pallion Industrial Estate Sunderland SR4 6SJ	0	0	270	0	0	n/a	Pallion KEA4
<b>17/01228/FUL</b>	Aurora Street Lighting Unit 13 Tilley Road Crowther Washington NE38 0AB	0	0	0	1,116	(1,116)	n/a	Crowther KEA10
<b>17/02241/FUL</b>	12 Donkin Road Armstrong Industrial Estate Washington NE37 1PF	0	0	0	(300)	0	n/a	Armstrong KEA9
<b>17/02418/HY3</b>	Former Littlewoods Home Shopping Group Ltd Commercial Road Hendon Sunderland SR2 8QS	0	0	0	5,728	5,728	3.2	Hendon KEA1
<b>18/00014/FUL</b>	Two Sisters Food Group Unit U Wellmere Road Leechmere Industrial Estate Sunderland SR2 9TE	764	0	0	0	0	n/a	Leechmere KEA2
<b>18/00050/FUL</b>	Hetton Lyons Workshop Colliery Lane Hetton Lyons Industrial Estate Hetton-le-Hole Houghton-le-Spring DH5 0RF	0	0	0	0	1,218	n/a	Hetton Lyons East KEA17
<b>18/00471/SUB</b>	Former Steels Engineering Wellmere Road Leechmere Industrial Estate Sunderland SR2 9TG	(592)	0	0	0	302	n/a	Leechmere KEA2
<b>18/00491/FUL</b>	Land At 17 Crowther Road	0	0	580	0	0	0.32	Crowther KEA10

	Crowther Washington							
<b>18/00849/FUL</b>	Unit B The Parade Hendon Sunderland SR2 8NT	0	0	0	(730)	0	n/a	Hendon KEA1
<b>18/01023/FUL</b>	Site Of Former B And Q Warehouse Armstrong Road Armstrong Industrial Estate Washington	0	0	0	14,585	14,585	4.01	Armstrong KEA9
<b>18/01515/FUL</b>	Unit 13 Tilley Road Crowther Washington NE38 0AB	0	0	0	0	0	0.52	Crowther KEA10
<b>18/02020/FUL</b>	15 Pickersgill Court Sunderland	(53)	0	0	0	0	n/a	Low Southwick KEA7
<b>19/00236/SUB</b>	Unit 13 Pallion Industrial Estate Pallion Sunderland SR4 6AD	0	0	0	(1,600)	0	n/a	Pallion KEA4
Total		(11,154)	0	(1,772)	15,888	20,834	8.17	

### Key Employment Area (KEA) Floorspace Lost to Development for Non-B Class Uses (sqm)

Policy EG2 aims to safeguard designated areas for B1, B2 and B8 uses. The table below expands on applications above which result in the total loss of employment floorspace to other uses on designated PEAs.

Application	Date	B1(a)	B1(b)	B1(c)	B2	B8	End use class	KEA
<b>15/00042/FUL</b>	17/07/15	0	0	0	0	(273)	D2 – Indoor air rifle range	Armstrong KEA9
<b>15/01673/FUL</b>	09/10/15	0	0	0	(367)	0	Sui Generis – Vehicle dismantlers	Hendon KEA1
<b>15/01704/LP3</b>	29/02/16	(11,618)	0	0	0	(3,091)	None – Demolition	Hendon KEA1
<b>16/00413/FUL</b>	07/06/16	0	0	0	0	(232)	D2 – Kickboxing gym	Low Southwick KEA7
<b>16/01504/FUL</b>	27/10/16	0	0	(331)	0	0	D2 – Gym	Pallion KEA4
<b>17/02241/FUL</b>	21/05/18	0	0	0	(300)	0	Sui Generis – Creche cafe	Armstrong KEA9
<b>18/00849/FUL</b>	07/08/18	0	0	0	(730)	0	Sui Generis – Vehicle dismantlers	Hendon KEA1
<b>18/02020/FUL</b>	06/03/19	(53)	0	0	0	0	D2 – Yoga studio	Low Southwick KEA7
<b>19/00236/SUB</b>	06/03/19	0	0	0	(1,600)	0	None – Demolition	Pallion KEA4
Total		(11,671)	0	(331)	(2,997)	3,596		

The table below contains permissions granted for non-employment uses on sites not currently used for employment (and therefore does not represent a net loss of employment floorspace) on designated KEAs during the plan-period (sqm).

Application	Site	Proposal	Date	A1	A3	A4	D2	KEA
<b>14/02701/FUL</b>	Armstrong House Armstrong Road Armstrong Industrial Estate Washington	Demolition of existing building and erection of foodstore, with associated access, parking, servicing and landscaping.	08/09/15	1,785	0	0	0	Armstrong KEA9
<b>15/01036/FUL</b>	Station Taxis 11 Riverside Road Sunderland SR5 3JG	Change of use of the ground floor former garage premises to fitness centre.	07/09/15	0	0	0	582	North Hylton Road KEA8
<b>16/01562/FUL</b>	Former Dewhirst Factory Pennywell Industrial Estate Sunderland SR4 9EP	Erection of a public house and restaurant facility (use class A4) with associated car parking, landscaping and access.	23/11/16	0	344	344	0	Pennywell Industrial Estate KEA3
<b>17/00417/FUL</b>	Former Dewhirst Factory Pennywell Industrial Estate Sunderland SR4 9EP	Erection of a foodstore with associated vehicular, pedestrian and cycle access, car parking and landscaping (as amended).	09/08/17	1,254	0	0	0	Pennywell Industrial Estate KEA3
<b>18/00013/FUL</b>	Unit 5 Queens Court Business Centre Carrmere Road Leechmere Industrial Estate Sunderland SR2 9TW	Change of use from Industrial Unit to Fitness Centre. (Retrospective)	13/03/18	0	0	0	420	Leechmere KEA2
Total				3,039	344	344	1,002	



## Available Employment Land on Key Employment Areas

Key Employment Area	Employment Area Size (ha)	Available Employment Land (ha)
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	0.00
KEA10: Crowther	43.72	1.90
KEA11: Hertburn	13.55	0.21
KEA12: Parsons	16.97	0.00
KEA13: Swan	3.63	0.00
KEA14: New Herrington	4.44	0.00
KEA15: Dubmire	8.16	3.14
KEA16: Houghton Market Place	1.81	0.16
KEA17: Hetton Lyons East	19.05	0.37
Total	<b>337.74</b>	<b>35.93</b>

## New and Other Employment Land (Ha) and Floorspace (sqm): Net Additions and Losses of B1, B2 and B8 Uses Permitted Outside of Designated Employment Areas

Employment-related applications which are not on designated KEAs, PEAs or established undesigned employment areas are identified in the table below monitoring the implementation of Policy EG4.

Application	Site	Proposal	Date	B1(a)	B1(b)	B1(c)	B2	B8	Ha
15/00243/FU4	Monkwearmouth Branch Library Church Street North Sunderland SR6 ODR	Change of use from library to offices, to include installation of 6 no. conservation area style roof lights and associated works.	06/05/15	340	0	0	0	0	n/a
15/00614/FUL	Land Between Sunderland University Media Centre And National Glass Centre Liberty Way Sunderland SR6 OGL	Creation of a community cycle hub called 'The Bike Dock', consisting of 1 shipping container and 2 flat pack offices put together to give the impression of 1 unit. The shipping container will be used for storing bikes and other equipment needed for activities and the flat pack offices will be used as a classroom/workshop.	23/06/15	45	0	0	0	0	n/a

<b>15/00643/HYB</b>	Land Adjacent To Sunderland Aquatic Centre Vaux Brewery Way Sunderland	Mixed use development comprising Free School; indoor and outdoor sports and leisure facilities (including floodlit football/sports pitches); training facilities; event space; flexible office space; cafe and external play space, with associated access road	30/09/15	1,680	0	0	0	0	1.92
<b>15/01252/FUL</b>	Manor House Station Road Penshaw Houghton-le-Spring DH4 7LA	Construction of a secure ancillary building to house electrical equipment with stepped platform to rear.	07/10/15	0	0	0	0	51	n/a
<b>15/02221/FUL</b>	14 And 15 The Village Ryhope Sunderland SR2 0NQ	Change of use and subdivision of 14 The Village from B1a to A2 and B1a. Change of use and subdivision of 15 The village from A1 to A1 and B1a.	24/12/15	80	0	0	0	0	n/a
<b>15/02295/FUL</b>	69 Front Street Fence Houses Houghton-le-Spring DH4 6LP	Erection of a single storey extension to rear to provide meeting room.	05/01/16	35	0	0	0	0	n/a
<b>16/00789/FUL</b>	Land At Scotia Quay/North Of Low Street Sunderland	Erection of office HQ building for Tombola Ltd with associated works including landscaping.	10/08/16	2,490	0	0	0	0	0.3
<b>16/01348/FUL</b>	Sunderland Sea Anglers Association Marine Walk Roker Sunderland SR6 0PL	Demolition of existing former sea angler's unit and proposed construction of a two-storey commercial unit with Retail (Use Class A1) or Food and Drink (Use Class A3) or Hot Food Take Away (Use Class A5) to ground floor and Office (Use Class B1) to first floor.	19/10/16	238	0	0	0	0	n/a
<b>16/01716/SUB</b>	Zagros House Ethel Terrace Sunderland SR5 3BQ	Installation of 6 no. storage containers. (Resubmission)	10/11/16	0	0	0	0	60	n/a
<b>16/02379/FUL</b>	Wearmouth Colliery Welfare And Social Club Ltd Thompson Road Sunderland SR5 2SD	Siting of shipping container adjacent to bowling green.	01/03/17	0	0	0	0	15	n/a
<b>17/00184/FUL</b>	Washington Church Of Christ Albert Place Columbia Washington NE38 7BP	Change of use from D1 to combined D1 and B1 use.	24/03/17	306	0	0	0	0	n/a

<b>17/01452/FUL</b>	Flat 131 The Broadway Grindon Sunderland SR4 8HB	Change of use from dwelling flat to office accommodation	25/09/17	154	0	0	0	0	n/a
<b>17/01815/FUL</b>	Pallion Workingmen's Club Waverley Terrace Sunderland SR4 6TA	Change of use of working men's club (use class D2) to mixed use working men's club, offices, dance/gymnasium and beauty salon (Sui Generis) and external alterations to include new entrance to north elevation, replacement windows and roller shutters to rear.	09/04/18	945	0	0	0	0	n/a
<b>17/01833/FUL</b>	Merlin House Windlass Lane Albany Washington NE37 1BA	Change of use from cash changing and sorting facility to warehouse and storage facility (Amended description)	18/01/18	0	0	0	0	1,023	n/a
<b>18/00206/FUL</b>	4 Front Street Fence Houses Houghton-le- Spring DH4 6LR	Change of use of part first floor from storage/workshop to 3 offices and wash room, and hair salon with ancillary office and staff facilities. External alterations to create a new entrance from the rear to facilitate internal alterations to the ground floor comprising the creation of an internal stairway and the sub-division of the existing ground floor storage/workshop area.	06/07/18	187	0	0	0	(187)	n/a
<b>18/00259/FUL</b>	Northern Powergrid Manor House Station Road Penshaw Houghton-le- Spring DH4 7LA	Erection of a single storey extension and first floor extension to north west elevation to provide toilets and break area.	31/07/18	49	0	0	0	0	n/a
<b>18/00776/FUL</b>	Easington Lane Branch Library And Adjoining Public Convenience High Street Easington Lane Houghton-le- Spring DH5 0JS	Change of use of library and adjoining public convenience into offices to include various external works.	25/07/18	358	0	0	0	0	n/a

<b>18/00960/FUL</b>	Penshaw Pharmacy 36 Avondale Avenue Penshaw Houghton-le-Spring DH4 7QS	Change of use of first floor rooms to be used as storage.	15/08/18	0	0	0	0	68	n/a
<b>18/00972/FUL</b>	Unit 1 Spire Road Glover Washington NE37 3ES	Erection of single storey extension to south elevation.	23/07/18	0	0	0	17	0	n/a
<b>18/02225/FUL</b>	Northumbria Probation And Aftercare Service Probation Office Hylton Road Sunderland SR4 8DR	Installation of single storey portacabin building to be used as an office for a temporary period of 1 year.	07/02/19	0	0	0	0	45	n/a
Total				6,907	0	0	17	1,075	2.22

### **B1a Office Floorspace (sqm) Permitted on The Vaux and Doxford International, Hylton Riverside and Rainton Bridge South PEAs**

#### *B1a office floorspace on the Vaux site*

<b>Application</b>	<b>Site</b>	<b>Proposal</b>	<b>Date</b>	<b>B1(a)</b>	<b>Employment Area</b>	<b>Designated Centre</b>
<b>15/02557/HY4</b>	Former Vaux Brewery Site Gill Bridge Avenue City Centre Sunderland	HYBRID APPLICATION: The development will comprise a first (detailed) phase (7319 sqm Gross External Area) to include 6319 sqm (GEA) office accommodation (B1) and ground floor uses (1000 sqm GEA) including leisure (D1, D2), food and drink (A3, A4)	24/08/16	6,319	Vaux SS1	Urban Core
Total				6,319		

There has been a further application approved (19/00188/FU4) since the end of the monitoring period for the erection of a 18,075sqm (GEA) business hub on plots 13 (6 storeys) and 14 (7 storeys) of the Vaux site, comprising of civic related uses, primarily office space (use class B1(a)), with a medical centre (use class D1), creche (use class D1), cafe/restaurant (use class A3) and roof terrace. This will be picked up in next year's AMR.

### B1a office floorspace on Hylton Riverside PEA12

Application	Site	Proposal	Date	B1(a)	Employment Area	Designated Centre
16/00635/FUL	International Acceptance Unit D Rapier House Colima Avenue Sunderland Enterprise Park Sunderland SR5 3XB	Change of use from mixed use to B1(a) offices and installation of 6 new windows to left elevation and blocking up of existing garage door.	09/05/16	830	Hylton Riverside PEA12	n/a
Total				830		

There have been no permissions for B1(a) uses on Doxford International or Rainton Bridge South PEAs since the beginning of the plan-period.

### B1(a) Office Floorspace (sqm) Permitted within Designated Centres

Application	Site	Proposal	Date	B1(a)	Designated Centre
15/00339/FUL	Unit 7 Signal House 24 Waterloo Place City Centre Sunderland SR1 3HT	Change of use from use class A1 (retail) to office base for Sunderland City Centre policing team (amended description).	07/05/15	148	Urban Core
15/01535/FU4	Sunderland Empire Theatre Empire Theatre High Street West Sunderland SR1 3EX	Change of use of existing hospitality room to call centre.	02/09/15	150	Urban Core
15/02295/FUL	69 Front Street Fence Houses Houghton-le-Spring DH4 6LP	Erection of a single storey extension to rear to provide meeting room.	05/01/16	35	Fencehouses
15/02361/FUL	20 Foyle Street Sunderland SR1 1LE	Change of use from use class D1 (massage clinic) to use class B1(A) (office).	10/02/16	147	Urban Core
15/02557/HY4	Former Vaux Brewery Site Gill Bridge Avenue City Centre Sunderland	HYBRID APPLICATION: The development will comprise a first (detailed) phase (7319 sqm Gross External Area) to include 6319 sqm (GEA) Office Accommodation (B1) and ground floor uses (1000 sqm GEA) including leisure (D1, D2), food and drink (A3, A4) and retail uses (A1), stopping up of existing highways and creation of associated infrastructure including internal access roads, landscaping, public realm and the continuation of the Keel Line landscape feature.	24/08/16	6,319	Urban Core

		The application also seeks outline consent for up to 201 residential units, commercial uses including Offices (B1), Hotel (C1), Leisure (D1, D2), Food and Drink (A3, A4) Car Parking (Sui Generis) and Retail (A1) (maximum of 2499 sq. m for retail developments across the entire site) together with associated landscaping, car parking, public realm and creation of extended promontory to support the Keel Line beyond the upper site plateau. All matters apart from access to be reserved in relation to the outline element of the proposals. Stopping up of highway.			
<b>16/00424/FUL</b>	32 Nile Street Sunderland SR1 1EY	Change of use from mixed use B1 (Manufacturing) and B8 (Storage) to mixed use (B1) Manufacturing Props (B8) Storage (A1) Shop and (Sui Generis) Rehearsal.	03/06/16	42	Urban Core
<b>16/02207/FUL</b>	The Londonderry 287 High Street West Sunderland SR1 3ES	Change of use of first floor from nightclub (Use Class Sui Generis) to entertainment venue (Use Class D2) and change of use of second floor from residential (Use Class C3) to offices (Use Class B1)	03/04/17	171	Urban Core
<b>17/00489/PCJ</b>	32A And 32 B Nile Street Sunderland SR1 1EY	Change of use of ground floor from B1 office to 2no 1bed flats.	12/05/17	215	Urban Core
<b>17/02434/LP3</b>	Northumbria Police (Divisional HQ) Gill House Gill Bridge Avenue Sunderland SR1 3AW	Change of use from Police Station (Sui Generis) to mixed commercial development comprising B1 (categories A, B and C), A1 (up to 500 square metres), A2, A3 (up to 1200 square metres), A4 (up to 1200 square metres), A5 (street food vendor), D1 (up to 1200) square metres) and D2 (up to 1200 square metres).	27/02/18	4,446	Urban Core
<b>18/00206/FUL</b>	4 Front Street Fence Houses Houghton-le-Spring DH4 6LR	Change of use of part first floor from storage/workshop to 3 offices and wash room, and hair salon with ancillary office and staff facilities. External alterations to create a new entrance from the rear to facilitate internal alterations to the ground floor.	06/07/18	187	Fencehouses
<b>18/00776/FUL</b>	Easington Lane Branch Library And Adjoining Public Convenience High Street Easington Lane Houghton-le-Spring DH5 0JS	Change of use of library and adjoining public convenience into offices to include various external works.	25/07/18	358	Easington Lane
Total				12,218	

### Floorspace (sqm) Permitted for Ancillary Trade Counter and Factory Shop Uses Within Individual Industrial Areas

Application	Site	Proposal	Date	A1 (Comp.)	Employment Area
17/00185/FUL	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	Erection of a single storey extension to east elevation.	05/05/17	500	Pattinson North PEA4
17/01566/FUL	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	Erection of freestanding industrial unit.	02/10/17	500	Pattinson North PEA4
Total				1,000	

### Floorspace (sqm) Permitted for Retail Uses (A1-A5) Within Industrial Areas

Application	Date	A1 (Comp.)	A1 (Conv.)	A2	A3	A4	A5	Employment Area
14/02701/FUL	08/09/15	0	1,785	0	0	0	0	Armstrong KEA9
16/00563/FUL	28/06/16	0	0	0	117	0	0	Nissan PEA8
16/01562/FUL	23/11/16	0	0	0	344	344	0	Pennywell Industrial Estate KEA3
17/00185/FUL	05/05/17	500	0	0	0	0	0	Pattinson North PEA4
17/00417/FUL	09/08/17	0	1,254	0	0	0	0	Pennywell Industrial Estate KEA3
17/01566/FUL	02/10/17	500	0	0	0	0	0	Pattinson North PEA4
18/00339/FUL	31/05/18	0	0	0	0	209	0	Hylton Riverside PEA12
Total		1,000	3,039	0	461	553	0	

# Vitality of Centres

The City Centre and other Town, District and Local Centres within the authority area are an important aspect of the local economy, providing shops, services and community facilities to serve our local communities. These centres help give areas their own identity and are particularly important to members of the public who are less mobile, or do not have easy access to a car.

## Net Additions and Losses of Main Town Centre Use (A1-A5) Floorspace Permitted in Designated City, Town, District and Local Centres (sqm)

Application	Site	Proposal	A1 Comp.	A1 Conv.	A2	A3	A4	A5	Centre
17/00639/FUL	Unit 1 Zagros House Ethel Terrace Sunderland SR5 3BQ	Change of Use from A1 (retail) to A3 (restaurant)	0	(198)	0	198	0	0	Castletown
18/00369/FUL	15 - 17 Ethel Terrace Sunderland SR5 3BQ	Alterations to shop front to create 2no. retail units and access to existing first floor living accommodation. Erection of a single storey extension to rear.	0	77	0	0	0	0	Castletown
15/00210/FUL	117 Chester Road Sunderland SR4 7HG	Change of use from DIY store (Class A1 - Shops) to public house (Class A4 - Drinking Establishments)	0	0	0	0	112	0	Chester Road
16/01864/PCC	187 Chester Road Sunderland SR4 7JA	Change of use of existing shop (Use Class A1) to proposed cafe/restaurant (Use Class A3).	0	0	0	50	0	0	Chester Road
18/01632/FU4	South East Cemetery Lodge Bishopwearmouth Cemetery Chester Road Sunderland SR4 7RS	Change of use to cafe, to include garden room extension with external seating area (north elevation), demolition of entrance porch and erection of replacement porch (west elevation) and associated works.	0	0	0	261	0	0	Chester Road
16/00528/FUL	194 Chester Road Sunderland SR4 7HE	Change of use from Class A1 shop to Class A5 take away and installation of extraction flue to rear.	(45)	0	0	0	0	45	Chester Road
17/00028/OUT	Land Between 1-2 Victoria Road Concord Washington NE37 2SY	Outline application for erection of two storey building for Use Class A3 & A5 with all matters reserved.	0	0	0	265	0	136	Concord
14/02113/FUL	4 Arndale House Victoria Road Concord Washington NE37 2SW	Change use from tanning shop to cafe and external extraction flue to rear (amended description 13.08.15)	0	0	0	138	0	0	Concord
16/00131/FU4	Former Junglerama Victoria Road Concord Washington NE37 2SY	Demolition of existing building and erection of 618 square metre convenience store to include associated infrastructure works.	628	0	0	0	0	0	Concord



17/01232/FUL	Land Between 1-2 Victoria Road Concord Washington NE37 2SY	Erection of two storey building with mixed use class A3 and A5 to ground floor and a 3no bedroomed flat (use class C3) to first floor together with ancillary rear yard.	0	0	0	126	0	0	Concord
17/02165/FUL	Usworth And District Social Club Manor Road Concord Washington NE37 3BD	Change of use of Working Man's Club to mixed-use charitable community-based facility; to include, Community Centre/training/education rooms/premises "for, or in connection with, public worship or religious instruction"/ function/Concert room/bar	0	0	0	190	(1,181)	0	Concord
18/00599/FU4	Former Child Minders Concord Day Nursery Victoria Road Concord Washington NE37 2SS	Change of use from Day Nursery (D1) to Florist and Cafe (A1/A3)	72	0	0	108	0	0	Concord
18/01228/FUL	Walker And Morrell Limited Walker And Morrell West View Concord Washington NE37 2DT	Ground floor rear extension to provide mortuary and associated facilities in connection with the existing funeral directors.	15	0	0	0	0	0	Concord
18/00987/FUL	Legends Bar And Function Room Tyne Gardens Concord Washington NE37 2RF	Proposed refurbishment to Legends Bar to include external surface finishes and front entrance porch/canopy, new boundary wall and railings to front and single storey side extension to provide delicatessen sandwich bar. (amended drawings received 12/11/18)	0	0	0	44	0	0	Concord
15/00619/FUL	20 Front Street Concord Washington NE37 2BA	New door openings in existing front bay window and rear yard wall, external flue to rear and change of use part ground floor to take-away.	(82)	0	0	0	0	82	Concord
17/02235/FUL	Morrisons Car Park William Doxford Centre Sunderland SR3 2NE	Installation of retail pod	16	0	0	0	0	0	Doxford Park
17/02401/FUL	3 Front Street Fence Houses Houghton-Le-Spring DH4 6LR	Change of use from A1 retail to A3 cafe (RETROSPECTIVE).	(54)	0	0	54	0	0	Fencehouses
18/00206/FUL	4 Front Street Fence Houses Houghton-le-Spring DH4 6LR	Change of use of part first floor from storage/workshop to 3 offices and wash room, and hair salon with ancillary office and staff facilities. External alterations to create a new entrance from the rear to facilitate	81	0	0	0	0	0	Fencehouses

		internal alterations to the ground floor.								
18/00492/FUL	25 Stockton Terrace Sunderland SR2 9RN	Change of use from photography studio to cafe (use class A3)	0	0	(63)	63	0	0	0	Grangetown
18/00852/FUL	18/18A Stockton Terrace Sunderland SR2 9RN	Change of use of first floor flat to hairdressing/beauty salon together with alterations to front and rear elevations and new roof to existing rear extension.	137	0	0	0	0	0	0	Grangetown
16/01384/FUL	25 Front Street Hetton-le-Hole Houghton-le-Spring DH5 9JQ	Change of use from financial and professional services (Use Class A2) to hot food takeaway (Use Class A5) and provision of extraction flue to rear	0	0	(150)	0	0	0	150	Hetton
17/00281/PCC	Tonks And Company Funeral Directors 23A Front Street Hetton-le-Hole Houghton-le-Spring DH5 9JQ	Change of use from funeral directors (Use Class A1) to coffee shop (Use Class A3)	0	0	0	103	0	0	0	Hetton
18/01694/FUL	Solarium 67 Station Road Hetton-le-Hole Houghton-Le-Spring DH5 0AT	Change of use from A1 retail to A1/A5 mixed use for preparation and sale of hot/cold and prepacked food. (RETROSPECTIVE)	0	(5)	0	0	0	0	5	Hetton
15/01670/FUL	1 Mautland Square Houghton-le-Spring DH4 4BJ	Demolition of existing foodstore and erection of replacement food store with associated parking and landscaping.	0	336	0	0	0	0	0	Houghton
17/00984/FUL	75 Newbottle Street Houghton-le-Spring DH4 4AR	Change of use from amusement/bingo hall to bistro/restaurant and retrospective installation of new shop front	0	0	0	98	0	0	0	Houghton
16/00203/FUL	183 Hylton Road Sunderland SR4 7YE	Change of use from retail A1 to hot food takeaway A5.	0	(436)	0	0	0	0	436	Hylton Road
16/01481/FUL	181 Hylton Road Sunderland SR4 7YE	Change of use from D1 to A1 (retail) and A2 (office)	293	0	293	0	0	0	0	Hylton Road
18/01742/PCR	134 Hylton Road Sunderland SR4 7XT	Change of use from retail (Class A1) to residential (Class C3), to include replacement of shop front with domestic frontage.	0	(35)	0	0	0	0	0	Hylton Road
16/00878/FUL	Jet Petrol Filling Station North Bridge Street Sunderland SR5 1AH	Change of use from petrol station to vehicle hiring premises and related services, to include parking, washing and valeting of associated vehicles. Existing automated car wash to be replaced with canopy for car wash facility.	(94)	0	0	0	0	0	0	Monkwearmouth
15/02046/FUL	12 Martin Terrace Sunderland SR4 6JD	Replacement shopfront and erection of a single storey extension to rear.	13	0	0	0	0	0	0	Pallion

16/01146/FUL	Wear Tavern Saint Lukes Terrace Sunderland SR4 6NF	Change of use from public house (use class A4) to 5no commercial units (use class A1 and A2) with alterations to existing shop front, servicing and access arrangements.	124	0	124	0	(248)	0	Pallion
17/00679/FUL	31 - 33 Saint Lukes Terrace Sunderland SR4 6NQ	Change of use from amusements (Sui Generis use) to mixed use (A1) and (A3).	0	199	0	199	0	0	Pallion
17/00989/FUL	The Pagoda 81 Ryhope Street South Sunderland SR2 0AB	Change of use from restaurant/hot food takeaway (Class A3) to hot food takeaway (Class A5). (Retrospective)	0	0	0	(350)	0	350	Ryhope
15/02491/FUL	20 Ryhope Street South Ryhope Sunderland SR2 0RN	Change of use to hot food takeaway	(56)	0	0	0	0	56	Ryhope
15/00531/FUL	46 Sea Road Sunderland SR6 9BX	Change of use from shop (class A1) to hot food takeaway (class A5) and installation of flue to rear.	0	(98)	0	0	0	98	Sea Road
16/00895/FUL	12 Sea Road Sunderland SR6 9BX	Change of use from shop (A1) to cafe/ice cream parlour (A3).	(96)	0	0	96	0	0	Sea Road
16/01307/FUL	37 Sea Road Sunderland SR6 9BX	Erection of single storey rear extension with four Velux windows.	40	0	0	0	0	0	Sea Road
16/01831/FUL	7 Station Road Fulwell Sunderland SR6 9AA	Change of use from retail (Class A1) to tattoo studio (Sui Generis) (Retrospective).	(125)	0	0	0	0	0	Sea Road
17/00315/FUL	A1 Motorstore Xtra Unit 1 9 Station Road Fulwell Sunderland SR6 9AA	Change of use from an A1 shop to an A3 cafe.	(125)	0	0	125	0	0	Sea Road
19/00091/FUL	7 Sea Road Sunderland SR6 9BP	Change of use from coffee shop to micro pub.	0	0	0	(74)	74	0	Sea Road
17/01633/FUL	52 Sea Road Sunderland SR6 9BX	Change of use from former bank to hot food takeaway fish & chip shop (Use Class A5) with proposed new external flue/duct system to extract above eaves level to rear of property (as amended).	0	0	(44)	0	0	44	Sea Road
17/02184/FUL	Unit A Top Ten Bingo Silksworth Terrace Sunderland SR3 2AH	Change of use to hot food takeaway and installation of extraction system.	0	0	0	(60)	0	60	Silksworth
16/02380/FUL	186 Southwick Road Sunderland SR5 2AG	Change of use from shop (A1) to taxi booking office (Sui Generis).	(84)	0	0	0	0	0	Southwick
17/00134/FUL	Warby's (Arcade) Unit 8 The Market The Green Southwick Sunderland SR5 2HT	Change of use of part ground floor to taxi booking office	(33)	0	0	0	0	0	Southwick

18/00355/FUL	22 The Green Southwick Sunderland SR5 2LL	Change of use from Bank (A2) to Retail (A1) and Cafe (A3). Erection of new shopfront with installation of 2no. air conditioning units and 2no. extract grilles to rear	0	0	(32)	32	0	0	Southwick
15/01527/FUL	4 The Green Southwick Sunderland SR5 2JE	Proposal: Change of use from personal injury clinic (Class A2) to hot food takeaway (Class A5) and provision of extraction flue to rear (Amended description 30.07.2015)	0	0	(52)	0	0	52	Southwick
16/00892/FU4	Site Of Former Crowtree Leisure Centre Crowtree Road Sunderland SR1 3EL	Erection of a retail unit and associated car parking, access, public open space, service yard and stopping up of a public highway.	4,180	0	0	0	0	0	City Centre
16/01697/FU4	Land Adjacent To Keel Square 52 - 55 High Street West Sunderland SR1 3DP	Erection of a part 4 storey/part 6 storey 120 bed hotel (Use Class C1) and 5no. ground floor retail units (Use Classes A1/A3/A4) with service yard to rear, layby to St Mary's Way, stopping up of original highway, public realm works and demolition of existing buildings.	1,792	0	0	1,792	1,792	0	City Centre
17/02434/LP3	Northumbria Police (Divisional HQ) Gill House Gill Bridge Avenue Sunderland SR1 3AW	Change of use from Police Station (Sui Generis) to mixed commercial development comprising B1 (categories A, B and C), A1 (up to 500 square metres), A2, A3 (up to 1200 square metres), A4 (up to 1200 square metres), A5 (street food vendor), D1 (up to 1200 square metres) and D2 (up to 1200 square metres).	500	0	4,446	1,200	1,200	0	City Centre
18/01703/FUL	Gilbridge House 29 High Street West Sunderland SR1 3HL	Change of use of a section of ground floor office building, to travel agency (use class A1). Replacement of existing window with new entrance doors and new window to North elevation at third floor.	65	0	0	0	0	0	City Centre
16/00424/FUL	32 Nile Street Sunderland SR1 1EY	Change of use from mixed use B1 (Manufacturing) and B8 (Storage) to mixed use (B1) Manufacturing Props (B8) Storage (A1) Shop and (Sui Generis) Rehearsal.	8	0	0	0	0	0	City Centre
16/00424/FUL	32 Nile Street Sunderland SR1 1EY	Change of use from mixed use B1 (Manufacturing) and B8 (Storage) to mixed use (B1) Manufacturing Props (B8) Storage (A1) Shop and (Sui Generis) Rehearsal.	8	0	0	0	0	0	City Centre

17/01617/SUB	First Floor 12 Mary Street Sunderland SR1 3NH	Change of use of upper floor from former tattoo parlour to pizza kitchen and delivery and installation of flue to rear.	0	0	(66)	0	0	66	City Centre
15/00240/FUL	Kings Flavour 4 - 5 Park Lane Sunderland SR1 3NX	Erection of single storey extension to rear and alterations to existing shop front to provide additional entrance door. (Amended plan received 24.7.15)	0	0	0	0	0	61	City Centre
15/02103/FU4	Former Fire Station Dun Cow Street City Centre Sunderland SR1 3HE	Conversion of former fire station to mixed-use development comprising dance/theatre studios, cafe, bar/restaurant and exhibition space, demolition of training tower, western section of building excluding façade and including single-storey offshoot to west	0	0	0	551	0	0	City Centre
15/02271/FUL	72 High Street West Sunderland SR1 3DW	Proposal for mixed use of tea/coffee house to ground floor with mixture of retail and offices/stores to upper floors.	0	582	0	0	0	0	City Centre
16/01296/FUL	Sorrento 6 - 9 Stockton Road Sunderland SR1 3NR	Erection of single storey extension to rear to include new extraction.	0	0	0	13	0	0	City Centre
16/01511/FUL	20 Olive Street Sunderland SR1 3PE	Change of use from Financial Services Company (use class A2) to Cafe (use class A3) to include installation of extraction flue.	0	0	(167)	167	0	0	City Centre
16/01887/FUL	18 Fawcett Street Sunderland SR1 1RH	Change of use of retail unit (A1) to mixed use (A1) and (A3) to include external seating area with barriers.	0	(49)	0	49	0	0	City Centre
16/01406/FUL	Former Wearside Masonic Temple Douro Terrace Sunderland SR2 7DX	Change of use of basement (D2) to restaurant (A3), external alterations to east elevation and creation of patio area with ramp to side.	0	0	0	286	0	0	City Centre
17/00912/FU4	1 - 3 Park Lane Sunderland SR1 3NX	Change of use of rear external drinking area and erection of 2 tipis.	0	0	0	0	140	0	City Centre
17/00202/FU4	4-5 Foyle Street Sunderland SR1 1LB	Change of use from restaurant and residential accommodation (use classes A3 and C3) to bar with function suite and 1no residential unit (use classes A4 and C3), together with external decking area and external staircase and other external alterations.	0	0	0	(690)	690	0	City Centre
17/01826/FUL	103 - 105 High Street West City Centre Sunderland SR1 1TX	Change of use from vacant amusement arcade to restaurant (Use Class A3) (Amended description)	0	0	0	215	0	0	City Centre

17/01848/FU4	Former Vaux Brewery Site North Of St Mary's Way Keel Square Sunderland	Application for temporary uses on the Vaux site for a period of no more than 7 years. Uses to include, Retail (A1), Restaurants/cafes A3, Assembly and Leisure (D2) and Urban Allotment (Sui Generis). Other Sui Generis uses may include ice rink(s), performance stage(s), Outdoor Cinema(s), market(s), temporary games court(s)/play space(s) with sand/turf, installation of shipping containers, new boundary/screen fencing, floodlighting and associated infrastructure. (AMENDED DESCRIPTION)	0	59	0	0	0	0	0	City Centre
17/02230/FUL	19 Vine Place City Centre Sunderland SR1 3ND	Change of use from ground floor army recruiting office to restaurant (Class A3) with first and second floor self-contained offices. Alterations to shop front to provide new access and installation of extraction flue to rear elevation.	0	0	(100)	100	0	0	0	City Centre
17/02230/FUL	19 Vine Place City Centre Sunderland SR1 3ND	Change of use from ground floor army recruiting office to restaurant (Class A3) with first and second floor self-contained offices. Alterations to shop front to provide new access and installation of extraction flue to rear elevation.	0	0	100	100	0	0	0	City Centre
18/00310/FUL	Cooper Rose 2 - 3 Albion Place Sunderland SR1 3NG	Proposed creation of roof terrace.	0	0	0	0	357	0	0	City Centre
18/01182/FUL	56 John Street City Centre Sunderland SR1 1QH	Change of use of to provide (A2) professional/financial office accommodation and ancillary training areas, to include part demolition of single storey rear offshoot, replacement windows, new handrail/balustrade, access steps, bin store area and access.	0	0	361	0	0	0	0	City Centre
18/01016/FUL	Browell Smith And Co 22 John Street Sunderland SR1 1JJ	Change of use from offices (use class B1) to 10no bedroomed house of multi occupation (HMO)	0	0	(380)	0	0	0	0	City Centre
18/01229/FU4	Land At Keel Square Sunderland	Erection of a temporary Tipi structure with associated shipping containers and timber huts/mobile vendors for use as bar area and food vendors with ancillary toilet facilities	0	0	0	64	210	0	0	City Centre

		between 8th October 2018 and 13th January 2019							
17/00825/PCC	58 Fawcett Street City Centre Sunderland SR1 1RY	Change of use from retail (Class A1) to cafe/coffee shop (Class A3).	(63)	0	0	63	0	0	City Centre
16/01340/FUL	Ground Floor 19 Olive Street Sunderland SR1 3PE	Change of use from hearing aid shop to tattoo and body piercing studio (Sui Generis).	(74)	0	0	0	0	0	City Centre
18/00321/FUL	61 High Street West Sunderland SR1 3DP	Change of Use from A1 (retail) to A3 (cafe/restaurant) (Amended description)	(113)	0	0	113	0	0	City Centre
15/01887/FUL	High Street Music Centre 314 High Street West / 1 Church Lane Sunderland SR1 3ET	Change of use from retail music shop and optician practice to licensed premises (cafe/bar)	(119)	0	0	0	119	0	City Centre
15/01371/FUL	22 Holmeside City Centre Sunderland SR1 3JE	Change of use from retail premises to hot food takeaway/cafe and installation of two air conditioning units and flue to rear (Retrospective)	(120)	0	0	0	0	120	City Centre
17/00847/FUL	312 High Street West Sunderland SR1 3ET	Change of use from jewellers to public house with beer garden, decked roof terrace and staircase to rear yard.	(154)	0	0	0	154	0	City Centre
16/00977/FUL	Unit 8 Signal House 24 Waterloo Place Sunderland SR1 3HT	Change of use and sub-division of existing retail unit (Use Class A1) to form amusement centre and smaller retail unit (Use Class Sui Generis and A1)	(230)	0	0	0	0	0	City Centre
16/00993/FUL	220 - 221 High Street West City Centre Sunderland SR1 1TZ	Change of use from a furniture shop (A1 use) to a dessert parlour (A3 use).	(234)	0	0	234	0	0	City Centre
15/01981/FUL	242 High Street West City Centre Sunderland SR1 3DE	Change of use from Retail (A1) to Cafe (A3)	(260)	0	260	0	0	0	City Centre
16/00931/FUL	Maplin's Electronics Limited 26 - 28 Market Square Sunderland SR1 3HW	Subdivision of existing unit to create two units and change of use from Use Class A1 to mixed use A1/A3 (retail/cafe) and mixed use A3/A5 (KFC) including replacement shop front, alternations to external elevations and construction of a bin storage area to rear of 18- 20 Market Square.	(294)	0	0	294	0	0	City Centre
15/00397/FUL	72 High Street West Sunderland SR1 3DW	Sub-division of existing retail shop (Class A1) into two units, one Class A1 and one Class A3.	(564)	0	0	564	0	0	City Centre

16/01655/FUL	62 - 66 High Street West City Centre Sunderland SR1 3DP	Change of use of premises from A1 (Retail) to A3 (Food and Drink) and/or A5 (Hot Food Takeaway).	(815)	0	0	815	0	815	City Centre
18/01529/FUL	92 High Street West Sunderland SR1 3DA	Change of use from retail store to public house including alterations to existing shop front	(973)	0	0	0	973	0	City Centre
16/01253/FUL	10B The Galleries Washington Town Centre Washington NE38 7SA	Change of use of retail unit (Class A1) to restaurant (Class A3) and/or hot food takeaway (Class A5).	(31)	0	0	31	0	31	Washington
16/00766/FUL	Lloyds Pharmacy And Post Office 35C The Galleries Washington Town Centre Washington NE38 7SB	Change of use from vacant retail unit (A1) to betting shop (Sui Generis).	(85)	0	0	0	0	0	Washington
16/02049/FUL	8 Galleries Retail Park Washington NE38 7QY	Installation of a Mezzanine Floor to be used for retail and/ or Pet Care, Treatment and Grooming Facility, Installation of 16 No. Air Conditioning Units, Gas Bottle Storage and External Spiral Staircase.	266	0	0	0	0	0	Washington
17/01244/FUL	The Galleries Washington Town Centre Washington	Installation of demountable kiosk for A2 Use as bureau de change on area of vacant mall floor space (A1-Retail) adjacent to Sainsburys supermarket and the northern entrance to The Galleries Shopping Centre.	0	(16)	16	0	0	0	Washington
Total (sqm)			3,315	417	4,546	7,626	4,392	2,606	

### Net Additions and Losses of Main Town Centre Use (A1-A5) Floorspace within Primary Shopping Areas of City And Town Centres (sqm)

Application	Site	Proposal	Date	A1 Comp.	A1 Conv.	A2	A3	A4	A5	Primary Shopping Area
16/00892/FU4	Site Of Former Crowtree Leisure Centre Crowtree Road Sunderland SR1 3EL	Erection of a retail unit and associated car parking, access, public open space, service yard and stopping up of a public highway.	05/10/16	4,180	0	0	0	0	0	City Centre
16/01697/FU4	Land Adjacent To Keel Square 52 - 55 High Street West Sunderland SR1 3DP	Erection of a part 4 storey/part 6 storey 120 bed hotel (Use Class C1) and 5no. ground floor retail units (Use Classes A1/A3/A4) with service yard to rear, layby to St Mary's Way, stopping up of original highway, public realm works and demolition of existing buildings.	10/01/17	1,792	0	0	1,792	1,792	0	City Centre



15/00240/FUL	Kings Flavour 4 - 5 Park Lane Sunderland SR1 3NX	Erection of single storey extension to rear and alterations to existing shop front to provide additional entrance door. (Amended plan received 24.7.15)	12/08/15	0	0	0	0	0	61	City Centre
15/02103/FU4	Former Fire Station Dun Cow Street City Centre Sunderland SR1 3HE	Conversion of former fire station to mixed-use development comprising dance/theatre studios, cafe, bar/restaurant and exhibition space, demolition of training tower, western section of building excluding façade and including single-storey offshoot to west	20/01/16	0	0	0	551	0	0	City Centre
15/02271/FUL	72 High Street West Sunderland SR1 3DW	Proposal for mixed use of tea/coffee house to ground floor with mixture of retail and offices/stores to upper floors.	11/01/16	0	582	0	0	0	0	City Centre
16/01296/FUL	Sorrento 6 - 9 Stockton Road Sunderland SR1 3NR	Erection of single storey extension to rear to include new extraction.	21/09/16	0	0	0	13	0	0	City Centre
16/01511/FUL	20 Olive Street Sunderland SR1 3PE	Change of use from Financial Services Company (use class A2) to Cafe (use class A3) to include installation of extraction flue.	20/10/16	0	0	(167)	167	0	0	City Centre
16/01887/FUL	18 Fawcett Street Sunderland SR1 1RH	Change of use of retail unit (A1) to mixed use (A1) and (A3) to include external seating area with barriers.	10/01/17	0	(49)	0	49	0	0	City Centre
17/00912/FU4	1 - 3 Park Lane Sunderland SR1 3NX	Change of use of rear external drinking area and erection of 2 tipis.	10/07/17	0	0	0	0	140	0	City Centre
17/01826/FUL	103 - 105 High Street West City Centre Sunderland SR1 1TX	Change of use from vacant amusement arcade to restaurant (Use Class A3) (Amended description)	07/11/17	0	0	0	215	0	0	City Centre
17/02230/FUL	19 Vine Place City Centre Sunderland SR1 3ND	Change of use from ground floor army recruiting office to restaurant (Class A3) with first and second floor self-contained offices. Alterations to shop front to provide new access and installation of extraction flue to rear elevation.	16/03/18	0	0	(100)	100	0	0	City Centre

17/02230/FUL	19 Vine Place City Centre Sunderland SR1 3ND	Change of use from ground floor army recruiting office to restaurant (Class A3) with first and second floor self-contained offices. Alterations to shop front to provide new access and installation of extraction flue to rear elevation.	16/03/18	0	0	100	100	0	0	City Centre
18/00310/FUL	Cooper Rose 2 - 3 Albion Place Sunderland SR1 3NG	Proposed creation of roof terrace.	13/07/18	0	0	0	0	357	0	City Centre
18/01229/FU4	Land At Keel Square Sunderland	Erection of a temporary Tipi structure with associated shipping containers and timber huts/mobile vendors for use as bar area and food vendors with ancillary toilet facilities between 8th October 2018 and 13th January 2019	05/10/18	0	0	0	64	210	0	City Centre
17/00825/PCC	58 Fawcett Street City Centre Sunderland SR1 1RY	Change of use from retail (Class A1) to cafe/coffee shop (Class A3).	03/07/17	(63)	0	0	63	0	0	City Centre
16/01340/FUL	Ground Floor 19 Olive Street Sunderland SR1 3PE	Change of use from hearing aid shop to tattoo and body piercing studio (Sui Generis).	08/09/16	(74)	0	0	0	0	0	City Centre
18/00321/FUL	61 High Street West Sunderland SR1 3DP	Change of Use from A1 (retail) to A3 (cafe/restaurant) (Amended description)	25/05/18	(113)	0	0	113	0	0	City Centre
15/01887/FUL	High Street Music Centre 314 High Street West / 1 Church Lane Sunderland SR1 3ET	Change of use from retail music shop and optician practice to licensed premises (cafe/bar)	03/12/15	(119)	0	0	0	119	0	City Centre
15/01371/FUL	22 Holmeside City Centre Sunderland SR1 3JE	Change of use from retail premises to hot food takeaway/cafe and installation of two air conditioning units and flue to rear (Retrospective)	25/08/15	(120)	0	0	0	0	120	City Centre
17/00847/FUL	312 High Street West Sunderland SR1 3ET	Change of use from jewellers to public house with beer garden, decked roof terrace and staircase to rear yard.	21/06/17	(154)	0	0	0	154	0	City Centre
16/00977/FUL	Unit 8 Signal House 24 Waterloo Place Sunderland SR1 3HT	Change of use and sub-division of existing retail unit (Use Class A1) to form amusement centre and smaller retail unit (Use Class Sui Generis and A1)	25/07/16	(230)	0	0	0	0	0	City Centre

16/00993/FUL	220 - 221 High Street West City Centre Sunderland SR1 1TZ	Change of use from a furniture shop (A1 use) to a dessert parlour (A3 use).	01/08/16	(234)	0	0	234	0	0	City Centre
15/01981/FUL	242 High Street West City Centre Sunderland SR1 3DE	Change of use from Retail (A1) to Cafe (A3)	26/01/16	(260)	0	260	0	0	0	City Centre
16/00931/FUL	Maplin's Electronics Limited 26 - 28 Market Square Sunderland SR1 3HW	Subdivision of existing unit to create two units and change of use from Use Class A1 to mixed use A1/A3 (retail/cafe) and mixed use A3/A5 (KFC) including replacement shop front, alternations to external elevations and construction of a bin storage area to rear of 18- 20 Market Square.	23/09/16	(294)	0	0	294	0	0	City Centre
15/00397/FUL	72 High Street West Sunderland SR1 3DW	Sub-division of existing retail shop (Class A1) into two units, one Class A1 and one Class A3.	24/04/15	(564)	0	0	564	0	0	City Centre
16/01655/FUL	62 - 66 High Street West City Centre Sunderland SR1 3DP	Change of use of premises from A1 (Retail) to A3 (Food and Drink) and/or A5 (Hot Food Takeaway).	27/10/16	(815)	0	0	815	0	815	City Centre
18/01529/FUL	92 High Street West Sunderland SR1 3DA	Change of use from retail store to public house including alterations to existing shop front	13/11/18	(973)	0	0	0	973	0	City Centre
15/01670/FUL	1 Mautland Square Houghton-le-Spring DH4 4BJ	Demolition of existing foodstore and erection of replacement food store with associated parking and landscaping.	29/10/15	0	336	0	0	0	0	Houghton
17/00984/FUL	75 Newbottle Street Houghton-le-Spring DH4 4AR	Change of use from amusement/bingo hall to bistro/restaurant and retrospective installation of new shop front	08/09/17	0	0	0	98	0	0	Houghton
16/01253/FUL	10B The Galleries Washington Town Centre Washington NE38 7SA	Change of use of retail unit (Class A1) to restaurant (Class A3) and/or hot food takeaway (Class A5).	20/09/16	(31)	0	0	31	0	31	Washington
16/00766/FUL	Lloyds Pharmacy And Post Office 35C The Galleries Washington Town Centre Washington NE38 7SB	Change of use from vacant retail unit (A1) to betting shop (Sui Generis).	05/07/16	(85)	0	0	0	0	0	Washington
16/02049/FUL	8 Galleries Retail Park Washington NE38 7QY	Installation of a Mezzanine Floor to be used for retail and/ or Pet Care, Treatment and Grooming Facility,	06/02/17	266	0	0	0	0	0	Washington

		Installation of 16 No. Air Conditioning Units, Gas Bottle Storage and External Spiral Staircase.								
17/01244/FUL	The Galleries Washington Town Centre Washington	Installation of demountable kiosk for A2 Use as bureau de change on area of vacant mall floor space (A1-Retail) adjacent to Sainsburys supermarket and the northern entrance to The Galleries Shopping Centre.	11/08/17	0	(16)	16	0	0	0	Washington
Total (sqm)				2,110	853	108	5,262	3,745	1,027	

### Numbers of Vacant Units in Designated City, Town, District and Local Centres

Retail Centre	Centre Order	No. of Vacant Units	Total No. of Units	Vacancy Rate
<b>Sunderland City Centre</b>	City Centre	141	917	15.38%
<b>Houghton</b>	Town Centre	16	347	4.61%
<b>Washington</b>	Town Centre	21	155	13.55%
<b>Doxford Park</b>	District Centre	2	14	14.29%
<b>Concord</b>	District Centre	12	109	11.01%
<b>Monkwearmouth</b>	District Centre	16	122	13.11%
<b>Sea Road</b>	District Centre	7	120	5.83%
<b>Chester Road</b>	District Centre	4	136	2.94%
<b>Southwick Green</b>	District Centre	20	165	12.12%
<b>Hetton</b>	District Centre	4	70	5.71%
<b>Pallion</b>	Local Centre	6	72	8.33%
<b>Pennywell</b>	Local Centre	3	17	17.65%
<b>Ryhope</b>	Local Centre	8	67	11.94%
<b>Grangetown</b>	Local Centre	8	60	13.33%
<b>Market Street (Hetton)</b>	Local Centre	3	50	6.00%
<b>Hendon</b>	Local Centre	12	53	22.64%
<b>Easington Lane</b>	Local Centre	5	88	5.68%
<b>Castletown</b>	Local Centre	4	30	13.33%
<b>Shiney Row</b>	Local Centre	8	165	4.85%
<b>Hylton Road</b>	Local Centre	29	223	13.00%
<b>Fencehouses</b>	Local Centre	3	80	3.75%
<b>Silksworth</b>	Local Centre	7	142	4.93%
Total		339	3202	10.59%

## Additions and Losses of Comparison Retail (A1) Floorspace Permitted by Sub-Area (sqm)

Application	Site	Proposal	A1 Comp.	Centre	Employment Area	Primary Shopping Area	Sub-area
16/00892/FU4	Site Of Former Crowtree Leisure Centre Crowtree Road Sunderland SR1 3EL	Erection of a retail unit and associated car parking, access, public open space, service yard and stopping up of a public highway.	4,180	City Centre	-	Yes	Urban Core
16/01697/FU4	Land Adjacent To Keel Square 52 - 55 High Street West Sunderland SR1 3DP	Erection of a part 4 storey/part 6 storey 120 bed hotel (Use Class C1) and 5no. ground floor retail units (Use Classes A1/A3/A4) with service yard to rear, layby to St Mary's Way, stopping up of original highway, public realm works and demolition of existing buildings.	1,792	City Centre	-	Yes	Urban Core
17/00825/PCC	58 Fawcett Street City Centre Sunderland SR1 1RY	Change of use from retail (Class A1) to cafe/coffee shop (Class A3).	(63)	City Centre	-	Yes	Urban Core
16/01340/FUL	Ground Floor 19 Olive Street Sunderland SR1 3PE	Change of use from hearing aid shop to tattoo and body piercing studio (Sui Generis).	(74)	City Centre	-	Yes	Urban Core
18/00321/FUL	61 High Street West Sunderland SR1 3DP	Change of Use from A1 (retail) to A3 (cafe/restaurant) (Amended description)	(113)	City Centre	-	Yes	Urban Core
15/01371/FUL	22 Holmeside City Centre Sunderland SR1 3JE	Change of use from retail premises to hot food takeaway/cafe and installation of two air conditioning units and flue to rear (Retrospective)	(120)	City Centre	-	Yes	Urban Core
17/00847/FUL	312 High Street West Sunderland SR1 3ET	Change of use from jewellers to public house with beer garden, decked roof terrace and staircase to rear yard.	(154)	City Centre	-	Yes	Urban Core
16/00977/FUL	Unit 8 Signal House 24 Waterloo Place Sunderland SR1 3HT	Change of use and sub-division of existing retail unit (Use Class A1) to form amusement centre and smaller retail unit (Use Class Sui Generis and A1)	(230)	City Centre	-	Yes	Urban Core
16/00993/FUL	220 - 221 High Street West City Centre Sunderland SR1 1TZ	Change of use from a furniture shop (A1 use) to a dessert parlour (A3 use).	(234)	City Centre	-	Yes	Urban Core

16/00931/FUL	Maplin's Electronics Limited 26 - 28 Market Square Sunderland SR1 3HW	Subdivision of existing unit to create two units and change of use from Use Class A1 to mixed use A1/A3 (retail/cafe) and mixed use A3/A5 (KFC) including replacement shop front, alternations to external elevations and construction of a bin storage area to rear of 18- 20 Market Square.	(294)	City Centre	-	Yes	Urban Core
16/01655/FUL	62 - 66 High Street West City Centre Sunderland SR1 3DP	Change of use of premises from A1 (Retail) to A3 (Food and Drink) and/or A5 (Hot Food Takeaway).	(815)	City Centre	-	Yes	Urban Core
18/01529/FUL	92 High Street West Sunderland SR1 3DA	Change of use from retail store to public house including alterations to existing shop front	(973)	City Centre	-	Yes	Urban Core
15/01887/FUL	High Street Music Centre 314 High Street West / 1 Church Lane Sunderland SR1 3ET	Change of use from retail music shop and optician practice to licensed premises (cafe/bar)	(119)	City Centre		Yes	Urban Core
15/01981/FUL	242 High Street West City Centre Sunderland SR1 3DE	Change of use from Retail (A1) to Cafe (A3)	(260)	City Centre		Yes	Urban Core
15/00397/FUL	72 High Street West Sunderland SR1 3DW	Sub-division of existing retail shop (Class A1) into two units, one Class A1 and one Class A3.	(564)	City Centre		Yes	Urban Core
17/02434/LP3	Northumbria Police (Divisional HQ) Gill House Gill Bridge Avenue Sunderland SR1 3AW	Change of use from Police Station (Sui Generis) to mixed commercial development comprising B1 (categories A, B and C), A1 (up to 500 square metres), A2, A3 (up to 1200 square metres), A4 (up to 1200 square metres), A5 (street food vendor), D1 (up to 1200 square metres) and D2 (up to 1200 square metres).	500	City Centre	-	No	Urban Core
18/01703/FUL	Gilbridge House 29 High Street West Sunderland SR1 3HL	Change of use of a section of ground floor office building, to travel agency (use class A1). Replacement of existing window with new entrance doors and new window to North elevation at third floor.	65	City Centre	-	No	Urban Core

16/00424/FUL	32 Nile Street Sunderland SR1 1EY	Change of use from mixed use B1 (Manufacturing) and B8 (Storage) to mixed use (B1) Manufacturing Props (B8) Storage (A1) Shop and (Sui Generis) Rehearsal.	8	City Centre	-	No	Urban Core
16/00424/FUL	32 Nile Street Sunderland SR1 1EY	Change of use from mixed use B1 (Manufacturing) and B8 (Storage) to mixed use (B1) Manufacturing Props (B8) Storage (A1) Shop and (Sui Generis) Rehearsal.	8	City Centre	-	No	Urban Core
		<b>Sub-total</b>	<b>2,541</b>				
16/02049/FUL	8 Galleries Retail Park Washington NE38 7QY	Installation of a Mezzanine Floor to be used for retail and/ or Pet Care, Treatment and Grooming Facility, Installation of 16 No. Air Conditioning Units, Gas Bottle Storage and External Spiral Staircase.	266	Washington Town Centre	-	Yes	Washington
16/01253/FUL	10B The Galleries Washington Town Centre Washington NE38 7SA	Change of use of retail unit (Class A1) to restaurant (Class A3) and/or hot food takeaway (Class A5).	(31)	Washington Town Centre	-	Yes	Washington
16/00766/FUL	Lloyds Pharmacy And Post Office 35C The Galleries Washington Town Centre Washington NE38 7SB	Change of use from vacant retail unit (A1) to betting shop (Sui Generis).	(85)	Washington Town Centre	-	Yes	Washington
16/00131/FU4	Former Junglerama Victoria Road Concord Washington NE37 2SY	Demolition of existing building and erection of 618 square metre convenience store to include associated infrastructure works.	628	Concord	-	-	Washington
18/00599/FU4	Former Child Mindors Concord Day Nursery Victoria Road Concord Washington NE37 2SS	Change of use from Day Nursery (D1) to Florist and Cafe (A1/A3)	72	Concord	-	-	Washington
18/01228/FUL	Walker And Morrell Limited Walker And Morrell West View Concord Washington NE37 2DT	Ground floor rear extension to provide mortuary and associated facilities in connection with the existing funeral directors.	15	Concord	-	-	Washington
15/00619/FUL	20 Front Street Concord Washington NE37 2BA	New door openings in existing front bay window and rear yard wall, external flue to rear and change of use part ground floor to take-away.	(82)	Concord	-	-	Washington

17/00185/FUL	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	Erection of a single storey extension to east elevation.	500	-	Pattinson North	-	Washington
17/01566/FUL	Griffith Textiles Machines Ltd 9 Walton Road Pattinson North Washington NE38 8QE	Erection of freestanding industrial unit.	500	-	Pattinson North	-	Washington
18/01915/FUL	Former Lloyds TSB Blue House Lane Usworth Washington NE37 2TA	Change of use from bank (A2) to Barbers (A1) and Beauty Salon (Sui Generis) and addition of window to gable elevation.	40	-	-	-	Washington
15/02025/FUL	Washington Green Branch Library The Green Washington Village Washington NE38 7AB	Erection of detached timber retail unit and timber decking to rear (Retrospective)	28	-	-	-	Washington
17/00952/FUL	Woodland Surgery Woodlands Health Centre Vigo Lane Washington NE38 9ET	Erection of a single storey extension to front of existing pharmacy	8	-	-	-	Washington
		<b>Sub-total</b>	<b>1,859</b>				
16/00878/FUL	Jet Petrol Filling Station North Bridge Street Sunderland SR5 1AH	Change of use from petrol station to vehicle hiring premises and related services, to include parking, washing and valeting of associated vehicles. Existing automated car wash to be replaced with canopy for car wash facility.	(94)	Monkwearmouth	-	-	North Sunderland
16/01307/FUL	37 Sea Road Sunderland SR6 9BX	Erection of single storey rear extension with four Velux windows.	40	Sea Road	-	-	North Sunderland
16/00895/FUL	12 Sea Road Sunderland SR6 9BX	Change of use from shop (A1) to cafe/ice cream parlour (A3).	(96)	Sea Road	-	-	North Sunderland
17/00315/FUL	A1 Motorstore Xtra Unit 1 9 Station Road Fulwell Sunderland SR6 9AA	Change of use from an A1 shop to an A3 cafe.	(125)	Sea Road	-	-	North Sunderland
16/01831/FUL	7 Station Road Fulwell Sunderland SR6 9AA	Change of use from retail (Class A1) to tattoo studio (Sui Generis) (Retrospective).	(125)	Sea Road	-	-	North Sunderland
17/00134/FUL	Warby's (Arcade) Unit 8 The Market The Green Southwick Sunderland SR5 2HT	Change of use of part ground floor to taxi booking office	(33)	Southwick	-	-	North Sunderland



16/02380/FUL	186 Southwick Road Sunderland SR5 2AG	Change of use from shop (A1) to taxi booking office (Sui Generis).	(84)	Southwick	-	-	North Sunderland
17/01686/FUL	Land At Marine Walk Roker Sunderland	Development of a two-storey flexible mixed-use building consisting of either: A1 (retail), A3 (restaurant and cafe), A5 (hot food take-away) to include earthworks to facilitate external seating area to rear and associated bin store area to ground floor.	677	-	-	-	North Sunderland
16/01250/FUL	Harbour View Motors Harbour View Garage Harbour View Sunderland SR6 0NL	Conversion of existing car sales garage into two units; Unit 1 to A1 (Retail) & Unit 2 to A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurant and Cafe) or A4 (Drinking Establishment); and elevational alterations and demolition of outbuilding.	595	-	-	-	North Sunderland
15/00782/FUL	Land At Marine Walk Sunderland	Development of a detached two storey flexible mixed-use building consisting of either: A1 (retail), A3 (restaurant and cafe), A5 (hot food take-away) with associated parking area and bin store to ground floor at Marine Walk Roker, along with change of use	290	-	-	-	North Sunderland
15/00876/FUL	The Cauld Lad Public House Caithness Road Sunderland SR5 3RE	Change of use from ground floor public house (A4) to 2no retail units (A1), 1no unit to either (A1) retail or (A5) hot food takeaway, new access ramp, stairs, bin store and creation of 12no car parking spaces. Conversion of existing first floor dwelling to 2no dwellings. (Amended description)	232	-	-	-	North Sunderland
16/00682/FUL	Blue House Pharmacy Blue House Lane Usworth Washington NE37 2TE	Erection of a first-floor extension above existing shop.	63	-	-	-	North Sunderland
15/00546/FUL	36 Roker Baths Road Sunderland SR6 9QF	Change of use of first floor from residential (C3 use) to hairdressers (A1 use).	40	-	-	-	North Sunderland

16/01348/FUL	Sunderland Sea Anglers Association Marine Walk Roker Sunderland SR6 0PL	Demolition of existing former sea angler's unit and proposed construction of a two-storey commercial unit with Retail (Use Class A1) or Food and Drink (Use Class A3) or Hot Food Take Away (Use Class A5) to ground floor and Office (Use Class B1) to first floor.	(7)	-	-	-	North Sunderland
		<b>Sub-total</b>	<b>1,373</b>				
16/00528/FUL	194 Chester Road Sunderland SR4 7HE	Change of use from Class A1 shop to Class A5 take away and installation of extraction flue to rear.	(45)	Chester Road	-	-	South Sunderland
17/02235/FUL	Morrisons Car Park William Doxford Centre Sunderland SR3 2NE	Installation of retail pod	16	Doxford Park	-	-	South Sunderland
18/00852/FUL	18/18A Stockton Terrace Sunderland SR2 9RN	Change of use of first floor flat to hairdressing/beauty salon together with alterations to front and rear elevations and new roof to existing rear extension.	137	Grangetown	-	-	South Sunderland
16/01481/FUL	181 Hylton Road Sunderland SR4 7YE	Change of use from D1 to A1 (retail) and A2 (office)	293	Hylton Road	-	-	South Sunderland
16/01146/FUL	Wear Tavern Saint Lukes Terrace Sunderland SR4 6NF	Change of use from public house (use class A4) to 5no commercial units (use class A1 and A2) with alterations to existing shop front, servicing and access arrangements.	124	Pallion	-	-	South Sunderland
15/02046/FUL	12 Martin Terrace Sunderland SR4 6JD	Replacement shopfront and erection of a single storey extension to rear.	13	Pallion	-	-	South Sunderland
15/02491/FUL	20 Ryhope Street South Ryhope Sunderland SR2 0RN	Change of use to hot food takeaway	(56)	Ryhope	-	-	South Sunderland
15/02436/FU4	Land At Salterfen Lane Sunderland	Erection of two storey furniture retail building (A1) and single storey fast food restaurant (A3/A5) with associated access, parking and landscaping.	1,465	-	-	-	South Sunderland
18/00217/FUL	2 Pallion Retail Park Woodbine Terrace Sunderland SR4 6TZ	Installation of a mezzanine floor.	918	-	-	-	South Sunderland
16/00663/FUL	45 Fordfield Road	Erection of single storey extension to rear.	86	-	-	-	South Sunderland

	Sunderland SR4 6UY						
15/01029/FUL	33-34 Melbourne Place Sunderland SR4 8LN	Erection of a two- storey extension to rear.	69	-	-	-	South Sunderland
15/00365/SUB	39 Windsor Terrace Grangetown Sunderland SR2 9QF	Erection of single storey extension to rear.	23	-	-	-	South Sunderland
16/00853/FUL	1 Eden Terrace Sunderland SR2 7PF	Change of use of existing florist to florist and tea room.	(21)	-	-	-	South Sunderland
16/00472/FUL	The Fruit Shop 15B Railway Terrace South Hylton Sunderland SR4 0PE	Change of use to first floor from florist storage area to cafe.	(25)	-	-	-	South Sunderland
		<b>Sub-total</b>	<b>2,998</b>				
18/00206/FUL	4 Front Street Fence Houses Houghton-le- Spring DH4 6LR	Change of use of part first floor from storage/workshop to 3 offices and wash room, and hair salon with ancillary office and staff facilities. External alterations to create a new entrance from the rear to facilitate internal alterations to the ground floor.	81	Fencehouses	-	-	Coalfield
17/02401/FUL	3 Front Street Fence Houses Houghton-Le- Spring DH4 6LR	Change of use from A1 retail to A3 cafe (RETROSPECTIVE).	(54)	Fencehouses	-	-	Coalfield
17/02377/FUL	1 Warden Law Cottages Houghton-le- Spring DH5 8LX	Change of use of agricultural buildings into farm shop and tea room with associated extensions, alterations and extraction system, together with associated access arrangements, provision of car parking and landscaping.	209	-	-	-	Coalfield
19/00011/FUL	27 - 29 Queensway Houghton-le- Spring DH5 8EL	Change of use from vacant sun bed shop to general dealers and reposition existing palisade fence.	125	-	-	-	Coalfield
15/00540/FUL	30 Station Road Hetton-le-Hole Houghton-le- Spring DH5 0AT	Erection of single storey rear extension, to include roller shutter to rear boundary wall (amended description).	53	-	-	-	Coalfield
		<b>Sub-total</b>	<b>413</b>				
<b>Total</b>			<b>18,368</b>				

## Retail Impact Assessments

As the Plan is yet to be formally adopted, the local thresholds set out in Policy VC2 Retail Impact Assessments have not been implemented. Future reports will monitor the number of applications received which exceed the local thresholds set out in the policy as well as the number of assessments received.

### Percentage of Primary Frontages in Non-A1 Use in Designated Centres

Centre Name	Centre Order	No. of Units	No. of Units in A1 Use	No. of Units in non-A1 Use	Percentage of Units in non-A1 Use	Policy Target	Performance Against Target
<b>City Centre</b>	City Centre	195	122	73	37.44%	15%	-22.44%
<b>Washington</b>	Town Centre	106	78	28	26.42%	25%	-1.42%
<b>Houghton</b>	Town Centre	77	36	41	53.25%	40%	-13.25%
Total		378	236	142	37.57%	-	-

### Number of A5 Hot Food Takeaway Units in Designated Centres

Retail Centre	Centre Order	No. of A5 Units	Total No. of Units	% of Centre in A5 Use
<b>Sunderland City Centre</b>	City Centre	15	917	1.64%
<b>Houghton</b>	Town Centre	11	347	3.17%
<b>Washington</b>	Town Centre	0	155	0.00%
<b>Doxford Park</b>	District Centre	3	14	21.43%
<b>Concord</b>	District Centre	15	109	13.76%
<b>Monkwearmouth</b>	District Centre	14	122	11.48%
<b>Sea Road</b>	District Centre	8	120	6.67%
<b>Chester Road</b>	District Centre	8	136	5.88%
<b>Southwick Green</b>	District Centre	9	165	5.45%
<b>Hetton</b>	District Centre	2	70	2.86%
<b>Pallion</b>	Local Centre	10	72	13.89%
<b>Pennywell</b>	Local Centre	2	17	11.76%
<b>Ryhope</b>	Local Centre	7	67	10.45%
<b>Grangetown</b>	Local Centre	6	60	10.00%
<b>Market Street (Hetton)</b>	Local Centre	5	50	10.00%
<b>Hendon</b>	Local Centre	5	53	9.43%
<b>Easington Lane</b>	Local Centre	7	88	7.95%
<b>Castletown</b>	Local Centre	2	30	6.67%
<b>Shiney Row</b>	Local Centre	9	31	29.03%
<b>Hylton Road</b>	Local Centre	12	223	5.38%
<b>Fencehouses</b>	Local Centre	2	80	2.50%
<b>Silksworth</b>	Local Centre	3	142	2.11%
Total		155	3068	5.05%

## City and Town Centre A5 Hot Food Takeaway Thresholds

### City Centre

Policy VC4 indicates that no further A5 uses are to be permitted within the Primary Frontages of the City Centre, whilst A5 uses in Secondary Frontages should not exceed 5% or clusters of 3 units. It should be noted that as the Plan has not yet been adopted, these restrictions have not yet come into force.

There have been 4 A5 units permitted in the City Centre since the beginning of the plan-period which are set out in the table below (floorspace measured in sqm):

Application	Site	Proposal	Date	A5	Designation
<b>16/01655/FUL</b>	62 - 66 High Street West City Centre Sunderland SR1 3DP	Change of use of premises from A1 (Retail) to A3 (Food and Drink) and/or A5 (Hot Food Takeaway).	27/10/16	815	Primary Frontage
<b>15/01371/FUL</b>	22 Holmeside City Centre Sunderland SR1 3JE	Change of use from retail premises to hot food takeaway/cafe and installation of two air conditioning units and flue to rear (Retrospective)	25/08/15	120	Secondary Frontage
<b>15/00240/FUL</b>	Kings Flavour 4 - 5 Park Lane Sunderland SR1 3NX	Erection of single storey extension to rear and alterations to existing shop front to provide additional entrance door. (Amended plan received 24.7.15)	12/08/15	61	Secondary Frontage
Total				996	

There are currently 2 units in A5 use within Primary Frontages of the City Centre, one in High Street West and one on Blandford Street.

There are 7 units in A5 use within the Secondary Frontages of the City Centre. Of the 7 units, 3 are on Vine Place, 2 are on Derwent Street, 1 is on Park Lane and 1 is on Holmeside. The units on Vine Place represent 16.67% of total units which exceed the 5% threshold. The units on Derwent Street represent 8% of units which would also exceed the Policy threshold. The units on Park Lane and Holmeside represent 5.3% and 3.4% respectively. None of these units are part of a cluster.

### Washington

The Policy sets a maximum of 5% of units to be in A5 use within any Primary or Secondary Frontage thoroughfare in Washington Town Centre. Clusters of A5 use should not exceed 3 units (floorspace measured in sqm).

Application	Site	Proposal	Date	A5
<b>16/01253/FUL</b>	10B The Galleries Washington Town Centre Washington NE38 7SA	Change of use of retail unit (Class A1) to restaurant (Class A3) and/or hot food takeaway (Class A5).	20/09/16	31
Total				31

Only one application has been permitted for A5 use within Washington Town Centre since the beginning of the plan-period. It is for both A3 and A5 use, however it appears not to have been implemented as the Council’s retail survey identifies the unit as being in A1 use. The Council’s retail survey found no A5 uses within the Primary or Secondary Frontages of Washington Town Centre.

Houghton Town Centre

The Policy sets a maximum of 10% of units to be in A5 use in any Primary or Secondary Frontage thoroughfare in Houghton Town Centre and clusters of A5 use should not exceed 3 units.

There have been no permissions for new A5 uses within the Primary or Secondary Frontages of Houghton Town Centre since the beginning of the plan-period.

There are currently 4 units in A5 use within the Primary Frontage of Houghton Town Centre – all on Newbottle Street. This represents 5.2% of the thoroughfare which does not exceed the 10% Policy threshold.

There are currently 6 units in A5 use within the Secondary Frontages of Houghton Town Centre. 2 on Sunderland Street which represents 25% of the thoroughfare; 1 in Imperial Buildings which represents 10% of the thoroughfare, and 3 on Newbottle Street which represents 3.4% of the thoroughfare.

**Permissions Granted Contrary to Policy**

The Policy restricts any further A5 uses within the Primary Frontages of the City Centre although permission was granted for application 16/01655/FUL on High Street West in 2016. This would have been contrary to the emerging policy.

District Centres should not exceed 10% of units in A5 use and Local Centres should not exceed 15% of units in A5 use. Centres that exceed these thresholds are set out in the table below

Retail Centre	Centre Order	No. of A5 Units	Total No. of Units	% of Centre in A5 Use
<b>Concord</b>	District Centre	15	109	13.76%
<b>Doxford Park</b>	District Centre	3	14	21.43%
<b>Monkwearmouth</b>	District Centre	14	122	11.48%
<b>Shiney Row</b>	Local Centre	9	31	29.03%

There are 2 applications which have been granted which would have been contrary to this Policy, both within Concord District Centre, which are set out in the table below (floorspace measured in sqm):

Application	Site	Proposal	Date	A5
<b>17/00028/OUT</b>	Land Between 1-2 Victoria Road Concord Washington NE37 2SY	Outline application for erection of two storey building for Use Class A3 & A5 with all matters reserved.	01/03/17	136
<b>15/00619/FUL</b>	20 Front Street Concord Washington NE37 2BA	New door openings in existing front bay window and rear yard wall, external flue to rear and change of use part ground floor to take-away.	17/06/15	82
Total				218

### Obesity Levels in Year 6 and Reception Age Pupils by Ward (2015/16 - 2017/18)

Ward name	% in Reception	% in Year 6
Barnes	10.9	25.7
Castle	13.6	26.7
Copt Hill	9.6	22.6
Doxford	10.2	23.8
Fulwell	6.9	19.8
Hendon	13.9	23.6
Hetton	12.3	24.0
Houghton	9.7	27.6
Millfield	9.2	27.8
Pallion	12.0	27.3
Redhill	12.6	30.5
Ryhope	12.5	21.8
St Anne's	12.5	29.8
St Chad's	10.7	21.7
St Michael's	8.6	20.2
St Peter's	7.5	20.8
Sandhill	13.2	28.1
Shiney Row	9.7	26.1
Silksworth	10.4	23.1
Southwick	13.8	27.2
Washington Central	8.9	21.3
Washington East	9.6	22.4
Washington North	9.2	24.2
Washington South	7.3	18.5
Washington West	13.2	19.3

## Community, Social and Cultural Development – Permitted Additions and Losses of D1 and D2 Floorspace (sqm)

Application	Site	Proposal	Date	D1	D2
<b>15/00431/FUL</b>	Hill View Clinic Health Authority Stannington Grove Sunderland SR2 9JT	Refurbishment of building to include erection of single storey infill extension to front and new window.	01/05/15	60	0
<b>15/00079/LAP</b>	Columbia Grange School Oxclose Road Washington NE38 7NY	Erection of a single storey extension to south and east elevations	06/05/15	155	0
<b>15/00570/FU4</b>	East Herrington Primary Academy Balmoral Terrace East Herrington Sunderland SR3 3PR	Erection of single storey classroom extension to internal courtyard of southern section of school (amended description 29.04.2015)	29/05/15	85	0
<b>15/00042/FUL</b>	15 Elswick Road Armstrong Industrial Estate Washington NE37 1LH	Change of use from Use Class B8 (warehouse) to D2 (indoor air rifle range).	17/06/15	0	273
<b>15/00922/SUB</b>	Community Action Drop-in Centre 6 Salisbury Street Sunderland SR1 2QR	Erection of a single storey extension to rear (RESUBMISSION)	24/06/15	39	0
<b>15/00267/FDC</b>	Gorse Nursery Gorse House The Elms Gorse Road Sunderland SR2 7BX	Demolition of existing single/two storey detached day centre and construction of a 108-place day nursery with associated works including, boundary enclosures, external play areas and car parking.	16/07/15	143	0
<b>15/01049/LP3</b>	Usworth Colliery Nursery School Manor Road Concord Washington NE37 3BL	Erection of a single storey extension to side.	16/07/15	47	0
<b>15/01058/FU4</b>	Kepier Academy Dairy Lane Houghton-le-Spring DH4 5BH	Installation of a single storey Portakabin classroom building for a temporary period of 5 years (as amended, revised plans received 02/07/2015).	16/07/15	0	235
<b>15/01160/LP3</b>	South Hylton Primary School Union Street South Hylton Sunderland SR4 0LS	Erection of single-storey flat-roof classroom extension to southwest elevation	20/07/15	111	0
<b>15/01179/FUL</b>	Eppleton Cricket Club The Clubhouse Church Road Hetton-le-Hole Houghton-le-Spring DH5 9AJ	Erection of single storey extensions to front, side and rear and pitched roof with solar panels and associated external alterations	03/08/15	0	90
<b>15/01327/FU4</b>	Holley Park Academy Ayton Road Oxclose Washington NE38 0LR	Erection of a single storey extension to rear elevation.	12/08/15	78	0
<b>15/01036/FUL</b>	Station Taxis 11 Riverside Road Sunderland SR5 3JG	Change of use of the ground floor former garage premises to fitness centre.	07/09/15	0	582
<b>15/01509/FU4</b>	Silksworth Community Swimming Pool Silksworth Lane Sunderland SR3 1PD	Erection of a single storey extension to side of existing leisure centre to include new window opening to existing facade.	08/09/15	0	343



<b>15/00643/HYB</b>	Land Adjacent To Sunderland Aquatic Centre Vaux Brewery Way Sunderland	Mixed use development comprising Free School; indoor and outdoor sports and leisure facilities (including floodlit football/sports pitches); training facilities; event space; flexible office space; cafe and external play space, with associated access road	30/09/15	1,610	6,120
<b>15/01611/LP3</b>	Fulwell Infant School Ebdon Lane Sunderland SR6 8ED	Erection of a single storey extension to side (north) elevation.	30/09/15	63	0
<b>15/01682/FU4</b>	Silksworth Community Association Tunstall Village Road Sunderland SR3 2BB	Erection of a building to provide changing facilities and garage to house mini bus.	30/09/15	0	124
<b>15/01716/FU4</b>	Portland Academy Weymouth Road Chapelgarth Sunderland SR3 2NQ	Siting of 2 no. temporary classrooms for a period of 3 years.	30/09/15	141	0
<b>15/01064/FUL</b>	Unit B Sunrise Enterprise Park Sunderland SR5 3RX	Change of use from B1/B2 use to class D2 leisure use to include installation of glazed entrance doors to north east elevation. (Amended description 10.08.2015).	01/10/15	0	2,260
<b>15/01251/FUL</b>	Congregational Church Dean Terrace Sunderland SR5 2DX	Change of use from indoor storage/ parking to a boxing club (amended description)	06/10/15	0	140
<b>15/01539/FUL</b>	Southwick Methodist Church Old Mill Road High Southwick Sunderland SR5 5TP	Erection of single storey porch extension to front, replacement of existing windows within the eastern elevation and western side of apse to church and new pallisade fencing/gates to match existing. (Amended description)	13/10/15	0	12
<b>15/01715/FUL</b>	Our Lady Queen Of Peace RC Primary School Station Road Penshaw Houghton-le-Spring DH4 7JZ	Erection of 2no temporary classrooms	13/10/15	143	0
<b>15/02158/FUL</b>	Part Ground Floor Units Echo Building West Wear Street Sunderland	Temporary change of use of part ground floor to D1 (Assessment Centre)	22/12/15	364	0
<b>15/02256/FUL</b>	Hendon Islamic Society 2 Salisbury Street Sunderland SR1 2QR	Erection of a single storey rear extension with dome feature on flat roof with parapet. Alterations to fenestration including removal of bays and insertion of arched windows. Application of render to front elevation.	12/01/16	35	0
<b>15/02192/FUL</b>	32 Nile Street Sunderland SR1 1EY	Change of part ground/part first floor from offices, storage and retail to dance school.	13/01/16	0	200

<b>15/02103/FU4</b>	Former Fire Station Dun Cow Street City Centre Sunderland SR1 3HE	Conversion of former fire station to mixed-use development comprising dance/theatre studios, cafe, bar/restaurant and exhibition space, demolition of training tower, western section of building excluding facade and including single-storey offshoot to west side and rear (former superintendent's house) and first floor rear offshoot, erection of three-storey extension to west side / rear, extension and replacement of balustrade of rear balcony and provision of balustrade to front of main building, lift shaft, chimney stacks, pitched roofs, rooflights, vents, plant and lighting to roof and associated elevational/roof alterations	25/01/16	152	105
<b>15/02420/FUL</b>	Little Learners Day Nursery 47/50 Ettrick Grove Sunderland SR3 4AW	Erection of a porch to side of property	26/01/16	7	0
<b>15/02567/FUL</b>	36 West Sunnyside Sunderland SR1 1BU	Change of use from Class A2 (Financial and Professional Services) to Class D1 (Non-residential Institutions)	17/02/16	329	0
<b>16/00170/FUL</b>	The Apostolic Church Brick Garth Easington Lane Houghton-le-Spring DH5 0LE	Erection of kitchen extension to side.	22/03/16	15	0
<b>15/02571/FUL</b>	Unit 6 Sunrise Enterprise Park Sunderland SR5 3RX	Change of use from use class B2 (General Industry) to use class D2 (Soft Play) to include associated parking and realignment of security fence at rear.	27/04/16	0	1,002
<b>16/00413/FUL</b>	Unit 16A Riverside Road Southwick Sunderland SR5 3JC	Change of use from warehouse to kickboxing/fitness academy.	07/06/16	0	232
<b>16/00520/FUL</b>	Caretakers House Chance Community Building 1 Rickaby Street Sunderland SR1 2DL	Change of use from residential to part of the existing Community Centre to be used as offices/extra space for community projects.	23/06/16	83	0
<b>16/00520/FUL</b>	Caretakers House Chance Community Building 1 Rickaby Street Sunderland SR1 2DL	Change of use from residential to part of the existing Community Centre to be used as offices/extra space for community projects.	23/06/16	83	0
<b>16/00488/FUL</b>	Enon Baptist Church Williamson Terrace Sunderland SR6 0BE	Rear two storey extension forming new access and stairway and erection of new roof to enclose existing internal courtyard.	11/07/16	160	0
<b>16/00742/FU4</b>	Benedict Biscop C E Primary School Marcross Drive Sunderland SR3 2RE	Erection of single storey extension to form multipurpose hall and new access to existing school, to include external works comprising of external ramp and stairs.	15/07/16	99	0
<b>16/01170/FU4</b>	Biddick Community Centre 33 Biddick Village Centre Washington NE38 7NP	Erection of rear extension to existing community centre, new roof to part of building and elevation alterations to include new windows to front and side.	10/08/16	90	0
<b>16/01172/FUL</b>	Saint Joseph's R C Primary School Village Lane Washington Village	Erection of a single-story extension to rear and external canopy to create play area.	23/08/16	27	0

	Washington NE38 7HU				
<b>15/01546/FDC</b>	Ryhope Village C E Primary School Ryhope Street South Sunderland SR2 0HG	Demolition of existing buildings and erection of new 66-bedroom residential care facility	30/08/16	(458)	0
<b>16/01248/FU4</b>	Oxclose School House North Lodge Dilston Close Oxclose Washington NE38 0LN	Change of use from dwelling house to additional teaching facilities.	08/09/16	85	0
<b>16/01255/VA4</b>	Former Fire Station Dun Cow Street Sunderland SR1 3HE	Variation of condition 2 of planning permission ref. 15/02103/FU4 (Conversion of former fire station to mixed-use development comprising dance/theatre studios, cafe, bar/restaurant and exhibition space, demolition of training tower, western section of building excluding facade and including single-storey offshoot to west side and rear (former superintendent's house) and first floor rear offshoot, erection of three-storey extension to west side/rear, extension and replacement of balustrade of rear balcony and provision of balustrade to front of main building, lift shaft, chimney stacks, pitched roofs, rooflights, vents, plant and lighting to roof and associated elevational/roof alterations): minor material amendment comprising increase in footprint of three-storey extension to west side/rear, relocation and reduction in height of lift shaft, revised atrium rooflight and alterations to internal layout.	21/09/16	0	50
<b>16/01255/VA4</b>	Former Fire Station Dun Cow Street Sunderland SR1 3HE	Variation of condition 2 of planning permission ref. 15/02103/FU4 (Conversion of former fire station to mixed-use development comprising dance/theatre studios, café	21/09/16	0	0
<b>16/01535/FU4</b>	Northern Saints Primary Rotherham Road Sunderland SR5 5QL	Erection of a single storey extension to south elevation and erection of a standalone canopy to existing teaching block.	19/10/16	176	0
<b>16/01504/FUL</b>	35B Pallion Trading Estate Sunderland SR4 6SN	Change of use from light industry (Use Class B1) to Gym (Use Class D2).	27/10/16	0	331
<b>16/00423/FUL</b>	The Wildfowl And Wetlands Trust Middle Barmston Farm Pattinson Washington NE38 8LE	Erection of outdoor learning shelter with interactive exhibits.	29/11/16	0	40
<b>16/02095/FUL</b>	14 Stockton Terrace Sunderland SR2 9RQ	Change of use from use class A1 (shop) to use class D1 (clinic), replacement shop front and installation of 1no window to rear.	02/02/17	59	0
<b>16/02280/FUL</b>	Sunderland Catholic Club Ltd 56 Tatham Street Sunderland SR1 2QB	Change of use of first floor from Sui Generis to place of worship (use class D1).	06/02/17	266	0
<b>16/01844/FU4</b>	Land At Dun Cow Street/Garden Place Sunderland	Provision of auditorium with outdoor performance space and open space (Use Class D2)	09/02/17	0	2,473

<b>16/02304/FUL</b>	Betting Office Millview Social Club Station Road Fulwell Sunderland SR6 9AE	Change of use from betting office (Sui Generis) to form part of existing social Club (Class D2), including erection of single storey extension to front.	01/03/17	0	13
<b>16/02336/FU4</b>	Bexhill Primary Academy Bexhill Road Sunderland SR5 4PJ	Erection of a single storey extension with external canopy to early years classroom and replacement of existing conservatory to year one classroom.	01/03/17	68	0
<b>17/00069/FU4</b>	Saint John Bosco R C Primary School Bradford Avenue Sunderland SR5 4JW	Erection of a new single storey extension to existing classroom to front elevation facing Bradford Avenue	01/03/17	21	0
<b>17/00136/FU4</b>	Caretakers House Barbara Priestman Academy Meadowside Sunderland SR2 7QN	Change of use from caretaker's house (Class C3) to school unit (Class D2) to include access ramps to front and rear elevations.	24/03/17	0	100
<b>17/00279/FUL</b>	University Of Sunderland Computer Systems Library Saint Peters Campus Library Saint Peters Way Sunderland SR6 0DD	Creation of a Multi-Use Games Area (MUGA) to existing campus with 5m high fencing around and 4no 10m high floodlighting columns.	29/03/17	0	800
<b>16/02207/FUL</b>	The Londonderry 287 High Street West Sunderland SR1 3ES	Change of use of first floor from nightclub (Use Class Sui Generis) to entertainment venue (Use Class D2) and change of use of second floor from residential (Use Class C3) to offices (Use Class B1)	03/04/17	0	253
<b>17/00558/FU4</b>	East Herrington Primary Academy Balmoral Terrace East Herrington Sunderland SR3 3PR	Erection of a single storey extension to 3no. existing classrooms to front elevation and installation of new concrete path. (amended description 04.04.17)	28/04/17	70	0
<b>17/00492/FU4</b>	Columbia Grange School Oxclose Road Washington NE38 7NY	Erection of a portable classroom to west elevation.	09/05/17	56	0
<b>17/00530/FUL</b>	3 Eden Terrace Sunderland SR2 7PF	Change of use from former doctors' surgery (use class D1) to 8no bedroomed House of Multi-occupation (HMO) (Sui Generis) and erection of dormer and Velux window to rear.	09/05/17	(210)	0
<b>17/00674/FU4</b>	Holy Trinity Church Church Street East Sunderland SR1 2BB	Change of use from Church to new community venue and heritage attraction together with various external works and installation of new drainage facilities	25/05/17	(805)	805
<b>17/00162/FUL</b>	Unit 2 Trimdon Street Sunderland SR4 6DW	Section 62 of The Town and Country Planning Act 1990 (As Amended) for, change of use from Class A1(Retail) to flexible use Class A1 and D2 (Retail/Assembly and Leisure), installation of a 955 sqm mezzanine floor and external works.	07/06/17	0	2,126
<b>17/00810/LP3</b>	East Herrington Primary Academy Balmoral Terrace East Herrington Sunderland SR3 3PR	Erection of single storey extension to existing nursery lunch room to provide additional 30 pupil early years classroom	07/06/17	105	0

<b>17/00635/FUL</b>	Shackleton House Silksworth Row Sunderland SR1 3QJ	Change of use from office space (Class B1) to higher education and ancillary prayer facility (Class D1), to include internal reconfiguration and refurbishment and replacement of existing entrance lobby to South West elevation with new lobby and canopy. Installation of ventilation louvres and condensing units to South West and North West elevations, and new lift overrun to central core. Demolition of garages to form an ambulance turning and parking area. Reconfiguration of car parking to form pedestrian footpath (AMENDED DESCRIPTION 21.06.2017).	04/07/17	3,359	0
<b>17/01048/LP3</b>	Biddick Primary And Nursery School Kirkham Biddick Washington NE38 7HQ	Proposed entrance extension.	13/07/17	30	0
<b>17/01326/FUL</b>	Saint Chads Church Cairnside Sunderland SR3 3LT	Single storey extension to front entrance to provide disabled access toilet	15/08/17	4	0
<b>17/01094/FUL</b>	Unit 1 Spire Road Glover Washington NE37 3ES	Change of use from vacant unit to non-residential institution (Use Class D1) and external alterations.	30/08/17	3,595	0
<b>17/01658/FU4</b>	Barnes Infant School Mount Road Sunderland SR4 7QF	Erection of a detached classroom.	17/10/17	144	0
<b>17/01848/FU4</b>	Former Vaux Brewery Site North Of St Mary's Way Keel Square Sunderland	Application for temporary uses on the Vaux site for a period of no more than 7 years. Uses to include, Retail (A1), Restaurants/cafes A3, Assembly and Leisure (D2) and Urban Allotment (Sui Generis). Other Sui Generis uses may include ice rink(s), performance stage(s), Outdoor Cinema(s), market(s), temporary games court(s)/play space(s) with sand/turf, installation of shipping containers, new boundary/screen fencing, floodlighting and associated infrastructure. (AMENDED DESCRIPTION)	08/12/17	0	30
<b>17/01957/FU4</b>	Kepier Dairy Lane Houghton-le-Spring DH4 5BH	Demolition of existing school buildings and redevelopment of the site to provide a replacement school building and sports facilities, with car parking, hard/soft landscaping and access arrangements.	19/12/17	(1,525)	0
<b>17/02159/FUL</b>	Hendon Islamic Society 2 Salisbury Street Sunderland SR1 2QR	Erection of rear single storey toilet and washroom extension.	10/01/18	9	0
<b>17/02262/FUL</b>	First Floor 28 Villiers Street Sunderland SR1 1EJ	Change of use of first floor to place of worship	25/01/18	200	0

<b>17/02434/LP3</b>	Northumbria Police (Divisional HQ) Gill House Gill Bridge Avenue Sunderland SR1 3AW	Change of use from Police Station (Sui Generis) to mixed commercial development comprising B1 (categories A, B and C), A1 (up to 500 square metres), A2, A3 (up to 1200 square metres), A4 (up to 1200 square metres), A5 (street food vendor), D1 (up to 1200 square metres) and D2 (up to 1200 square metres).	27/02/18	1,200	1,200
<b>17/02241/FUL</b>	12 Donkin Road Armstrong Industrial Estate Washington NE37 1PF	Change of use from storage and distribution facility (Use Class B8) to children's recreational facility and cafe (Sui Generis) (retrospective)	21/05/18	0	300
<b>18/00126/FUL</b>	188 Southwick Road Sunderland SR5 2AG	Change of use of ground floor to foot clinic	16/03/18	90	0
<b>18/00149/FUL</b>	Prospect Building St Peters Campus Saint Peters Way Sunderland SR6 0DY	Erection of new entrance porch.	26/03/18	0	39
<b>17/02294/LP3</b>	Community North Sports Complex Kingsway Road Sunderland SR5 4BY	Engineering works to re-grade site and install drainage to facilitate the provision of 3no artificial grass pitches with associated fencing and floodlighting and improvements to existing natural grass pitches; extension and refurbishment of existing changing facilities.	04/04/18	0	850
<b>17/02425/LP3</b>	Northern Area Playing Fields Stephenson Road Stephenson Washington	Demolition of existing changing pavilion. Engineering works to re-grade site and install drainage to facilitate the provision of 4no artificial pitches (3no football and 1no dual football/rugby) with associated fencing, floodlighting and improvements to remaining existing natural grass pitches; erection of new pavilion building to include changing facilities, club room and bar, kitchenette and education space; alterations to existing access and associated works and provision of associated car and cycle parking, signage, landscaping and boundary fence. Provision of bridleway and barrier treatment and provision of 2no passing places.	04/04/18	0	677
<b>17/02426/LP3</b>	Ford Quarry Recreation Area Keelmans Lane Sunderland	Engineering works to re-grade site and install drainage to facilitate the provision of 1no artificial grass pitch with stadia and associated fencing and floodlighting and provision of 2no artificial grass pitches with associated fencing and floodlighting.	20/04/18	0	505
<b>17/01206/FUL</b>	20 Stirling Close Pattinson South Washington NE38 8QD	Change of use from B1, B2 and B8 to D2 leisure use for a small fitness facility.	25/04/18	0	153
<b>18/00189/FU4</b>	Fulwell Infant School Ebdon Lane Sunderland SR6 8ED	Erection of a single storey extension to North elevation.	25/04/18	31	0

<b>17/02165/FUL</b>	Usworth And District Social Club Manor Road Concord Washington NE37 3BD	Change of use of Working Man's Club to mixed-use charitable community-based facility; to include, Community Centre/training/education rooms/premises "for, or in connection with, public worship or religious instruction"/function/Concert room/bar.	30/04/18	1,181	400
<b>18/00147/FUL</b>	University Of Sunderland Gateway Building Chester Road Sunderland SR1 3SD	Erection of single storey proposed infill extension to form new corporate area and extension on north east elevation to form a new entrance porch.	04/05/18	0	60
<b>18/00188/FUL</b>	New You Training 37 And 38 Sedling Road Wear Industrial Estate Washington NE38 9BZ	Change of use to CrossFit Gym (Class D2) (Retrospective)	17/05/18	0	542
<b>18/00013/FUL</b>	Unit 5 Queens Court Business Centre Carrmere Road Leechmere Industrial Estate Sunderland SR2 9TW	Change of use from Industrial Unit to Fitness Centre. (Retrospective)	13/03/18	0	420
<b>18/00631/FU4</b>	Washington Mind The Life House Grasmere Terrace Columbia Washington NE38 7LP	Erection of single storey extension to rear (west elevation) to form private consultation rooms.	08/06/18	66	0
<b>18/00027/FUL</b>	Roker United Reformed Church Sidecliff Road Sunderland SR6 9JP	Erection of single storey extension to east elevation.	29/06/18	14	0
<b>18/00296/FUL</b>	Sunderland Cricket & Rugby Football Club West Lawn Ashbrooke Road Sunderland SR2 7HH	Change of use of sports club offices into physio/ holistic and beauty therapy rooms.	24/07/18	46	(46)
<b>18/00940/LP3</b>	Saint Pauls C E Primary School Waterworks Road Ryhope Sunderland SR2 0LW	Erection of a single storey extension to the east elevation to provide 4 no. classrooms and associated toilets.	04/09/18	361	0
<b>18/01547/FUL</b>	Town End Academy Borodin Avenue Sunderland SR5 4NX	Erection of a first-floor extension to office building and creation of 19no extra car park spaces to side of office building	08/11/18	259	0
<b>18/00474/FUL</b>	Herrington Gate Lodge Durham Road Sunderland SR3 3RJ	Change of use from residential (C3) for use as pre-school play centre (D1) to include two single storey extensions, provision of car parking and associated tree works.	07/12/18	27	0
<b>18/01593/FU4</b>	Headteacher Biddick Primary And Nursery School Kirkham Biddick Washington NE38 7HQ	Erection of single storey glazed extension.	07/12/18	27	0
<b>18/01616/FUL</b>	11 Wilden Road Pattinson South Washington NE38 8QB	Change of use from spray paint shop to martial arts academy. (Retrospective).	21/12/18	0	186
<b>18/02117/FUL</b>	Vacant Property Unit 8 Signal House 22 - 23 Waterloo Place	Change of Use from A1 retail to D1 dentist.	22/01/19	330	0

	Sunderland SR1 3HT				
<b>18/02105/FU4</b>	South Lodge Mowbray Gardens Toward Road Sunderland SR2 8DP	Change of use to a training centre (use class D1) together with various external alterations, proposed outdoor seating area and changes to hard and soft landscaping.	31/01/19	54	0
<b>18/02052/FUL</b>	48 John Street Sunderland SR1 1QH	Change of use to teaching rooms (D1) to first and second floor.	01/02/19	172	0
<b>18/01600/FUL</b>	Church View Medical Centre Silksworth Road Sunderland SR3 2AW	Change of use from Doctor's Surgery to 8no. bedroomed residential supported housing with staff facilities and training room.	05/03/19	(368)	0
<b>18/01568/FUL</b>	1 Wylam Close Stephenson Washington NE37 3DR	Change of use from site for travelling showpeople (Sui Generis) to soft play centre (Use Class D2) including car parking and the creation of an access and footway onto Sulgrave Road (additional/amended information received Nov-Dec 2018)	06/03/19	0	600
<b>18/02020/FUL</b>	15 Pickersgill Court Sunderland	Change of use from office (B1) to yoga studio (D2)	06/03/19	0	53
<b>15/01036/FUL</b>	Station Taxis 11 Riverside Road Sunderland SR5 3JG	Change of use of the ground floor former garage premises to fitness centre.	07/09/15	0	582
<b>18/00013/FUL</b>	Unit 5 Queens Court Business Centre Carrmere Road Leechmere Industrial Estate Sunderland SR2 9TW	Change of use from Industrial Unit to Fitness Centre. (Retrospective)	13/03/18	0	420
<b>18/02220/FUL</b>	214 High Street West Sunderland SR1 1UA	Change of use to soft play area (use class D2)	19/03/19	0	436
Total				12,856	26,117

## Completion of Identified Culture, Leisure and Tourism Schemes in Policy VC6

### The development of Music, Arts and Culture proposals within the Minster Quarter, including new auditorium

The Minster Quarter is identified for cultural-led mixed-use development and has had recent applications approved for:

- 15/02103/FU4 – The conversion of the former fire station to mixed-use development comprising dance/theatre studios, cafe, bar/restaurant and exhibition space;
- 17/01867/PCJ – The change of use from offices B1(a) to dwellings (C3) (49 units) within Gilbridge House;
- 17/02434/LP3 – The change of use of the former police station (Sui Generis) to a mixed-use commercial development comprising B1 (categories A, B and C), A1 (up to 500 square metres), A2, A3 (up to 1200 square metres), A4 (up to 1200 square



metres), A5 (street food vendor), D1 (up to 1,200 square metres) and D2 (up to 1,200 square metres).

The fire station development and public realm works have been partially implemented and there has been some smaller-scale development of associated bars and restaurants within this area. The development of the auditorium is due to start this year and is an 18-month build.

#### Leisure and Tourism Proposals at Seaburn and Roker Seafront

There have been two significant permissions for leisure and tourism proposals at Roker and Seaburn seafront:

- 16/02056/HY4 - Outline planning application for creation of leisure-led mixed-use development on 8.3 hectares of land to the west of Whitburn Road and north of Dykelands Road, including D1, D2 & Sui Generis uses (amusement centre and/or privately managed park and/or funfair); A1 (maximum of 2000 square metres), A2, A3, A4 & A5; and C1 (Hotel) & C3 (up to 279 residential units).
- 18/00100/FU4 - Application for temporary uses on the former Funfair, Pullman Lodge and Seaburn Centre sites for a period of no more than 5 years. Potential uses to include, Retail (A1), Restaurants/cafes (A3), Assembly and Leisure (D2), and Coastal Gardens (Sui Generis). Other Sui Generis uses may include Outdoor Cinema(s), market(s), temporary games court(s)/play space(s) with sand/turf, installation of shipping containers and other structures, new boundary enclosures and associated infrastructure.

#### New Hotel Development in the Urban Core

There has been a permission granted on High Street West for a 120-bed hotel on 10 January 2017 (16/01697/FU4). A further application (19/01101/FU4) has been approved after the monitoring period for a hotel on the same site.

#### The Delivery of Cinema and Ancillary Food and Beverage Units at Washington Town Centre

There has been no delivery of cinema and ancillary food and beverage units at Washington town centre.

#### The development of new sports hubs at Washington, Sunderland North and Sunderland South as part of the Football Association's Parklife programme

Planning consent has been secured for each of the sites. Work has commenced however it is outside of the monitoring period and further updates will be included in future AMRs.

## Leisure development which contribute to healthy lifestyles

The above Parklife sports hubs will contribute to healthy lifestyles.

### Leisure Floorspace Permitted on Designated Employment Land (sqm)

Application	Site	Proposal	Date	D2	Employment Area
15/00042/FUL	15 Elswick Road Armstrong Industrial Estate Washington NE37 1LH	Change of use from Use Class B8 (warehouse) to D2 (indoor air rifle range).	17/07/15	273	Armstrong KEA9
15/01036/FUL	Station Taxis 11 Riverside Road Sunderland SR5 3JG	Change of use of the ground floor former garage premises to fitness centre.	07/09/15	582	North Hylton Road KEA8
15/01064/FUL	Unit B Sunrise Enterprise Park Sunderland SR5 3RX	Change of use from B1/B2 use to class D2 leisure use to include installation of glazed entrance doors to north east elevation. (Amended description 10.08.2015).	01/10/15	2,260	Sunrise Business Park PEA1
15/02571/FUL	Unit 6 Sunrise Enterprise Park Sunderland SR5 3RX	Change of use from use class B2 (General Industry) to use class D2 (Soft Play) to include associated parking and realignment of security fence at rear.	27/04/16	1,002	Sunrise Business Park PEA1
16/00413/FUL	Unit 16A Riverside Road Southwick Sunderland SR5 3JC	Change of use from warehouse to kickboxing/fitness academy.	07/06/16	232	Low Southwick KEA7
16/01504/FUL	35B Pallion Trading Estate Sunderland SR4 6SN	Change of use from light industry (Use Class B1) to Gym (Use Class D2).	27/10/16	331	Pallion KEA4
18/00013/FUL	Unit 5 Queens Court Business Centre Carrmere Road Leechmere Industrial Estate Sunderland SR2 9TW	Change of use from Industrial Unit to Fitness Centre. (Retrospective)	13/03/18	420	Leechmere KEA2
17/01206/FUL	20 Stirling Close Pattinson South Washington NE38 8QD	Change of use from B1, B2 and B8 to D2 leisure use for a small fitness facility.	25/04/18	153	Pattinson South PEA5
18/00188/FUL	New You Training 37 And 38 Sedling Road Wear Industrial Estate Washington NE38 9BZ	Change of use to CrossFit Gym (Class D2) (Retrospective)	17/05/18	542	Wear PEA7

<b>17/02241/FUL</b>	12 Donkin Road Armstrong Industrial Estate Washington NE37 1PF	Change of use from storage and distribution facility (Use Class B8) to children's recreational facility and cafe (Sui Generis) (retrospective)	21/05/18	300	Armstrong KEA9
<b>18/01616/FUL</b>	11 Wilden Road Pattinson South Washington NE38 8QB	Change of use from spray paint shop to martial arts academy. (Retrospective).	21/12/18	185	Pattinson South PEA5
<b>18/01568/FUL</b>	1 Wylam Close Stephenson Washington NE37 3DR	Change of use from site for travelling showpeople (Sui Generis) to soft play centre (Use Class D2) including car parking and the creation of an access and footway onto Sulgrave Road (additional/amended information received Nov-Dec 2018)	06/03/19	600	Stephenson PEA6
<b>18/02020/FUL</b>	15 Pickersgill Court Sunderland	Change of use from office (B1) to yoga studio (D2)	06/03/19	53	Low Southwick KEA7
Total				6,934	

There has been no designated employment land lost to leisure schemes i.e. there have been no new buildings developed on employment land for non-employment use. There has however been 6,934sqm of employment floorspace lost on designated employment areas to leisure uses since the beginning of the plan-period through change of use applications, as is outlined in the table above.

# Built and Historic Environment

## **Nationally Described Space Standards**

The CSDP requires all new residential development to meet nationally described space standards from 1 April 2021. As the CSDP is yet to be adopted this standard has not yet been implemented and it is not a current policy requirement. This Policy will continue to be monitored once the CSDP is adopted.

## **M4(2) Accessible and Adaptable Dwellings**

The CSDP requires 10% of dwellings on developments of 10 or more to meet building regulations M4 (2) Category 2 – accessible and adaptable dwellings from 1 April 2021. As the Plan is yet to be adopted this standard has not yet been implemented and it is not a current policy requirement. This Policy will continue to be monitored once the CSDP is adopted.

## **Sustainability Statements**

The CSDP requires major developments to include a Sustainability Statement, where possible. As the Plan is yet to be adopted this standard has not yet been implemented and it is not a policy requirement. This Policy will continue to be monitored once the CSDP is adopted.

## **Public Realm and Public Art Schemes Completed**

Keel Square was officially opened in 2015. High Street West public realm improvements were completed in 2017. Minster Quarter Access Road was completed in July 2019 adjacent to Gilbridge Police Station. Discussions have begun with Sunderland University on a potential outdoor gallery space on a concrete retaining wall on campus. Future phases of public realm upgrades are planned to commence in 2020 in the area around Garden Place and High Street West.

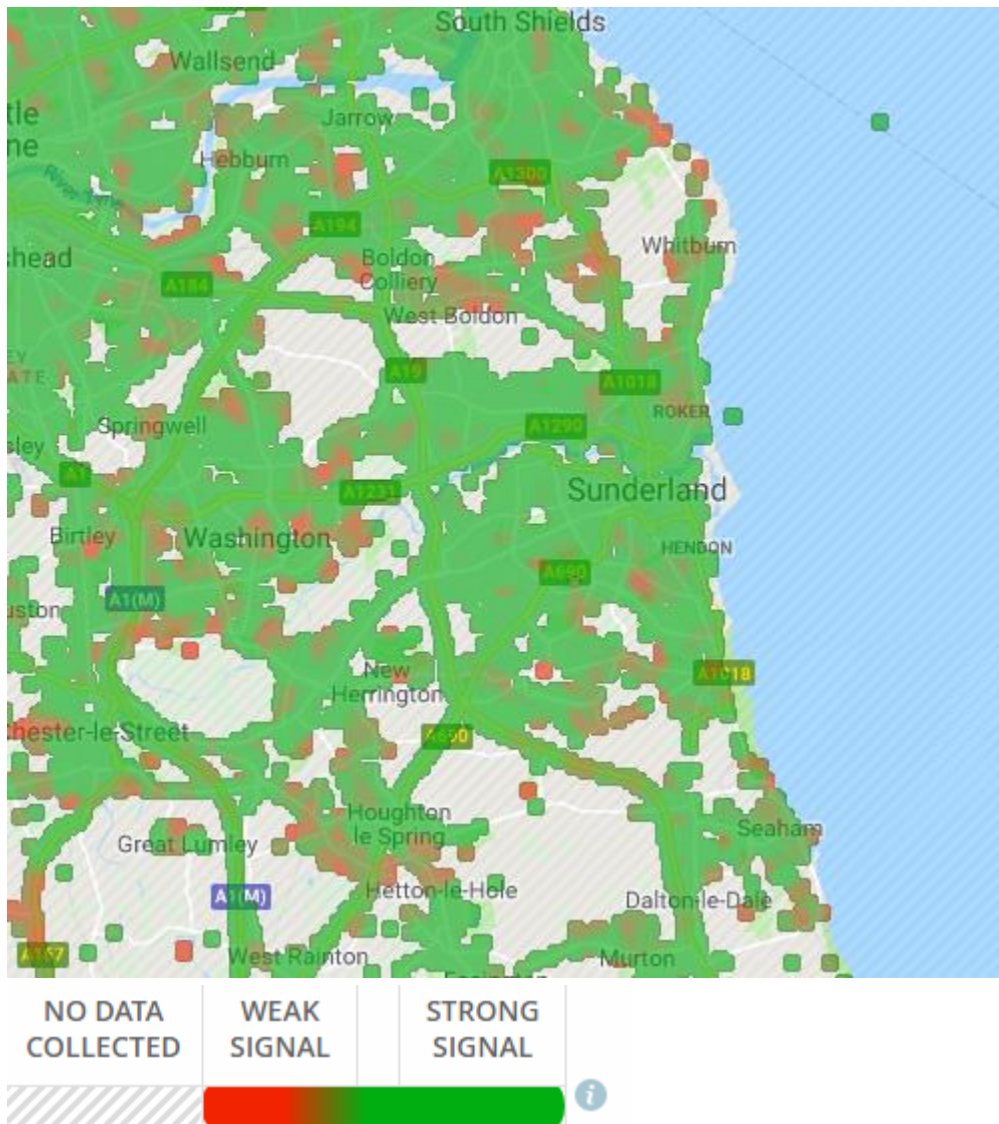
## **Advertisement Consent Appeals Allowed**

There have been no appeals allowed for advertisement consent since the beginning of the plan-period.

## **Number of Schemes Approved Contrary to Shop Fronts Policy**

There have been no schemes approved contrary to the Policy as the Policy is yet to be implemented. This Policy will continue to be monitored once the CSDP is adopted.

## 4G Mobile Coverage Speeds

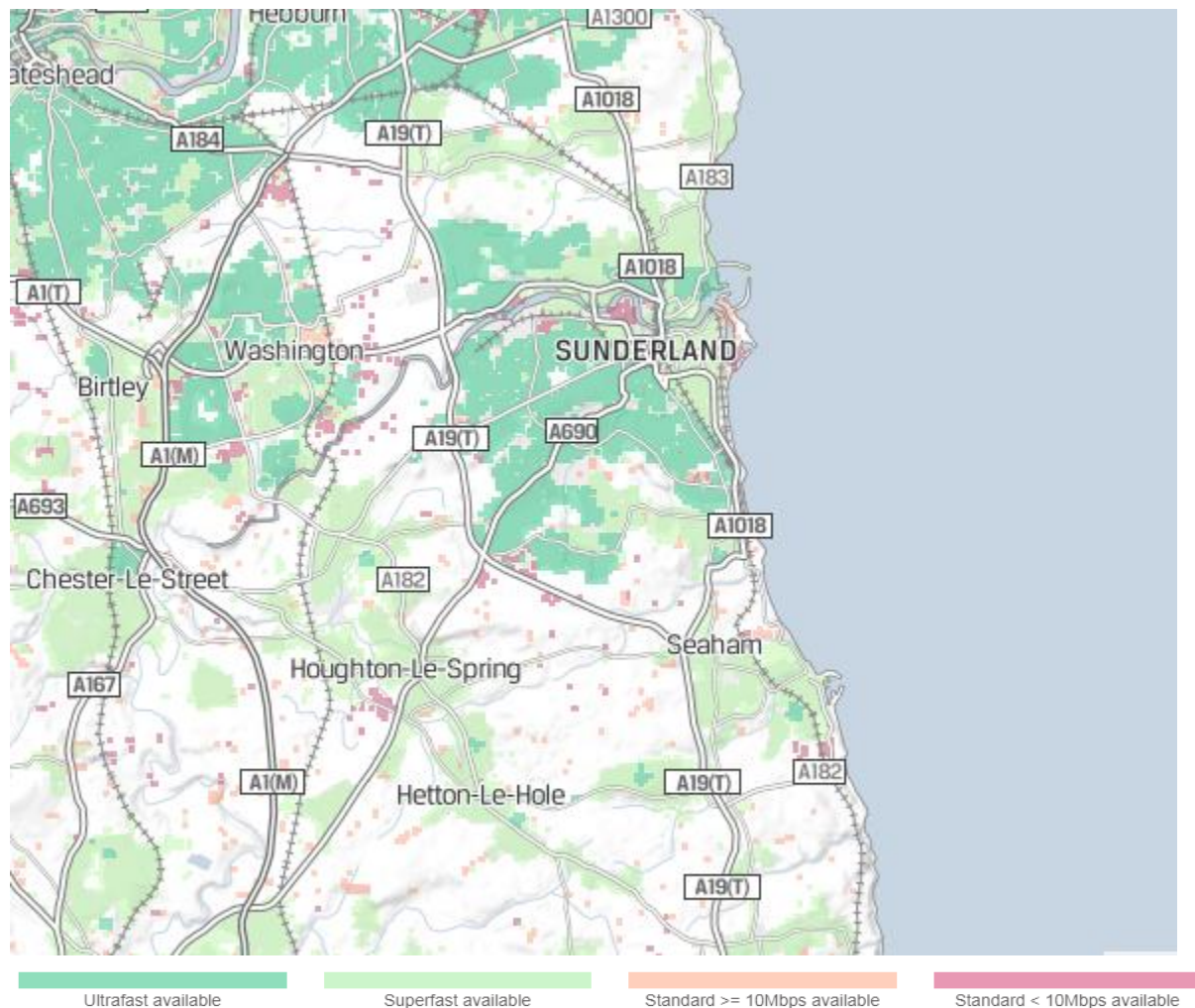


Source: [www.which.co.uk](https://www.which.co.uk/reviews/mobile-phone-providers/article/mobile-phone-coverage-map) (<https://www.which.co.uk/reviews/mobile-phone-providers/article/mobile-phone-coverage-map>)

The above graphic illustrates the coverage of 4G mobile data network across the Plan-area. As can be seen within the built-up area of the city of Sunderland and most of Washington, there is good coverage, however the coverage is more sporadic across the more isolated areas within the Coalfield and south Washington. This map is accurate as of March 2019.

## Broadband Speeds

Sunderland has good ultra-fast broadband availability within the Sunderland North, Sunderland South and Washington sub-areas, but lower speeds are available within the Coalfield sub-area and more rural areas. The below illustration is correct as of March 2019.



Source: Ofcom broadband availability checker. (<https://checker.ofcom.org.uk/broadband-coverage>)

## Heritage Appeals Allowed

There have been two appeals allowed relating to heritage assets. One appeal is against the refusal of listed-building consent for the retention of internal secondary glazing and replacement front door at Saint Bede's Terrace (16/00010/LBC). The second appeal is within Ryhope Village Conservation Area against refusal of consent for the conversion of a barn to single dwelling (17/00017/REF).

## 'Heritage at Risk Register'

Sunderland has 13 entries on the heritage-at-risk register. Of these, 3 are considered improving and 1 is considered stable. Encouragingly, none are considered to be in decline. The table below illustrates the status of the entries to the list. The list is accurate as of March 2019 and will be updated annually as any entries are restored.

Entry Name	Heritage Category	Site Subtype	Condition	Trend	Priority Category	Previous Priority Category	Designation
<b>Old Sunderland</b>	Conservation Area	Industrial	Very bad	Improving			Conservation Area, 10 LBs
<b>Old Sunderland Riverside</b>	Conservation Area	Wide mix of uses	Very bad	Improving			Conservation Area, 11 LBs
<b>Sunniside</b>	Conservation Area	Wide mix of uses	Very bad	Improving			Conservation Area, 45 LBs, part in RPG grade II
<b>Church of Holy Trinity, Usworth</b>	Listed Building grade II	Church	Poor		D - Slow decay; solution agreed but not yet implemented	D	Listed Place of Worship grade II
<b>Church of St Andrew, Park Avenue, Sunderland</b>	Listed Building grade I	Church	Poor		F - Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.	D	Listed Place of Worship grade I, CA
<b>Guru Gobind Singh Gurdwara Sikh Centre (Formerly Christ Church), Ryhope Road, Sunderland</b>	Listed Building grade II	Church	Poor		C - Slow decay; no solution agreed	C	Listed Place of Worship grade II, CA
<b>Hylton Castle medieval fortified house, chapel, C17 and C18 country houses and associated gardens</b>	Scheduled Monument	Fortified house	Generally satisfactory but with significant localised problems	Stable			Scheduled Monument, 2 LBs
<b>'F' Pit Museum - colliery engine house, Albany Way (East side)</b>	Scheduled Monument	Mineral extraction site	Poor		C - Slow decay; no solution agreed	C	Scheduled Monument and Listed Building grade II
<b>Bowes Railway, track, wagon shop, hauler houses and associated sheds, structures and incline, Bowes Railway, Lamesley</b>	Scheduled Monument	Railway transport site	Very bad		B - Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented	B	
<b>Doxford House, Warden Law Lane, Silksworth</b>	Listed Building grade II*	Residential building	Poor		F - Repair scheme in progress and (where applicable) end use or user identified; or	F	Listed Building grade II*, CA

					functionally redundant buildings with new use agreed but not yet implemented.		
<b>Monkwearmouth Station Museum, with screen walls, footbridge and waiting room, Sunderland</b>	Listed Building grade II*	Railway transport site	Fair		C - Slow decay; no solution agreed	C	
<b>Old South Pier Lighthouse in Roker Cliff Park, Whitburn Road, Sunderland</b>	Listed Building grade II*	Navigation aid	Fair		F - Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.	F	
<b>Church of Holy Trinity, Church Street East, Sunderland</b>	Listed Building grade I	Church	Poor		D - Slow decay; solution agreed but not yet implemented	D	Listed Building grade I, CA

Source: Historic England Heritage-at-risk Register (<https://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?searchType=HAR&search=sunderland>)

### Number of Buildings on the ‘Heritage at Risk’ Register Restored

Fulwell Mill was restored in 2018 and subsequently removed from the heritage at risk register. Old South Pier Lighthouse was repaired in 2017 but remains on register. Hylton Castle is currently under restoration which is due to be completed in 2019. Doxford House is currently under Restoration. The Church of Holy Trinity Church (Church Street East) restoration is due to commence in Sept 2019.

### Conservation Area Management Strategies (CAMS)

The Plan-area currently has 12 Conservation Area Management Strategies (CAMS) which cover 14 Conservation Areas across all sub-areas. A strategy is currently being produced for Old Sunderland and Old Sunderland Riverside Conservation Areas which would result in strategies covering all Conservation Areas.

### Article 4 Directions

The Council has 8 Article 4 Directions in place within the following 7 Conservation Areas: Sunnyside, Ashbrooke (x2), Roker Park, Whitburn Bents, The Cedars, St Michael’s and Nesham Place.



### Planning Conditions for Recording Archaeological Assets

<b>Year</b>	<b>Archaeological Conditions Recommended</b>	<b>Archaeological Conditions Discharged</b>
<b>2015/16</b>	21	18
<b>2016/17</b>	43	36
<b>2017/18</b>	34	30
<b>2018/19</b>	37	17
Total	135	101

# Natural Environment

The provision of attractive, accessible areas of green infrastructure, open space, sports and community facilities helps to support physical activity and social interaction, allowing people to lead healthy lifestyles. Connecting up the different communities and facilities to ensure Sunderland functions effectively is essential to support sustainable lifestyles and enhance the quality of life for local people

## Green and Blue Infrastructure

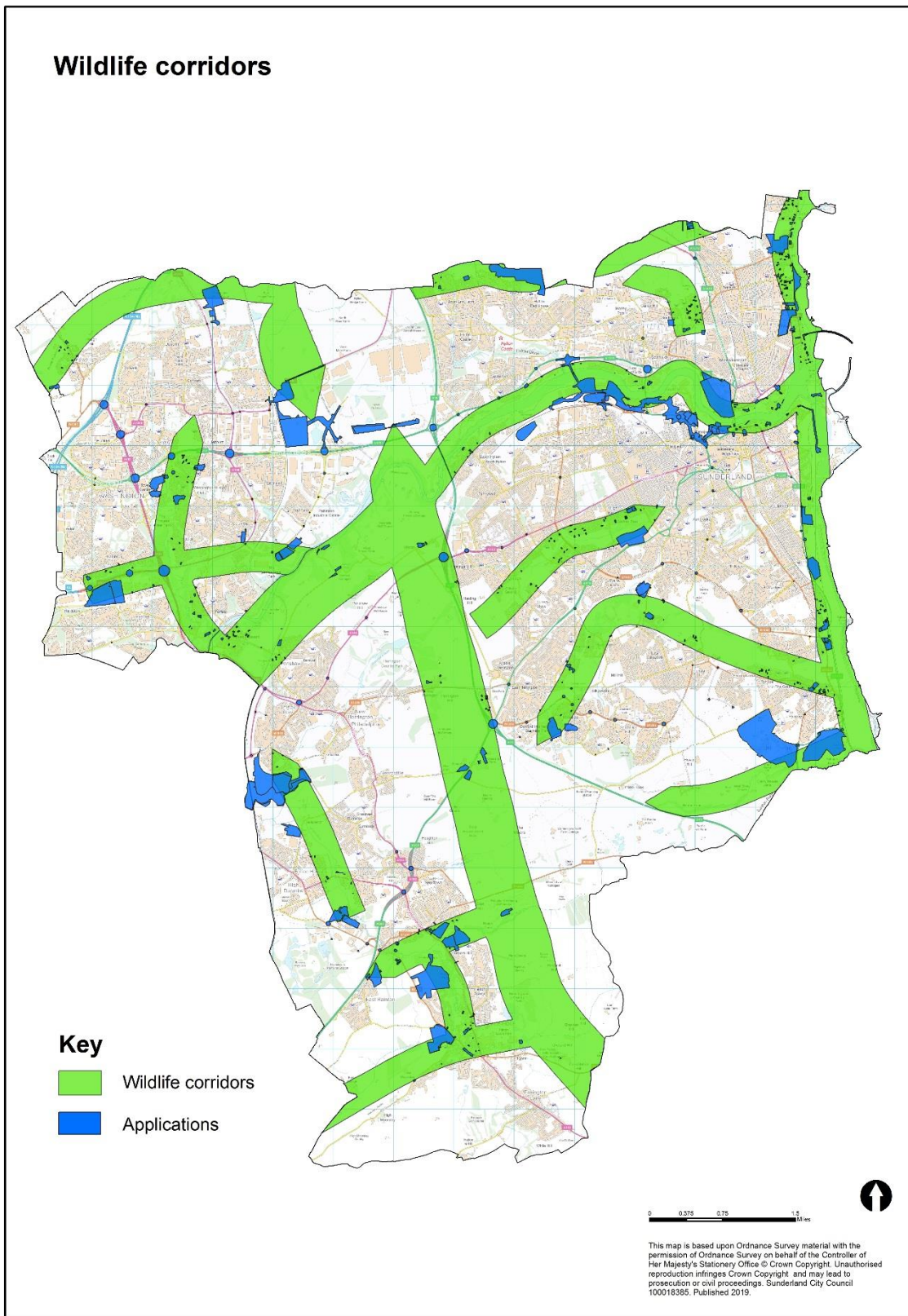
### Planning Applications Within Areas of Green Infrastructure

There have been a number of applications within areas of green infrastructure as identified using saved UDP designations. Significant permissions are included in the table below. All applications are for strategic development and/or are on the edge of existing settlements and are not considered to have a significant adverse impact on the overall function of the corridor. The map following this table shows the location of all applications which intersect with the saved designations used for green and blue infrastructure.

Application	Site	Proposal	Date
<b>14/02837/SUB</b>	Land South East Of Pattinson Road Pattinson Industrial Estate Washington	Residential development comprising 43no. dwellings and associated access, infrastructure and landscaping. (Resubmission)	09/04/15
<b>14/00090/FUL</b>	Land to The East of Former Broomhill Estate Hetton-le-Hole Houghton-le-Spring	Construction of 102 dwellings with associated garages, roads and infrastructure and public open space. Development to include stopping up of section of bridleway and change of use of section of bridleway to all-purpose highway and provision of new crossing point for bridleway users.	22/04/15
<b>15/00671/HYE</b>	Land at Elm Tree Farm Washington Road Usworth Sunderland	Washington Road (A1290) Severn Houses Highway Improvements (A19EZ Highway Infrastructure Phase 1B) including stopping up of Highway - Under Regulation 3 TOWN AND COUNTRY PLANNING (GENERAL) REGULATIONS 1992. Retrospective permission for the change of use to retail garden nursery/farm shop and coffee shop with ancillary car park, amenities and infrastructures and the proposed extension to the existing main building to provide an addition to the coffee shop at the Elm Tree Farm Site, to the south/east of the phase 1B Road.	17/09/15
<b>15/01072/FU4</b>	Land East of Silksworth Lane and North of Dene Street New Silksworth Sunderland	Extra Care housing development comprising 38no. 1-bedroom apartments, 39no. 2-bedroom apartments, communal facilities including lounge, restaurant, shop, activity room, hair salon, laundry, offices and garden areas and associated car parking. (Amended plans received 24.09.2015).	28/10/15
<b>15/02116/LP3</b>	Land at And Adjacent To Nissan Way, Barmston Lane And Barmston Pond. Including Land at Nissan Motor Manufacturing (UK) Ltd. Washington	A19 Enterprise Zone - Phase 2 Highways Infrastructure. Comprising: - (i) Upgrading of Nissan way to dual carriageway; (ii) Construction of new Nissan way- a1290 link road and hard standage area; (iii) Construction of new Turbine way/Barmston Lane link road; including stopping ups and diversions of highway/bridleway and associated landscaping works.	14/01/16

<b>16/01524/HYB</b>	Land at Former Cherry Knowle Hospital Burdon Lane/Stockton Road Ryhope Sunderland	Hybrid planning application seeking full planning permission for demolition of existing buildings and erection of 304no. dwelling houses (Use Class C3) and associated infrastructure and outline planning permission (all matters reserved except access) to erect up to 496no. dwelling houses (Use Class C3) including care village (up to 80no. bed spaces), up to 700sqm of shops/services (Use Class A1 and/or A2 and/or A3 and/or A4 and/or A5) and associated landscaping and infrastructure	26/06/17
<b>16/02056/HY4</b>	Land and Buildings to the West Of Whitburn Road And North Of Dykelands Road Sunderland	HYBRID APPLICATION Outline planning application is for demolition of existing buildings and creation of a leisure-led mixed-use development on 8.3 hectares of land to the west of Whitburn Road and north of Dykelands Road. The proposed development includes change of use of open space and development incorporating Use Classes D1, D2 & Sui Generis uses (amusement centre and/ or privately managed park and/ or funfair); A1 (maximum of 2000 square metres), A2, A3, A4 & A5; and C1 (Hotel) & C3 (up to 279 residential units), along with associated landscaping and public realm improvements and stopping up of highways.  Detailed planning application is for first phase of infrastructure works including improvements to access roads and change of use of open space to public car park to the north of Dykelands Road.	31/10/17
<b>16/01502/OU4</b>	Land South of Ryhope Southern Radial Route Sunderland	Outline planning application with two means of vehicular access from A1018 (Saint-Nazaire Way) to be determined (all matters reserved for subsequent approval), for the erection of up to 450 dwellings (Class C3); local centre including up to 500 square metres of floorspace (Class A1, A2, A3, A4, A5, C3, D1 or D2); earthworks to facilitate surface water and foul water drainage; structural landscaping; formal and informal open space; car parking; site remediation; and all other ancillary and enabling works. AMENDED DESCRIPTION.	22/12/17
<b>17/00806/REM</b>	Land At North Road Hetton-le-Hole Houghton-le-Spring	Reserved matters application following grant of outline planning permission (11/02362/OUT) for the erection of 300no. dwellings	02/02/18
<b>17/02425/LP3</b>	Northern Area Playing Fields Stephenson Road Stephenson Washington	Demolition of existing changing pavilion. Engineering works to re-grade site and install drainage to facilitate the provision of 4no artificial pitches (3no football and 1no dual football/rugby) with associated fencing, floodlighting and improvements to remaining existing natural grass pitches; erection of new pavilion building to include changing facilities, club room and bar, kitchenette and education space; alterations to existing access and associated works and provision of associated car and cycle parking, signage, landscaping and boundary fence. Provision of bridleway and barrier treatment and provision of 2no passing places.	04/04/18
<b>17/02294/LP3</b>	Community North Sports Complex Kingsway Road Sunderland SR5 4BY	Engineering works to re-grade site and install drainage to facilitate the provision of 3no artificial grass pitches with associated fencing and floodlighting and improvements to existing natural grass pitches; extension and refurbishment of existing changing pavilion and gymnasium to include changing facilities, club room and bar, kitchenette, education space, gymnasium and studio space; improvements to play facilities; provision of associated car and cycle parking; signage, landscaping and boundary fence. Stopping up of existing bridleways and footpaths and provision of alternative bridleway and barrier treatment.	04/04/18

# Application Sites which Intersect with Green and Blue Infrastructure Corridors



### Appeals Allowed Within Areas of Green Infrastructure

There have been three appeals allowed within the saved designation for the green and blue infrastructure network since the beginning of the plan-period; all of which are on the periphery of the corridors and do not result in development encroaching on the corridor. All appeals relate to previously-developed land and the continuation of the existing uses of the sites.

Application	Site	Proposal	Appeal
<b>17/01570/CLE</b>	Land to The North Of Langdale Road and Teesdale Avenue Peshaw Houghton-le-Spring	Certificate of lawfulness for existing use for keeping of horses including laying of hardstanding and erection of stables.	13/11/18
<b>18/00168/FUL</b>	21 Liddell Court Sunderland SR6 0RH	Replacement of windows to the front and rear of property (retrospective)	28/03/18
<b>17/00871/SUB</b>	21 The Village Ryhope Sunderland SR2 0NQ	Conversion of barn to single dwelling (RESUBMISSION)	08/12/17

### Net Gain/Loss of Areas of Green And Blue Infrastructure

The new designations for green and blue infrastructure will be made in the next phase of the Council's Local Plan and as such there has not been a gain/loss of the designated area. This will continue to be monitored going forward as designations are made in the emerging A&D Plan.

### Biodiversity and Geodiversity

#### Planning Applications Requiring Comments from Ecology and Nature Conservation

Year	Consultation Requests
<b>2015/16</b>	30
<b>2016/17</b>	4
<b>2017/18</b>	11
<b>2018/19</b>	5
Total	50

### Woodlands/Hedgerows and Trees

#### Change in area and quality of Ancient Semi-natural Woodland, other locally native broadleaf woodland and hedgerows as a result of planning approval

These designations will be made in the emerging A&D Plan and will be monitored in future AMRs.

## Number of Tree Preservation Orders

As of 31 March 2019, there are 139 TPOs in force across the plan-area – the first being confirmed 24 June 1963 and the latest 13 December 2018. Since 1 April 2015 there have been 6 new TPOs issued.

There have been 314 applications approved for works to trees since the beginning of the plan-period.

## Greenspace

### Number of Suitable Alternative Natural Greenspaces (SANGS) created

There have been no SANGs created during the plan-period although several are expected to be provided through current development which will be recorded in future AMRs.

### Developer Contribution Payments Received Through Planning Obligations Towards Greenspace or Outdoor Sport and Recreation Facilities (£)

Infrastructure Type	2015-16	2016-17	2017-18	2018-19	Overall
Play	84,100	340,035	465,191	73,454	962,780
Ecology	132,950	60,000	175,459	532,349	900,758
Sport and Recreation	96,742	88,718	93,126	0	278,586
Allotments	8,818	0	0	0	8,818

## Burial Spaces

Cemetery	Hectares (size of site)	Graves available (at 2007)	Graves sold for period 1/1/08-31/12/16	Graves sold per annum 1/1/08-31/12/16	Graves remaining (as at 1/1/17)	Projected provision (years from 2017)
Washington	1.77	0	0	0	0	0
Sunderland (Grangetown)	11.98	890	324	36	566	15.7
Bishopwearmouth	33.82	2,475	699	78	1,776	22.9
Mere Knolls	15.76	4,865	294	33	4,571	140.0
Southwick	7.26	1,330	200	22	1,130	50.9
Ryhope	2.60	190	87	10	103	10.6
Castletown	1.12	340	53	6	287	48.6
Houghton	3.92	600	247	27	353	12.9
Hetton	2.63	545	108	12	437	36.4
Easington Lane	1.42	450	52	6	398	68.6
Sub-total	82.28	11,685	2,064	230	9,621	42.0

*Expansion Areas (estimated 1700 plots feasible per hectare (including paths and landscaping))*

Cemetery	Hectares (size of site)	Graves available (at 2007)	Graves sold for period 1/1/08-31/12/16	Graves sold per annum 1/1/08-31/12/16	Graves remaining (as at 1/1/17)	Projected provision (years from 2017)
Grangetown	1.99				3,383	
Ryhope	0.71				1,207	
Sub-total	2.70			230	4,590	20.0
Total	84.98			230	14,211	62.0

## **Green Belt**

There are 8 Housing Growth Areas (HGAs) proposed in the CSDP which would result in land being deleted from the designated Green Belt.

Two strategic housing allocations within the South Sunderland Growth Area (SSGA) will also have an impact on Green Belt. Parts of each site overlap the Green Belt designation, however the area which intersects with the Green Belt will provide greenspace and/or SANG and not be developed for housing.

<b>Application</b>	<b>Site</b>	<b>Proposal</b>	<b>Date</b>
<b>16/01502/OU4</b>	Land South of Ryhope Southern Radial Route Sunderland	Outline planning application with two means of vehicular access from A1018 (Saint-Nazaire Way) to be determined (all matters reserved for subsequent approval), for the erection of up to 450 dwellings (Class C3); local centre including up to 500 square metres of floorspace (Class A1, A2, A3, A4, A5, C3, D1 or D2); earthworks to facilitate surface water and foul water drainage; structural landscaping; formal and informal open space; car parking; site remediation; and all other ancillary and enabling works. AMENDED DESCRIPTION.	22/12/2017
<b>16/01524/HYB</b>	Land at Former Cherry Knowle Hospital Burdon Lane/Stockton Road Ryhope Sunderland	Hybrid planning application seeking full planning permission for demolition of existing buildings and erection of 304no. dwelling houses (Use Class C3) and associated infrastructure and outline planning permission (all matters reserved except access) to erect up to 496no. dwelling houses (Use Class C3) including care village (up to 80no. bed spaces), up to 700sqm of shops/services (Use Class A1 and/or A2 and/or A3 and/or A4 and/or A5) and associated landscaping and infrastructure	26/06/2017

There are two permissions for 'Park Life' sports hubs within the Green Belt, which is a joint venture between the FA, Sport England and the Council. The football hubs in the Green Belt are in North Sunderland and North Washington and have demonstrated very special circumstances to justify their consent and make provision for outdoor sport and recreation (17/02425/LP3 and 17/02294/LP3).

There have been a number of other applications approved within the Green Belt since the beginning of the plan-period; many for small-scale extensions to existing buildings or the demolition and replacement of dwellings of previously developed land.

Notwithstanding the above permissions for development within the Green Belt, it is considered that it has been protected from inappropriate development. When the Plan is adopted, permissions within Green Belt will continue to be monitored and any area lost to development will be recorded.

## **Appeals on Green Belt Land**

There has been one appeal allowed within designated Green Belt for a certificate of lawfulness for the existing use of the keeping of horses, including laying of hardstanding and erection of stables (17/01570/CLE) since the beginning of the plan-period.

### **Settlement Breaks**

There have been no applications approved within areas of settlement breaks as proposed in the CSDP. There have been no appeals allowed within areas of settlement breaks as proposed in the CSDP. When the Plan is adopted this will continue to be monitored to measure the effectiveness of the Policy.

### **Development in Open Countryside**

There have been no applications approved within areas of Open Countryside as proposed in the CSDP. Open Countryside is a new designation in the CSDP which is yet to be adopted. There have been no appeals allowed within areas of Open Countryside as proposed in the CSDP. When the Plan is adopted this will continue to be monitored to measure the effectiveness of the Policy.

### **Landscape Character**

There have been no appeals allowed within areas designated for landscape protection and areas designated for protection and enhancement in the Landscape Character Assessment which would have a significant landscape impact.

### **Heritage Coast**

There have been no appeals allowed within the area designated as Heritage Coast.

### **Creating and Protecting Views**

There have been no appeals allowed within a 1km radius of identified key views and vistas across the Plan-area which are considered to impact on the view/vista. Designations of these views and vistas have been saved from the UDP and new designations will be made in the A&D Plan.

### **Loss of Agricultural Land**

Application	Date	Site	Loss of Agricultural Land (including classification (ha))					
			1	2	3a	3b	4	5
<b>13/00799/FUL</b>	19/09/2018	Land At Burdon Lane Burdon Sunderland				9.82		
<b>16/01502/OU4</b>	22/12/2017	Land South Of Ryhope Southern Radial Route Sunderland		6.66	6.66	6.66		
<b>16/00388/HY4</b>	21/12/2016	Chapelgarth South Of Weymouth Road Sunderland	12.43	12.43	12.43	12.43		
<b>18/00092/HE4</b>	25/05/2018	Land To The North And West Of The A1290, And North Of Nissan, Washington, Sunderland				13.50		



<b>16/02123/OU4</b>	30/01/2019	Land At Black Boy Road Fence Houses Houghton-le-Spring	0.60			3.58	0.60	
<b>16/01364/FUL</b>	28/11/2016	Land Adjacent To N Power Cygnet Way Rainton Bridge South Houghton-le-Spring DH4 5QZ				3.20		
<b>17/00557/FU4</b>	05/07/2017	Land North Of Cygnet Way Cygnet Way Rainton Bridge South Houghton-le-Spring		1.59				
<b>Total:</b>			<b>13.03</b>	<b>20.68</b>	<b>19.09</b>	<b>49.19</b>	<b>0.60</b>	<b>0</b>

*Where land is identified as a mixture of two or more agricultural land classifications, the total area is divided equally between those classifications, in the absence of specific measurements of each area/classification.*

There have been no appeals allowed on agricultural land that has been mapped and classified.

# Water, Waste and Energy

The CSDP seeks to promote decentralised, renewable and low carbon energy; reduce flood risk and implement appropriate coastal management; protect the quantity and quality of surface water and groundwater bodies and quality of bathing water; ensure that development utilises the drainage hierarchy; encourage and support the minimisation of waste production and the re-use and recovery of waste materials; focus the development of new waste facilities on previously developed employment land; safeguard existing waste facilities, and ensure energy from waste facilities would not have significant adverse impacts upon amenity.

## Number of Renewable Energy Installations and Capacity Generated by Installed Schemes

There have been 2,709 renewable energy schemes installed since the beginning of the plan-period, the vast majority of which have been domestic photovoltaic installations. The installed generation capacity of these schemes amounts to 12,001.43 W.

The Nissan Test Track 4.8 MW Solar Photovoltaic energy scheme is operational and has been installed since the beginning of the plan-period. Mark's Quarry is a 1.0 MW operational Landfill Gas renewable energy scheme which has been installed since the beginning of the plan-period.

## Number of Properties Identified as Being at Risk of Potential Flooding (2019)

Year	No. of properties at risk of flooding
1 in 30-year event (high risk)	2,806
1 in 100-year event (medium risk)	6,416
1 in 1000-year event (low risk)	19,906

## Applications granted contrary to Northumbrian Water (NWL), Lead Local Flood Authority (LLFA) and Environment Agency (EA) advice

There have been no applications granted contrary to NWL, LLFA or EA advice since the beginning of the plan-period.

## Number of Flooding Instances and Events

Year	No. of flooding reports
2015/16	16
2016/17	90
2017/18	77
2018/19	36

## Planning Applications Approved in Identified Flood Zones

Application	Site	Proposal	Date
<b>14/00538/HYB</b>	Land At Philadelphia Complex/Philadelphia Lane Houghton-le-Spring	HYBRID APPLICATION Detailed planning application for change of use and refurbishment of the listed former power station and annexe with associated internal and external works to create learning and enterprise building (use classes B1 and/or D1 and ancillary A3); refurbishment of the other 5 listed buildings and 2 non-listed buildings (Philadelphia Complex) comprising internal and external works for uses within use classes B1 and/or B2 and/or B8. Outline planning application for mixed use development comprising up to 500 dwellings (use class C3); food store (use class A1); local retail facilities comprising of use classes A1 and/or A2 and/or A3 and/or A5; public realm enhancements comprising hard and soft landscaping to create employment zone with associated access roads (requiring stopping up of the highway), landscaping and infrastructure works.	10/06/16
<b>14/01647/FUL</b>	Land North Of Redburn Row Houghton-le-Spring	Erection of 70no. residential dwellings with associated infrastructure and landscaping. Stopping up and diversion of public footpath and associated highway improvements. (Amended Site Layout 15.05.2015, additional ecology works and Flood Information).	12/05/16
<b>14/02796/FUL</b>	Southern House Mill Terrace Rainton Bridge Houghton-le-Spring DH5 9NR	Demolition and replacement of existing dwelling.	27/04/15
<b>15/00316/FUL</b>	1 Ashdale Houghton-le-Spring DH4 7SL	Erection of single storey side and rear extension.	10/04/15
<b>15/00384/FUL</b>	12 Kings Avenue Sunderland SR6 8DE	Erection of single storey extension to rear.	01/05/15
<b>15/00467/FUL</b>	9 Buckingham Sunderland SR3 3DW	Erection of single storey extension to rear and canopy to front.	22/04/15
<b>15/00510/FU4</b>	Austin's Dock Pann's Bank Sunderland	Installation of pontoons and gangway with lockable gate.	11/06/15
<b>15/00559/LAL</b>	Roker Pier Lighthouse North Dock Marine Walk Sunderland SR2 0PL	Restoration of Roker lighthouse and tunnel including new internal fittings, pointing of lighthouse exterior and cleaning of granite.	20/05/15
<b>15/00631/VAR</b>	Land North Of Dairy Lane East Of Mulberry Way And West Of Bewick House Houghton Le Spring	Variation of condition 2 of planning approval 14/02256/FUL (Erection of a surface water pumping station and ancillary development comprising access road, motor control (MCC) kiosk and power supply kiosks, radio mast and associated landscaping) to amend landscaping proposals.	28/05/15
<b>15/00666/FUL</b>	The Wildfowl And Wetlands Trust Middle Barmston Farm Pattinson Washington NE38 8LE	Erection of a bird hide and compost toilet in a wildlife viewing area and section of new footpath within woodland.	19/06/15
<b>15/00758/FUL</b>	The Havelock Arms Bonemill Lane Washington NE38 8AJ	Extraction vent to rear of building (Retrospective).	29/07/15
<b>15/00943/FUL</b>	Seaburn Shelter/Kiosk 14 Whitburn Road Sunderland SR6 8AA	Creation of external terrace and associated external works.	22/07/15
<b>15/00985/VAR</b>	Former Bus Terminus Whitburn Road Sunderland	Variation of condition 2 (approved plans) of planning permission 14/01193/FUL (Residential development of 4no. two and a half storeys dwelling with integral garages and associated access) to facilitate material minor amendment	27/07/15

		comprising increase in width of Plot 4 and repositioning of and elevational alterations to each dwelling.	
<b>15/01070/FUL</b>	23 Saint Pauls Drive Houghton-le-Spring DH4 7SH	Erection of single storey extension to side with erection of sun room to rear	29/07/15
<b>15/01323/FUL</b>	Plot 9 Spring Meadows, Southern House Mill Terrace Rainton Bridge Houghton-le-Spring	Erection of a 5-bedroom detached dwelling.	10/03/16
<b>15/01324/OUT</b>	Plot 10 Spring Meadows Southern House Mill Terrace Rainton Bridge Houghton-le-Spring DH5 9NR	Outline application for the erection of one dwelling house.	06/10/15
<b>15/01378/LB3</b>	Land Adjacent To Pier Gates & Cottages Marine Walk Sunderland SR2 0PL	Erection of one monolith sign.	14/08/15
<b>15/01390/FUL</b>	Kiosk 14 Whitburn Road Sunderland SR6 8AA	Proposed kitchen extract and associated roof cowls. Boiler flue and 3no. roof vents for toilet extract.	26/08/15
<b>15/01437/FUL</b>	The Promenade 1 Queens Parade Sunderland SR6 8DA	Forming a new door opening in rear wall to facilitate formation of a fire escape route from the rear beer garden/yard area.	04/09/15
<b>15/02064/FUL</b>	9 Bishopdale Washington DH4 7SW	Erection of single storey extension to rear of existing detached garage to provide annexe.	05/02/16
<b>15/02132/FUL</b>	1 Roker Pier Cottages Marine Walk Sunderland SR6 0PL	Change of use to hot food takeaway (Use Class A5) and cafe (Use Class A3) with associated works to include, installation of decking area to rear to create external seating area and provision of access ramps. Removal of one redundant chimney above roof level and reinstatement to include extraction equipment. (Amended Plans received 18.12.2015 and description 18.12.2015).	23/12/15
<b>15/02302/FUL</b>	12 Ashdale Houghton-le-Spring DH4 7SL	Conversion of existing garage into living room and first floor extension above to create bedroom and ensuite.	08/01/16
<b>15/02328/FUL</b>	Lambton Coke Works Blind Lane Chester Road Houghton-le-Spring	Substitution of house type EP55 comprising addition of single-storey rear extension to plots 104, 147, 157, 158, 165 and 171	18/01/16
<b>15/02332/FU4</b>	Kiosk 7 Lower Promenade Whitburn Road Sunderland SR6 8AA	Single storey extension to provide covered seating area.	25/02/16
<b>15/02559/FUL</b>	Plot 10 Spring Meadows Southern House Mill Terrace Rainton Bridge Houghton-le-Spring DH5 9NR	Erection of new dwelling.	14/06/16
<b>16/00567/LP3</b>	Land Adjacent To Roker Pier Marine Walk Sunderland	Change of use from public highway to facilitate erection of new entrance structure to pier tunnel.	02/06/16
<b>16/00568/LB3</b>	Land Adjacent To Roker Pier Marine Walk Sunderland	Change of use from public highway to facilitate erection of new entrance structure to pier tunnel.	02/06/16
<b>16/00845/VAR</b>	1 Roker Pier Cottages Marine Walk Sunderland SR6 0PL	Variation of condition 2 (plans) attached to planning application 15/02132/FUL (Change of use to hot food takeaway (Use Class A5) and cafe (Use Class A3) with associated works to include, installation of decking area to rear to create external seating area and provision of access ramps. Removal of one redundant chimney above roof level	08/07/16

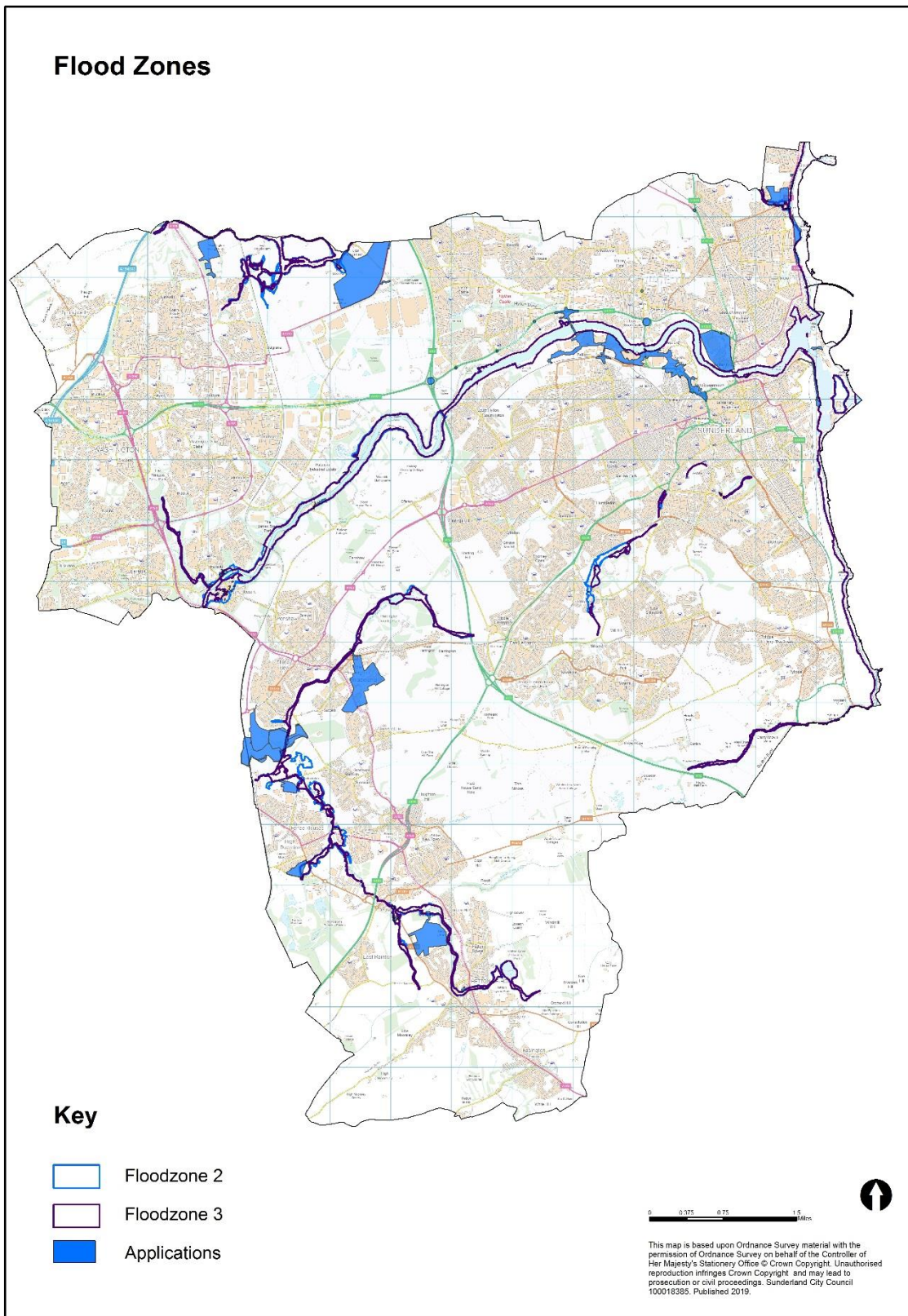
		and reinstatement to include extraction equipment. (Amended Plans received 18.12.2015 and description 18.12.2015).	
<b>16/01002/LB3</b>	Meiks Lighthouse Cliffe Park Seaburn Sunderland	Various repairs and restoration work to wrought and cast-iron lighthouse, to include replacement exterior panel, interior fittings and re-painting.	19/07/16
<b>16/01090/FUL</b>	Fairbridge South View Fatfield Washington NE38 8AH	Demolition of existing garage and erection of a replacement garage.	12/08/16
<b>16/01151/FUL</b>	15 Bishopdale Washington DH4 7SW	Demolition of existing double garage, erection of two storey side extension and single storey rear extension	09/09/16
<b>16/01237/FUL</b>	9 Ashdale Houghton-le-Spring DH4 7SL	Erection of a single storey extension to the rear	01/09/16
<b>16/01242/FUL</b>	7A And 8A Queens Parade Seaburn Sunderland SR6 8DA	Change of use of flat 7A and 8A into restaurant and erection of two storey side extension to include staircase to first floor and 7no French doors and balconies to replace existing windows and additional flue to rear. (amended description 7.12.16)	12/05/17
<b>16/01305/FUL</b>	Southern House Mill Terrace Rainton Bridge Houghton-Le-Spring DH5 9NR	Erection of a detached dwelling.	03/11/16
<b>16/01321/VAR</b>	Land North Of Redburn Row Houghton-le-Spring	Variation to conditions 2,4 and removal of 5 to approved planning application 14/01647/FUL. Vary condition 2 in respect of changing house type on plots 55-58 to Sutton House Type. Vary condition 4 in respect of revised Flood Risk Assessment and Drainage	28/11/16
<b>16/01482/FUL</b>	12 Princes Avenue Sunderland SR6 8DG	Erection of a two-storey side extension and single storey rear extension (amended plans received on 28.10.16 and on 31.10.16)	31/10/16
<b>16/01520/FUL</b>	Southern House Mill Terrace Rainton Bridge Houghton-Le-Spring DH5 9NR	Erection of 1 new dwelling.	05/05/17
<b>16/01687/OUT</b>	Proposed Waste Transfer Station Blackthorn Way Sedgeleth Industrial Estate Houghton-le-Spring	Proposed housing, up to 138 dwellings at Land Adjacent to Blackthorn Way.	09/07/18
<b>16/01919/VAR</b>	Former Lambton Cokeworks Lambton Lane Houghton-le-Spring	Variation of condition 2 (plans) of planning permission ref. 16/00430/FUL (Erection of 120no. dwellings and 32no. garage blocks comprising substitution of house/garage types approved by reserved matters application ref. 09/02328/REM including reduction in roof pitches and heights of 89no. dwellings from 42 degrees to 35 degrees, replacement of 'contemporary' elevational treatment of Plots 150-200 with 'traditional' design and amend garage roof pitches to hipped design) to facilitate minor material amendment comprising replacement of two terraced dwellings (Plots 172 and 173) with one detached dwelling (Plot 172) and replacement of one detached dwelling (Plot 200) with two semi-detached dwellings (Plots 173 and 200).	13/01/17
<b>16/01930/VAR</b>	Edgewood Stables And Arena Waterside Coxgreen Sunderland	Variation of condition 2 of planning application 14/00934/FUL (Erection of two-storey dwelling and relocation of 2 no. stable blocks, tack room and store) to facilitate minor alterations to the appearance of the property.	14/12/16
<b>16/02016/FUL</b>	Gabriele's Restaurant 4 Queens Parade Sunderland SR6 8DA	Installation of new shopfront to front elevation and single storey rear extension.	18/01/17
<b>16/02056/HY4</b>	Land And Buildings To The West Of Whitburn Road And North	HYBRID APPLICATION Outline planning application is for demolition of existing buildings and creation of a leisure-led mixed-use	31/10/17

	Of Dykelands Road Sunderland	development on 8.3 hectares of land to the west of Whitburn Road and north of Dykelands Road. The proposed development includes	
<b>17/00115/FUL</b>	10 Kings Avenue Sunderland SR6 8DE	Erection of single storey extension to rear/side.	13/04/17
<b>17/00559/FUL</b>	34 Saint Pauls Drive Houghton-Le-Spring DH4 7SH	Erection of a single storey rear and side extension.	10/05/17
<b>17/00806/REM</b>	Land At North Road Hetton-le-Hole Houghton-le-Spring	Reserved matters application following grant of outline planning permission (11/02362/OUT) for the erection of 300no. dwellings	02/02/18
<b>17/00896/FU4</b>	Kiosk 7 Northern Promenade Whitburn Road Sunderland SR6 8AA	Erection of a single storey extension to provide covered seating area.	04/07/17
<b>17/00946/FUL</b>	23 Westerdale Houghton Le Spring DH4 7SD	Erection of a single storey pitched roof, lounge, hall and study extension to front.	28/06/17
<b>17/01420/FUL</b>	31 Saint Pauls Drive Mount Pleasant Houghton-le-Spring DH4 7SH	Erection of first floor extension to rear and installation of bow window to front of property.	24/08/17
<b>17/01454/SUB</b>	Sunlea South View Fatfield Washington NE38 8AH	Demolition of existing dwelling and erection of new detached dwelling and associated works.	05/10/17
<b>17/01803/FUL</b>	Fat Buddha Whitburn Road Sunderland SR5 8AA	Erection of timber pagoda structure to existing raised terrace area. (RETROSPECTIVE)	31/10/17
<b>17/01921/FUL</b>	6 Corn Mill Drive Houghton-Le-Spring DH5 9NP	Proposed car port to front entrance.	01/12/17
<b>17/01994/FUL</b>	5 South View Fatfield Washington NE38 8AH	Erection of single storey extension to rear.	01/12/17
<b>17/02109/FUL</b>	1 Roker Pier Cottages Marine Walk Sunderland SR6 0PL	Erection of detached single storey store building to rear.	03/01/18
<b>17/02425/LP3</b>	Northern Area Playing Fields Stephenson Road Stephenson Washington	Demolition of existing changing pavilion. Engineering works to re-grade site and install drainage to facilitate the provision of 4no artificial pitches (3no football and 1no dual football/rugby) with associated fencing, floodlighting and improvements to remaining existing natural grass pitches; erection of new pavilion building to include changing facilities, club room and bar, kitchenette and education space; alterations to existing access and associated works and provision of associated car and cycle parking, signage, landscaping and boundary fence. Provision of bridleway and barrier treatment and provision of 2no passing places.	04/04/18
<b>18/00092/HE4</b>	Land To The North And West Of The A1290, And North Of Nissan, Washington, Sunderland	Hybrid planning application seeking: Full planning permission for one industrial unit on Plot 3 (21,856sqm) (Gross Internal Area (GIA)) for light industrial, general industrial and storage & distribution (Class B1(c), B2 and B8), with ancillary office and research & development floorspace (Class B1(a) and B1(b)) with associated access, parking, service yards and attenuation basins, as well as the temporary construction route, internal spine road, utility diversions, with two accesses onto the A1290 and associated infrastructure, earth works and landscaping; and Outline planning permission for the erection of industrial units (134,984sqm) (GIA) for light industrial, general industrial and storage & distribution (Class B1(c), B2 and B8) with ancillary office and research & development	25/05/18

		floorspace (Class B1(a) and B1(b)) with internal accesses, parking, service yards, attenuation basins, electricity substations, foul pumping station, realignment of the access road to North Moor Farm and associated infrastructure, earthworks and landscaping. All matters are reserved for determination at a later stage. (Amended plans and an addendum to the Environment Statement).	
<b>18/00596/FUL</b>	11 Princes Avenue Sunderland SR6 8DG	Erection of a single storey extension to rear and demolition and replacement of existing garage to side.	17/10/18
<b>18/00973/FUL</b>	1 Ashdale Houghton-le-Spring DH4 7SL	Erection of two storey front extension.	06/08/18
<b>18/01073/FUL</b>	12 Southburn Close Houghton-Le-Spring DH4 5DN	Erection of a porch to front (retrospective)	26/09/18
<b>18/01075/FUL</b>	Church House Waterside Coxgreen Sunderland SR4 9JS	Removal of existing bay window and erection of a porch. Installation of new roof light to existing orangery with erection of a Juliet balcony above.	29/08/18
<b>18/01172/VAR</b>	11 Spring Meadows Houghton-le-Spring DH5 9PD	Variation of condition 2 attached to planning application 16/01520/FUL, for the amendment to site sections and addition of retaining wall and fence	05/10/18
<b>18/01304/FDC</b>	Tunstall View Ashbrooke Road Sunderland SR2 7TT	Demolition of existing front boundary wall and erection of replacement wall (height 2.5m), widening of vehicular access and erection of garage to front/side with patio area to rear. (Amended Plan Received 01.10.18)	03/10/18
<b>18/01324/FU4</b>	Land Adjacent To Half Tide Basin Port Of Sunderland Barrack Street Sunderland SR1 2BU	Construction of 4 no. silos for the storage of tallow oil, to include welfare facilities, boiler room, bund wall at Half Tide Basin and ancillary structures/works.	14/12/18
<b>18/01717/FUL</b>	15 Bishopdale Washington DH4 7SW	Erection of a single storey lean to extension to north western elevation. Erection of part two storey/part single storey extension with Juliette balcony at first floor to south western elevation.	22/11/18
<b>18/01817/FUL</b>	43 Seafields Sunderland SR6 8PQ	Erection of a single storey extension to rear and a 1.8 metre boundary fence.	11/12/18
<b>18/02070/LP3</b>	Seaburn Tram Shelter Whitburn Road Seaburn SR6 9NS	Change of use of tram shelter to Cafe/Restaurant (Use Class A3), together with various external alterations to building to create enclosed internal space and erection of detached bin store.	18/01/19
<b>18/02071/LP3</b>	Bay Shelter Whitburn Bents Road Seaburn SR6 8AD	Change of use from storage facility (use class B8) to cafe/restaurant (Use Class A3) together with various external alterations, provision of bin store above existing storage area along with creation of access from A183.	18/01/19
<b>18/02072/LP3</b>	Lower Promenade Between Fat Buddha And Little Italy Restaurant Whitburn Bents Road Seaburn Sunderland	Erection of 12 no. beach huts within embankment, with associated landscaping.	18/01/19

The Council does not allow development in flood zones 1 and 2. Although the above table contains a number of applications which intersect with flood zones 1 and 2, as the image below illustrates, it is generally only a small area of the overall application site which intersects with flood zones and no development is allowed on these parts of the sites.

# Location of Applications Which Intersect with Identified Flood Zones





## Number of New Developments Incorporating Surface Water Management Solutions

The table below contains the applications which have been granted consent since the beginning of the plan-period (or subsequent variations/resubmissions/discharge of conditions thereof) which contain surface water management solutions including those incorporating Sustainable Drainage Systems (SuDs).

Application	Site	Proposal	Date
<b>Applications incorporating Sustainable Drainage Systems (SuDs)</b>			
<b>13/00799/FUL</b>	Land At Burdon Lane Burdon Sunderland	Erection of 109 dwellings; formation of vehicular and pedestrian accesses, pedestrian footpaths and cycle links; provision of SuDs basins and swales, open space, landscaping and associated works (Revised scheme, amended description, application site plan, plans and reports 11 April 2017)	19/09/18
<b>16/02357/FUL</b>	Land South Of Coaley Lane Newbottle Houghton-le-Spring	Erection of 128 dwellings including associated infrastructure, access, landscaping, open space and SuDS (Sustainable Drainage System) (as amended)	15/02/18
<b>16/01502/OU4</b>	Land South Of Ryhope Southern Radial Route Sunderland	Outline planning application with two means of vehicular access from A1018 (Saint-Nazaire Way) to be determined (all matters reserved for subsequent approval), for the erection of up to 450 dwellings (Class C3); local centre including up to 500 square metres of floorspace (Class A1, A2, A3, A4, A5, C3, D1 or D2); earthworks to facilitate surface water and foul water drainage; structural landscaping; formal and informal open space; car parking; site remediation; and all other ancillary and enabling works. AMENDED DESCRIPTION.	22/12/17
<b>16/01161/FU4</b>	Former Broomhill Estate Houghton Road Hetton-le-Hole Houghton-le-Spring	demolition of the existing buildings on site, stopping up of highway and construction of 128 residential dwellings with associated infrastructure and landscaping	18/08/17
<b>17/00557/FU4</b>	Land North Of Cygnet Way Cygnet Way Rainton Bridge South Houghton-le-Spring	Construction of 524no space car park with vehicular access and associated works to include landscaping, lighting, and flood attenuation basin.	05/07/17
<b>16/02266/FU4</b>	Former High Usworth Primary School Well Bank Road Washington	Erection of 56 no. residential dwellings with associated access, landscaping and infrastructure works.	14/06/17
<b>16/02081/SU4</b>	Land At Nookside Sunderland	Erection of 75no. dwellings for sale and affordable rent comprising 12no. 2-bedroom bungalows for sale, 8no. 2-bedroom dwellings for sale, 15no. 3-bedroom dwellings for sale, 32no. 2-bedroom apartments for affordable rent and 8no. 1-bedroom suites for people with learning difficulties in partnership with Grindon Mews and associated access and landscaping	31/05/17
<b>16/01045/FUL</b>	Former Glebe Village Newstead Court Glebe Washington	Erection of 59 no. residential dwellings with associated access, landscaping and infrastructure works, to include stopping-up of highways and demolition of footbridge over Parkway (as amended)	23/11/16
<b>15/02436/FU4</b>	Land At Salterfen Lane Sunderland	Erection of two storey furniture retail building (A1) and single storey fast food restaurant (A3/A5) with associated access, parking and landscaping.	15/07/16
<b>16/00214/LP3</b>	Nursery Garden Chester Road Sunderland	Change of use of nursery from wholesale horticulture to retail garden centre, to include widening of access, installation of a portacabin for additional rest room/training facilities, conversion of mess room to coffee shop and extension of car parking from 9 to 46 spaces.	26/05/16
<b>14/01647/FUL</b>	Land North Of Redburn Row Houghton-le-Spring	Erection of 70no. residential dwellings with associated infrastructure and landscaping. Stopping up and diversion of public footpath and associated highway improvements. (Amended Site Layout 15.05.2015, additional ecology works and Flood Information)	12/05/16

<b>15/00815/HYB</b>	Land At Coaley Lane Houghton-le-Spring	Hybrid planning application comprising: Full planning application for proposed development of 147 residential dwellings with associated infrastructure, landscaping, open space and highway improvements; and outline planning application for the proposed development of approximately 130 residential dwellings with associated infrastructure landscaping, open space and highway improvements with all matters reserved except for access.	14/03/16
<b>15/00643/HYB</b>	Land Adjacent To Sunderland Aquatic Centre Vaux Brewery Way Sunderland	Mixed use development comprising Free School; indoor and outdoor sports and leisure facilities (including floodlit football/sports pitches); training facilities; event space; flexible office space; cafe and external play space, with associated access road, car parking and boundary enclosures. Additionally, outline permission for a 2 storey, 800sqm floor space building adjacent to the southern boundary of the site	30/09/15
<b>Applications incorporating Surface Water Management Solutions</b>			
<b>17/01761/FUL</b>	Sunderland Church High School Mowbray Road Sunderland SR2 8HY	Demolition of existing canteen and food technology block, erection of a 57-unit extra care facility (Use Class C2) with associated car park and landscaping including removal of trees. (AMENDED DESCRIPTION)	10/07/18
<b>17/02446/FU4</b>	The Cheadle Centre Cheadle Road Hylton Castle Sunderland SR5 3NN	Demolition of Cheadle Centre and redevelopment of site for 19 no. residential units, comprising of 15 no. two bed bungalows and 4 no. two bedroom semi-detached flats, alterations to existing access and associated works. (Amended description)	03/07/18
<b>17/02275/FUL</b>	Herod Construction Limited Rainhill Road Stephenson Washington NE37 3HP	Installation of 9no external lighting columns, 4no external air conditioning condenser units and extension to existing service yard, incorporating the installation of a new surface water channel drain to be connected into existing surface water drainage.	21/05/18
<b>17/02426/LP3</b>	Ford Quarry Recreation Area Keelmans Lane Sunderland	Engineering works to re-grade site and install drainage to facilitate the provision of 1no artificial grass pitch with stadia and associated fencing and floodlighting and provision of 2no artificial grass pitches with associated fencing and floodlighting. Extension and refurbishment of existing changing facilities, club room and bar, kitchenette and education space; provision of associated car and cycle parking, signage and landscaping.	20/04/18
<b>17/02294/LP3</b>	Community North Sports Complex Kingsway Road Sunderland SR5 4BY	Engineering works to re-grade site and install drainage to facilitate the provision of 3no artificial grass pitches with associated fencing and floodlighting and improvements to existing natural grass pitches; extension and refurbishment of existing changing pavilion and gymnasium to include changing facilities, club room and bar, kitchenette, education space, gymnasium and studio space; improvements to play facilities; provision of associated car and cycle parking; signage, landscaping and boundary fence. Stopping up of existing bridleways and footpaths and provision of alternative bridleway and barrier treatment.	04/04/18
<b>17/02425/LP3</b>	Northern Area Playing Fields Stephenson Road Stephenson Washington	Demolition of existing changing pavilion. Engineering works to re-grade site and install drainage to facilitate the provision of 4no artificial pitches (3no football and 1no dual football/rugby) with associated fencing, floodlighting and improvements to remaining existing natural grass pitches; erection of new pavilion building to include changing facilities, club room and bar, kitchenette and education space; alterations to existing access and associated works and provision of associated car and cycle parking, signage, landscaping and boundary fence. Provision of bridleway and barrier treatment and provision of 2no passing places.	04/04/18
<b>17/02418/HY3</b>	Former Littlewoods Home Shopping Group Ltd Commercial Road Hendon Sunderland SR2 8QS	Hybrid Planning Application Comprising of: Full planning permission for the erection of 5728sqm of B2/B8 and ancillary B1 over two development plots (Plot1 1859sqm) and (Plot 2 3869sqm) with associated access, car parking, landscaping and drainage. Outline planning permission for	23/03/18

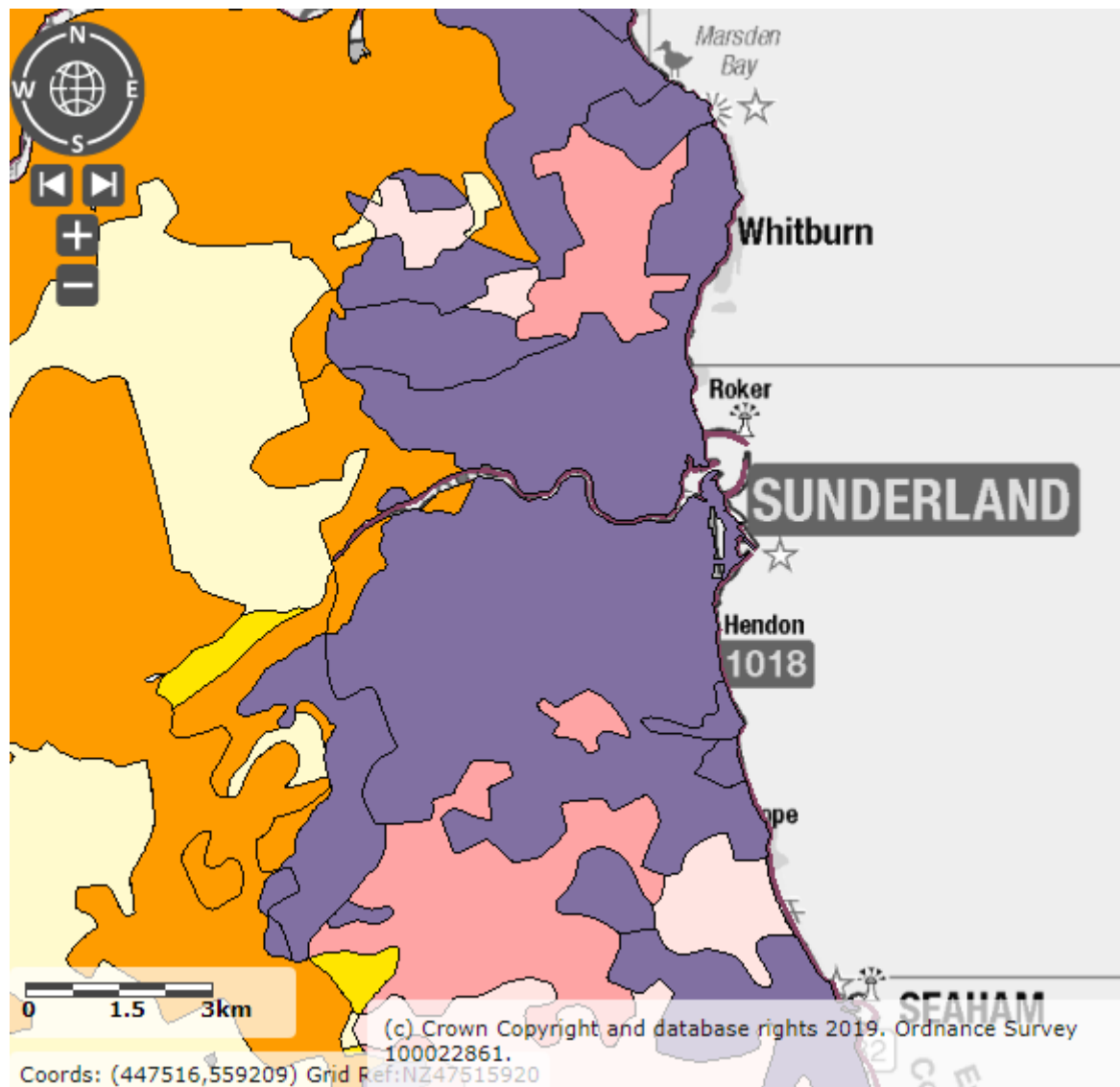
		up to 0.309 ha's of B2/B8 and ancillary B1 (Plot 3), all other matters reserved. (as amended)	
<b>17/00866/LP3</b>	Land Between Chester Road And Stanley Terrace Houghton-le-Spring	Erection of 5no two bedroomed bungalows with associated parking and landscaping (Amended Plans received 2/1/2017).	31/01/18
<b>17/02081/FUL</b>	8 The Elms Sunderland SR2 7BZ	Refurbishments and alterations to include new steps, hard surfacing and landscaping to rear, new French doors to rear elevation, new front door, re-covering of bay windows and offshoot and replace RW and drainage goods.	21/12/17
<b>16/01520/FUL</b>	Southern House Mill Terrace Rainton Bridge Houghton-Le-Spring DH5 9NR	Erection of 1 new dwelling.	23/11/17
<b>17/00500/VA4</b>	42 - 45 Nile Street Sunderland SR1 1ES	Variation of condition 3 (pre-commencement: drainage) and condition 4 (pre-commencement: remediation) of planning application 17/00500/VA4.	06/10/17
<b>17/00386/FUL</b>	Former Grangetown Autos Ryhope Road Sunderland SR2 0SP	Demolition of existing buildings and Erection of 46no. dwellings with associated access, landscaping and infrastructure work, including stopping up of existing highway (Amended Description 13.07.17).	22/09/17
<b>17/00743/FU4</b>	Tacle Unit 2 Phoenix Way Rainton Bridge Industrial Estate Houghton-le-Spring DH4 5PH	Erection of a single storey extension to existing production building to allow installation of a new production line, erection of a covered storage area canopy and the creation of 5 no additional car parking spaces.	05/07/17
<b>16/02356/LR4</b>	Chapelgarth South Of Weymouth Road Sunderland	Reserved Matters for up to 160no residential units, public open space, landscaping and internal road networks along with up to 720sqm of Local Equipped Area for Play (LEAP) and 2.88ha of Suitable Alternative Natural Greenspace (SANG).	17/05/17
<b>17/00313/FUL</b>	North View Service Station North View Terrace Houghton-le-Spring DH4 5NW	Demolition of the existing petrol filling station and redevelopment of site comprising erection of new forecourt canopy and shop (Use Class A1) with ATM, installation of new underground storage tanks and associated works.	05/05/17
<b>16/01097/FU4</b>	Former Newbottle Community Centre Houghton Road Newbottle Houghton-le-Spring DH4 4EE	Development of 17no. houses including 7no. 3-bedroom houses and 10no. 4-bedroom houses as well as associated landscaping and parking.	05/10/16
<b>16/01236/FUL</b>	Dixon Peugeot Newcastle Road Sunderland SR5 1JS	Erection of 6 bay valet building to replace previously approved building and reconfiguration of previously approved parking layout. (amended description).	08/09/16
<b>16/00789/FUL</b>	Land At Scotia Quay/North Of Low Street Sunderland	Erection of office HQ building for Tombola Ltd with associated works including landscaping.	10/08/16
<b>16/00509/FUL</b>	Adjacent Site Of Former Public House Portsmouth Road Sunderland SR4 9AS	Erection of 9no dwellings with associated parking and stopping up of highway. (Amended description).	10/08/16
<b>15/02544/FUL</b>	Land To South Of North Hylton Road And North Of Riverbank Road	Erection of new 2,593 square metre food store including access, car park and associated works.	24/06/16
<b>15/02298/FU4</b>	East Herrington Branch Library Atlantis Road Sunderland SR3 3JL	Demolition of library and erection of 5 detached dwellings.	24/03/16
<b>14/02833/FUL</b>	Land At Former Homelands Estate - Incorporating Chestnut Crescent, Coronation Crescent And Part Of Beechwood Terrace	78 dwellings with associated garages and landscaping, construction of new estate roads and site access from Coaley Lane and demolition of 2 existing dwellings and associated stopping up of highway (Amended Plans Received 10/08/15).	19/11/15
<b>15/01670/FUL</b>	1 Mautland Square Houghton-le-Spring DH4 4BJ	Demolition of existing foodstore and erection of replacement food store with associated parking and landscaping.	29/10/15

<b>15/00123/FUL</b>	Land At Kidderminster Road, Rhondda Road, Ravenna Road and Robertson Square Sunderland	The erection of 88 dwellings consisting of 2,3 and 4 bed homes with associated hard and soft landscaping. To include stopping up and diversion of highway.	15/09/15
<b>15/00775/FUL</b>	John Porter (Newcastle) North Hylton Road Southwick Sunderland SR5 3JE	Partial demolition of factory, retaining part of building as workshop. Erection of 2no. portal frame steel buildings, siting of 6no. inter-connected office pods to provide hire, service, storage and distribution facilities for portable storage containers, accommodation units and self-storage facilities. Repairs to hardstanding and provision of car parking.	03/09/15
<b>15/01138/FUL</b>	Unit C Camberwell Way Doxford International Business Park Sunderland SR3 3XN	Extension to existing data centre facility to provide data storage building with associated external plant areas.	12/08/15
<b>15/00267/FDC</b>	Gorse Nursery Gorse House The Elms Gorse Road Sunderland SR2 7BX	Demolition of existing single/two storey detached day centre and construction of a 108-place day nursery with associated works including, boundary enclosures, external play areas and car parking.	16/07/15
<b>14/01638/FUL</b>	Land East Of Durham Road And Tudor Grove (Humbledon Hill) Durham Road Sunderland	Proposed executive residential development for 8 no. bespoke eco homes (amended details received 8/1/15).	03/06/15
<b>14/02837/SUB</b>	Land South East Of Pattinson Road Pattinson Industrial Estate Washington	Residential development comprising 43no. dwellings and associated access, infrastructure and landscaping. (Resubmission).	09/04/15
<b>15/00052/LAP</b>	Land At Hillthorne Farm Washington	Construction of a new spine road and formation of new access onto the A1290 Washington Road and associated infrastructure; the construction of temporary access onto the A1290, haul road and construction compound. (Amended Plans received 17.02.15 and Amended Environmental Statement received 20.02.15).	01/04/15
<b>14/01127/FUL</b>	Connor Solutions Limited 3 Gadwall Road Rainton Bridge South Houghton-le-Spring DH4 5NL	Erection of single-storey extensions to west side and east side/rear and two-storey extension to front/east side to provide 4234sqm of additional floor space, provision of front entrance canopy, elevational alterations and new site access to front and creation of 88no. additional car parking spaces (AMENDED DESCRIPTION 01.10.2014).	27/03/15 (drainage strategy discharged during plan-period)
<b>13/02903/FUL</b>	Land Adjacent Saint Lukes Road Front Road High Ford Sunderland	The construction of 123 new dwellings with associated hard and soft landscaping with the stopping up of existing roads and footpaths. (Amended Plans received 12.02.2014).	18/11/14 (drainage strategy discharged during plan-period)
<b>12/00333/FUL</b>	Land North Of Station Road/North West Of Pattinson Road And Adjacent To Barmston Road Washington	Residential development comprising of 170 houses with associated access, parking and landscaping, to include public open space. Stopping up of highways and change of use to residential.	15/10/13 (drainage strategy discharged during plan-period)
<b>11/03016/SUB</b>	Radial 64 (Former Dunlop Tyre Factory) Birtley Road Washington	Erection of 30,000sqm manufacturing facility including ancillary offices, car parking/servicing, associated highway improvements and access arrangements (Resubmission).	15/12/11 (drainage strategy discharged during plan-period)

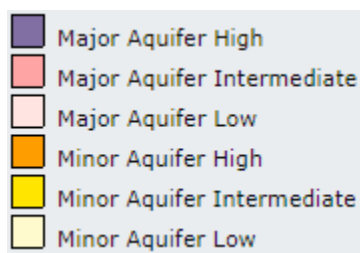
### Improvement in Groundwater Quality

The three maps below illustrate the vulnerability of the area's groundwater to pollutants and the designation of the aquifers within the bedrock and superficial drifts beneath the plan-area.

## Groundwater Vulnerability



Source: Defra (2019) <https://magic.defra.gov.uk/MagicMap.aspx>

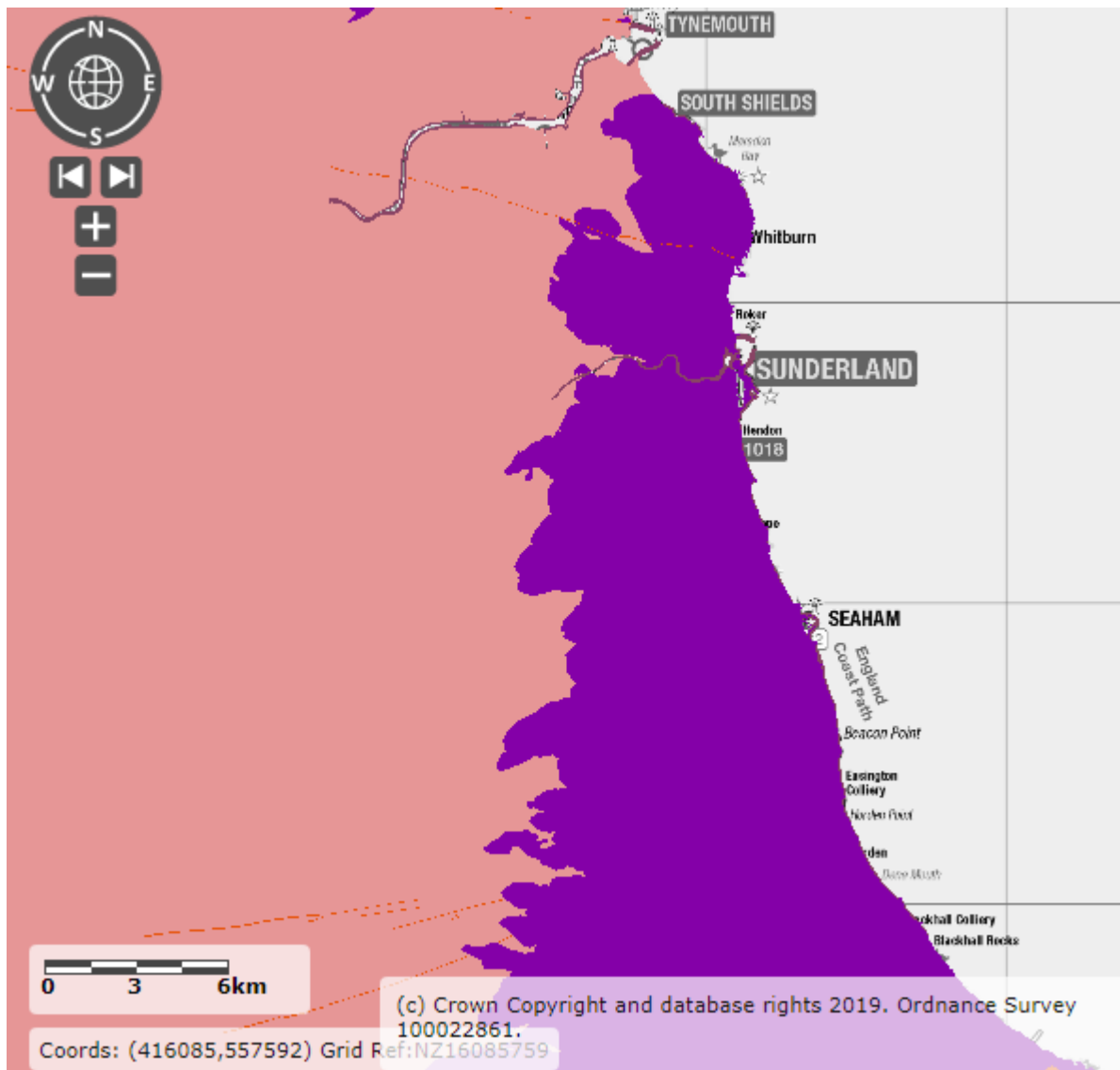


The Groundwater Vulnerability Maps show the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a single square kilometre. The groundwater vulnerability for each aquifer type is expressed as follows:

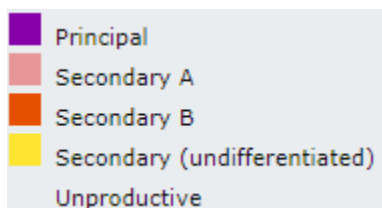
- **High:** areas able to easily transmit pollution to groundwater. They are characterised by high-leaching soils and the absence of low-permeability superficial deposits.

- **Medium:** areas that offer some groundwater protection. Intermediate between high and low vulnerability.
- **Low:** areas that provide the greatest protection to groundwater from pollution. They are likely to be characterised by low-leaching soils and/or the presence of low-permeability superficial deposits.
- **Unproductive:** areas comprised of rocks that have negligible significance for water supply or baseflow to rivers, lakes and wetlands. They consist of bedrock or superficial deposits with a low permeability that naturally offer protection to any aquifers that may be present beneath.

### Aquifer Designation Map (Bedrock)



Source: Defra (2019) <https://magic.defra.gov.uk/MagicMap.aspx>

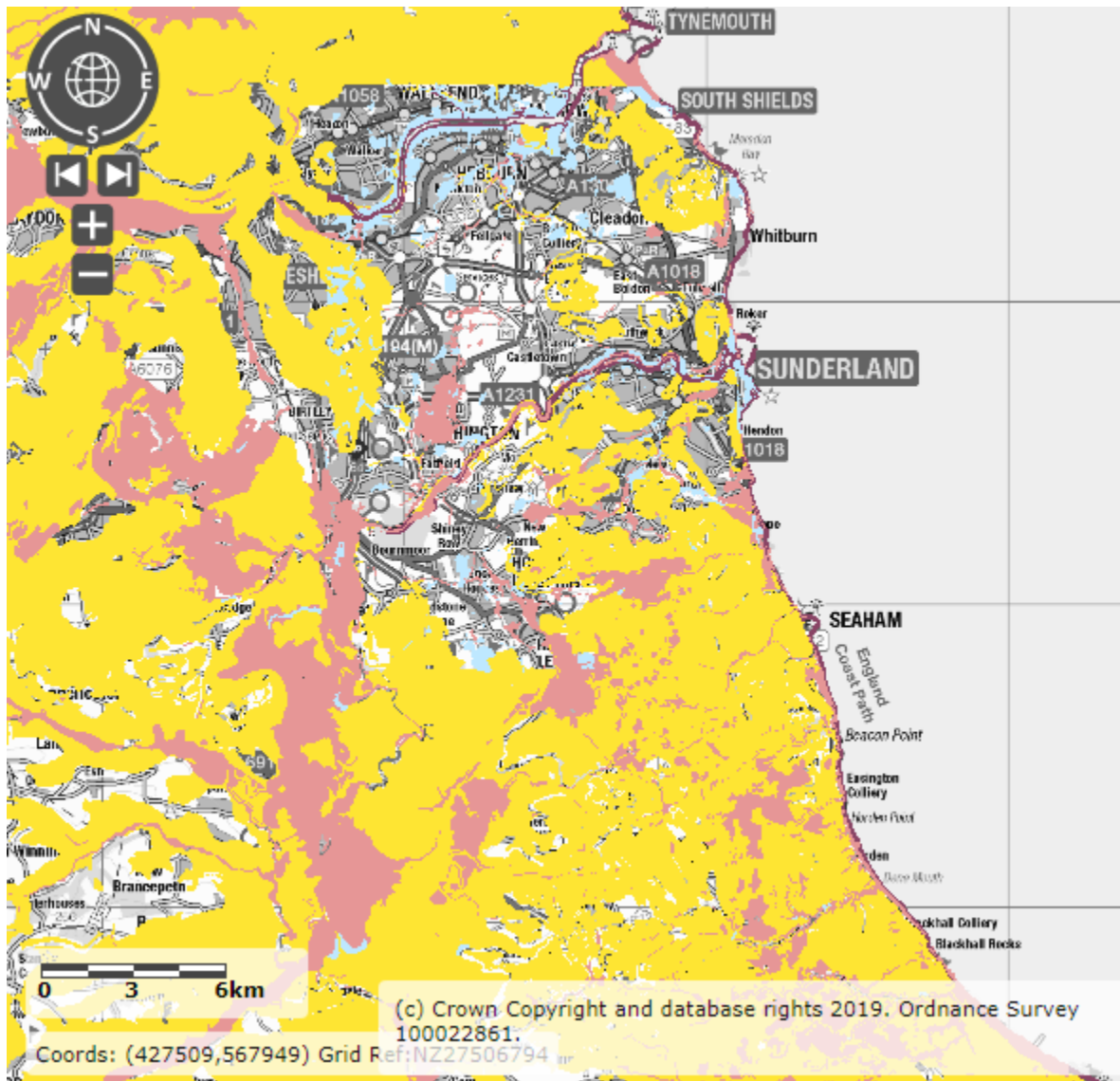


The Aquifer Designation Bedrock Geology map shows aquifer designations for bedrock aquifers in England. Bedrock geology (formerly known as 'solid' geology by BGS) is a term used for the main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. Geology less than 1.8 million years in age are referred to as Superficial Deposits.

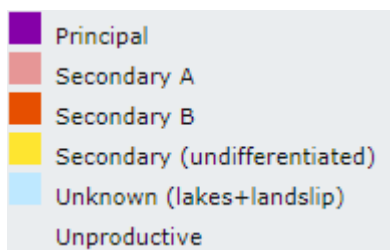
The designations identify the potential of the geological strata to provide water that can be abstracted and have been defined through the assessment of the underlying geology. The designations are attributed directly to BGS 1:50K DiGMapGB-50 data. The aquifer designations are:

- Principal Aquifers (previously called Major): geology that exhibit high permeability and/or provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale;
- Secondary Aquifers A: permeable strata capable of supporting water supplies at a local rather than strategic scale and in some cases forming an important source of base flow to rivers;
- Secondary Aquifer B: predominantly lower permeability strata which may in part have the ability to store and yield limited amounts of groundwater by virtue of localised features such as fissures, thin permeable horizons and weathering;
- Secondary Undifferentiated: In cases where it has not been possible to attribute either category A or B to a rock type; (Secondary aquifer terminology was previously called Minor)
- Unproductive Strata: these are geological strata with low permeability that have negligible significance for water supply or river base flow.

## Aquifer Designation Map (Superficial Drift)



Source: Defra (2019) <https://magic.defra.gov.uk/MagicMap.aspx>



The Aquifer Designation Superficial Deposits map shows aquifer designations for superficial aquifers in England. Superficial deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present. They rest on older deposits or rocks referred to as Bedrock. The designations identify the potential of the geological strata to provide water that can be abstracted and have been defined through the assessment of the underlying geology. The



designations are attributed directly to BGS 1:50K DiGMapGB-50 data. The aquifer designations are:

- Principal Aquifers: geology that exhibit high permeability and/or provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale;
- Secondary Aquifers A: permeable strata capable of supporting water supplies at a local rather than strategic scale and in some cases forming an important source of base flow to rivers;
- Secondary Aquifer B: predominantly lower permeability strata which may in part have the ability to store and yield limited amounts of groundwater by virtue of localised features such as fissures, thin permeable horizons and weathering.
- Secondary Undifferentiated: In cases where it has not been possible to attribute either category A or B to a rock type;
- Unproductive Strata: These are geological strata with low permeability that have negligible significance for water supply or river base flow. Aquifers previously designated as major and minor have now become principal and secondary respectively.

### Disposal of Foul Water

There have been no applications for the development of waste water, sludge or sewage treatment works since the beginning of the plan-period.

### Loss of Existing and Development of New Waste Management Facilities

There has been no loss of existing or development of new waste management facilities since the beginning of the plan-period. An up-to-date list of existing waste management facilities is included below:

Site Name	Site Operator	Waste Facility Type
Springwell Quarry (Non Haz WT)	Thompsons of Prudhoe	Aggregate recycling and treatment
Hendon S T W	Northumbrian Water Ltd	Biological Treatment
Washington Sewage Treatment Works	Northumbrian Water Ltd	Biological Treatment
Hanrattys Of Sunderland	Pout & Foster Ltd	Car Breaker
Lisburn Autos	Khan S	Car Breaker
Wellington Lane Auto Dismantlers	Mr K Barkley	Car Breaker
J C Atkinson And Son Ltd	J C Atkinson And Son Ltd	Clinical Waste Transfer
Tradebe solvent recycling	Solvent Resource Management Ltd	Haz Waste recycling
Ocean Terminal (Tradebe Solvent Recycling Ltd)	Tradebe Solvent Recycling Ltd	Haz Waste Transfer
Hylton Bank Transfer Station	Sunderland City Council	Haz Waste Transfer
Safety Kleen	Safety- Kleen U. K. Limited	Haz Waste Transfer
Gentoo Houghton Depot	Gentoo Group Limited	Haz Waste Transfer
Gentoo Washington Depot	Gentoo Group Limited	Haz Waste Transfer

Leechmere Waste Transfer Station Facility	Gentoo Group Limited	Haz Waste Transfer
Field House Quarry	A Mc Call & Sons (Houghton-le-Spring) Ltd	Inert LF
Swinney Skip Hire & Haulage	Ian Rawding & Robert Burnett	Inert Waste Transfer
Wilf Husband - Hetton Moor Farm Quarry	Miss Janette Husband And Mr Wilfred Paul Husband	Inert Waste Transfer/Treatment
Monument Park	Premier Waste Recycling Limited	Material Recycling Facility
Stephenson Road Recycling Facility (Saica Natur)	Saica Natur U K Limited	Material Recycling Facility
Materials Recycling Facility (Niramax Group Ltd)	Niramax Group Ltd	Material Recycling Facility
Mill House Scrapyard	Mr David Auld	Metal Recycling
Europa Works	European Metal Recycling Ltd	Metal Recycling
Hay Street, ward brother steel	Ward Bros. (Steel) Limited	Metal Recycling
T Curry & Son (Metal Recycling Site)	T Curry & Son	Metal Recycling
Hendon Scarp Yard	Ward Bros. (Steel) Limited	Metal Recycling
Thompsons of Prudhoe Springwell Quarry (Non Haz LF)	Thompsons of Prudhoe	Non-Hazardous LF
Houghton Quarry Landfill Site	Biffa Waste Services Ltd	Non-Hazardous LF
Salisbury Street Depot	Stuart McKensie	Non-Haz Waste Transfer
T Curry & Son (Non-Haz WT)	T Curry & Son	Non-Haz Waste Transfer
Thompson Waste Ltd	Thompson Waste Limited	Non-Haz Waste Transfer
Timberpak Ltd	Timberpak Limited	Non-Haz Waste Transfer
Washington Transfer Station	Green North East Trading Bidco Limited	Non-Haz Waste Transfer
Sunderland Skips Ltd	Sunderland Skip Services Ltd	Non-Haz Waste Transfer
Max Recycle UK Ltd	Max Recycle U K Ltd	Non-Haz Waste Transfer / Treatment
Derek Purvis Skip Hire	Derek Purvis	Non-Haz Waste Transfer/Treatment
5b Freezemoore Road	Grab & Deliver Ltd	Physical Treatment
Port of Sunderland	Northumbria rds Ltd	Physical Treatment
Hendon Dock Process Plant	Tradebe Solvent Recycling Limited	Physical-Chemical Treatment
Eppleton Quarry	Hall Construction Services Ltd	Reclamation
H D H Car And Van Breakers	Dale Wallace	Vehicle Depollution Facility
Pottery Road, Low Southwick	Commercial Vehicle Exports (Northern) Limited	Vehicle Depollution Facility
Sunderland Recycling Centre	Obrien waste recycling solutions	Waste recycling, Transfer & Treatment
Campground Waste Recycling Centre	Gateshead Metropolitan Borough Council	HWRC
Beach Street Waste Reception Site	Sunderland City Council	CA Site
Jack Crawford House W T S	Suez Recycling And Recovery U K Ltd	Waste transfer (LACW)
Campground Waste Transfer Station	Suez Recycling And Recovery North East Ltd	Non-Haz Waste Transfer

Source: SCC Waste Arisings and Capacity Requirements Report (2017)

## Waste Facilities and Collection

	2015/16	2016/17	2017/18	2018/19
<b>Municipal waste arisings</b>	134,708	132,834	125,183	126,764
<b>Municipal waste landfilled</b>	3,175	896	588	685
<b>Household waste collected</b>	123,239	120,444	113,347	113,004
<b>% of household waste recycled</b>	29.40%	26.50%	27.10%	27.14%

## Energy from Waste

There has been no energy from waste schemes permitted since the beginning of the plan-period and no schemes which produce heat from power. This will continue to be monitored going forward.

# Sustainable Transport

A strategic priority of the CSDP is to improve public transport and accessibility across the plan-area while reducing the adverse impact of road traffic and traffic congestion. The level of population and employment growth proposed during the plan-period will necessitate increased investment in public transport to improve transport accessibility for all users, and the Council will work with partners, transport operators and developers to ensure that this takes place. The Council will seek to ensure that major new development is located in areas with high levels of public transport accessibility, thereby reducing the need to travel by private car, to minimise energy use and to increase opportunities for walking and cycling.

## Transport/Infrastructure Schemes (Essential/Desirable/Aspirational) Delivered in Line with the Infrastructure Delivery Plan (IDP)

Work has commenced on schedule on Sunderland Strategic Transport Corridor stage 3 (SSTC3) to the A1231 between the junction with St. Michael's Way and Northern Spire Bridge and is due to complete in 2021. Approximately 20% of the Strategic Cycle Route Transport Corridors, A1018 corridor cycle route, has been delivered at Newcastle Road/Sunderland Road to the boundary with South Tyneside.

## Length of New Cycleways/Pedestrian Routes Delivered

46.5km of new cycleways have been delivered since the beginning of the plan-period.

## Number of Improvements to Existing Cycleways

There have been 20 improvements to existing cycleways since the beginning of the plan-period.

There are ongoing schemes comprising of a £1.8m cross-boundary scheme with County Durham which will deliver an 8km route between the Coalfield to employment areas at Seaham, Ryhope and Sunderland and National Cycle Route 1.

## Bus/Metro Ridership

The following tables illustrate the patronage for the bus and Metro services within Tyne & Wear and represents the most up-to-date data that has been published by Nexus.

### Bus passenger boardings within Tyne & Wear

Year	Adult	ENCTS*	Child	Total
2015-16	70,875,000	45,179,000	12,339,000	128,393,000
2016-17	70,240,000	44,753,000	13,703,000	128,696,000

\*English National Concessionary Travel Scheme

### Metro passenger boardings within Tyne & Wear

Year	Adult	Gold Card	Child	Fraud	Total
2015-16	30,446,000	5,339,000	2,922,000	1,582,000	40,290,000
2016-17	28,769,000	5,017,000	2,726,000	1,176,000	37,688,000

### Number of Parking Spaces in Car Parks Around The Ring Road

Number of parking spaces in car parks around the ring road have reduced due to reconfiguration of the Livingstone Road car park to accommodate phase 1 of the Vaux redevelopment, and at West Wear Street car park to accommodate the Electric Vehicle Charging Station.

Car Park	Spaces
St Marys	482
Sunniside	653
Civic Centre	580
Boughton Street	56
Charles Street	28
Gorse Road	54
Nile Street	49
Tatham Street	93
West Wear Street	28
Livingstone Road	157
High Street West	39
Total	2,219

The number of spaces in Livingstone Road Car Park includes 7 spaces for bus/coach parking.

### Public Realm Schemes Implemented

Keel Square was officially opened in 2015. High Street West public realm improvements were completed in 2017. Minster Quarter Access Road was completed in July 2019 adjacent to Gilbridge Police Station. Discussions have begun with Sunderland University on a potential outdoor gallery space on a concrete retaining wall on campus. Future phases of public realm upgrades are planned to commence in 2020 in the area around Garden Place and High Street West.

### Traffic Flows Monitoring (Vehicular and Cycling)

The most recent data is the 2015 Annual Average Weekday Traffic (AAWT) from the Traffic and Accident Data Unit (TADU) which is divided by sub-area and main road. This data is summarised in the tables below.

#### *Summary flows for the central Sunderland north cordon*

Site	Location	2015 AAWT
504	A1231 Wessington Way E of Castletown Way	24,700
510	C508 North Hylton Road E of Castletown Way	12,439
511	U5009 Redcar Road At Maplewood School	3,854
512	B1291 Thompson Road NE of Carley Hill Road	18,740
513	A1018 Newcastle Road S of Grange Park Avenue	16,866
514	A183 Dame Dorothy St. NE of Church Street	10,416
527	U5011 Wembley Road N of Old Mill Road	3,003
531	C509 Fulwell Road Extension N of Roker Avenue	12,484
Subtotal North of The River Wear		102,502

*Summary flows for the central Sunderland south cordon*

Site	Location	2015 AAWT
188	B1405 Pallion New Road W of Queen Alexandra Bridge	17,932
189	C511 Hylton Road E of Peacock Street	10,291
190	A183 Chester Road E of Kayll Road	11,913
193	A1018 Ryhope Road N of The Cedars	8,459
194	C515 Commercial Road N of Robinson Terrace	13,105
207	U5006 Suffolk Street S of Athol Road	4,097
208	U5031 Toward Road S of Gray Road	5,541
508	A690 Durham Road S of Meadowside	19,323
509	C514 Tunstall Road N of Homelands Park	11,929
Subtotal South of The River Wear		99,590
Total Sunderland Central Cordon		202,092

*Summary flows for the Sunderland – South Tyneside cordon*

Site	Location	2015 AAWT
180	A184 Newcastle Road At District Boundary	10,514
181	A1018 Sunderland Road S of Moor Lane	13,930
182	A183 Whitburn Road N of South Bents Avenue	11,208
213	Downhill Lane, 500m E of A1290	2,767
525	C507 Hylton Lane At Borough Boundary	5,940
5201	A1290 Washington Road S of Downhill Lane	8,314
Total		52,673

\*Sites 213 and 5201 display reduced flows due to major junction improvement works at A19/A1290 junction in 2014

*Summary flows for the outer Sunderland cordon*

Site	Location	2015 AAWT
21	A1018 Ryhope Road Just N of County Boundary	15,984
112	A1231 Wessington Way E of A19 Interchange	38,833
133	B1286 St. Aidan's Terrace S of A19	10,238
183	A183 Chester Road E of A19	38,680
184	A690 Durham Road NE of A19	19,147
187	B1287 Seaview At County Boundary	7,223
238	C517 Burdon Lane W of A19	4,750
534	E435 City Way 500m E of A19 Roundabout	18,121
Total		152,976

\*Site 184 affected by major junction improvements in 2014

*Summary flows for the Washington cordon*

Site	Location	2015 AAWT
125	A1231 Sunderland Highway W of A19	48,669
127	A195 Northumberland Way N of Stephenson Road	11,512
128	A182 Washington Highway S of A194(M)	19,333
129	A195 Western Highway E of A1(M) Interchange	24,898
131	C503 Fatfield Bridge	2,300
507	A1290 Washington Road W of Nissan Junction	8,573
516	A1231 C-I Link E of A194(M)	30,829
517	U5034 Bone Mill Lane 450m E of Picktree Lane	2,900
530	C500 Peareth Hall Road 80m W of A194(M) Overbridge	3,498
532	C506 Rickleton Way 10m E Beamish Drive	3,257
533	U5051 Birtley Road W of Picktree Lane	13,830
599	A182 Washington Highway S Bonemill Lane	32,508
Total		202,107

### Summary flows for the A19 South of River Tyne

Site	Location	2015 AAWT
12	A19 S of Burdon Lane Overbridge	57,495
124	A19 N of A690 Interchange	51,296
123	A19 S of Hylton Bridge	45,259
122	A19 S of Testo's Roundabout	66,770

Corridor increase due to 2nd Tyne Tunnel opening in 2012

### Summary flows for the A690

Site	Location	2015 AAWT
202	A690 Durham Rd E of Old Durham Rd	27,869
5215	A690 Houghton Cut N of A182 Off Slip	21,128
5214	A690 Durham Rd SE of High Lanes	32,646
506	A690 Durham Rd at Parkside Farm	34,042
184	A690 Durham Rd NE of A19	19,147
66160	A690 Durham Rd SW of Bede College	19,325
508	A690 Durham Rd S of Meadowside	19,285
66569	A690 New Durham Rd at Burn Park	11,735

Site 5214 loop damage in 2011

Site 66160 loop damage in 2015

### Summary flows for Newcastle Road

Site	Location	2015 AAWT
10	A1018 Wearmouth Bridge	36,869
595	A1018 North Bridge St N of Dundas St	22,667
513	A1018 Newcastle Road S Grange Park	16,866
66567	A1018 Shields Rd S of Dovedale Rd	15,630
181	A1018 Sunderland Road S of Moor Lane	13,930

### Summary flows for Ryhope

Site	Location	2015 AAWT
5217	B1522 Ryhope Rd N of SRR Junction	10,565
5220	B1522 Ryhope Rd - North of Toll Bar Rd	10,235
66162	B1522 Ryhope Rd at Southmoor School	10,517
193	B1522 Ryhope Rd N of The Cedars	8,459

### Number of Road Traffic Accidents

The latest data available from TADU is set out in the Road Accidents in Tyne and Wear Annual Report (2015) which is summarised in the tables below:

#### Total Accidents within the Sunderland Local Authority Area (by month)

Month	2015
January	44
February	44
March	37
April	42
May	25
June	48
July	43
August	49
September	38
October	68
November	42
December	51
Total	531
Average	44

*Fatal Accidents within the Sunderland Local Authority Area (by month)*

Month	2015
January	1
February	0
March	0
April	1
May	0
June	0
July	0
August	0
September	1
October	0
November	0
December	0
Total	3
Average	0

**Applications Granted Contrary To Local Highway Authority Advice**

The following table contains applications which were recommended for refusal by the Local Highways Authority but were approved by Development Management between the dates of 2017-2019 for which the data is available.

Year	Application	Site	Proposal	Reason for Refusal	Outcome
2017	17/02396/FUL	Vets for Pets & Dungarven, Blue House Lane, Washington	Change of Use from Bungalow to Veterinary Practice and extension	Lack of Customer Parking	Staff parking to take place in Concord Public car parks.
2018	18/00132/FUL	4 Hunworth Close, Sunderland	Erection of a two Storey side extension	Removes existing in-curtilage parking & would leave a sub-standard drive. Would also set a precedent.	Approved
2018	18/00183/ADV	Dungarven, Blue House Lane	Erection of 1no internally illuminated fascia sign and 3no vinyl signs.	17/02396/FUL Recommended for refusal (see above)	Issues resolved (see above)
2018	18/00504/FUL	DJN Fabrication, 9 Sedling Road, Wear Ind Est, Washington	Erection of detached spray booth	Booth would remove parking bays	Booth re-located.
2018	18/00474/FUL	Herrington Gate Lodge, Durham Road	Change of use from residential (C3) to use as pre-school play centre (D2) to include two single storey extensions, provision of car parking and associated tree works	Right turns on Durham road over 3 lanes (bus lane), width of access, peak journeys, intensification.	Limit hours of operation and 6 children per session.
2018	18/00575/FUL	29 Whitehall Terrace, Sunderland	Change of use from ground floor office to beauty clinic (non-surgical) and installation of fire escape to rear/side of property.	Lack of parking provision for residential units, customers and staff	Approved



<b>2018</b>	18/01204/FUL	Stannington Fisheries, 107 Stannington Grove, Sunderland	Change of use from takeaway (A5) to restaurant (A3) to include replacement shop front and pedestrian access ramp	No parking available, takeaway deliveries, school parking restrictions	Approved
<b>2018</b>	18/01205/ADV	Stannington Fisheries, 107 Stannington Grove, Sunderland	Display of 1no fascia sign and 1no amenity sign to replace existing.	See above	See above
<b>2018</b>	18/01568/FUL	1 Wylam Close, Stephenson Ind Est, Washington	Change of use from mixed use travelling site to soft play centre (D2) Leisure	Accessed through Industrial estate with no pedestrian provision/pedestrian safety issues	New Access provided from alternative highway with better footway links.

### Number of Cycleways/Pedestrian Routes Delivered

20% of the Strategic Cycle Route A1018 Transport Corridors has been delivered at Newcastle Road/Sunderland Road to the boundary with South Tyneside.

### Travel Plans Approved

Year	Travel Plans Approved
2015-16	10
2016-17	5
2017-18	11
2018-19	4
Total	30

### Number of Electric Vehicle Charging Points Approved

Year	Electric Charging Points Approved
2015	No data
2016	No data
2017	No data
2018	1 Rapid Charging Unit with 3 socket connections at Charles Street Car Park
2019	6 Rapid Charging Units with 16 socket connections at West Wear Street
Total	7 Rapid Charging Units with 19 socket connections

# Minerals

Minerals are an important resource and are an essential requirement to support economic, sustainable growth. It is necessary that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy, and goods that an area needs. Minerals are a finite resource and can only be worked where they are found, and therefore it is important to make the best use of them and to secure their long-term conservation.

## **Capacity of Permitted Sand and Gravel Reserves for Aggregate Use in Tyne & Wear (Calendar Year)**

<b>Year</b>	<b>Permitted reserves (thousand tonnes)</b>
2015	6,600+
2016	6,400+
% of Overall Permitted Reserves in Joint LAA	32%

## **Safeguarding and Sterilisation of Mineral Resources**

It is recommended in the Joint Local Aggregates Assessment that crushed rock resources in Tyne and Wear are given appropriate policy protection and safeguarded in the CSDP. These are given appropriate protection in the CSDP and safeguarded as set out in Appendix 3. As the appropriate Policies are yet to be implemented, this will be monitored going forward once the CSDP is adopted.

## **Planning Applications Granted in Close Proximity to Existing Waste Management Sites**

Application 07/05523/MID was granted minerals consent on 20 October 2015 for an extension to Eppleton Quarry and the continuation of the extraction of sand and limestone and importation of soils and for the restoration of part of the existing quarry as extension to Hetton Lyons Country Park.

## **Number of Applications Granted in MSA for Non-mineral Development**

There have been a number of applications granted in MSA for non-mineral development, but as the CSDP is yet to be adopted the relevant exceptions list is not yet a Policy requirement. As the CSDP is adopted, this will continue to be monitored.

## **Opencast coal applications and permissions**

There have been no applications or permissions for opencast coal since the beginning of the plan-period.

## **Planning Applications Received and Granted in Coal Authority High-Risk Areas and Areas of Land Instability and Those Which Require A Coal Mining Risk Assessment**

217 applications have been approved within area identified as high-risk by the Coal Authority. All of those which require a Coal Mining Risk Assessment have had one submitted.

There has been one appeal allowed within area identified as high-risk by the Coal Authority due to non-determination by the Council. It is for 3 dwellings (17/00037/OUT).

**Restoration Schemes Implemented**

Application 07/05523/MID was granted minerals consent on 20 October 2015 for an extension to Eppleton Quarry and the continuation of the extraction of sand and limestone and importation of soils and for the restoration of part of the existing quarry as extension to Hetton Lyons Country Park.

# Infrastructure and Delivery

The Council works with partners to ensure that much needed infrastructure, including community facilities and services are provided for local communities. The term infrastructure can be taken to include roads and other transport facilities, flood defences, schools and other educational facilities, health facilities, sporting and recreational facilities and open spaces.

## Essential Infrastructure Projects Delivered in Line with the Infrastructure Delivery Plan

Work has commenced on schedule on SSTC3 to the A1231 between the junction with St. Michael's Way and Northern Spire Bridge and is due to complete in 2021. Approximately 20% of the Strategic Cycle Route Transport Corridors, A1018 corridor cycle route, has been delivered at Newcastle Road/Sunderland Road to the boundary with South Tyneside.

## Number of Applications Approved with a S106 (or Similar) Agreement for Developer Contributions

Financial year	S106 Agreements Signed	Deeds of Variation Signed
2015-16	7	3
2016-17	10	0
2017-18	15	0
2018-19	10	1

## Amount (£) of Developer Contributions Negotiated/Secured towards Different Infrastructure Types and Affordable Housing

Infrastructure Type	2015-16	2016-17	2017-18	2018-19	Overall
Play	258,340	488,597	399,689	210,300	1,356,926
Ecology	103,625	738,887	2,912,560	54,006	4,109,078
Sport and Recreation	0	504,450	1,111,808	221,800	1,838,058
Education	820,096	3,262,962	4,896,680	1,502,804	10,482,542
Affordable Housing	0	0	181,802	733,000	914,802
Allotments	0	50,445	38,475	13,680	102,600
Highways	30,000	1,259,076	1,606,141	755,843	3,651,060
Public Transport	20,000	336,440	402,681	50,560	809,681
Overall	1,232,061	6,640,857	11,549,836	3,841,993	23,264,747

## Amount (£) of Developer Contributions Received Towards Different Infrastructure Types and Affordable Housing

Infrastructure Type	2015-16	2016-17	2017-18	2018-19	Overall
Play	84,100	340,035	465,191	73,454	962,780
Ecology	132,950	60,000	175,459	532,349	900,758
Sport and Recreation	96,742	88,718	93,126	0	278,586
Education	296,576	609,091	951,693	352,824	2,210,184
Affordable Housing	237,994	178,481	485,294	0	901,769

<b>Allotments</b>	8,818	0	0	0	8,818
<b>Highways</b>	0	198,000	0	41,766	239,766
<b>Public Transport</b>	0	0	0	8,000	8,000
Overall	857,180	1,474,325	2,170,763	1,008,393	5,510,661

**Amount (£) of Developer Contributions Spent on Different Infrastructure Types and Affordable Housing**

<b>Infrastructure Type</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>Overall</b>
<b>Play</b>	184,440	226,076	168,698	0	579,214
<b>Ecology</b>	6,180	32,598	172,837	54,167	265,782
<b>Sport and Recreation</b>	0	0	0	0	0
<b>Education</b>	204,123	150,000	323,609	0	677,732
<b>Affordable Housing</b>	0	0	0	0	0
<b>Allotments</b>	0	0	0	0	0
<b>Highways</b>	170,109	49,098	0	0	219,207
<b>Public Transport</b>	0	0	0	0	0
Overall	564,852	457,772	665,144	54,167	1,741,935