

# Sunderland City Council

## Authority Monitoring Report 2020-21

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

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# Introduction

The Annual Monitoring Report (AMR) 2020/21 provides information from the sixth year of the CSDP plan-period and includes information on the implementation of the Local Development Scheme (LDS) as well as the extent to which planning policies set out in the Local Plan documents are being achieved.

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 2020 to 31 March 2021 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 content of this report. This report assesses the progress in the delivery of the Local Plan, with regard to the timetable set out in the Council's latest LDS.

# Quick Reference Table

Each of the Policies of the CSDP are included in the table below. Green, yellow and red colours indicate the trend in the data for ease of reference.

## 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) Approvals 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>	Washington Housing Growth Areas	Housing Completions Within Each HGA	
		Developer Contributions Collected In Each HGA	
		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>	Healthy and Safe Communities	Life Expectancy At Birth	
		Obesity Rates	
		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>	Primary Employment Area	PEA Land (Ha) And Floorspace (Sqm) Permitted For B1, B2 And B8 Uses	
		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) Permitted 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	
		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>	Sustainable Design and Construction	Planning Applications Granted That Meet Building Regulation MH4 (2) Accessible And Adaptable Standard	-
		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	Number Of Renewable Energy Installations And Capacity Generated By Installed Schemes	

	Low Carbon Energy		
<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	Green
		Number Of Parking Spaces In Car Parks Around The Ring Road	Yellow
		Bus/Metro Ridership	Red
		Public Realm Schemes Implemented	Green
<b>ST2</b>	Local Road Network	Traffic Flows Monitoring (Vehicular And Cycling)	Yellow
		Number Of Road Traffic Accidents On Local Road Network	Yellow
		Applications Granted Contrary To Highways Advice	Green
<b>ST3</b>	Development and Transport	Traffic Flows Monitoring (Vehicular And Cycling)	Yellow
		Number Of Road Traffic Accidents On Local Road Network	Yellow
		Number Cycleways/Pedestrian Routes Delivered	Green
		Travel Plans Approved	Green
		Number Of Electric Vehicle Charging Points Approved	Green
		Applications Granted Contrary To Highways Advice	Green
<b>Minerals</b>			
<b>SP11</b>	Mineral Extraction	Capacity Of Permitted Reserves	Green
<b>M1</b>	Mineral Safeguarding Areas and Infrastructure	Safeguarding And Sterilisation Of Mineral Resources	Green
		Planning Applications Granted In Close Proximity To Existing Waste Management Sites	Green
		Number Of Applications Granted In MSA For Non-Mineral Development	Yellow
<b>M2</b>	Surface Coal Extraction	Opencast Coal Applications And Permissions	Green
<b>M3</b>	Land Instability and Minerals Legacy	Planning Applications Received And Granted In Coal Authority High-Risk Areas And Areas Of Land Instability	Green
		Planning Applications Requiring A Coal Mining Risk Assessment	Green
<b>M4</b>	Restoration and Aftercare	Restoration Schemes Implemented	Green
<b>Infrastructure and Delivery</b>			
<b>ID1</b>	Delivering Infrastructure	Essential Infrastructure Projects Delivered In Line With The Infrastructure Delivery Plan (IDP)	Green
<b>ID2</b>	Planning Obligations	Number Of Applications Approved With A S106 (Or Similar) Agreement For Developer Contributions	Green
		Amount (£) Of Developer Contributions Negotiated/Secured Towards Different Infrastructure Types And Affordable Housing	Green
		Amount (£) Of Developer Contributions Received Towards Different Infrastructure Types And Affordable Housing	Green
		Amount (£) Of Developer Contributions Spent On Different Infrastructure Types And Affordable Housing	Green

# 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 (2021) 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 (2021) states that authorities should prepare statements of common ground with relevant authorities documenting cross-boundary issues, the CSDP was produced under transitional arrangements and is therefore in accordance with the 2012 Framework which required 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 preparation of the CSDP 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. Further detail on the initial duty-to-cooperate discussions which have been undertaken by the Council and other bodies so far in the preparation of the A&D Plan are set out in the Draft A&D Plan Duty to Cooperate Statement.

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 through the Core Strategy and Development Plan to accommodate projected housing growth;
- Strategic green infrastructure and biodiversity issues;
- Justification for the allocation of safeguarded land east of Washington;
- The development of a cross-boundary employment area at the IAMP;
- Economic growth;
- Strategic transport issues;
- Minerals; and
- Waste.

# Local Development Scheme

A Local Development Scheme (LDS) 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 LDS 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 LDS on their website. The current LDS for Sunderland was published in July 2020 and is publicly available on the Council's webpage here:

[https://www.sunderland.gov.uk/media/22543/Local-Development-Scheme-July-2020/pdf/Local\\_Development\\_Scheme\\_-\\_July\\_2020.pdf?m=637317825149300000](https://www.sunderland.gov.uk/media/22543/Local-Development-Scheme-July-2020/pdf/Local_Development_Scheme_-_July_2020.pdf?m=637317825149300000)

## **Sunderland's Local Plan**

### Current Development Plan

The current adopted development plan for the City is:

- Core Strategy and Development Plan (CSDP) (2015 to 2033) which sets out the overarching strategic vision for the City alongside the strategic planning policies and strategic allocations as well as development management policies. The CSDP was adopted in January 2020.
- 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 in November 2017.
- 'Saved policies' within the Unitary Development Plan (UDP) as well as the UDP Alteration No.2. A list of 'saved policies' are set out within Appendix 1 of the CSDP.

### Sunderland's Emerging Local Plan

The Sunderland Local Plan consists of three parts; parts one and three (as below) have now been adopted. Part two (the Allocations and Designations Plan) is currently in preparation.

- Part One - Core Strategy and Development Plan (CSDP) - Adopted (January 2020);
- 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; and
- Part Three - International Advanced Manufacturing Park (IAMP) Area Action Plan (AAP) 2017-2032 – Adopted (November 2017).



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 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 June 2020 and is available on the Council's webpage here:

<https://www.sunderland.gov.uk/media/22415/SCI-June-2020/pdf/SCI - June 2020.pdf?m=637279224777130000>

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 targets set out in the previous 2018 LDS in relation to the CSDP is set out in the table below:

Document	2018-2020 LDS Milestone	2018-2020 LDS Target	Current Progress	Progress against 2018 LDS Target
Core Strategy and Development Plan	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	Adopted January 2020	Slight slippage on adoption of CSDP compared to LDS target

In addition, the Council's progress against the timetable in the 2020 LDS in relation to the preparation of the A&D Plan is set out below:

Document	2018-2020 LDS Milestone	2020 LDS Target	Current Progress	Progress against 2020 LDS Target
Allocations and Designations Plan	Consultation on Draft Plan	Autumn 2020	Consultation started on 18 December 2020 and ended on the 12 February 2021.	Met
	Consultation on Publication Draft Plan	Spring 2021	Delayed	This target has not been met. An updated LDS timetable will be published shortly
	Submission	Autumn 2021	Delayed	This target has not been met. An updated LDS timetable will be published shortly
	Examination	2022	Delayed	This target will not be met. An updated LDS timetable will be published shortly
	Adoption	2022	Delayed	This target will not be met. An updated LDS timetable will be published shortly



The following SPDs are currently adopted by the Council:

SPD	SPD Adoption
South Sunderland Growth Area	Adopted June 2020
Planning Obligations	Adopted June 2020
Riverside Sunderland	Adopted December 2020
Homes in Multiple Occupation (HMO)	Adopted December 2020
Development Management	Adopted June 2021

The Council are currently preparing the following SPDs:

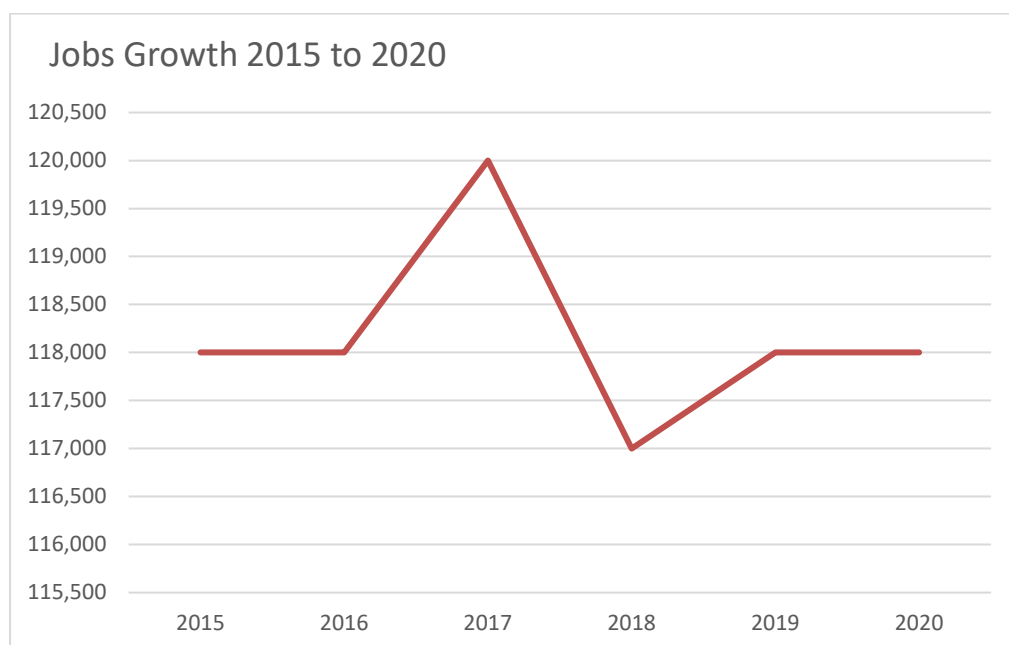
2020 LDS Timetable				
SPD	Primary Consultation	Draft SPD (Regulation 12/13)	Adopted SPD (Regulation 14)	Progress
Biodiversity	Scoping Report Winter/ Spring 2020	To be confirmed	To be confirmed	The biodiversity SPD Scoping Report was published for consultation in February 2020.
Land East of Washington (Washington Meadows)	Scoping Report Winter 2020	To be confirmed	To be confirmed	The Land East of Washington (Washington Meadows) SPD Scoping Report was published for consultation in December 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 net dwellings built since the beginning of the plan-period in 2015 to the end of 2020/21 (excluding student accommodation) is 4,672. This represents a surplus of 202 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
2019/20	813	745	68
2020/21	674	745	-71
<b>Overall</b>	<b>4,672</b>	<b>745</b>	<b>202</b>



Source <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 were 118,000 jobs in the Sunderland Administrative Area in 2020 according to data published by the ONS<sup>2</sup>. The CSDP requires 7,200 of additional jobs to be created over the plan period.

### **Employment Land (ha)**

There has been 13.79 hectares of employment land developed since the beginning of the plan-period on designated employment land. The Council is planning to meet a demand of 95ha of employment land over the plan-period. The following table sets out the net additions and losses of employment floorspace on designated employment land, permitted since the beginning of the plan-period.

B1(a)	B1(b)	B1(c)	B2	B8	Hectares
-12,858.9	0	-34	158,497.5	39,629.5	13.79

### **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.

A1 (Conv)	A1 (Comp)	A2	A3	A4	A5
11,551	14,040	8,072	15,267	7,156	4,981

The aim of the CSDP is to deliver at least 45,400 sqm of comparison retail floorspace over the plan-period. Based on the amount of comparison floorspace delivered to the end of 2020/21 (11,551 sqm), this equates to approximately a quarter of the 45,400 required over the plan period.

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

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

Sunniside is identified for a residential mixed-use development. Application 20/00688/FUL was approved for conversion of the former Law Courts (44 John Street) into student accommodation.

The Minster Quarter is identified for culture led mixed use development. Significant recent developments include a new 120 room hotel on Keel Square(19/01101/FU4) which is currently under construction and the 550 seated capacity Fire Station Auditorium which is anticipated to be opened before the end of 2021. In relation to the current monitoring year (2020/21), the most significant approval relates to (21/01622/FU4) which would involve the refurbishment and change of use of the former Police Station (Bridge Avenue) to commercial and business services.

<sup>2</sup> ONS Business Register and Employment Survey

The Holmeside Quarter is identified for civic and commercial-led mixed-use development and there have been no significant permissions for these types of uses over the monitoring period (2020/21), however the new city centre campus for Sunderland College opened in Park Lane in 2015.

Stadium Village is identified for leisure-led mixed-use development. Planning permission for a new pedestrian and cycling bridge (20/02391/LP3) was approved in March 2021. In addition, the Riverside Sunderland Supplementary Planning Document (SPD) was adopted in December 2020. This document seeks comprehensive development across the Riverside Sunderland area which includes the Stadium Village sub area.

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 uses. The adopted Riverside Sunderland SPD also covers this area and provides further information regarding acceptable uses. In relation to the current monitoring year, there have been several significant planning applications approved at the Vaux. Planning application 20/00734/FU4 was approved which proposed some minor changes to a previous approval with regards to the construction of the new City Hall. In addition, permission was granted (20/01842/FU4) for two additional office buildings as well permission for a new pedestrian bridge over the River Wear between the Vaux and Sheepfolds (20/02391/LP3). After the monitoring period, in July 2021, permission was granted (21/00225/FU4) for 132 homes with some ancillary uses. The Sunderland Eye Hospital alongside an energy centre and cycle hub (21/01542/LP3) also received permission in November 2021.

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

The table below includes applications which result in additions or losses to B1(a) office floorspace within the Urban Core over 2020/21.

Application	Site	Proposal	B1(a)
20/00940/FUL	8B Grange Terrace Sunderland	Change of use from storage area to office	23
19/02100/FUL	27 Norfolk Street Sunderland	Change of use from B1 to A3 and alterations to shop front and single storey rear extension.	-110.6
20/00313/FUL	20 John Street Sunderland SR1 1JF	Change of use from offices (Use Class B1) to 9 no. student apartments; subject to condition 3 which prevents any other occupation of the building without the prior consent of the Local Planning Authority	-311

20/00734/FU4	Former Vaux Brewery Site Plater Way Sunderland	Application for detailed planning permission for the erection of 18,075sqm (GEA) business hub on plots 13 (6 storeys) and 14 (7 storeys) of the Vaux site, comprising of civic related uses, office space (B1), education space, (D1), financial and profession	10,017
20/01842/FU4	Plots 16, 17 & 18 Former Vaux Site Riverside Sunderland	Construction of two new buildings for office use (Use Class E) with a range of ancillary uses (Use Class E/F.1/Sui Generis) and associated landscape works.	18,439
19/02053/FUL	25 John Street City Centre Sunderland SR1 1JG	Change of use from offices (Use Class B1) to 10 no. student apartments; subject to condition 3 which prevents any other occupation of the building without the prior consent of the Local Planning Authority	-249
20/01454/FUL	Fat Hippo Bonded Warehouse 150 Low Street Sunderland	Change of use from restaurant/wedding venue to office	450
<b>Total</b>			<b>28,258.4</b>

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

There have been 10 permissions granted for main town centre uses within the city centre over the monitoring period. There have been 7 permissions granted for main town centre uses within the city centre Primary Shopping Area in the monitoring period. The net addition/loss to overall retail floorspace for 2020/21 is shown below.

City Centre	A1	A2	A3	A4	A5
Net Additional Floorspace (sqm)	-667.5	2,034	715.5	-72	0

City Centre Primary Shopping Area	A1	A2	A3	A4	A5
Net Additional Floorspace (sqm)	282.3	1,025	-96.5	-31	0

## 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<sup>3</sup> since the beginning of the plan-period is set out in the table below:

B1(a)	B1(b)	B1(c)	B2	B8	Hectares
-121	0	3,954	157,909	18,478	10.67

Permissions for the addition or loss of employment floorspace (sqm) on identified Employment Areas within the Washington sub-area over the monitoring period 2020/21 are set out in the table below:

Application	Site	Proposal	B1(a)	B1(b)	B1(c)	B2	B8	Allocation
21/00245/PCJ	20 Parsons House 20 Parsons Road Parsons Washington	Change of office building (B1) to dwelling house (C3) from ground to fourth floor including 40 apartments.	-500	0	0	0	0	KEA12: Parsons
20/00077/FUL	Wylam Close Stephenson Washington	Erection of a single storey extension to existing building	0	0	1,080	0	0	PEA6: Stephenson
20/00393/FUL	G2 Manufacturing 35 Hutton Close Crowther Washington	First Floor Extension to Front (Internal alterations).	0	0	75	0	0	KEA: Crowther
<b>Total (sqm)</b>			<b>-500</b>	<b>0</b>	<b>1,155</b>	<b>0</b>	<b>0</b>	

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

There have been no planning applications within Washington Town Centre which resulted in the gain or loss of main town centre floorspace (A1-A5) in monitoring year 2020/21.

<sup>3</sup> Please note that this does not include development at the IAMP, which is recorded separately through the IAMP AAP Monitoring Report.

### **Housing Growth Areas**

To date, there has been no housing completions on identified HGA sites within the Washington sub-area.

### **Travelling Showpeople**

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

### **Safeguarded Land**

The Council has removed land from the Green Belt within the Washington sub-area to meet longer term development needs via the adoption of the CSDP. The Council has set out proposals to allocate the land for residential development in the draft A&D Plan.

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

#### **Regeneration and Renewal**

The following applications relate to regeneration and renewal at Marley Potts or Carley Hill approved over the monitoring year:

Application	Site	Proposal	Status
20/01208/FUL	Land North of Eastbourne Square Sunderland	Erection of 24no. residential units with associated hard and soft landscaping and access arrangements (Revised plans received 13.10.2020)	Approved
19/01740/FU4	Land at Former Southwick Primary School Clarence Street Sunderland	Residential development comprising of 37no. homes with associated access and landscaping and the stopping up of existing footpaths to the north of the site.	Approved

### **Housing Growth Areas**

There have been no housing completions on the identified HGA site within the North Sunderland sub-area.

### **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
-1,387	0	-3,927	-2,050	1,949	-4.3

### **Employment Permissions in North Sunderland – Allocated Employment Land**

There were no applications which resulted in the loss or gain of employment floorspace on identified Employment Areas within North Sunderland.



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

### **Regeneration and Renewal**

There were no planning applications submitted for regeneration and renewal at Hendon, Millfield or Pennywell over the monitoring year 2020/21.

### **Economic Growth**

Permissions for the addition or loss of employment floorspace (sqm), accumulated over the plan period, on identified Employment Areas and The Port within the South Sunderland sub-area are set out in the table below:

B1(a)	B1(b)	B1(c)	B2	B8	Hectares
-11,351	0	-61	617	16,119	1.04

### **Employment Permissions in South Sunderland – Allocated Employment Land**

Application	Site	Proposal	B1(a)	B1(b)	B1(c)	B2	B8	Allocation
20/00274/FUL	Simon West Interiors Ltd Hendon Street Sunderland	Erection of single storey extension to West elevation.	0	0	0	130	0	KEA1: Hendon

### **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 approximately 3,000 homes, 2,409 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
2020/21	75	48	0	26	149

### **Number of Affordable Homes Completed**

Of the completions on SSGA sites, there have been 23 affordable completions within the monitoring year 20/21.

### **Developer Contributions Collected**

There has been £2,250,080.96 of developer contributions from the SSGA sites collected to date.

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

The SSGA sites have delivered a mixture of 5, 4, 3 and 2-bedroom dwellings.

### **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 has not yet been delivered.

### **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) includes the construction of road infrastructure 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. SSTC Stage 3 is now complete. The official opening took place on 3 November 2021. SSTC3 relates to the third phase of five which will link Nissan, the IAMP and the A19.

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

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

There has been one application approved within the Settlement Breaks in the Coalfield. This related to a minor household development. There have been four applications approved within the Open Countryside. One related to the redevelopment of Hetton Primary School. However, only a minor aspect of the application is located within the Open Countryside. The other applications related to minor development.

#### **Housing Growth Areas**

To date, there has been no housing completions on identified HGA sites within the Coalfield sub-area.

#### **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

Permissions for the addition or loss of employment floorspace (sqm), accumulated over the plan period on identified Employment Areas within the Coalfield sub-area are set out in the table below:

B1(a)	B1(b)	B1(c)	B2	B8	Hectares
0	0	0	2,021.3	3,083.7	0.37

## Employment Permissions in The Coalfield – Allocated Employment Land

Application	Site	Proposal	B1(a)	B1(b)	B1(c)	B2	B8
20/00581/FUL	20A Pearson Industrial Estate Hetton Le Hole Houghton Le Spring	Construction of flat roofed single storey extension to existing industrial unit	0	0	0	115	0
20/00429/FUL	Unit 4 Mercantile Road Rainton Bridge Industrial Estate Houghton-le-Spring	Change of use from B2 (General Industrial) to B8 (Storage or Distribution), together with associated external alterations.	0	0	0	-1,155.7	1,155.7
Total			0	0	0	-1,040.7	1,155.7

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

There were no applications which resulted in the gain or loss of main town centre floorspace within Houghton Town Centre in monitoring year 2020/21.

# 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 support the reversal of 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. The data below is the most up to date information from Public Health England's Public Health Outcomes Framework.

## Life Expectancy at Birth

Period	Male life expectancy at birth (years)		
	Sunderland	North East	England
2017-19	77.0	78.0	79.8

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
2017-19	81.4	81.8	83.4

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
2019/20	73.5	67.6	62.8

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

Sunderland City Council does not currently have any AQMAs and do not need to declare an AQMA for any pollutants. In 2020/21 11 months out of 12 achieved 100 percent 'good' air quality levels within the City Centre.

## Water Quality

Year	No. of water bodies	Ecological status or potential					Chemical status	
		Bad	Poor	Moderate	Good	High	Fail	Good
2020	64	1	15	42	6	0	64	0

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

It should be noted that the data above relates to the entire Wear Catchment Area which includes an area significantly larger than the city boundaries covering Gateshead and County Durham.

## Hot Food Takeaways

The Council undertook a Retail Survey in the Summer 2021. This explored the composition of all designated centres within Sunderland. It identified that there were 156 hot food takeaways within Sunderland's designated centres.

## Health Impact Assessments

The CSDP requires major developments of 100 dwellings or more, student accommodation schemes for over 100 bedspaces or any other form of developments which has the potential to have a significant impact on health to include a Health Impact Assessment. There were two Reserved Matters applications which were determined within the monitoring period for 100 dwellings or more. These applications did not include a Health Impact Assessment.

## Noise Assessments

The applications set out below are those which have had conditions attached requiring the submission and approval of a noise assessment over the monitoring period 2020/21. Each application in the table has subsequently had the assessment approved and the condition discharged.

Application	Site	Proposal
19/01427/FU4	Former North Hylton College North Hylton Road Southwick	Demolition of redundant former college buildings and construction of 105 dwellings and associated infrastructure, boundaries and landscaping.
20/00370/DIS	Former North Hylton College North Hylton Road Southwick	Discharge of condition 5 (noise mitigation) attached to planning application (18/01877/REM) (Part 3 of 3)
11/02362/OUT	Land At North Road Hetton-le-Hole Houghton-le-Spring	Outline application for residential development with all matters reserved. (Environmental Statement Received 13.08.12). (Amended plans and additional information received 07.06 13).
17/01444/SUB.	Adey Gardens Care Home South Street Newbottle Houghton-le-Spring DH4 4EH	Demolition of vacant care home and erection of 23no. dwellings with associated works
18/00373/FUL	170 - 175 High Street West Sunderland	Restoration, extension and alteration of properties, to include erection of four-storey extension to rear of no. 174-175, two-storey detached building to rear of no. 170-171, alterations to shop fronts, removal of sections of rear yard walls and various other external alterations to facilitate use of buildings for retail space, music venue, rehearsal spaces, artist space, offices, cafe, band accommodation and other auxiliary spaces and to create parking/loading area to rear yards.
19/00945/FUL	23 & 23.5 Fawcett Street Sunderland SR1 1RH	Conversion of existing Attic floor to two flats and construction of dormer roofs to the rear

20/00996/MW3	Land at Pallion Way Pallion Trading Estate Sunderland	Household Waste Recovery Centre including re-use centre/ shop, staff facilities and associated infrastructure
19/01484/FU4	Land at Former Ayton School Goldcrest Road Ayton Washington	Construction of 56 dwelling houses and associated infrastructure
16/01541/FUL	Land East of Quarry House Lane East Rainton Houghton-le-Spring	Development of 33 detached residential properties with associated access and infrastructure works. (Revised layout 13.04.2017)
19/00214/FUL	Land South of Kidderminster Road Sunderland	Construction of 56no. residential dwellings (Use Class C3) on land south of Kidderminster Road.
19/02122/FUL	Farringdon Social Club, Anthony Road Sunderland	Change of use of social club and institute to A1 Retail, A2 Financial, A3 Cafes, with Unit 6 retained as Sui generis use (betting office), with partial demolition of north part of building, new access terrace, bin store, new parking layout and other site works. Amended description.
19/01427/FU4	Former North Hylton College North Hylton Road Southwick Sunderland	Demolition of redundant former college buildings and construction of 105 dwellings and associated infrastructure, boundaries and landscaping

## Contaminated Land

The applications set out below are those which have had conditions attached requiring the remediation of contaminated land over the monitoring period 2020/21. Each application in the table has subsequently had the associated conditions discharged.

Application	Site	Proposal
17/00866/LP3	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).
16/00388/HY4	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 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.
16/01541/FUL	Land East of Quarry House Lane East Rainton Houghton-le-Spring	Development of 33 detached residential properties with associated access and infrastructure works. (Revised layout 13.04.2017)
18/02226/FUL	Unit 1 Spire Road Glover Washington	Extension to existing building to provide additional education accommodation (class D1), including external works to reconfigure vehicular parking.
19/01427/FU4	Former North Hylton College North Hylton Road, Southwick	Demolition of redundant former college buildings and construction of 105 dwellings and associated infrastructure, boundaries and landscaping.
19/00253/FUL	Former Chilton Moor Cricket Club Chilton Moor Houghton-le-Spring	Erection of 34 no. dwellings with associated access, landscaping and sustainable drainage system.
18/00459/FUL	Unipres UK Ltd Cherry Blossom Way Washington	Erection of two extensions to the existing press and assembly shop buildings to house additional production capacity and creation of external hardstanding area with associated landscaping and fencing.
16/01697/FU4	Land Adjacent to Keel Square 52 - 55 High Street West Sunderland	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 building.
18/00092/HE4	Land to The North And West Of The A1290, And North Of Nissan,	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

Washington, Sunderland	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 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.
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### Health and Safety Executive Zones

There have been six applications approved within HSE consultation zones over the monitoring period 2020/21.

Application	Site	Proposal
20/01419/FUL	Land at St Barnabas Way Hendon	Installation of an additional street light column
20/01702/FU4	Household Waste Recycling Centre Beach Street/Hanover Pl/Ayres Quay Sunderland	Change of use from household waste recycling centre to car park area, to include regrading works and provision of stepped pedestrian access route down to adjacent site.
20/00676/LP3	New South Pier Hudson Dock North Side Barrack Street Sunderland	Stonehill Wall major maintenance scheme, to comprise reinforced concrete deck area, copings and splash wall to replace the existing storm-damaged deck area; an extension of the reinforced concrete deck area and splash wall, together with an access ramp to allow access to foreshore; and an extension to the existing rock revetment in front of Stonehill Wall within the seabed/foreshore
20/00274/FUL	Simon West Interiors Ltd Hendon Street Sunderland	Erection of single storey extension to West elevation.
20/00391/FU4	Simpson Street School Simpson Street Sunderland	Change of use from school to office and eight apartments (including provision of car parking and stopping up of highway)
21/00352/FUL	50 Barnwell View Houghton-le-Spring DH4 7FB	Erection of single storey lean-to wrap around extension to rear & side gable to form new kitchen/study. Gable extension to existing garage to enlarge internal area generally.



# Homes

The CSDP seeks, through the provision of new housing, to meet the needs and aspirations of existing and future residents. 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	Performance against Requirement	Cumulative
2015/16	889	745	144	144
2016/17	710	745	-35	109
2017/18	880	745	135	244
2018/19	706	745	-39	205
2019/20	813	745	68	273
2020/21	674	745	-71	202
<b>Total</b>	<b>4,672</b>	<b>4,470</b>	<b>202</b>	<b>202</b>

The Council has met the annual housing requirement for three out of the six years of the plan-period to date. However, on the occasions when the annual requirement has not been met, there has been only a relatively minor shortfall (-35, -39, -71) whereas in 2 of the 3 years the target has been met, it has been significantly exceeded. In addition, it is also worth noting that the figures for 20/21 were significantly affected by the Covid-19 epidemic and associated restrictions. This has resulted in a cumulative surplus of 202 dwellings against the overall requirement to date.

## Windfall Delivery

Year	Windfall Delivery
2020/21	42

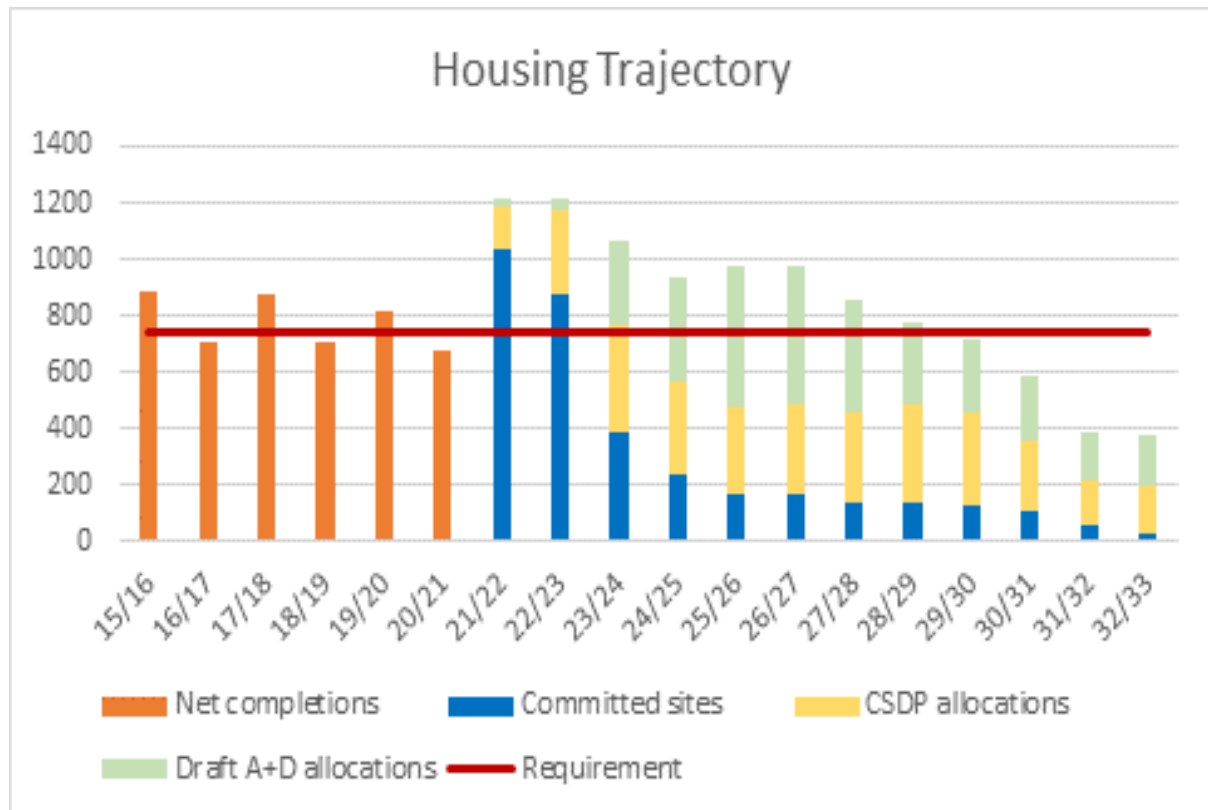
As the Strategic Housing Land Availability Assessment (SHLAA) only includes sites of 5 units or more, an allowance of 50 dwellings per year is accounted for within the housing supply for small sites (4 units or less). There is no requirement within the housing supply for large windfalls (5 units or more) as the SHLAA is considered to be sufficiently comprehensive that it picks up large sites through annual updates. There were 42 windfall completions within 2020/2021 which is broadly consistent with the historic trend.

## Housing Conversions and Changes of Use (Net)

Year	Housing Conversions	Changes of Use
2020/21	8	2

There is no policy target for conversions or changes of use to residential, however both make up a valuable part of the housing supply. There were 8 residential units provided through conversions and 2 units provided through change of use within the monitoring year 20/21.

### Housing Trajectory



Source of Five-Year Supply	2021/22-2025/26
Annual Housing Requirement	745
Five Year Housing Requirement	3,725
Shortfall	0
10% Buffer	373
Five Year Land Supply Requirement Including 10% Buffer	4,098
Category A Sites	3,715
Category B Sites	698
Small Sites	250
Demolitions	10
Total Supply	4,509
Five Year Supply Performance Against 110% Of Housing Requirement (%)	110%
Five Year Supply Performance Against 110% Of Housing Requirement (Years)	5.5 Years

#### Housing Land Availability: Five-year Supply of Deliverable Housing<sup>4</sup>

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

Year	Number of Bedrooms				
	1	2	3	4+	Total
2020/21	3	215	206	250	674

#### Type of New-Build Housing

Year	Detached	Semi-Detached	Terraced	Flat	Sheltered Accom	Other	Total
2020/21	275	224	110	64	0	1	674

#### Tenure of New-Build Housing

Year	Market-sale	Affordable	Total
2020/21	573	101	674

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

There have been 4 permissions granted over monitoring period 2020/21 which meet the criteria of self and custom build, these are included in the table below.

Application	Site	Proposal	Date
19/01527/FUL	Land Next To 20 Albion Street Sunderland	Erection of 4no. bedroom detached dwelling with balcony to north west elevation.	31/03/2021
20/01136/FUL	Garden Of 18 Hillview Road	Erection of a detached house (bungalow). (Amended plans received 15.10.20)	17/11/2020

<sup>4</sup> For further information see the Council's endorsed Annual Position Statement at <https://sunderland.gov.uk/article/12736/5-Year-Housing-Land-Supply>

	Newbottle Houghton-le- Spring		
20/00067/FUL	1 Windsor Terrace Springwell Gateshead	Erection of a detached dwelling to side of existing garden with associated vehicle parking.	27/05/2020
20/01740/OUT	Land Adjacent Ashburne House Ryhope Road Sunderland SR2 7EG	Outline application for erection of 4no. dwellings	11/03/2021

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

SHLAA Ref No	Site Name	Sub Area	Net site area	Dwellings Completed in 2020/21	Density*
056	High Usworth School, Well Bank Rd	Washington	2.12	20	25
062	Ryhope and Cherry Knowle Hospital	Sunderland East	22.33	75	35
081	Chapelgarth site	Sunderland East	37.1	48	20
356	Burdon Road/ Hall Farm Road	Sunderland East	7.34	26	14
724	Former Sunderland High School	Sunderland East	0.58	57	131
106	High Ford Estate, Flodden Road	Sunderland West	6.26	33	45
324	Land East of Durham Road Tudor Grove	Sunderland West	1.80	6	4
342	Land at Mill Hill	Sunderland West	8.43	2	29
154	Seaburn Camp, Whitburn Road	Sunderland North	3	27	21
565	Phoenix Tower Business Park	Sunderland North	2.99	1	39
693	Former Cheadle Centre, Caithness Rd	Sunderland North	0.46	19	40
711	Kidderminster Road	Sunderland North	0.80	11	71
061	Former Lambton Cokeworks	Coalfield	14.22	18	25
086	Former Easington Lane Primary School	Coalfield	2.21	23	52
087	Former Dubmire Primary School,	Coalfield	0.30	12	60
112	Site of the Former Broomhill Estate	Coalfield	2.93	34	43
138	Land at North Road	Coalfield	14	40	21
142	Former Chilton Moor Cricket Club	Coalfield	1	32	34
328	Hetton Downs Phase 2	Coalfield	2.99	18	37
330	Philadelphia Complex	Coalfield	20.62	9	24
367	Coaley Lane	Coalfield	3.89	19	29
417	Heritage Green Rear of Beehive Pub	Coalfield	7.76	40	34
468	Land North of Blackthorn Way	Coalfield	2.65	13	51

\*Dwellings Per Hectare

### 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 was only implemented from 1 April 2021 this standard was not a requirement during the monitoring period (which ended on 31 March 2021). Consequently, this will be monitored and reported in future AMRs.

### Delivery of Affordable Homes by Tenure

Year	Social Rent	Affordable Rent	Intermediate Rent	Shared Ownership	Affordable Home Ownership	Total
2020/21	24	59	14	0	4	101

### Number of Students

Academic Year	Number of Students
2020	8,916

Source: SHMA (2020)

### 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 and therefore may not provide a fully accurate reflection of the composition of student bedspaces within and 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 and traveller pitches created on unallocated gypsy and traveller sites.

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

Year	Demolition	Change of Use	Conversions
2020/21	13	31	13

Conversions in the table above relate to residential mergers where dwellings were merged together.

### Number and Percentage of Vacant Dwellings and Empty Properties (March 2020)

Ward	6-12 months	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years	Grand Total	Percentage
Washington Central	24	31	11	9	1	11	87	2.42%
Washington East	6	19	4	3	1	5	38	1.15%
Washington North	42	52	20	15	10	33	172	5.27%
Washington South	12	16	3	3	3	6	43	1.23%
Washington West	19	17	10	4	4	12	66	1.77%

<u>Washington</u>	103	135	48	34	19	67	533	2.34%
Castle	29	24	7	2	3	10	75	2.60%
Fulwell	23	44	10	8	4	25	114	2.31%
Redhill	17	32	11	4	1	7	72	2.60%
Southwick	41	32	18	10	6	23	130	4.22%
St Peters	43	65	24	10	15	34	191	4.36%
<u>Sunderland North</u>	153	197	70	34	29	99	571	2.96%
Doxford	19	20	3	2	3	10	57	1.74%
Hendon	220	144	54	34	13	45	510	12.80%
Millfield	55	86	41	19	10	52	263	6.01%
Ryhope	18	30	12	6	6	13	85	2.55%
St Michaels	55	87	51	22	11	49	275	6.14%
Barnes	31	59	24	10	7	25	156	3.75%
Pallion	21	44	24	9	4	18	120	4.14%
Sandhill	28	25	4	4	4	11	76	2.68%
Silksworth	21	29	12	5	6	12	85	2.48%
St Anne's	13	20	11	2	1	7	54	1.86%
St Chads	21	25	15	6	1	12	80	2.63%
<u>Sunderland South</u>	502	569	251	119	66	254	1,761	4.25%
Copt Hill	38	36	23	14	5	30	146	3.81%
Hetton	33	43	16	10	5	19	126	3.55%
Houghton	34	36	16	5	5	22	118	3.13%
Shiney Row	40	44	16	11	8	24	143	3.43%
<u>Coalfield</u>	145	159	71	40	23	95	533	3.48%
<b>Grand Total</b>	<b>903</b>	<b>1,060</b>	<b>440</b>	<b>227</b>	<b>137</b>	<b>515</b>	<b>3,287</b>	<b>3.67%</b>

### Number of HMO Units and Bedspaces Permitted

Application	Site	Proposal	Bedspaces
20/02400/FUL	2 The Brae Sunderland SR2 7PJ	Change of use to 4 bed HMO (retrospective).	4
20/00209/FUL	20 Derby Street Sunderland SR2 7AB	Change of use from dwelling to 4 bed house in multi occupation and installation of roller shutter door to rear (as amended)	4
20/01777/FUL	53 Lower Dundas Street Monkwearmouth Sunderland SR6 OBD	Change of use of upper floors from 6 Bedroomed HMO, to additional pharmacy dispensing and storage area connected to pharmacy at ground floor.	-6
20/00651/FUL	Paul Airey 48 Frederick Street Sunderland	Change of use of rear building into 5 bed HMO.	5
20/02400/FUL	2 The Brae Sunderland	Change of use to 4 bed HMO (retrospective).	4
<b>Total</b>			<b>11</b>

### Number of Licensable HMOs in Each Electoral Ward (December 2021)

Ward	Count
Millfield	84
St. Peter's	42
Washington North	1
Washington Central	1
St, Michael's	31
Hendon	19
Barnes	6
Pallion	4
Southwick	4
Fulwell	1
Houghton	1
Silkswoth	1

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

Application	Site	Proposal	Units
20/00067/FUL	1 Windsor Terrace Springwell Gateshead	Erection of a detached dwelling to side of existing garden with associated vehicle parking.	1
20/02436/OUT	3 Buckland Close Biddick Washington NE38 7HG	Outline application with all matters reserved for erection of 3 no. dwellings.	3
20/01136/FUL	Garden Of 18 Hillview Road Newbottle Houghton-le-Spring	Erection of a detached house (bungalow). (Amended plans received 15.10.20)	1

# 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 Floorspace (Sqm) Additions and Losses Monitoring Year 2020/21

Application	Site	B1(a)	B1(b)	B1(c)	B2	B8	PEA
20/00077/FUL	Teams Roofing Wylam Close Stephenson Washington	0	0	1,080	0	0	PEA6: Stephenson
20/00429/FUL	Unit 4 HG Building Mercantile Road Rainton Bridge Industrial Estate Houghton-le- Spring	0	0	0	-1,155.7	1,155.7	PEA2: Rainton Bridge North
<b>Total</b>		<b>0</b>	<b>0</b>	<b>1,080</b>	<b>-1,155.7</b>	<b>1,155.7</b>	

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

There was no floorspace lost on Primary Employment Areas to non-employment use classes over the 2020/21 monitoring year.

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

The list below sets out available employment land on Primary Employment Areas at end of July 2021.

Sub Area	Site	Net Land (ha)	PEA
Washington	Turbine Business Park 3 - East of Pub	1.22	PEA9 Turbine
Washington	Turbine Business Park 3 - East of Spire Rd	0.19	PEA9 Turbine
Washington	Turbine Business Park 3 - South of WBC	0.84	PEA9 Turbine
Washington	Turbine Business Park 3 - South East of FTC	0.81	PEA9 Turbine
Washington	Turbine Business Park 3 West of Vantec	0.54	PEA9 Turbine
Washington	Turbine Business Park 3 South of Test Track	2.56	PEA9 Turbine
Washington	Hilthorn Farm (7)	2.29	PEA10 Hillthorn
Washington	Hilthorn Farm (6)	12.81	PEA10 Hillthorn



Washington	Tower Road (2)	0.24	PEA3 Glover
Washington	Former Northumbria Centre (1)	0.65	PEA6 Stephenson
Washington	East of Stephenson Road (2)	0.97	PEA6 Stephenson
Washington	East of Stephenson Road (3)	0.35	PEA6 Stephenson
Washington	South of Sedling Road	0.53	PEA7 Wear
Washington	North of Hankyu (Changed Site Definition)	0.94	PEA7 Wear
Washington	North of Sterling Close	0.55	PEA5 Pattinson South
Washington	West of Sterling Close	0.23	PEA5 Pattinson South
Washington	Holystone Waste, Adjoining Railway	0.84	PEA5 Pattinson South
Washington	Front of James Steel (8)	0.63	PEA5 Pattinson South
Washington	James Steel Site 1 (7)	0.62	PEA5 Pattinson South
Washington	West of Walton Road (5)	0.64	PEA5 Pattinson South
Washington	South of Faraday Close	0.87	PEA5 Pattinson South
Washington	Screen Print North of Alston Rd	1.69	PEA5 Pattinson South
Washington	North of Low Barmston Farmhouse (10)	2.18	PEA5 Pattinson South
Coalfield	Land to West of Former Sumitomo Factory	2.36	PEA2 Rainton Bridge North
Coalfield	Gilpin Wood	2.35	PEA2 Rainton Bridge North
Coalfield	North of Gadwell Road (1)	0.51	PEA13 Rainton Bridge South
Coalfield	South of Cyget Way (5)	5.72	PEA13 Rainton Bridge South
<b>Total</b>		<b>44.13</b>	

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

There have been no applications for ancillary units on PEA land in the monitoring year 2020/21

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

Application	Site	B1(a)	B1(b)	B1(c)	B2	B8	KEA
20/00393/FUL	G2 Manufacturing 35 Hutton Close Crowther Washington	0	0	75	0	0	KEA10: Crowther
20/00274/FUL	Simon West Interiors Ltd Hendon Street Sunderland	0	0	0	130	0	KEA1: Hendon
20/00581/FUL	20A Pearson Industrial Estate Hetton Le Hole Houghton Le Spring	0	0	0	115	0	KEA17: Hetton Lyons East
21/00245/PCJ	20 Parsons House 20 Parsons Road Washington	-500	0	0	0	0	KEA12: Parsons
<b>Total</b>		<b>-500</b>	<b>0</b>	<b>75</b>	<b>245</b>	<b>0</b>	

### 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 would result in the total loss of employment floorspace to other uses on designated PEAs.

Application	B1(a)	B1(b)	B1(c)	B2	B8	End use class	KEA
21/00245/PCJ	-500	0	0	0	0	C3	KEA12: Parsons
<b>Total</b>	<b>-500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		

### Available Employment Land on Key Employment Areas

The list below sets out available employment land on Key Employment Areas at end of July 2021.

Sub Area	Site	Net Land (ha)	KEA
Washington	North Entrance to Industrial Park	0.21	KEA11 Hertburn
Washington	North of Crowther Road (3)	0.9	KEA10 Crowther
Washington	East of Crowther Road (1)	0.34	KEA10 Crowther
Washington	Site at Armstrong Road	0.66	KEA10 Crowther
Coalfield	East of Cherry Way (1)	2.19	KEA15 Dubmire
Coalfield	West of Cherry Way (4)	0.79	KEA15 Dubmire
Coalfield	South of Techniks	0.16	KEA15 Dubmire
Coalfield	Adjoining Ready Care Site	0.16	KEA16 Houghton Market Place
Sunderland South	Gasometers (3)	2.19	KEA1 Hendon
Sunderland South	Commercial Road	2.61	KEA1 Hendon
Sunderland South	South West of Carmere Road	0.13	KEA2 Leechmere
Sunderland South	North of Plumb Centre, Sandmere Rd	0.29	KEA2 Leechmere
Sunderland South	West of Eastern Way (9)	0.31	KEA4 Pallion
Sunderland South	Former Vishay Factory Pallion Way (8)	0.98	KEA4 Pallion
Sunderland South	North of Woodbine Terrace (1)	1.73	KEA5 Pallion Shipyard
Sunderland South	East of Woodbine Terrace (3)	0.71	KEA5 Pallion Shipyard
Sunderland South	Former Corning Warehouse Deptford Terrace	6.02	KEA6 Deptford
Sunderland North	Crown Road (West of Quay West) (4)	0.13	KEA7 Low Southwick
Sunderland North	Wear Street (Land Beside Q A Bridge)	0.18	KEA7 Low Southwick
Sunderland North	West of Castle Town Road	0.62	KEA8 North Hylton Road
<b>Total</b>		<b>21.31</b>	

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

Employment-related applications permitted within the monitoring year (20/21) which are not on designated KEAs or PEAs, are identified in the table below monitoring the implementation of Policy EG4.

Application	Site	Proposal	B1(a)	B1(b)	B1(c)	B2	B8
20/02278/FUL	Land At Armstrong Road Armstrong Industrial Estate Washington	Construction of logistics warehouse, with associated earthworks, landscaping, parking and access.	0	0	0	0	5,557
20/02329/FUL	11 Mowbray Road Sunderland SR2 8HU	Single storey extension to the rear kitchen to form office and interview rooms.	50	0	0	0	0
20/00297/FUL	Unit 2 1 - 2 Monk Street Sunderland	Change of use from industrial (Use Class B2) to a mixed-use brewery and tap room (sui generis)	0	0	0	-122	0
20/00940/FUL	8B Grange Terrace Sunderland SR2 7DF	Change of use from storage area to office	23	0	0	0	0
19/02100/FUL	27 Norfolk Street Sunderland SR1 1EE	Change of use from B1 to A3 and alterations to shop front and single storey rear extension	-110.6	0	0	0	0
20/00313/FUL	20 John Street Sunderland SR1 1JF	Change of use from offices (Use Class B1) to 9 no. student apartments.	-311	0	0	0	0
20/00734/FU4	Former Vaux Brewery Site Plater Way Sunderland	Application for detailed planning permission for the erection of 18,075sqm (GEA) business hub on	10,017	0	0	0	0

		plots 13 (6 storeys) and 14 (7 storeys) of the Vaux site, comprising of civic related uses, office space (B1), education space, (D1), financial and profession					
19/02053/FUL	25 John Street City Centre Sunderland	Change of use from offices (Use Class B1) to 10 no. student apartments.	-249	0	0	0	0
20/01454/FUL	Fat Hippo Bonded Warehouse 150 Low Street Sunderland	Change of use from restaurant/wedding venue to office	450	0	0	0	0
20/00724/FUL	Unit B35 Houghton Enterprise Centre Lake Road Houghton	Change of use and internal alterations to form a new Veterinary Surgery.	355	0	0	0	0
19/01629/FUL	2A Blind Lane Silksworth Sunderland	Change of use from ground floor flat to office.	58	0	0	0	0
20/02264/FUL	63 Station Road Hetton-le-Hole Houghton-Le-Spring	Retrospective change of use from dwelling house to office.	70	0	0	0	0
20/01842/FU4	Plots 16, 17 And 18 Former Vaux Site Riverside Sunderland	Construction of two new buildings for office use (Use Class E) with a range of ancillary uses (Use Class E/F.1/Sui Generis)	18,439	0	0	0	0
20/01626/FUL	4 Front Street Fence Houses Houghton-le-Spring DH4 6LR	Change of use from offices into 5no. apartments at first and second floor, sub division of ground floor into two units	-255	0	0	0	0
20/02076/FUL	19 Front Street Hetton-le-Hole Houghton-Le-Spring	Change of use of offices and creation of 3no 3bed apartments.	-145	0	0	0	0
<b>Total</b>			<b>28,391</b>	<b>0</b>	<b>0</b>	<b>-122</b>	<b>5,557</b>

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

Application	Site	Proposal	B1(a)	Employment Area/ Designation
20/00734/FU4	Former Vaux Brewery Site Plater Way Sunderland	Application for detailed planning permission for the erection of 18,075sqm (GEA) business hub on plots 13 (6 storeys) and 14 (7 storeys) of the Vaux site, comprising of civic related uses, office space (B1), education space, (D1), financial and profession	10,017	The Vaux
20/01842/FU4	Plots 16, 17 And 18 Former Vaux Site Riverside Sunderland	Construction of two new buildings for office use (Use Class E) with a range of ancillary uses (Use Class E/F.1/Sui Generis)	18,439	The Vaux
<b>Total</b>			<b>28,456</b>	

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

In addition, to the applications approved at the Vaux, the following applications were approved in designated centres.

Application	Site	Proposal	B1(a)	Designated Centre
20/00940/FUL	8B Grange Terrace Sunderland	Change of use from storage area to office	23	Urban Core
20/01454/FUL	Fat Hippo Bonded Warehouse 150 Low Street Sunderland	Change of use from restaurant/wedding venue to office	450	Urban Core
19/01629/FUL	2A Blind Lane Silkworth	Change of use from ground floor flat to office.	58	Silkworth

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

There have been no applications approved for ancillary trade counter and factory shops uses within individual industrial areas.

# 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.

## 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 Conv	A1 Comp	A2	A3	A4	A5	Centre
20/01004/FUL	92 High Street West Sunderland	Change of use from retail to public house nightclub.	0	0	0	0	127	0	City Centre
20/02249/FUL	67 John Street Sunderland SR2 7DN	Change of use of ground floor to restaurant and farm shop	68.6	-137.2	0	68.6	0	0	City Centre
20/02426/FUL	Dun Cow 9 - 9A High Street West City Centre Sunderland	Change of use of the first floor from restaurant (E(b)) to sui generis, to enable the first floor to be used as a function room and comedy venue.	0	0	0	0	41	0	City Centre
20/02432/FUL	The Peacock 287 High Street West Sunderland	Change of use of second floor to provide three music studios and change of use of part of basement to provide facilities for a new micro herb business.	0	72	0	0	0	0	City Centre
20/00413/FUL	Unit 8 Signal House 22 - 23 Waterloo Place Sunderland	Change of use from Retail Unit (A1) to a Snooker & Billiard Hall comprising of bar, office, kitchen and WC facilities	0	-636	0	0	0	0	City Centre
20/00388/FUL	18-20 Market Square Sunderland	Change of use from use class A1 to Use Class A3 (amended description)	0	-724.9	0	724.9	0	0	City Centre
19/00392/FUL	Forster Building Chester Road Sunderland	Demolition of existing university building and erection of 2no. buildings containing retail at ground floor, with 258no. student bed accommodation on upper floors.	500	0	0	0	0	0	City Centre
20/00734/FU4	Former Vaux Brewery Site Plater Way Sunderland	Application for detailed planning permission for the erection of 18,075sqm (GEA) business hub on plots 13 (6 storeys) and 14 (7 storeys) of the Vaux site.	0	0	3,059	812	0	0	City Centre

20/00535/FUL	Former H S B C 14 Fawcett Street Sunderland	Change of use from financial & professional services (A2) for the conversion upper floors to 15 apartments (C3) and alterations to ground floor to provide retail unit and new bin store	0	0	-1,025	0	0	0	City Centre
20/02005/FUL	Former Louis Cafe Park Lane Sunderland	Change of use from restaurant to A1 unit and 2no. studio apartments (student accommodation) on ground floor, with associated refuse and cycle storage facilities and new entrance to front. Erection of two additional storeys to provide 6 no. student accommodation.	190	0	-890	0	0	0	City Centre
19/01879/FUL	2 - 3 Victoria Road Concord Washington NE37 2SY	Change of use of vacant land to an external seating area in connection with the adjoining public house (use class A4) including 3no. canopies to east elevation.	0	0	0	202	0	0	Concord Local Centre
20/01833/FUL	3 - 5 Westbourne Terrace Houghton	Change use from betting shop to cafe/restaurant.	0	0	0	130	0	0	Shiney Row Local Centre
20/01617/FUL	Planet Pizza 3 Blind Lane Silksworth Sunderland	Erection of single storey rear extension.	0	0	0	0	0	16	Silksworth Local Centre
20/02361/FUL	7 Saint Luke's Terrace Sunderland SR4 6NQ	Installation of new shop front with erection of two dormer windows to front. Erection of part single / part two storey extension to rear with a box dormer to rear and internal alterations.	28.3	0	0	0	0	0	Pallion Local Centre
20/01411/FUL	5 And 6 William Doxford Centre Sunderland	Part change of use and conversion of 2no. units to 1no. unit for use as veterinary surgery.	-74	0	0	0	0	0	Doxford Park District Centre
20/02155/FUL	30 Ryhope Street South Sunderland	Change of use from betting shop to shop and installation of roller shutter to front elevation	73	0	0	0	0	0	Ryhope Local Centre
20/01777/FUL	53 Lower Dundas Street Monkwearmouth Sunderland	Change of use of upper floors from 6 Bedroomed HMO, to additional pharmacy dispensing and storage area connected to pharmacy at ground floor.	162.5	0	0	0	0	0	Monkwearmouth District Centre
<b>Total</b>			<b>948.4</b>	<b>-1,426</b>	<b>1,144</b>	<b>1,937</b>	<b>168</b>	<b>16</b>	

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

Application	Site	Proposal	A1 Comp.	A1 Conv.	A2	A3	A4	A5	Primary Shopping Area
20/01004/FUL	92 High Street West Sunderland	Change of use from retail to public house/nightclub.	0	0	0	0	129	0	Sunderland City Centre PSA
20/02249/FUL	67 John Street Sunderland	Change of use of ground floor to restaurant and farm shop	68.6	-137.2	0	68.6	0	0	Sunderland City Centre PSA
20/02426/FUL	Dun Cow 9 - 9A High Street West City Centre Sunderland	Change of use of the first floor from restaurant (E(b)) to sui generis, to enable the first floor to be used as a function room and comedy venue.	0	0	0	0	-41	0	Sunderland City Centre PSA
20/02432/FUL	The Peacock 287 High Street West Sunderland	Change of use of second floor to provide three music studios and change of use of part of basement to provide facilities for a new micro herb business.	0	72	0	0	-158	0	Sunderland City Centre PSA
20/00413/FUL	Unit 8 Signal House 22 - 23 Waterloo Place Sunderland	Change of use from Retail Unit (A1) to a Snooker & Billiard Hall comprising of bar, office, kitchen and WC facilities	0	-636	0	0	0	0	Sunderland City Centre PSA
20/00388/FUL	18-20 Market Square Sunderland SR1 3LE	Change of use from use class A1 to Use Class A3 (amended description)	0	-724.9	0	-724.9	0	0	Sunderland City Centre PSA
20/00535/FUL	Former H S B C 14 Fawcett Street Sunderland	Change of use from financial & professional services (A2) for the conversion upper floors to 15 apartments (C3).	0	-1,025	0	0	0	0	Sunderland City Centre PSA
20/02005/FUL	Former Louis Cafe Park Lane Sunderland	Change of use from restaurant to A1 unit and 2no. studio apartments (student accommodation) on ground floor, with associated refuse and cycle storage facilities and new entrance to front. Erection of two additional storeys to provide 6 no. student accommodation.	190	0	0	-890	0	0	Sunderland City Centre PSA
<b>Total</b>			<b>258.6</b>	<b>-2,451.1</b>	<b>0</b>	<b>-1,546.3</b>	<b>-70</b>	<b>-41</b>	



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

Retail Centre	Centre Classification	No Commercial Vacant Units	Total Commercial Number of Units	Vacancy Rate (%)
Sunderland City Centre	City Centre	207	808	25.6
Houghton	Town Centre	21	152	13.8
Washington	Town Centre	24	153	15.6
Doxford Park	District Centre	2	14	14.6
Concord	District Centre	12	93	12.9
Monkwearmouth	District Centre	28	101	27.7
Sea Road	District Centre	3	100	3.0
Chester Road	District Centre	8	81	9.8
Southwick Green	District Centre	28	102	27.1
Hetton	District Centre	6	47	12.7
Pallion	Local Centre	8	60	13.3
Pennywell	Local Centre	3	17	17.6
Ryhope	Local Centre	5	44	11.3
Grangetown	Local Centre	5	53	9.3
Market Street (Hetton)	Local Centre	5	24	20.8
Hendon	Local Centre	15	37	40.5
Easington Lane	Local Centre	10	39	25.6
Castletown	Local Centre	4	18	22.2
Shiney Row	Local Centre	7	30	23.3
Hylton Road	Local Centre	44	139	31.6
Fencehouses	Local Centre	4	23	17.3
Silksworth	Local Centre	9	38	23.6

It should be noted that the Retail Surveys which informed the vacancy rates identified above were undertaken at a point in time (Summer 2021) when the City was still recovering from the impacts of Covid 19. A judgement was therefore made regarding units which appeared vacant as to whether they were no longer trading or whether they were temporarily closed due to Covid related issues.

## 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
20/02249/FUL	67 John Street Sunderland SR2 7DN	Change of use of ground floor to restaurant and farm shop	-137.2	City Centre	NA	Yes	Urban Core
20/02432/FUL	The Peacock 287 High Street West Sunderland SR1 3ES	Change of use of second floor to provide three music studios and change of use of part of basement to provide facilities for a new micro herb business.	72	City Centre	NA	Yes	Urban Core
20/00413/FUL	Unit 8 Signal House 22 - 23 Waterloo Place Sunderland SR1 3HT	Change of use from Retail Unit (A1) to a Snooker & Billiard Hall comprising of bar, office, kitchen and WC facilities	-636	City Centre	NA	Yes	Urban Core

20/00388/FUL	18-20 Market Square Sunderland SR1 3LE	Change of use from use class A1 to Use Class A3 (amended description)	-724.9	City Centre	NA	Yes	Urban Core
		<b>Sub-total</b>	<b>-1,426.1</b>				
19/02142/FUL	The Peel Centre Glover Washington	Application for external alterations to elevations of unit, physical works to the site layout and continued use for Class A1 (retail) purposes with an allowance for up to 330 sq. m of floorspace to be used for the sale of food goods	330	NA	NA	NA	Washington
20/01331/FUL	Unit 3/4 Spout Lane Washington NE37 2AG	Change of use from shop (Class A1) to a tanning and beauty salon (Sui Generis).	-174	NA	NA	NA	Washington
		<b>Sub-total</b>	<b>156</b>				
21/00006/FUL	88 The Broadway Grindon Sunderland SR4 8NS	Erection of a single storey side extension to the existing two storey property, to create a separate business unit	78	NA	NA	NA	Sunderland South
		<b>Sub-total</b>	<b>78</b>				
<b>Total</b>			<b>-1,192.1</b>				

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

Retail Centre	A1 Units Length (m)	Non A1 Units length (m)	% Non-A1 <sup>5</sup>
Sunderland City Centre	2,226.32	457.54	20.5%
Houghton	603.25	221.37	36.6%
Washington	1360.98	155.39	11.4%

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

Retail Centre	Centre Classification	A5 Units	Total Commercial Number of Units
Sunderland City Centre	City Centre	18	808
Houghton	Town Centre	9	152
Washington	Town Centre	0	153
Doxford Park	District Centre	3	14
Concord	District Centre	17	93
Monkwearmouth	District Centre	12	101
Sea Road	District Centre	8	100
Chester Road	District Centre	8	81
Southwick Green	District Centre	9	102
Hetton	District Centre	2	47
Pallion	Local Centre	12	60
Pennywell	Local Centre	2	17
Ryhope	Local Centre	8	44
Grangetown	Local Centre	5	53

<sup>5</sup> This has been worked out by excluding the vacant units from the overall non-A1 total.

Market Street (Hetton)	Local Centre	5	24
Hendon	Local Centre	5	37
Easington Lane	Local Centre	7	39
Castletown	Local Centre	2	18
Shiney Row	Local Centre	6	30
Hylton Road	Local Centre	12	139
Fencehouses	Local Centre	2	23
Silksworth	Local Centre	2	38

## 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. There have been no A5 units permitted in the City Centre in 2020/21.

### Washington

There have been no applications permitted for A5 use within Washington Town Centre in 2020/21.

### Houghton Town Centre

There have been no permissions for new A5 uses within the Primary or Secondary Frontages of Houghton Town Centre in 2020/21.

## Permissions Granted Contrary to Policy

There have been no planning permissions granted contrary to CSDP Policy VC5.

## Obesity Levels in Year 6 and Reception Age Pupils by Ward (2017/18 - 2019/20)

Ward name	% in Reception	% in Year 6
Barnes	9.7	26.8
Castle	11.5	22.1
Copt Hill	9.2	23.7
Doxford	9.4	20.0
Fulwell	7.7	19.2
Hendon	16.7	29.3
Hetton	11.1	21.1
Houghton	10.3	22.5
Millfield	10.8	25.0
Pallion	12.2	29.5
Redhill	13.6	26.2
Ryhope	10.8	28.0
St Anne's	13.2	27.5
St Chad's	14.3	20.8
St Michael's	6.0	17.6
St Peter's	8.9	21.3
Sandhill	9.3	31.2
Shiney Row	11.8	27.1
Silksworth	11.7	21.7

Southwick	12.5	28.6
Washington Central	8.1	23.3
Washington East	11.0	21.2
Washington North	12.0	29.1
Washington South	5.5	20.6
Washington West	10.4	18.8

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

Application	Site	Proposal	D1	D2
19/01502/FUL	Open Land to North Of Link Road Between Whitworth Park Drive And Blind Lane, Houghton Le Spring	Erection of a single storey building incorporating office, education room, kitchen, storage, cafe, w.c and associated parking	0	171
19/01824/FU4	Southmoor Academy Ryhope Road Sunderland	Erection of a two storey 6 classroom teaching facility.	582	0
19/01651/FUL	Ashbrooke School Ashbrooke Road Sunderland	Construction of single storey primary school building; including internal access road, parking, landscaping and works to trees protected by a Tree Preservation Order.	775	0
20/00005/FU4	Northern Saints Primary Rotherham Road Sunderland	Single storey extension linking the administration suite, the East and West Wings to provide new IT and library suite.	224	0
20/00734/FU4	Former Vaux Brewery Site, Plater Way Sunderland	Application for detailed planning permission for the erection of 18,075sqm (GEA) business hub on plots 13 (6 storeys) and 14 (7 storeys) of the Vaux site, comprising of civic related uses, office space (B1), education space, (D1), financial and profession.	220	0
20/00661/FUL	White House Social Club Knoulberry Road Blackfell, Washington	Change of use from Workingmens Social Club into 6no. units to provide function rooms, office and retail.	0	202.3
20/00413/FUL	Unit 8 Signal House 22 - 23 Waterloo Place Sunderland	Change of use from Retail Unit (A1) to a Snooker & Billiard Hall comprising of bar, office, kitchen and WC facilities	0	636
19/02151/LP3	Benedict Biscop C E Primary School, Marcross Drive Sunderland	Erection of a single storey flat roof extension to provide 3 no. classbases, single storey extension to nursery and associated toilets and associated car park extension to increase number of parking spaces to 39.	237	0
19/01651/FUL	Ashbrooke School Ashbrooke Road Sunderland SR2 7HQ	Construction of single storey primary school building; including internal access road, parking, landscaping and works to trees protected by a Tree Preservation Order (including felling of two trees and removal of deadwood)	775	0
20/01727/FUL	Site Of Former Darwin Annex City Campus	Construction of detached building for a Cadaveric Anatomical Teaching Facility	864	0

	University Of Sunderland Sunderland	to support the existing Medical School at University of Sunderland.		
20/00470/LP3	Headteacher Hetton Primary School Moorsley Road Hetton-le-Hole Houghton-Le-Spring	Erection of two additional demountable classrooms, internal remodelling works to accommodate Nursery Classroom and associated building works	0	171
19/02122/FUL	Farringdon Social Club and Institute Limited Anthony Road Sunderland	Change of use of social club and institute to A1 Retail, A2 Financial, A3 Cafes, with Unit 6 retained as Sui generis use (betting office), with partial demolition of north part of building, new access terrace, bin store, new parking layout and other site	0	-1635
19/01679/FUL	The Scullery Restaurant Drift House Silksworth Lane Sunderland	Change of use from two flats into function room (RETROSPECTIVE).	0	300
20/00724/FUL	Unit B35 Houghton Enterprise Centre Lake Road Houghton-le-Spring	Change of use and internal alterations to form a new Veterinary Surgery.	355	0
20/02004/FUL	84 Ryhope Road Grangetown Sunderland	Change of use from dance studio to online pharmacy and delivery prescription service. (Amended Plan Received 21.12.20)	0	-70
20/00916/FUL	Olympia Fitness and Beauty Centre First and Second Floors 56 High Street West Sunderland	Application for the conversion of gym first and second floors to 3 no. cluster type student apartments; subject to condition 3 which prevents any other occupation of the building without the prior consent of the Local Planning Authority	0	-408
20/01822/FUL	30 Roker Park Road Roker Sunderland	Change of use from Place of Worship (F1) to Dwelling House (C3).	-350	0
<b>Total</b>			<b>3,746</b>	<b>-632.7</b>

## 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. The following significant permissions have been granted over the plan period to date:

- 19/01101/FU4 - Erection of 4 storey 120 bed hotel (Use Class C1) and 4no. 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. This is now under construction.

- 16/01844/FU4 - Provision of auditorium with outdoor performance space and open space at the Old Fire Station (Land at Dun Cow Street/Garden Place Sunderland). The auditorium is expected to open before the end of the year.
- 17/02434/LP3 - 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) at Gill House.

#### 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 over the plan period to date:

- 19/00925/FU4 -Application for the erection of shipping containers to create a 2-storey mixed use temporary development, associated external decking, stairs and lift for a period of no more than 8 years. Potential uses to include retail (A1), restaurants/cafes (A3), assembly and leisure (D2), drinking establishments (A4), 87sqm bridal suite (C1) and sui generis uses. Sui generis uses may include cinema/sports screenings, markets, temporary games courts/play spaces.
- 19/01278/FU4 - Inn with family restaurant at ground floor level and 3 floors of bedrooms above (42no. bedrooms including 2no. allocated for managers accommodation), associated car parking and landscape works.

#### New Hotel Development in the Urban Core

There is currently a hotel under construction on the corner of High Street West and Keel Square which relates to (19/01101/FU4). This has been reported above (see minster quarter and the Urban Core sections.).

#### 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

The development of the football hubs is now complete and all are operational.

#### Leisure development which contributes to healthy lifestyles

The above Parklife sports hubs will contribute to healthy lifestyles.

# 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. The plan contains transition arrangements with the standards taking effect from 1 April 2021. This Policy will be monitored in the next monitoring report for 2021/22.

## **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. The plan contains transition arrangements with the standards taking effect from 1 April 2021. This Policy will be monitored in the next monitoring report for 2021/22.

## **Sustainability Statements**

The CSDP requires major developments to include a Sustainability Statement, where possible.

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

The following public realm improvements have taken place over the plan period:

- Keel Square was officially opened in 2015;
- High Street West public realm improvements were completed in 2017;
- The Minster Quarter Access Road was completed in July 2019 (adjacent to Gillbridge Police Station);
- Improvements to Minster Park are now complete, this includes improvements to Minster Park as well Sunderland Minster Churchyard as well as the recent improvements to Garden Place

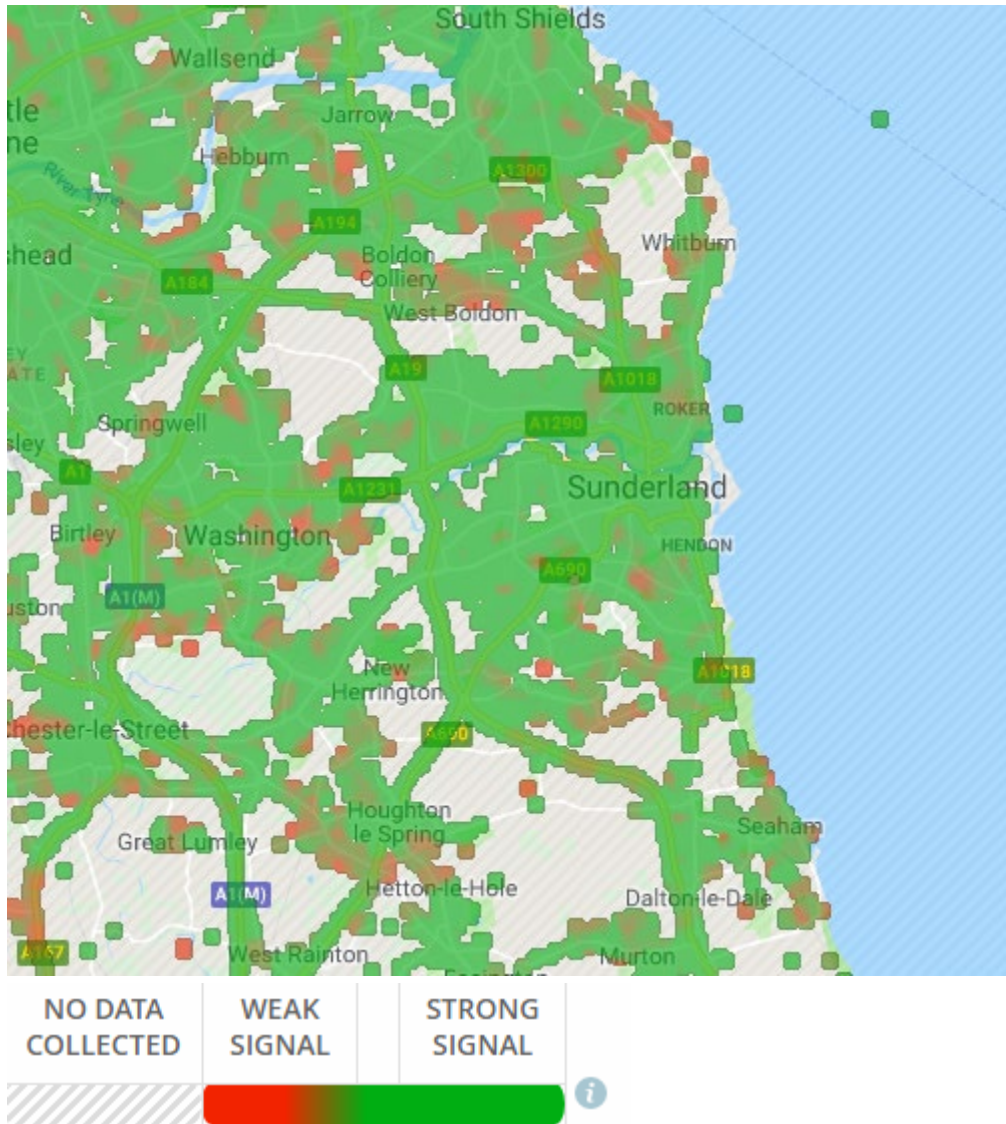
## **Advertisement Consent Appeals Allowed**

There have been no appeals allowed for advertisement consent in the monitoring period.

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

There have been no schemes approved contrary to the Policy.

### 4G Mobile Coverage Speeds



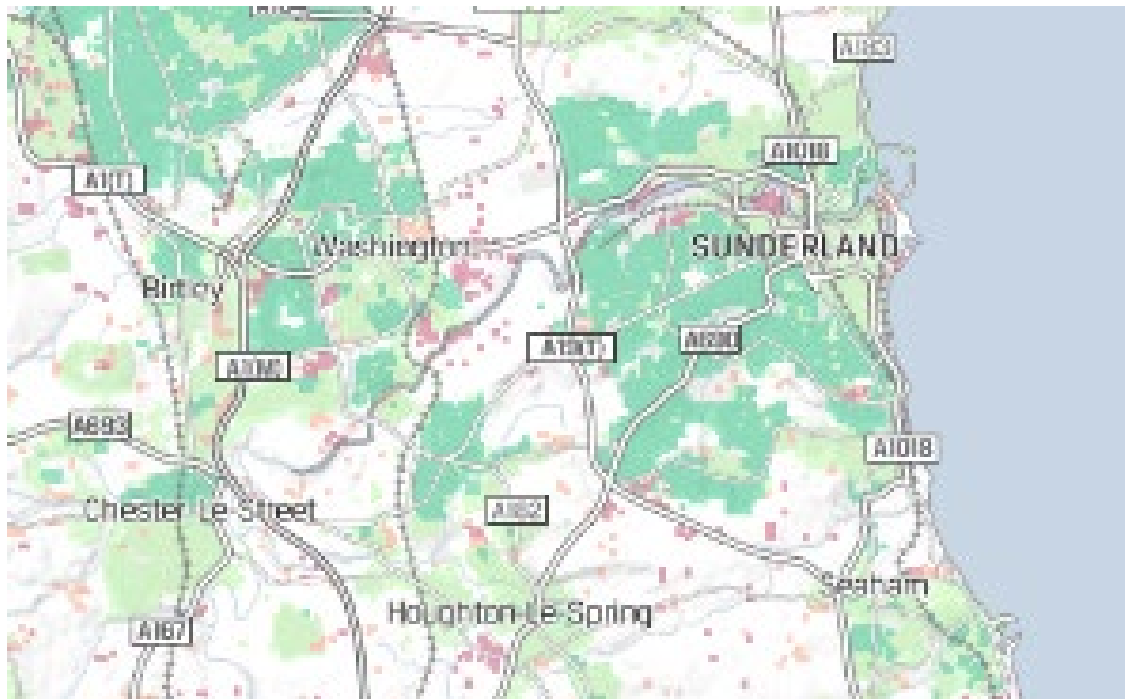
Source: [www.which.co.uk](https://www.which.co.uk/reviews/mobile-phone-providers/article/mobile-phone-coverage-map) (<https://www.which.co.uk/reviews/mobile-phone-providers/article/mobile-phone-coverage-map>)

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 less populated areas within the Coalfield and south Washington.



## 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. Significantly, the Council entered a partnership with City Fibre in January 2021. This will allow roll out of next generation broadband across Sunderland. Also, in October 2021, the City announced a new strategic partnership with global communications provider BAI to roll 5G digital infrastructure. The diagram below illustrates broadband speeds, correct as of November 2020.



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

## Heritage Appeals Allowed

There were no heritage appeals allowed in 2020/21.

## 'Heritage at Risk Register'

Sunderland has 11 entries on the heritage-at-risk register. Of these, 3 are considered improving. None are considered to be in decline. Significantly, 3 assets were removed from the list in 2020: St Andrew's Church, Hylton Caste and the Old South Pier Light House. In addition, in 2021, Doxford House was also removed from the Register. These assets were all removed from the register as they have been restored.

Entry Name	Heritage Category	Site Subtype	Condition	Trend	Priority Category	Previous Priority Category	Designation
Old Sunderland	Conservation Area	Industrial	Very bad	Improving			Conservation Area, 10 LBs
Old Sunderland Riverside	Conservation Area	Wide mix of uses	Very bad	Improving			Conservation Area, 11 LBs
Sunniside	Conservation Area	Wide mix of uses	Very bad	Improving			Conservation Area, 45 LBs, part in RPG grade II
Church of Holy Trinity, Usworth	Listed Building grade II	Church	Poor		D - Slow decay; solution agreed but not yet implemented	D	Listed Place of Worship grade II
Guru Gobind Singh Gurdwara Sikh Centre (Formerly Christ Church), Ryhope Road, Sunderland	Listed Building grade II	Church	Poor		C - Slow decay; no solution agreed	C	Listed Place of Worship grade II, CA
'F' Pit Museum - colliery engine house, Albany Way (East side)	Scheduled Monument	Mineral extraction site	Poor		C - Slow decay; no solution agreed	C	Scheduled Monument and Listed Building grade II
Bowes Railway, track, wagon shop, hauler houses and associated sheds, structures and incline, Bowes Railway, Lamesley	Scheduled Monument	Railway transport site	Poor		B - Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented	B	
Monkwearmouth Station Museum, with screen walls, footbridge and waiting room, Sunderland	Listed Building grade II*	Railway transport site	Fair		C - Slow decay; no solution agreed	C	
Church of Holy Trinity, Church Street East, Sunderland	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.	F	Listed Building grade I, CA
Chapel of Light, the former Church of St	Listed Building grade II	Church	Poor		D- Slow decay; solution	D	Listed Building grade II

Columba, Cornhill Road, Sunderland					agreed but not yet implemented		
Hastings Hill Cursus and Causeway Enclosure, 600 metres south of Hasting Hill Farm	Scheduled Ancient Monument	Arable Land	Extensive Significant Problems	Unknown			

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

The following sites have been restored and therefore removed from the Register:

- St Andrew’s Church, Roker;
- Hylton Castle;
- Old South Pier Light House; and
- Doxford House.

### 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.

### 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

Year	Archaeological Conditions Discharged
2020/21	4

# 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.

## Planning Applications Within Areas of Green Infrastructure

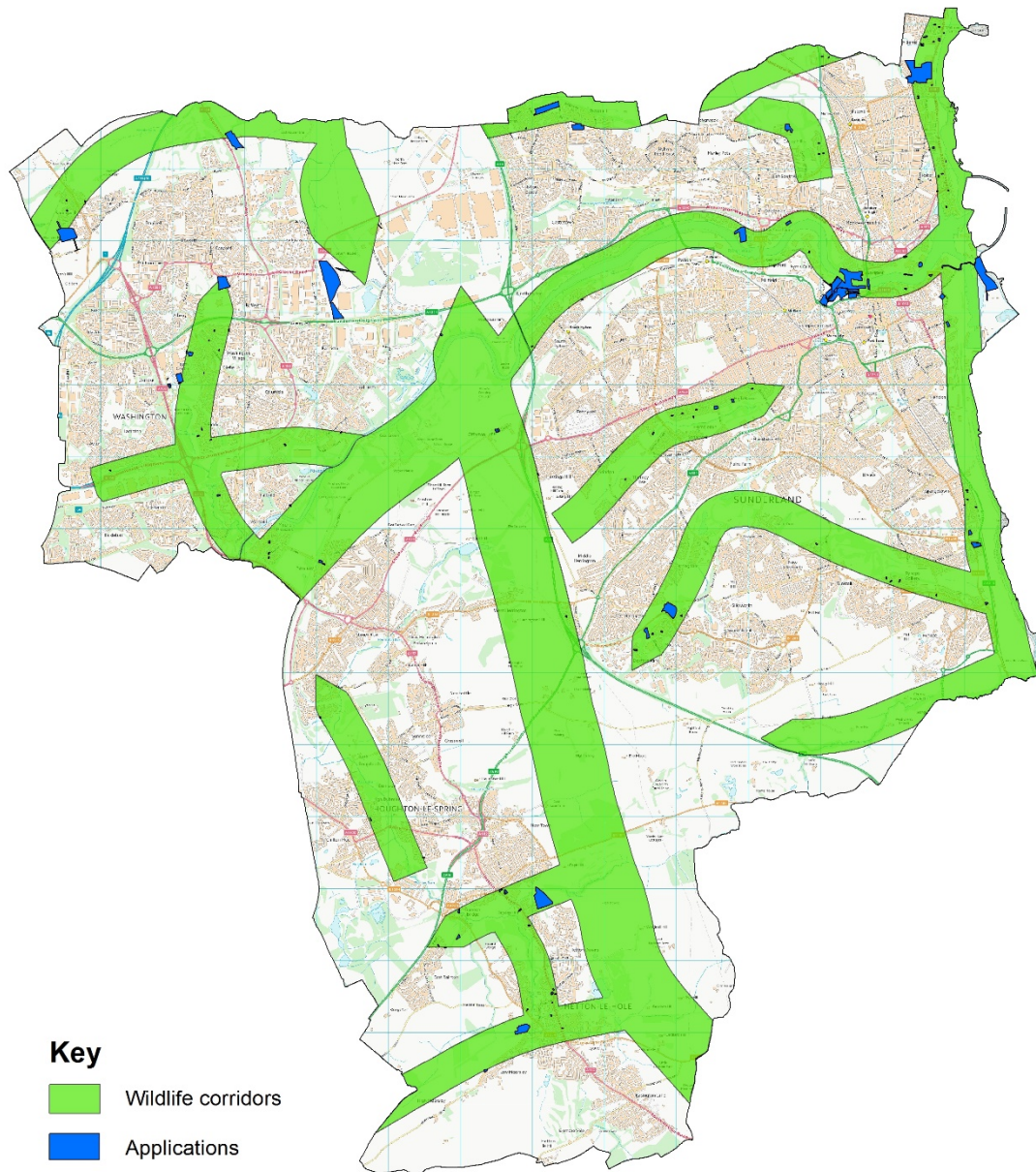
There have been a number of applications within areas of Green Infrastructure (GI) as identified using saved UDP designations and significant permissions are included in the table below. It should be noted that it was determined through the planning assessment process that none of these applications would have a significant impact upon the GI network, as illustrated in the following map.

Application	Site	Proposal
20/01754/FUL	Land To The North Of Mount Lane Springwell NE9 7UQ	Residential development of 75 dwellings (Use Class C3) including 15% affordable housing, vehicle access from Mount Lane, landscaping, public open space, pedestrian footpath, children's play area, surface water flood attenuation, and associated ancillary works (amended plans and revised drainage strategy submitted).
20/02391/LP3	River Wear Sunderland	Construction of a high-level pedestrian and cycle bridge across the River Wear, linking the north and south sides of the river between the 'Vaux' site and the Sheepfolds area.
20/00854/FUL	ASDA The Galleries Washington Town Centre, Washington	Application is for the installation of new click and collect lockers a new a new van loading canopy &. extension to canopy to front.
20/01842/FU4	Plots 16, 17 And 18 Former Vaux Site Riverside Sunderland	Construction of two new buildings for office use (Use Class E) with a range of ancillary uses (Use Class E/F.1/Sui Generis) and associated landscape works.
20/00507/LP3	Manor Quay Saint Peters Way Sunderland	Construction of 110m by 3m wide heavy-duty pontoons, 20m by 3m wide canoe pontoons, 2no. gangways to access pontoons and ancillary works including cantilever access points, service pedestals and new electricity and freshwater connections to Manor Quay.   Manor Quay Saint Peters Way Sunderland.
20/00507/LP3	Manor Quay Saint Peters Way Sunderland	Construction of 110m by 3m wide heavy-duty pontoons, 20m by 3m wide canoe pontoons, 2no. gangways to access pontoons and ancillary works including cantilever access points, service pedestals and new electricity and freshwater connections to Manor Quay.
20/00839/FU4	Northern Area Playing Fields Stephenson Road Stephenson Washington	Application for improvements to football pitch with associated infrastructure including flood lighting columns, dugouts, covered spectator stands, turnstile and fencing.



21/00177/LP3	Hetton Primary School Moorsley Road Hetton-le-Hole Houghton-Le-Spring	Demolition of primary school and erection of new school with multi games area including improved site access, associated carparking and landscaping.
21/00121/FU4	Land to The North of St. Mary's Way, Former Vaux Brewery Site Plater Way	Detailed planning application for laying of underground data ducts and associated infrastructure, together with creation of and improvements to shared footpaths, erection of lighting columns, handrails, structural reinforcement works, erection of retaining wall, installation of ancillary drainage, street furniture and hard and soft landscaping.
20/01350/FU4	Land West of Hylton Lane Downhill Sunderland	Erection of 71 no. affordable residential dwellings (Class C3)
21/00225/FU4	Land North Of St Marys Way/Former Vaux Brewery Site And Galleys Gill, Gill Bridge Avenue Sunderland	Detailed planning application comprising 132 no. residential units, 154sqm of ancillary ground floor space (use classes E(a), E(b), E(g) and F2(b))) suitable for cafe, retail or community enterprise, and a community allotment known as 'Kingsley Gardens' on land to the North of St, Mary's Way, Sunderland, including parts of the former Vaux Brewery Site and Galley's Gill. (amended plans received 17 March 2021, including amendment to red line boundary shown on the location plan).
20/00734/FU4	Former Vaux Brewery Site Plater Way Sunderland	Application for detailed planning permission for the erection of 18,075sqm (GEA) business hub on plots 13 (6 storeys) and 14 (7 storeys) of the Vaux sites, comprising of civic related uses, office space (B1), education space, (D1), financial and professional services (A2), cafe/restaurant (use class A3), roof terrace, implementation of Cumberland Road and ancillary landscaping.
20/01208/FUL	Land North Of Eastbourne Square Sunderland	Erection of 24no. residential units with associated hard and soft landscaping and access arrangements.
20/01181/FUL	Land At Keighley Avenue Sunderland	Erection of 41no.residential dwellings with associated access and landscaping
21/00038/LP3	Land to West Of Silksworth Way And North Of City Way Sunderland	Erection of a new school building, including creation of new access, landscaping and vehicle parking.
21/00401/HE4	Land to The West Of Infiniti Drive Washington	rection of industrial units for light industrial, general industrial and storage distribution uses with ancillary office floorspace, associated access, landscaping, parking and service yards.
21/00112/LP3	Land Bounded by Farrington Row to The West And The A1231	Erection of a building to form a multi-storey car park containing 12 split levels with vehicular access from Farrington Row, with associated earth works, landscaping, drainage and infrastructure provision (amended plans received 19 March 2020, including amendment to red line boundary shown on the location plan)   Land Bounded By Farrington Row To The West And The A1231 To The South Sunderland.

## Application Sites which Intersect with Green and Blue Infrastructure Corridors

### Wildlife corridors



#### Key

-  Wildlife corridors
-  Applications

0 0.375 0.75 1.5 Miles



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### **Appeals Allowed Within Areas of Green Infrastructure**

There have been no appeals allowed within areas of Green Infrastructure.

### **Net Gain/Loss of Areas of Green and Blue Infrastructure**

The new designations for green and blue infrastructure will be made in the emerging Allocations and Designations Plan (A&D Plan) and thus there has not been a gain/loss of the designated area. This will continue to be monitored going forward once designations are made in the emerging A&D Plan.

### **Biodiversity and Geodiversity**

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

Year	Consultation Requests
2020/21	241

### **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**

There were no planning applications which would impact on ancient semi natural woodland or other local nature woodland and hedgerows approved within the monitoring period (2020/21).

#### **Number of Tree Preservation Orders**

As of 31 March 2021, there are 155 TPOs in force. No additional TPOs were brought into force in 2020/21.

### **Greenspace**

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

There have been two SANGs created during the plan-period - one at Cherry Knowle and one created at Chapel Garth.

## 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	2019-20	2020-21	Total
Play	84,100	340,035	465,191	73,454	34,110	205,479	<b>1,202,369</b>
Ecology	132,950	60,000	175,459	532,349	316,328	397,831	<b>1,614,917</b>
Sport and Recreation	96,742	88,718	93,126	0	0	135,661	<b>414,247</b>
Allotments	8,818	0	0	0	0	32,473	<b>41,291</b>

## Burial Spaces

Cemetery	Hectares (size of site)	Graves sold per annum 1/1/08-31/12/18	Graves remaining (as at 1/1/19)	Projected provision (years from 2019)
Washington	1.77	0	0	0
Sunderland (Grangetown)	11.98	36	494	13.7
Bishopwearmosuth	33.82	78	1,620	20.7
Mere Knolls	15.76	33	4,505	136.5
Southwick	7.26	22	1,096	49.3
Ryhope	2.60	10	83	8.3
Castletown	1.12	6	275	45.8
Houghton	3.92	27	299	11.07
Hetton	2.63	12	413	34.4
Easington Lane	1.42	6	386	64.3
<b>Sub-total</b>	<b>82.28</b>	<b>230</b>	<b>9,161</b>	<b>39.83</b>
<b>Expansion Areas</b>				
Grangetown	1.99		3,383	
Ryhope	0.71		1,207	
<b>Sub-total</b>	<b>2.70</b>			<b>20.0</b>
<b>Total</b>	<b>84.98</b>	<b>230</b>	<b>13,751</b>	<b>59.83</b>

## Green Belt

There have also been a number of applications approved within the Green Belt over 2020/21, as set out in the table below. Please note that this also includes a number of planning applications where the red line boundary marginally intersects with the Green Belt, but where no built development has been permitted within it.

Application	Site	Proposal
20/01847/FUL	Offerton Lodge Offerton Lane Sunderland SR4 9JL	Offerton Lodge Offerton Lane Sunderland SR4 9JL Proposal. Remodelling of existing house to include raised balcony to rear, chimney to side and single storey extensions to front.
20/01754/FUL	Land to The North of Mount Lane Springwell NE9 7UQ	Residential development of 75 dwellings (Use Class C3) including 15% affordable housing, vehicle access from Mount Lane, landscaping, public open space, pedestrian footpath, children's play area,



		surface water flood attenuation, and associated ancillary works (amended plans and revised drainage strategy submitted)
21/00312/FUL	5 Whittonstall Washington NE38 8PH	Replace existing rear conservatory with a single storey rear extension.
20/01371/FUL	Offerton Lodge Offerton Lane Sunderland SR4 9JL	Revised application for erection of first floor extension to existing detached garage to front to provide a granny flat.
20/00839/FU4	Northern Area Playing Fields Stephenson Road Stephenson Washington	Application for improvements to football pitch with associated infrastructure including flood lighting columns, dugouts, covered spectation stands, turnstile and fencing.
20/02342/FUL	6 Carnoustie Usworth Washington NE37 1ND	Erection of a first-floor front extension
21/00002/FU4	Land at Northern Area Paying Fields Stephenson Road Stephenson Washington	Installation of a 2430mm high V-Mesh fence to the perimeter of the site including 4 No. pedestrian gates and 1 No. maintenance vehicle access gate.
20/01065/FUL	Erection of two storey side and rear extension including juliette balcony to rear, and single storey extensions to front and rear (as amended)	Erection of two storey side and rear extension including juliette balcony to rear, and single storey extensions to front and rear (as amended)
20/01989/FUL	1 - 2 Penshaw View Springwell Gateshead	Erection of raised decking area and underground store to rear.
20/01350/FU4	Land West of Hylton Lane Downhill Sunderland	Erection of 71 no. affordable residential dwellings (Class C3)
20/01954/FUL	Highcroft Offerton Lane Sunderland SR4 9JL	Erection of sunroom extension with basement store below to the rear of the property. Existing front boundary stone wall to be retained and addition of new electric sliding entry gate and pedestrian gate.
20/01435/FUL	103,105,107,109 And 111 Weymouth Drive Houghton-le-Spring DH4 7TZ	Change of use of open space to private gardens with boundary fencing and walls (RETROSPECTIVE)
20/01318/FUL	3-7 Shummard Close Shiney Row Houghton-le- Spring DH4 7TP	Change of use of open land to residential gardens with new fencing (Part retrospective)
20/01208/FUL	Land North of Eastbourne Square Sunderland	Erection of 24no. residential units with associated hard and soft landscaping and access arrangements (Revised plans received 13.10.2020)

### Appeals on Green Belt Land

There have been no appeals allowed within the designated Green Belt within the monitoring year 2020/21.

### **Settlement Breaks**

There was 1 application approved within an area designated as Settlement Break within the monitoring year (2020/21). This relates to the development of a single storey extension (20/01940/FUL). There have been no appeals allowed within areas of Settlement Breaks within the monitoring period.

### **Development in Open Countryside**

There have been 4 applications approved within areas of Open Countryside within the monitoring period (2020/21). These are set out in the table below.

Application	Site	Proposal
20/01012/FUL	Rainton House Middle Rainton Hetton-le-Hole Houghton-Le-Spring DH4 6PJ	Erection of single storey extension to North West elevation
21/00177/LP3	Headteacher Hetton Primary School Moorsley Road Hetton-le-Hole Houghton-Le-Spring DH5 9ND	Demolition of primary school and erection of new school with multi games area including improved site access, associated carparking and landscaping.
19/01320/FUL	Neds Cottage Hetton Le Hill Farm Elemore Lane Easington Lane Houghton-le-Spring DH5 0Q	Erection of a detached double garage and change of use of open space to private garden.
21/00685/REM	Land Opposite The Mews Redburn Row Chilton Moor Houghton-le-Spring	Reserved matters approval for scale, appearance and landscape relating to planning application 16/00091/HYB (Hybrid planning application - Outline planning application for the erection of 4 no. detached dwellings (approval sought for access and layout) and Full planning application for the erection of 1 no. detached dwelling (Plot 3)).   Land Opposite the Mews Redburn Row Chilton Moor Houghton-le-Spring

There have been no appeals allowed within areas of Open Countryside within the monitoring period.

### **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.

### Heritage Coast

There were 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<sup>6</sup>

Application	Date	Site	Loss of Agricultural Land (including classification (ha))					
			1	2	3a	3b	4	5
20/01323/LR4	03.12.2020	Chapelgarth South Of Weymouth Road, Sunderland	1.2	4.8	4.8	1.2	0	0
20/01517/LR4	23.12.2020	Chapelgarth South Of Weymouth Road, Sunderland	1.65	1.65	1.65	1.65	0	0
<b>Total</b>			2.85	6.45	6.45	2.85	0	0

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

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<sup>6</sup> 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.

# Water, Waste and Energy

The CSDP seeks to promote decentralised, renewable and low carbon energy, reduce flood risk and implement appropriate coastal management. In addition, the CSDP seeks to protect the quantity and quality of surface water and groundwater bodies and quality of bathing water. Also, the CSDP seeks that development utilises the drainage hierarchy, encourages and supports the minimisation of waste production and the re-use and recovery of waste materials.

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

3,426 renewable energy installations have been completed from the beginning of 2015 to the end of 2020. This represents 14,404W of installed renewable energy capacity.

## Number of Properties Identified as Being at Risk of Potential Flooding (2021)

Year	No. of properties at risk of flooding
Flood Risk Zone 2 Only	397
Flood Risk Zone 3 Only	447

## 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 Properties Affected By Flooding

There were 17 properties affected by flooding in 2020/21.

## Planning Applications Approved in Identified Flood Zones<sup>7</sup>

Application	Site	Proposal
20/02391/LP3	River Wear Sunderland	Construction of a high-level pedestrian and cycle bridge across the River Wear, linking the north and south sides of the river between the 'Vaux' site and the Sheepfolds area.
20/01491/LB3	Wearmouth Bridge A1018/Bridge Street Sunderland	Installation of temporary lighting on Wearmouth Bridge (1st November 2020 - 31st March 2021)
20/00507/LP3	Manor Quay Saint Peters Way Sunderland	Construction of 110m by 3m wide heavy-duty pontoons, 20m by 3m wide canoe pontoons, 2no. gangways to access pontoons and ancillary works including cantilever access points, service pedestals and new electricity and freshwater connections to Manor Quay.

<sup>7</sup> Please note that this also includes planning applications where the red line boundary marginally intersects with the Flood Risk Zones.

20/01490/LP3	Wearmouth Bridge A1018/Bridge Street Sunderland	Installation of temporary lighting on Wearmouth Bridge (1st November 2020 - 31st March 2021).
20/00676/LP3	New South Pier Hudson Dock North Side Barrack Street Sunderland SR1 2BU	Stonehill Wall major maintenance scheme, to comprise reinforced concrete deck area, copings and splash wall to replace the existing storm-damaged deck area; an extension of the reinforced concrete deck area and splash wall, together with an access ramp to allow access to foreshore; and an extension to the existing rock revetment in front of Stonehill Wall within the seabed/foreshore.
21/00121/FU4	Land to The North of St. Mary's Way, Former Vaux Brewery Site	Detailed planning application for laying of underground data ducts and associated infrastructure, together with creation of and improvements to shared footpaths, erection of lighting columns, handrails, structural reinforcement works, erection of retaining wall, installation of ancillary drainage, street furniture and hard and soft landscaping. Proposals also include improvements to the existing Galley's Gill footbridge, installation of decorative balustrading, installation of associated lighting and associated footpath repairs. Development situated on land to the North of St, Mary's Way, Sunderland, including parts of the former Vaux Brewery Site, Galley's Gill Farrington Row and the connecting Galley's Gill Footbridge.
20/00387/FUL	22 Hollowdene Hetton Le Hole Houghton-le- Spring DH5 9NQ	Erection of a single storey rear extension (Part Retrospective)
20/00772/FUL	Boars Head Hotel 134 High Street East Sunderland SR1 2BL	Proposed installation of external extraction flue on eastern elevation of building (Amended description 14.09.2020)
20/01317/FUL	7 Queens Parade Sunderland SR6 8DA	Erection of a single storey extension to side and rear and creation of new access to first floor flat.
20/00540/FUL	Watersedge South View Fatfield Washington	Erection of single storey extension to front to form porch.
20/01344/FUL	11 Silkworth Lane Sunderland SR3 1LW	Erection of a single storey side/rear extension and demolition of detached garage.
21/00225/FU4	Land North of St Marys Way/Former Vaux Brewery Site And Galley's Gill Bridge Avenue Sunderland	Detailed planning application comprising 132 no. residential units, 154sqm of ancillary ground floor space (use classes E(a), E(b), E(g) and F2(b)) suitable for cafe, retail or community enterprise, and a community allotment known as 'Kingsley Gardens' on land to the North of St, Mary's Way, Sunderland, including parts of the former Vaux Brewery Site and Galley's Gill. (amended plans received 17 March 2021, including amendment to red line boundary shown on the location plan).
21/00233/FUL	River House South View Fatfield	Erection of a first-floor extension and internal alterations with external balcony. (amended description dated 26.03.21).

	Washington NE38 8AH	
21/00109/FUL	4 Ashdale Houghton-le- Spring DH4 7SL	Erection of a single storey extension to side and rear
21/00112/LP3	Land Bounded by Farringdon Row To The West And The A1231 To The South Sunderland	Erection of a building to form a multi-storey car park containing 12 split levels with vehicular access from Farringdon Row, with associated earth works, landscaping, drainage and infrastructure provision (amended plans received 19 March 2020, including amendment to red line boundary shown on the location plan)
21/00324/FUL	Fairbridge South View Fatfield Washington NE38 8AH	Erection of a front porch extension, single storey extension to side, erection of garage/plant room extension to rear with internal alterations. (amended description dated 11.05.21)






# Location of Applications Which Intersect with Identified Flood Zones

## Flood Zones



### Key

-  Floodzone 2
-  Floodzone 3
-  Applications

0 0.375 0.75 1.5 Miles



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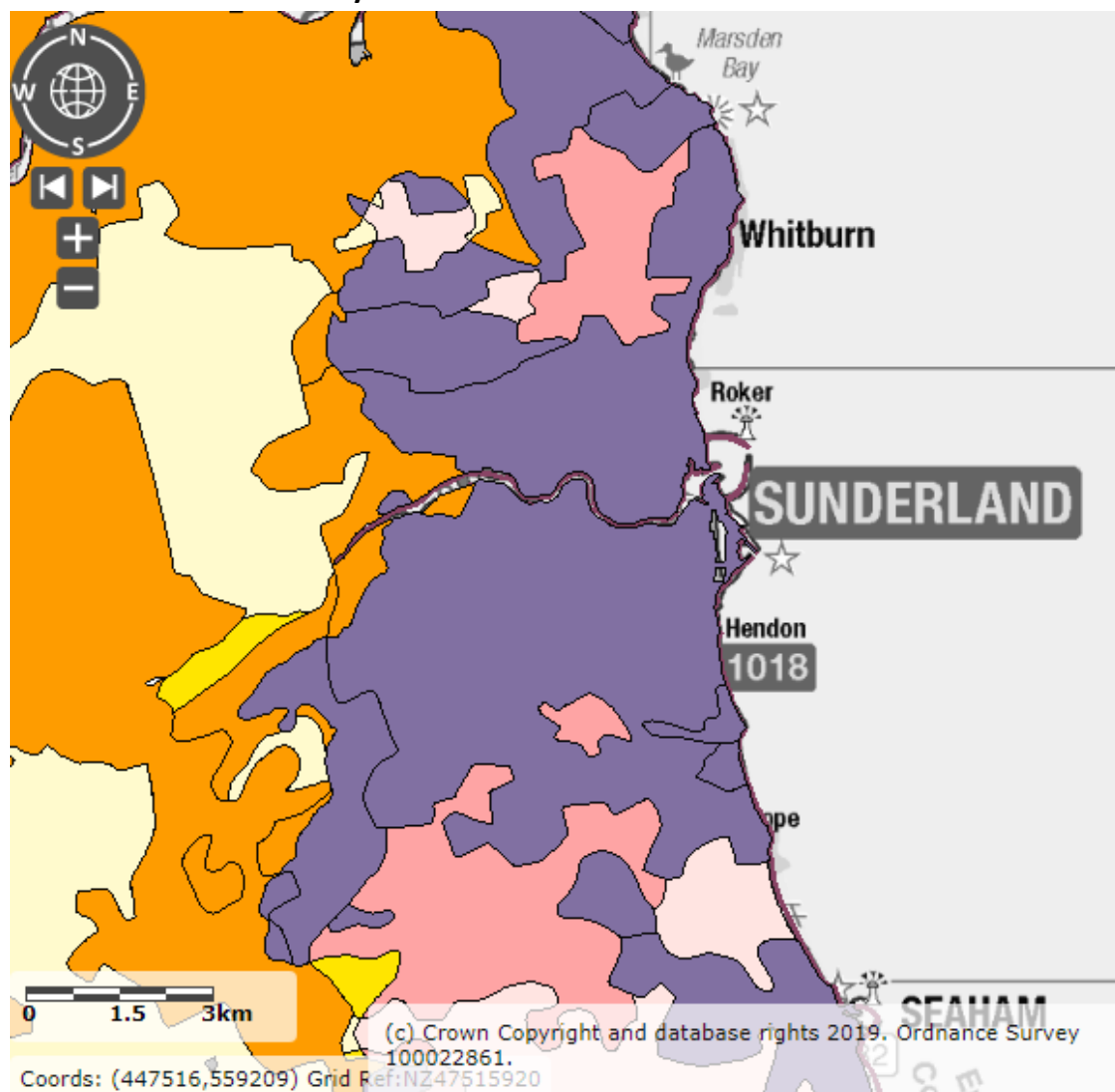
### Number of New Developments Incorporating Surface Water Management Solutions

The Council requires that all appropriate new development should include a Surface Water Management Solution.

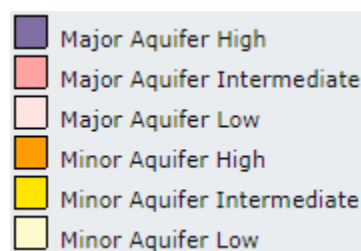
### Improvement in Groundwater Quality

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>

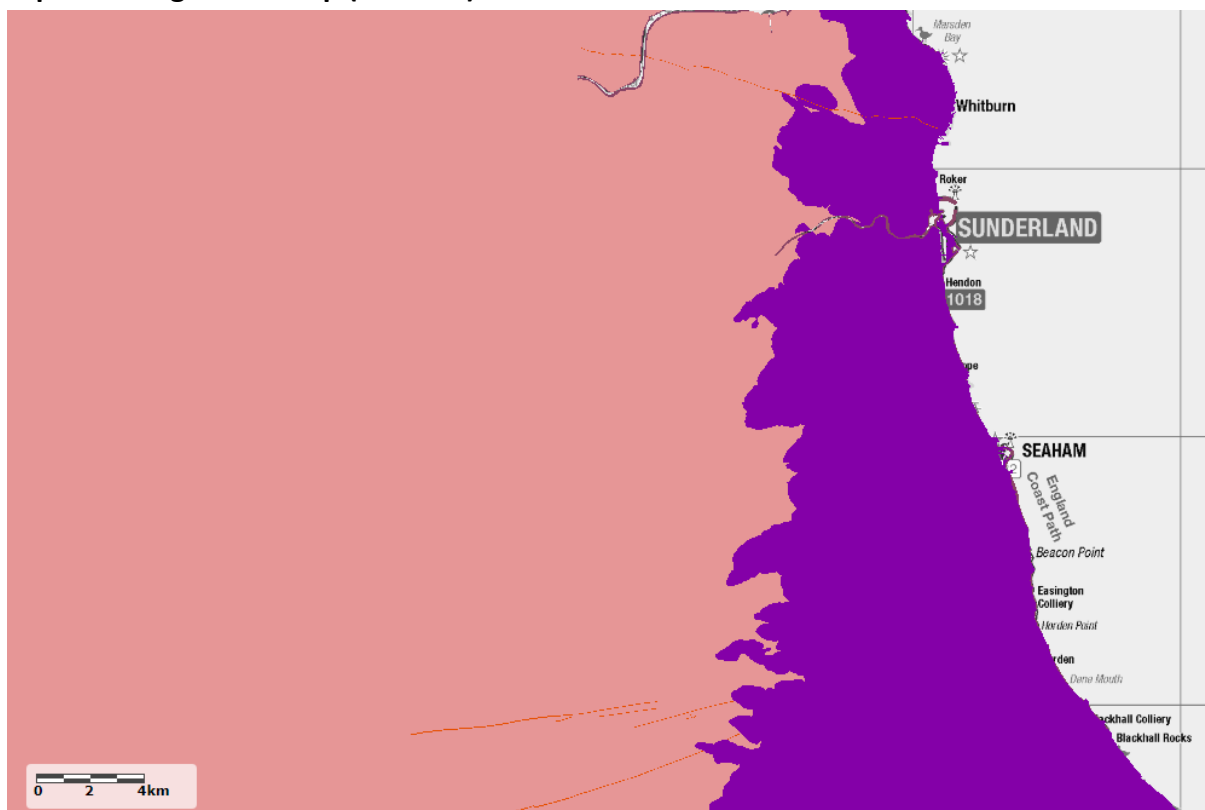




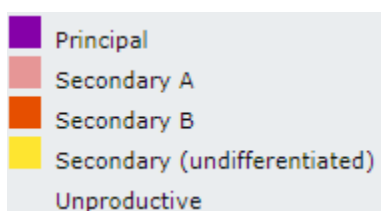
The Groundwater Vulnerability Maps show the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a single square kilometre. The groundwater vulnerability for each aquifer type is expressed as follows:

- **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; and
- **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 (2020) <https://magic.defra.gov.uk/MagicMap.aspx>

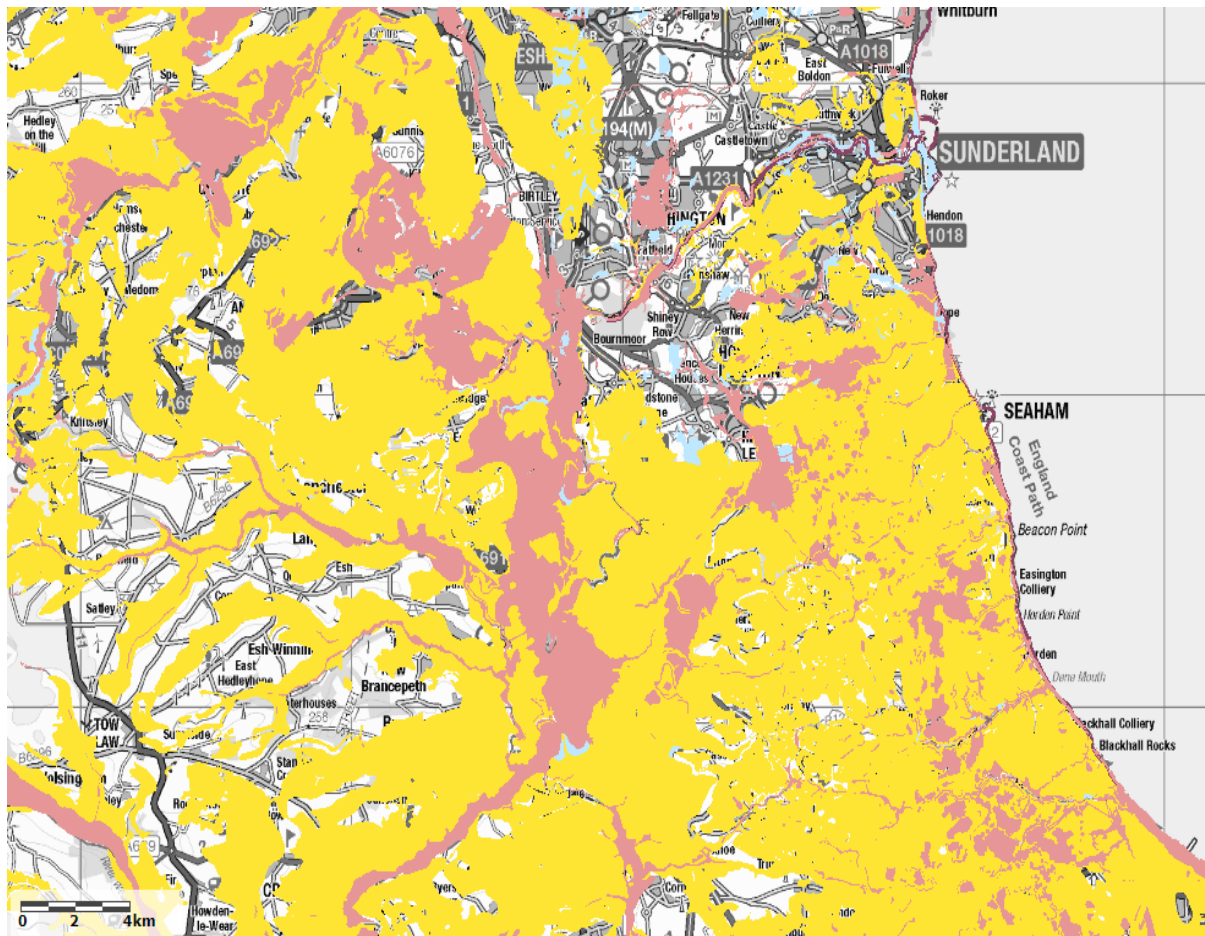


The Aquifer Designation Bedrock Geology map shows aquifer designations for bedrock aquifers in England. Bedrock geology (formerly known as 'solid' geology by the British Geological Survey) is a term used for the main mass of rocks forming the Earth and present everywhere, whether exposed at the surface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

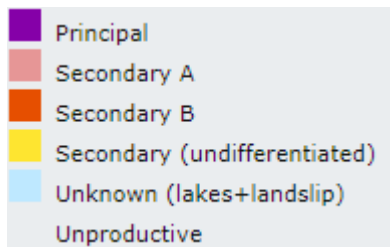
The designations identify the potential of the geological strata to provide water that can be abstracted and have been defined through the assessment of the underlying geology. The designations are attributed directly to BGS 1:50K DiGMapGB-50 data. The aquifer designations are:

- 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); and
- 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 (2020) <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.

### Disposal of Foul Water

There have been no applications for the development of wastewater, 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 within the monitoring period. A 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	2019/20	2020/21
Municipal waste arisings	134,708	132,834	125,183	126,764	126,303	132,286
Municipal waste landfilled	3,175	896	588	685	582	411
Household waste collected	123,239	120,444	113,347	113,004	113,613	120,117
% of household waste recycled	29.40%	26.50%	27.10%	27.14%	27.3%	28.09%

### Energy from Waste

There has been no energy from waste schemes permitted in the monitoring period.

# 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. The plan also seeks to promote active transport, including walking and cycling as well improving access to public transport.

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

The Sunderland Strategic Transport Corridor Stage 3 (SSTC3) between the junction with St. Michael's Way and Northern Spire Bridge is now complete. The official opening took place on 3 November 2021. In addition, improvements have been completed to Testos Roundabout and the junction at Chester Road and Grindon Lane.

### **Bus/Metro Ridership**

The following tables illustrate the patronage for the bus and Metro services within Tyne & Wear.

#### *Bus Journeys In Tyne & Wear*

Year	Total
2019/20	106.1 million

#### *Metro Patronage*

Year	Total
2020/21	9,388,216

### **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 the reconfiguration of the Livingstone Road car park to accommodate phase 1 of the Vaux redevelopment and at West Wear Streetcar 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
<b>Total</b>	<b>2,219</b>

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 Gillbridge Police Station. Also, work to transform Minster Park, Sunderland Minster Churchyard and two historic pubs within the Minster Quarter is now complete. Furthermore, improvements to public realm at Garden Place have also been completed. Further public realm improvements within the Vaux are ongoing.

### Traffic Flows Monitoring (Vehicular and Cycling)

The most recent data is the 2019 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. It should be noted that no traffic survey work was undertaken over 2020/21, as figures would be unreliable due to fluctuations in use of the road network during Covid-19 lockdown restrictions.

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

Site	Location	2019 AAWT
504	A1231 Wessington Way East of Castletown Way	16,349
510	C508 North Hylton Road East of Castletown Way	11,972
511	U5009 Redcar Road At Maplewood School	3,505
512	B1291 Thompson Road North East of Carley Hill Road	20,050
513	A1018 Newcastle Road South of Grange Park Avenue	16,643
514	A183 Dame Dorothy Street North East of Church Street	11,808
527	U5011 Wembley Road North of Old Mill Road	2,876
531	C509 Fulwell Road Extension North of Roker Avenue	9,785
Subtotal North of The River Wear		92,988

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

Site	Location	2019 AAWT
188	B1405 Pallion New Road West of Queen Alexandra Bridge	15,887
189	C511 Hylton Road East of Peacock Street	10,121
190	A183 Chester Road East of Kayll Road	11,548
193	A1018 Ryhope Road North of The Cedars	7,669
194	C515 Commercial Road North of Robinson Terrace	14,174

207	U5006 Suffolk Street South of Athol Road	3,964*
208	U5031 Toward Road South of Gray Road	2,695
508	A690 Durham Road South of Meadowside	18,617**
509	C514 Tunstall Road North of Homelands Park	11,971
Subtotal South of The River Wear		96,646
Total Sunderland Central Cordon		189,634

\*2018 data

\*\* No data after 2016

*Summary flows for the Sunderland – South Tyneside cordon*

Site	Location	2019 AAWT
180	A184 Newcastle Road At District Boundary	10,135
181	A1018 Sunderland Road South of Moor Lane	14,455
182	A183 Whitburn Road North of South Bents Avenue	11,567
213	Downhill Lane, 500m East of A1290	3,741
525	C507 Hylton Lane At Borough Boundary	5,074*
5201	A1290 Washington Road South of Downhill Lane	8,925
Total		53,897

\*2017 data

*Summary flows for the outer Sunderland cordon*

Site	Location	2019 AAWT
21	A1018 Ryhope Road Just North of County Boundary	17,543
112	A1231 Wessington Way East of A19 Interchange	37,337*
133	B1286 St. Aidan's Terrace South of A19	10,497
183	A183 Chester Road East of A19	41,634
184	A690 Durham Road North East of A19	18,780
187	B1287 Seaview At County Boundary	7,724
238	C517 Burdon Lane West of A19	4,321
534	E435 City Way 500m East of A19 Roundabout	17,097
Total		154,933

\*2017 data

*Summary flows for the Washington cordon*

Site	Location	2019 AAWT
125	A1231 Sunderland Highway West of A19	54,297
127	A195 Northumberland Way North of Stephenson Road	12,877
128	A182 Washington Highway South of A194(M)	15,021*
129	A195 Western Highway East of A1(M) Interchange	28,001
131	C503 Fatfield Bridge	3,062
507	A1290 Washington Road West of Nissan Junction	8,761
516	A1231 C-I Link East of A194(M)	32,478
517	U5034 Bone Mill Lane 450m East of Picktree Lane	3,261
530	C500 Peareth Hall Road 80m West of A194(M) Overbridge	3,737
532	C506 Rickleton Way 10m East Beamish Drive	3,327*
533	U5051 Birtley Road West of Picktree Lane	13,905
599	A182 Washington Highway South Bonemill Lane	34,566**
Total		213,293

\*2018 data



\*\* 2017 data

*Summary flows for the A19 South of River Tyne*

Site	Location	2019 AAWT
12	A19 South of Burdon Lane Overbridge	58,126
124	A19 North of A690 Interchange	74,929
123	A19 South of Hylton Bridge	84,546
122	A19 South of Testo's Roundabout	60,614

*Summary flows for the A690*

Site	Location	2019 AAWT
202	A690 Durham Road East of Old Durham Road	27,620
5215	A690 Houghton Cut North of A182 Off Slip	21,907
5214	A690 Durham Road South East of High Lanes	33,240
506	A690 Durham Road at Parkside Farm	35,358
184	A690 Durham Road North East of A19	18,780
66160	A690 Durham Road South West of Bede College	18,624*
508	A690 Durham Road South of Meadowside	18,617**
66569	A690 New Durham Road at Burn Park	13,475

\*2018 data

\*\* No data after 2016

*Summary flows for Newcastle Road*

Site	Location	2019 AAWT
10	A1018 Wearmouth Bridge	31,648
595	A1018 North Bridge Street North of Dundas Street	22,277*
513	A1018 Newcastle Road South Grange Park	16,643
66567	A1018 Shields Road South of Dovedale Road	17,362
181	A1018 Sunderland Road South of Moor Lane	14,455

*Summary flows for Ryhope*

Site	Location	2019 AAWT
5217	B1522 Ryhope Road North of SRR Junction	10,492
5220	B1522 Ryhope Road - North of Toll Bar Road	10,253*
66162	B1522 Ryhope Road at Southmoor School	10,118
193	B1522 Ryhope Road North of The Cedars	7,669

\*2017 data

**Number of Road Traffic Accidents**

The latest data available from the Traffic and Accident Data Unit (TADU) is set out in the Road Accidents in Tyne and Wear Annual Report (2019) which is summarised in the tables below:

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

Month	2020
January	26
February	40
March	36

April	13
May	19
June	20
July	37
August	35
September	34
October	38
November	27
December	32
<b>Total</b>	<b>357</b>
<b>Average</b>	<b>30</b>

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

Month	2019
January	0
February	2
March	0
April	0
May	0
June	0
July	0
August	0
September	0
October	3
November	1
December	0
<b>Total</b>	<b>6</b>
<b>Average</b>	<b>0.5</b>

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

There were no applications granted contrary to Local Highways Authority Advice in the monitoring period.

**Travel Plans Approved**

Year	Travel Plans Approved
2020-21	3

**Number of Electric Vehicle Charging Points Approved**

Year	Electric Charging Points Approved*
2019	6 Rapid Charging Units with 16 socket connections at West Wear Street
2020	3 EVCPs installed over 2020/21

\*The following relates to the development of stand-alone charging points.

# 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)

Year	Permitted reserves
2018	5,951,000+

Source: North East Local Aggregates Assessment 2020

## 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 of the Plan.

## 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 an extension to Hetton Lyons Country Park.

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

There have been 704 applications granted in MSA for non-mineral development over the monitoring period (2020/21). It is not considered that any of these applications have unduly sterilised any opportunities for future mineral extraction.

## 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

There have been 75 applications approved within area identified as high-risk by the Coal Authority within the monitoring period. All of those which require a Coal Mining Risk Assessment have had one submitted.

### **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

The SSTC3 to the A1231 between the junction with St. Michael's Way and Northern Spire Bridge is now complete. The official opening took place on the 3 November 2021. In addition, improvements to Testos Roundabout and to the Chester Road/Grindon Lane junction have also been completed.

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

Financial year	S106 Agreements Signed	Deeds of Variation Signed
2020-21	20	2

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

Infrastructure Type	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Play	258,340	488,597	399,689	210,300	129,035	0	<b>1,485,961</b>
Ecology	103,625	738,887	2,912,560	54,006	595,908	950,525	<b>5,355,511</b>
Sport and Recreation	0	504,450	1,111,808	221,800	127,000	198,325	<b>2,163,383</b>
Education	820,096	3,262,962	4,896,680	1,502,804	1,673,330	1,187,888	<b>13,343,760</b>
Affordable Housing	0	0	181,802	733,000	560,331	0	<b>1,475,133</b>
Allotments	0	50,445	38,475	13,680	25,992	9,833	<b>138,425</b>
Highways	30,000	1,259,076	1,606,141	755,843	264,000	276,405	<b>4,191,465</b>
Public Transport	20,000	336,440	402,681	50,560	0	36,340	<b>846,021</b>
<b>Total</b>	<b>1,232,061</b>	<b>6,640,857</b>	<b>11,549,836</b>	<b>3,541,993</b>	<b>3,375,596</b>	<b>2,659,316</b>	<b>28,999,659</b>

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

Infrastructure Type	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Play	84,100	340,035	465,191	73,454	34,110	163,106	<b>1,159,996</b>
Ecology	132,950	60,000	175,459	532,349	316,328	393,381	<b>1,610,467</b>
Sport and Recreation	96,742	88,718	93,126	0	0	133,944	<b>412,530</b>

Education	296,576	609,091	951,693	352,824	389,735	1,340,817	<b>3,940,736</b>
Affordable Housing	237,994	178,481	485,294	0	0	486,336	<b>1,388,105</b>
Allotments	8,818	0	0	0	0	31,857	<b>40,675</b>
Highways	0	198,000	0	41,766	326,143	217,908	<b>783,817</b>
Public Transport	0	0	0	8,000	181,959	49,457	<b>239,416</b>
Public Open Space	0	0	0	0	56,257	28,204	<b>84,461</b>
<b>Total</b>	<b>857,180</b>	<b>1,474,325</b>	<b>2,170,763</b>	<b>1,008,393</b>	<b>1,304,532</b>	<b>2,845,010</b>	<b>9,660,203</b>

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

Infrastructure Type	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Play	184,440	226,076	168,698	0	259,942	64,242	<b>903,398</b>
Ecology	6,180	32,598	172,837	54,167	62,536	72,409	<b>400,727</b>
Sport and Recreation	0	0	0	0	0	132,639	<b>132,639</b>
Education	204,123	150,000	323,609	0	496,422	1,507,511	<b>2,681,665</b>
Affordable Housing	0	0	0	0	9,342	119,471	<b>128,813</b>
Allotments	0	0	0	0	0	0	<b>0</b>
Highways	170,109	49,098	0	0	58,664	463,350	<b>741,221</b>
Public Transport	0	0	0	0	0	0	<b>0</b>
Public Open Space	0	0	0	0	0	73,736	<b>73,736</b>
<b>Total</b>	<b>564,852</b>	<b>457,772</b>	<b>665,144</b>	<b>54,167</b>	<b>886,906</b>	<b>2,433,358</b>	<b>5,062,199</b>