

**Sunderland Unitary Development Plan**

**Saved Policies Review**

***Incorporating Review of Unitary Development Plan Alteration No. 2***

May 2019

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## 1. Introduction

This review sets out justification for which Unitary Development Plan (UDP) Policies will be deleted or saved at time of adoption of the Core Strategy and Development Plan (CSDP) (2015 to 2033).

The Sunderland UDP<sup>1</sup> was adopted in 1998 and a further Alteration to the Plan, Unitary Development Plan (Alteration Number 2) was adopted in 2007<sup>2</sup>.

As part of the Planning and Compulsory Purchase Act (2004), the Council was required to write to the Secretary of State to request that existing UDP Policies were saved, until they were replaced by policies within an emerging Local Plan. Some UDP Policies that were no longer deemed necessary were deleted as part of this process. A copy of the saving direction from the Secretary of State is provided in Appendix 1.

In addition, some UDP Policies were replaced by policies contained within Alteration No. 2 upon its adoption in September 2007. The Sunderland CSDP (the Plan) (2015 to 2033) was submitted to the Secretary of State on the 21 December 2018, for Examination in Public. The Council anticipates that the Plan will be adopted sometime towards the end of the final quarter of 2019.

This review details which of the saved UDP and UDP Alteration No. 2 policies will be deleted as part of the adoption of the Core Strategy and Development Plan, and which will continue to be saved until they are replaced by the emerging Allocations and Designations Plan. For each policy a justification is provided. Where it is proposed that part of a policy is to be saved, Appendix 2 provides the revised policy wording, clarifying which parts of the policy are to be saved and those that will be deleted.

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<sup>1</sup> [https://www.sunderland.gov.uk/media/19809/Unitary-Development-Plan/pdf/Unitary\\_Development\\_Plan.pdf?m=636470354227970000](https://www.sunderland.gov.uk/media/19809/Unitary-Development-Plan/pdf/Unitary_Development_Plan.pdf?m=636470354227970000)

<sup>2</sup> <https://www.sunderland.gov.uk/media/17931/UDP-Alteration-No-2-Adopted-Policies/pdf/adopted-policies-full-document.pdf?m=635992040030830000>

## 2. Unitary Development Plan Policy Review

### Sustainable Development

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
R1: Sustainable Development	Sets out the principle of working towards environmentally sustainable development. Through making the most efficient use of land, reducing reliance on cars and avoiding risk of serious environmental damage.	<p>The CSDP has been prepared based on the principles of sustainable development and contains a number of policies which seek to prioritise the development of previously developed land, deliver the majority of development within the existing Urban Area, encourage high density development in close proximity to transport hubs, reduce the reliance on the private car and minimise and mitigate the likely effects of climate change.</p> <p>The presumption in favour of sustainable development is also embedded within the NPPF.</p>	Delete
R2: Resource Utilisation	Sets out the need for proposals to take into account; existing services and social services, take advantage of spare capacity and make use of vacant or derelict land.	The CSDP has been prepared based on the principles of sustainable development. Policies within the Plan seek to prioritise development on previously developed land where possible.	Delete
R3: Infrastructure Provision	Sets out criteria on where development would require off-site infrastructure or community facilities or where features of the site cannot be controlled by planning condition.	Policies ID1 and ID2 of the CSDP will replace this policy by requiring developers to contribute towards necessary infrastructure improvements. Policy ID2 will secure these through S106 Agreements.	Delete
R4: Energy Conservation	Sets out that the Council will have regard to Government Policy on the efficient use of energy and use on non-fossil fuels.	The policy will be replaced by the CSDP. Policy SP1 seeks to minimise and mitigate the likely effects of climate change. Policies BH1 and BH2 seek to secure good quality design which maximises the energy efficiency of new buildings.	Delete

## Economic Development

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
EC1: General	Sets out an overarching framework for the range of the industries that are to be prioritised, including developing the City role as a major manufacturing centre; assist the creation of local businesses; develop the service sector; target areas of economic and social deprivation.	The CSDP at SP1 sets out the overarching framework for economic development, setting out the delivery of 7,200 new jobs, particularly in key growth sectors and develop at least 95 ha of employment land. Consequently, the policy has been superseded.	Delete
EC2: Business Support	Sets out the Council will support the provision of premises for business, warehouse and industrial use as well as encourage employment opportunities for disadvantaged groups	Maintains designations which link to Policy EC2.	Retain Designations
EC3: Business Support	Sets out the Council will support new and existing economic activity by providing land and premises for business /industrial use, encouraging initiatives which improve disadvantaged groups, higher quality environment for industry, business and the workforce, encouraging the reuse of land and developing and improving infrastructure.	The CSDP at SP1 sets out the requirement for 95 ha of employment land. Additionally, Policy EG1, EG2, EG3, EG4 and EG5 provides policies regarding employment land. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
EC4: Existing Employment Area	Sets out the retention of some 1,215 ha of industrial and business land for B1, B2 and B8 which also includes criteria on possible ancillary uses and unacceptable uses.	Employment allocations form part of the CSDP, which are set out as part of EG1 and EG2 (with land for offices also set out in EG5). Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
EC5: Mixed Use Sites	Sets out that mixed use development will only be permitted on a limited number of sites (which is set out in Part 2 of the UDP). The policy sets out a range of acceptable primary and ancillary uses.	Maintains designations which link to Policy EC5.	Retain Designations

EC6: Major New Sites	Sets out new provision of employment land principally at South Ryhope and South Doxford Park.	The CSDP at EG1, EG2 and EG3 sets out employment land allocations and thus this policy has been superseded.	Delete
EC7: Offices	Sets out that office development and refurbishment schemes will be encouraged in the Centre's of Sunderland, Washington and the enterprise zones.	The CSDP at EG5 sets out the policy regarding office development. Consequently, this policy has been superseded.	Delete
EC8: Tourist Facilities	Sets out the Council will support the expansion of activities catering for tourists.	Maintains designation which links to Tourist Facilities EC8.	Retain Designations
EC9: Hotels	Sets out broad support for hotels, conference centres and similar facilities.	Maintains designations which link to EC9 Hotels.	Retain Designations
EC10: Enterprise	Supports the role and function of the three Enterprise Zones (Hylton Riverside/Southwick, Catletown and Doxford International)	The enterprise zone policy is no longer in operation. Sites listed, are now allocated within the CSDP.	Delete
EC11: The Rural Economy	Sets out support for proposals which diversify the rural economy where it conforms with the green belt and countryside policies.	The CSDP giving its strategic nature is silent on the issue of rural economic diversity. However, CSDP Policy NE12 Agricultural Land picks up on the issue of maintaining the best and most versatile agricultural land. In addition, the CSDP provided a positive framework for assessing all forms of development. However, it is recommended that the policy is retained, as it provides value in the development process with regard to proposals regarding the rural economy,	Retain
EC12: Incompatible Industries	Sets out criteria on the development involving potentially polluting industries.	The CSDP Policy H4 sets out criteria on the development of hazardous criteria. Consequently, UDP Policy EC12 is superseded.	Delete
EC13: Hazardous Industries	Sets out that proposals which involve the introduction, storage or use of hazardous substances will normally not be permitted.	The CSDP Policy H4 sets out criteria on the development of hazardous criteria. Consequently, UDP Policy EC13 is superseded.	Delete

EC14: Bad Neighbour Uses	An enabling policy designed to minimise the effects of existing bad neighbour uses from residential or commercial areas.	The CSDP Policy HS1 sets out the quality of life and amenity criteria against which new development will be assessed. The policy indicates that development will not normally be supported where development would unacceptably impact upon existing uses.	Delete
EC15: Scrapyards	Sets out criteria for scrapyards and bad neighbour uses.	The CSDP Policy HS1 sets out the quality of life and amenity criteria against which new development will be assessed. The policy indicates that development will not normally be supported where development would unacceptably impact upon existing uses.	Delete

## Housing

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
H1: General	Sets out criteria regarding that new housing will be provided to; maximise locational choice, caters for reduced out-migration, assists in the regeneration of existing areas and secures the re-use of vacant and derelict land.	The CSDP Policy SP1 sets out the overarching framework for housing development within the city by creating sustainable mixed communities, meeting people's needs, assist in regeneration and delivering the majority of development in the existing urban area	Delete
H2: General	Sets out a general high priority which will be given to the conversion, maintenance and improvement of the existing stock	CSDP Policy H5 seeks to maintain the existing housing stock and minimise losses by setting out criteria for loss of existing stock.	Delete
H4: Housing Density	Sets out that density of new development will be expected to reflect the prevailing density of the locality.	CSDP Policy H1 sets out the density requirements for housing developments and Policy SP1 encourages higher density development around public transport hubs.	Delete
H6: Land for Housing	Sets out criteria for housing land within the following locations; urban area south, southern periphery, Sunderland north, Washington and Houghton/Hetton.	The designations which have been developed have been deleted and those which are still available have been retained.	Retained Designations

H7: Executive Housing	Sets out criteria regarding executive homes, which are defined as high quality, low density housing on sites identified in part 2 of the UDP.	CSDP Policy H1 sets out the housing mix, in line with the SHMA. The policy also specifies providing larger detached dwellings where appropriate and justified.	Delete
H8: Windfall Sites	Sets out criteria regarding windfall sites.	CSDP policies are in place to consider proposals for housing that comes forward which is not an allocated site.	Delete
H10: Phasing	Sets out that phasing of individual large sites, locally group sites identified in part 2 of UDP should seek to reduce their adverse impact on local infrastructure.	Strategic sites that have been allocated through the CSDP have to be deliverable with all the infrastructure asks taken into account. In terms of the housing supply, the SHLAA also has to demonstrate sites that make up the supply are deliverable. Any requirements in relation to infrastructure are normally sought via S106 Policies ID1 and ID2 are in place to ensure this infrastructure is provided. As such any phasing requirements for development will be dealt with under CSDP Policy ID1.	Delete
H11: Past Permissions	Sets out criteria regarding planning permission lapses.	Not considered a requirement for the plan, any new applications submitted on a lapsed site will be considered in line with the relevant policies of the CSDP.	Delete
H12: Council Housing	Sets out that the Council will seek to maintain and improve its own housing stock.	The council no longer hold any housing stock, as such policy redundant.	Delete
H13: Private Housing	Sets out that the Council will encourage continued investment in the improvement of the private housing stock.	Policy retained in part as particular areas of the city where environmental improvements are still encouraged.	Retain
H14: Special Needs Housing	Sets out criteria regarding the need for the provision of dwellings which meet the following housing needs; sheltered housing, disabled people, people suffering from mental health problems, adaptable housing, single person and one parent households and the special requirements of ethnic minority communities.	CSDP Policy H1 replaces this policy as it sets out where appropriate and justified development should seek to ensure choice of suitable accommodation for older people and those with special housing needs.	Delete



H15: Special Needs Housing	Sets out encouragement to the development of homes meet appropriate mobility standards.	CSDP Policy H1 sets out the requirements for accessible and adaptable dwellings based on the most up to date evidence.	Delete
H16: Specialist Housing	Sets out criteria on affordable housing, contributions on major housing sites and restructuring schemes (developments of 50 dwellings and more)	CSDP Policy H2 sets out the affordable housing requirements for developments of more than 10 dwellings in line with the most up to date evidence.	Delete
H17: Nursing and Rest Homes	Sets out criteria regarding the development of nursing homes and other residential accommodation for people in need of care.	CSDP Policy H1 replaces this policy as it sets out where appropriate and justified development should seek to ensure choice of suitable accommodation for older people and those with special housing needs.	Delete
H18: Flats and Buildings in Multiple Occupation	Sets out criteria regarding buildings and flats in Multiple Occupation and Self Contained Flat.	CSDP Policy H6 replaces this policy with more appropriate criteria.	Delete
H19: Fairground Travellers	Sets out criteria on proposals to meet the needs of travelling show people.	CSDP Policy H4 replaces this policy, which is based upon current needs and up to date criteria.	Delete
H20: Gypsies	Sets out criteria regarding proposals for the development of gypsy sites.	CSDP Policy H4 replaces this policy with more updated criteria.	Delete
H21: Open Space in Recreation Areas	Sets out requirements on external open space in residential development of more than 40 bed spaces.	CSDP Policy NE4 replaces this policy and sets out the green space requirements for major residential developments.	Delete

H22: Development Within Back Gardens	Sets out that development within the curtilage of an existing house will only be acceptable if it is not detrimental to the general amenity and the established character of the locality.	CSDP Policy H7 replaces this policy and sets out criteria for backland and tandem development.	Delete
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## Shopping

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
S1: Shopping Strategy	Sets out general provision to enhance the role of the City's shopping services.	This policy is replaced by Policies VC1 and VC3 of the CSDP which set out in the retail hierarchy and primary shopping areas.	Delete
S2: Retail Hierarchy	Sets out acceptable uses within the defined existing centres.	This policy is replaced by Policies VC1 and VC3 of the CSDP which sets out the retail hierarchy and primary shopping areas.	Delete
S3: New Provision	Sets out that in addition to the defined centres the Council will support the retention of other existing shopping centres, local groups and small shops providing for everyday needs. The policy also sets out criteria for when conversion in these locations would be acceptable.	This is no longer the approach to out-of-centre development. CSDP Policy VC1 sets out the approach to development within and out-of-centre. Consequently, this policy is no longer required.	Delete
S4: Improvement of Existing Facilities	Sets out criteria relating to the improvement of the existing defined centres.	The defined centres have been replaced in the CSDP by the new hierarchy of centres and this policy is no longer required.	Delete
S6: Comparison Goods	Sets out that a distinction will be made between comparison and convenience good retailing on developments of over 1,000 square metre gross.	CSDP Policy VC2 sets out the thresholds for convenience/comparison retail impact assessments by centre. Consequently, this policy is no longer required.	Delete

S7: Design	Sets out various criteria regarding design standards (of shopping development) and required provisions to ensure high design standards.	Elements of this Policy are covered by BH1, BH3, BH5 and various other design-related policies and it is therefore no longer required.	Delete
S8: Shop Fronts	Sets out criteria regarding shop fronts.	This policy is directly replaced by CSDP Policy BH5 Shop Fronts.	Delete
S9: Adverts	Sets out criteria with regard to advertising applications.	This policy is directly replaced by CSDP Policy BH4 Advertisements.	Delete
S10: Security Shutters	Sets out criteria with regard to security shutters in relation to shop units.	This policy is directly replaced by CSDP Policy BH5 Shop Fronts.	Delete
S11: Non-Retail Uses	Sets out that non-retail uses will be restricted in Parts of the City Centre and at Washington Town Centre (as defined). Outside these areas applications for A2 and A3 use will be considered in their merits (and for A3 subject to the requirements of Policy S12).	This policy is replaced by CSDP Policies VC1 and VC3 which set out the retail hierarchy and Primary Shopping Areas and which uses are acceptable in these locations.	Delete
S12: Hot Food Takeaway	Sets out that planning permission for hot food takeaways, restaurants, other similar uses and amusement centres will normally be granted in existing town and local centres unless they have a detrimental effect.	CSDP Policy VC4 focuses on hot food takeaways and sets out the Council's approach towards hot food takeaways and their detrimental impact on the vitality and viability of centres. Consequently, this policy is no longer required.	Delete
S13: Retailing on Industrial Estates	Sets out that retail development on employment land will only be acceptable if it accords to UDP Policies EC4 and EC5.	The approach to retail uses on employment land is set out in CSDP Policies EG1 and EG2 and this policy is therefore no longer required.	Delete
S14: Retailers from Other Locations	Sets out criteria relating to farm shops.	Provides the criteria for dealing with farm shop proposals. There is no replacement policy in the CSDP and the NPPF advises that support should be given to the development and diversification of agricultural and other land based rural businesses.	Retain

## Community Facilities

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
CF1: Community Facilities	Sets out the general principle that the Council will seek to ensure that land and buildings are made available in order for the Council; other public bodies can carry out their responsibilities.	Policy VC5 of the Core Strategy will replace this policy by safeguarding community facilities and encouraging the shared use of facilities.	Delete
CF2: Surplus Land and Buildings	Sets out criteria regarding surplus community use buildings and land.	Policy VC5 of the Core Strategy will replace this policy by safeguarding community facilities and encouraging the shared use of facilities.	Delete
CF3: Other Public Bodies	Sets out that the Council will allocate sites for use by other public bodies where they have made a commitment to deliver development.	The CSDP does not make specific allocations for community facilities. It is therefore considered necessary to save the policy until consideration is given to whether any sites should be allocated for community use through the emerging Allocations and Designations Plan.	Retain
CF4: Nursery Education	Sets out criteria for where nursery provision will be made; within surplus accommodation at existing schools, new premises on existing school sites and where sufficient land is available.	The policy has not been replaced within the CSDP. Consequently, the policy will be retained.	Retain
CF5: Primary and Secondary Education	Sets out where primary and secondary education needs will be accommodated; primarily on existing sites or those identified in UDP part II.	The CSDP does not make specific allocations for primary and secondary schools. It is therefore considered necessary to save the policy until consideration is given to whether any sites should be allocated for community use through the emerging Allocations and Designations Plan.	Retain

CF6: Further Education	Sets out criteria regarding 16 to 19-year-old education provision; setting the principle that consideration should first be given to use of; surplus premises in the control of either the local education authority, University of Sunderland or other public authorities.	The policy has not been replaced within the CSDP. Consequently, the policy will be retained.	Retain
CF7: Sunderland University	Sets out that the Council will assist the University of Sunderland to secure the implantation and consolidation of its educational activities onto two campuses (identified in Part II).	The policy will be replaced by the CSDP, specifically Policy SP2 which supports the development of higher and further education facilities at the University campuses and Policy H3 which sets out a criteria-based policy for student accommodation.	Retain
CF8: Community Uses	Sets out that the Council will encourage the provision of facilities to enable wider community use of both land and buildings without prejudicing educational interests.	The policy will be replaced by Policy VC5 of the CSDP which supports the shared use of community facilities.	Retain
CF9: Health	Sets out that the Council will support proposals to implement health authorities' strategic plan.	The CSDP does not make specific allocations for health facilities. It is therefore considered necessary to save the policy until consideration is given to whether any sites should be allocated for health facilities through the emerging Allocations and Designations Plan.	Retain
CF10: Access to Facilities	Sets out that the Council will ensure that health and social care buildings, both public and private are located and accessible to all residents of the City.	The CSDP does not make specific allocations for health facilities. It is therefore considered necessary to save the policy until consideration is given to whether any sites should be allocated for health facilities through the emerging Allocations and Designations Plan.	Retain
CF11: Social, Religious and Cultural Buildings	Sets out that the Council will seek to ensure that there is an adequate range and distribution of social, religious and cultural buildings.	The CSDP does not make specific allocations for social, religious and cultural facilities. It is therefore considered necessary to save the policy until consideration is given to whether any sites should be allocated for these facilities through the emerging Allocations and Designations Plan.	Retain

CF12: Social, Religious and Cultural Buildings	Sets out support for; social, religious and cultural facilities which are not currently available, particularly those which promote the prestige and attractiveness of the City to non-residents.	The policy has not been replaced within the CSDP. Consequently, the policy will be retained.	Retain
CF13: Loss of Community Facilities	Sets out the loss of necessary community facilities which will be a material consideration in assessing development proposals.	Policy VC5 of the Core Strategy will replace this policy by safeguarding community facilities.	Delete
CF14: Design	Sets out that all proposals for community facilities will be expected to confirm facilities will be expected to confirm to a high standard of design reflecting their important public role. In addition community facilities should also be well related to public transport, provide adequate servicing facilities and car parking.	The policy will be replaced by the CSDP. Specifically, Policy BH1 requires a good quality of design and Policy ST3 requires development to provide an appropriate level of parking	Delete
CF15: Childcare Facilities	Sets out that large scale developments which attract a significant number of employees or residents will be encouraged to make appropriate provision for childcare facilities.	The policy has not been replaced within the CSDP.	Retain

## Leisure

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
L1: General	Sets out that the Council will seek to; provide a range of high standard recreational, sporting, cultural, community facilities. High standards of open space develop the cities prestige and attractiveness in order to enhance its heritage and tourism potential.	CSDP Policy NE4 provides strategic greenspace policy that replaces parts (i) and (ii) above, but parts (iii-v) are retained and will be reviewed by Allocations DPD.	Retain Part

L2: Indoor Sport	Sets out where there is a deficiency of indoor sports and recreation facilities the Council will seek to improve provision either through new or the dual use of other public buildings.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations DPD.	Retain
L3: Regional Recreational and Cultural Facilities	Sets out that the Council will encourage recreational developments of a regional nature where adequate access to the strategic road network and public transport facilities can be provided.	CSDP Policy NE4 sets out the policy regarding greenspace and recreation, in line with the city's Greenspace Audit and Report. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
L4: Outdoor Sport and Recreation	Sets out that the Council will aim to achieve a long-term standard of 1.6 ha to 1.8 ha per 1,000 population for outdoor sport and recreation for young people and adults.	Approach revised, and the standard updated by CSDP Policy NE4, therefore no need for continuation of the policy.	Delete
L5: Amenity and Open Space	Sets out a range of open space standards for amenity open space.	Approach revised, and the standard updated by CSDP Policy NE4, therefore no need for continuation of the policy.	Delete
L6: Children's Play Space	Sets out a hierarchy of play space provision. Also setting out a standard for play space of 0.6 ha to 0.8 ha per thousand population, reasonably distributed throughout the city.	Approach revised, and the standard updated by CSDP Policy NE4, therefore no need for continuation of the policy.	Delete
L7: Protection of Recreational and Amenity Land	Sets out protection for land allocated for open or outdoor recreation space. Also setting out circumstances where conversion to other uses would be acceptable.	Policy wording to L7 is deleted but most of the designations which link to this policy are retained. 90 sites have been retained and 13 deleted. These will be reviewed as part of the Allocations DPD.	Retain Designations Part
LP8: Allotments	Sets out the principle of encouraging and enhancing the provision of allotments.	CSDP Policy NE4 sets out policy regarding greenspace (including allotments), in line with the city's Greenspace Audit and Report. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete

LP9: Allotments	Sets out the principle that land allocated for allotments should be retained. The policy also sets out where allotments could be converted into another use.	CSDP Policy NE4 sets out the policy regarding greenspace (including allotments), in line with the city's Greenspace Audit and Report. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
L10: Countryside Recreation	Sets out that access to Countryside Recreation will be improved and promoted where compatible with existing land uses.	Policy retained (links to CSDP Policy NE4 and NE8) and will be reviewed by Allocations DPD.	Retain
L11: Golf Courses	Sets out criteria relating to developments involving golf courses.	Policy retained (links to CSDP Policy NE4 and NE8) and will be reviewed by Allocations DPD.	Retain
L12: Coast and Riverside	Sets out that the Council will promote the recreational and tourist potential of the coast and the riverside by improving access and encouraging development which provides for the needs of visitors.	Policy retained (links to CSDP Policy NE2 and NE4) and will be reviewed by Allocations and Designations DPD.	Retain
L13: Coast and Riverside	Sets out criteria on Coast and Riverside facilities.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Designation and Allocations DPD.	Retain

## Environmental Protection

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
EN1: Environmental Protection	Sets out that improvement of the environment will be achieved by seeking to minimise all forms of pollution and encouraging, assisting or carrying out a wide range of environmental works, including the enhancement of vacant sites and buildings and the reclamation of direct land.	The policy has been replaced by CSDP Policies HS1: Quality of Life and Amenity, HS2: Noise-Sensitive Development, HS3: Contaminated Land and HS4: Health and Safety Executive Areas and Hazardous Substances.	Delete



EN2: Energy Production	Sets out that all proposals for development necessary for the production and distribution of energy will be considered relative to their likely impacts on the environment.	The policy provides useful criteria to assess proposals regarding energy production and distribution and will be retained.	Retain
EN3: Renewable Energy	Sets out criteria encouraging renewable energy development.	The policy will be replaced by CSDP Policy WWE1: Decentralised, Renewable and Low Carbon Energy.	Delete
EN4: Renewable Energy	Sets out that where wind turbines have been implanted development which may harm the wind speeds in the vicinity will not normally be permitted.	The policy provides useful criteria to assess proposals which impact on wind turbine insulations and will be retained.	Retain
EN5: Noise and Vibration	Sets out the need for a noise survey for proposals likely to generate noise sufficient to increase significantly the existing ambient sound or vibration levels in residential or noise sensitive areas. The policy also sets out the need to incorporate suitable mitigation measure in the design of the development.	The policy has been replaced by CSDP Policy HS2: Noise Sensitive Development.	Delete
EN6: Noise Sensitive Developments	Sets out criteria relating to noise developments requiring the applicant to carryout assessments relating to noise related development.	The policy has been replaced by CSDP Policy HS2: Noise Sensitive Development.	Delete
EN7: Development Near Railways	Sets out that development within 60 meters of any railway track shall include an assessment of the impact of vibration and shall incorporate any necessary measures identified in the assessment.	Although the principle of providing an assessment within 60 meters from a railway has not been replicated within the CSDP, Policy HS1: Quality of Life and Amenity sets out development must demonstrate that it does not result in unacceptable adverse impacts resulting from vibration. Given this, the policy should therefore be deleted.	Delete
EN8: Hazardous Installations	Sets out that developments within a consultation zone around hazardous installations will not be permitted if in the option of HSE would result in undesirable increase in those at risk.	The CSDP sets out criteria regarding hazardous installations as part of Policy HS4: Health and Safety Executive Areas and Hazardous Substances.	Delete

EN9: Clean Environment	Sets out that where new residential development is close proximity to activates which give rise to air pollution, dust or smell the relation between the proposed and existing use will be a material consideration in the determination of the proposal.	The CSDP sets out criteria regarding air pollution, dust and smell as part of Policies; HS1: Quality of Life and Amenity and HS2: Noise Sensitive Development. The CSDP therefore supersedes this policy.	Delete
EN10: Compatibility of Development	Sets out that all proposals for new development, including change of use will be judged in accordance with the policies and proposals of this plan.	The policy will be maintained until the adoption of the Allocations and Designations DPD. The policy provides useful in the assessment of proposals on non-designated and allocated land and won't be replaced by policies within the CSDP.	Retain
EN11: Flooding	Sets out that in areas subject to flooding new development or the intensification of existing development will not normally be permitted. Where redevelopment is permitted the Council will require appropriate flood protection measures to be incorporated.	The CSDP sets out criteria regarding flooding as part of Policies; WWE2: Flood and Coastal Management and WWE3: Water Management.	Delete
EN12: Impact of Development	Sets out that in assessing proposals, development should not impede materially the flow of flood water and not adversely affect the quality or availability of ground or surface water.	The CSDP sets out criteria regarding the quality and availability of ground water as part of Policy; WWE2: Flood and Coastal Management. In addition, Policies WW4: Water Quality also provides criteria regarding the quality of water through the impact of development. The CSDP therefore supersedes this policy.	Delete
EN13: Coastal Zone	Sets out criteria relating to coastal zone. It sets out where development within the coastal zone would be acceptable.	The CSDP as part of Policy: NE9: Landscape Character sets out criteria relating to the protection and enhancement of the natural landscape (including coast). In addition, Policy NE10: Heritage Coast provides additional criteria on assessment of proposals in relation at the heritage coast. The CSDP therefore supersedes this policy.	Delete
EN14: Ground Conditions	Sets out that where land is believed to be unstable. Contaminated or potentially at risk from migrating landfill gas or mine gas that the Council will require the applicant to carry out adequate investigation to determine the nature of ground conditions.	The CSDP as part of Policy HS3 Contaminated Land sets out policy criteria regarding contamination issues. In addition, the NPPF, at paragraph 121 sets out criteria regarding ground conditions.	Delete

EN15: Reclamation	Sets out that the Council will promote and encourage the reclamation of derelict land for appropriate uses.	The policy will be maintained until the adoption of the Allocations and Designations DPD. The policy provides useful criteria in the assessment of reclamation proposals.	Retain
EN16: After Care Reclamation	Sets out that proposals for development which may rise to dereliction or need for after care, will require conditions or planning obligations to ensure that satisfactory arrangements can be put in place.	The CSDP sets out in various parts of the document the need to secure planning conditions. The CSDP therefore supersedes this policy.	Delete

## Built Environment

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
B1: Built Environment	Sets out that the Council will implement a programme of environmental improvements and that priority will be given to sites which are visually prominent and/or in the greatest environmental degradation.	The policy promotes environmental improvements in visually prominent areas or places of greatest degradation. This is still relevant and aspirational, and there is no direct replacement policy in the CSDP.	Retain
B2: Design and Massing	Sets out that the scale, massing, layout or setting of new developments and extensions to existing buildings should respect and enhance the best qualities of nearby properties and retain acceptable levels of privacy. With large scale schemes creating their own individual character should relate harmoniously to adjoining areas.	CSDP Policy BH1 sets out the aspirations for design quality in new developments and so this policy is no longer required.	Delete
B3: Urban Green Space	Sets out protection of Urban Open Space from development	Green spaces are not designated in the CSDP. This policy has no designations in the UDP. It is a strategic policy for the protection of	Delete

		open space. There are no designations to save as part of this policy, it is therefore recommended for deletion.	
B4: Conservation Areas	Sets out that all development within and adjacent to a conservation area will be required to preserve or enhance the character of the conservation area.	CSDP Policies BH7 and BH8 set out the Council's approach to the sustenance, protection and enhancement of heritage assets and the historic environment. This policy is therefore no longer required. However, the CSDP does not designate conservation areas or heritage assets, so it is proposed the designations of the policy are retained until the Allocations and Designations plan. However, the policy shall be deleted.	Retain Designations
B5: New Conservation Areas	Sets out that the Council will pursue the designation of new conservation areas which are indicated in UDP Part II.	Any allocations for new Conservation Areas will be made in the Allocations and Designations. This policy is therefore no longer required. However, of the areas proposed as new conservation areas, the Cedars is now designated. The designation of the conservation area has been saved as part of SA35.2.	Delete
B6: Preserve and Enhance Conservation Areas	Sets out that the Council will preserve and enhance the appearance of conservation areas. The policy sets out a number of principles regarding how this will be achieved.	CSDP Policies BH7 and BH8 set out the Council's approach to the sustenance, protection and enhancement of heritage assets and the historic environment. This policy is therefore no longer required.	Delete
B7: Demolition of Unlisted Buildings in Conservation Areas	Sets out criteria with regard to proposals regarding the demolition of unlisted buildings in a conservation area.	CSDP Policies BH7 and BH8 set out the Council's approach to the sustenance, protection and enhancement of heritage assets and the historic environment. This policy is therefore no longer required.	Delete
B8: Listed Buildings	Sets out a presumption in favour of retaining of listed buildings. Setting out principles about where full or partial demolition would be considered acceptable.	CSDP Policies BH7 and BH8 set out the Council's approach to the sustenance, protection and enhancement of heritage assets and the historic environment. This policy is therefore no longer required.	Delete

BP10: Development in Listed Buildings Setting of Listed Buildings	Sets out that the Council will seek to ensure that development proposals in the vicinity of listed buildings do not adversely affects their character or setting.	CSDP Policies BH7 and BH8 set out the Council's approach to the sustenance, protection and enhancement of heritage assets and the historic environment. This policy is therefore no longer required.	Delete
BP11: Archeology	Sets out the Requirement for archaeological remains to be physically preserved or recorded.	CSDP Policy BH9 sets out the Council's approach to archaeology and the recording of heritage assets. This policy is therefore no longer required.	Delete
B12: Scheduled Ancient Monuments	Sets out protection of Schedule Ancient Monuments from development that would have an adverse effect on the site or setting.	CSDP Policy BH9 sets out the Council's approach to archaeological remains and the recording of heritage assets. This policy is therefore no longer required. The designations will be retained until the Allocations & Designations Plan as the CSDP does not designate SAMs.	Retain Designations
B13: Sites of Local Archaeological Significance	Sets out the safeguarding of non-designated sites and sets out requirements for considering proposals that may affect them.	CSDP Policy BH9 sets out the Council's approach to archaeological remains and the recording of heritage assets. This policy is therefore no longer required. The designations will be retained until the Allocations & Designations Plan as the CSDP does not designate sites of potential archaeological interest, SAMs, or equivalent non-designated assets.	Retain Designations
B14: Ancient Monuments	Sets out the requirement for archaeological assessments where major development is proposed on undeveloped areas.	CSDP Policy BH9 sets out the Council's approach to archaeological remains and the recording of heritage assets. This policy is therefore no longer required. The designations will be retained until the Allocations & Designations Plan as the CSDP does not designate sites of potential archaeological interest, SAMs, or equivalent non-designated assets.	Retain Designations

B15: Ancient Monuments	Sets out the requirement for archaeological assessment where major development is proposed on undeveloped areas.	CSDP Policy BH9 sets out the Council's approach to archaeological remains and the need for archaeological assessment where major development is proposed on undeveloped areas. This policy is therefore no longer required.	Delete
B16: Ancient Monuments	Sets out the measures and treatments of historic assets during construction.	CSDP Policy BH9 sets out the Council's approach to archaeological remains and the need for archaeological measures and treatment during construction. This policy is therefore no longer required.	Delete
B17: Promotion Measures	Sets out that the Council will encourage the use of various means of promoting important heritage features.	CSDP Policies BH7 and BH8 set out the Council's approach to the sustenance, protection and enhancement of heritage assets and the historic environment. This policy is therefore no longer required.	Delete
B18: Historic Parks and Gardens	Sets out that the character and appearance of Historic Parks and Gardens will be protected from the adverse impact of development.	CSDP Policies BH7 and BH8 set out the Council's approach to the sustenance, protection and enhancement of heritage assets, including historic parks and gardens. This policy is therefore no longer required. However, the CSDP does not designate historic parks and gardens, so it is proposed the designations of the policy are retained until the Allocations and Designations plan.	Delete
B19: User Friendly Environment	Sets out the requirement of design measures to meet the needs of a range of users.	The CSDP provides no direct replacement policy and the policy's aims are still aspirational for the Council, therefore it is proposed to retain this Policy.	Retain
B20: Art	Sets out the encouragement for the integration of art features within developments.	The policy is replaced by CSDP Policy BH3. It is therefore proposed for deletion.	Delete
B21: Adverts	Sets out the applications for advert consent will be determined on the basis of their effect on amenity and public safety. Also sets additional criteria for large and temporary hoardings.	This policy is directly replaced by CSDP Policy BH4 Advertisements.	Delete
B22: Adverts	Sets out that hoardings used to board-up vacant properties will be required to be of a standard suitable to the particular street scene.	This policy is directly replaced by CSDP Policy BH4 Advertisements.	Delete

B23: Street Furniture	Sets out the encouragement of sensitive design of street furniture and signage.	This policy is directly replaced by CSDP Policy BH3 Public Realm.	Delete
B24: Utility Services and Overhead Cables	Sets out that the Council in consultation with utility companies will seek to ensure that development makes appropriate provision for underground and overhead utilities.	This policy is directly replaced by CSDP Policy BH6 Quality Communications.	Delete
B25: Utility Services and Overhead Cables	Sets out the Council will in consultation with utility companies seek to have overhead cables diverted or placed underground where they adversely affect the amenity of conservation and residential areas, sensitive landscapes, or areas of importance for nature conservation.	This policy is directly replaced by CSDP Policy BH6 Quality Communications.	Delete
B26: Telecommunications	Sets out the criteria to determine proposals for new telecommunications proposals.	This policy is directly replaced by CSDP Policy BH6 Quality Communications.	Delete

### Community and Nature Conservation

Policy	Policy Summary	Justification	Status Post Adoption
CN1: Nature Conservation	Sets out the UDPs overarching policy for rural areas and nature conservation.	CSDP Policies NE8, NE2, NE6, NE7 and NE9 set out the policy regarding countryside and nature conservation. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN2: Green Belt Functions	Sets out the purposes of the Green Belt within Sunderland.	CSDP Policy NE6 sets out the policy regarding Green Belt purpose (in conjunction with the NPPF). Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete

CN3: New Development in Green Belt	Sets out the range and type of development that would be considered appropriate within the Green Belt.	CSDP Policy NE6 sets out the policy regarding development in the Green Belt (in conjunction with the NPPF). Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN4: Green Belt Engineering	Sets out that any engineering or other operation works must conform to the purposes of including land within the Green Belt.	CSDP Policy NE6 sets out the policy regarding Green Belt (in conjunction with the NPPF). Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN5: Green Belt Views	Sets out visual amenities of the green belt will not be injured by proposals for development within or conspicuous from the green belt.	CSDP Policies NE6, NE9 and NE11 set out policy regarding the Green Belt landscape (in conjunction with the NPPF). Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN6: Settlement Breaks	Sets out the importance of open breaks and wedges within and between settlements. Seeks to retain the physical separation between settlements.	CSDP Policy NE7 sets out the policy regarding Settlement Breaks. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN7: Urban Fringe	Sets out that the Council will undertake and encourage measures to enhance and protect the landscape and agricultural land on the urban fringe.	CSDP Policy NE8 sets out the policy regarding countryside on the urban fringe. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN8: Rural Economy and Agriculture	Sets out protection against the loss of the most versatile agricultural land (Grades 2 and 3A).	CSDP Policy NE12 sets out policy regarding agricultural land. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN9: New Dwellings in the Countryside.	Sets out that new dwellings will be permitted in rural areas where there is an essential need for agricultural or forestry worker to live at, or very close to their place of employment.	CSDP Policy NE8 sets out the policy regarding new development in the countryside. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN10: Rural Economic Impacts	Sets out that proposals supporting the rural economy must be designed to harmonise with the surrounding landscape and must not harm the landscape.	CSDP Policies NE8, NE9 and NE11 set out policy regarding the rural economy. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete



CN11: Building Conversions in the Countryside	Provides criteria to assess proposals that involve the conversion, adaption and reuse of rural buildings.	CSDP Policies NE6, NE7 and NE8 set out policy regarding buildings conversions in the countryside. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN12: Recreation	Sets out criteria to assess proposals for recreational activities within the countryside.	CSDP Policies NE6, NE7 and NE8 set out policy regarding recreational activities in the countryside. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN13: Views of the City	Sets out that the Council will protect and enhance the important public views of the townscape, landscape and other features of value.	CSDP Policies NE9, NE10 and NE11 set out policy regarding views of the city. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN14: New Development on Main Transport Routes	Sets out the need for landscape mitigation in new development prominent from the main transport routes and must be located and designed to take into account of their important positioning in enhancing the image of the city.	CSDP Policies NE9, NE10 and NE11 set out policy regarding new development and how it might impact on prominent landscapes (which can include main transport routes). Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN15: Woodlands and Forestry	Sets out support for schemes that would support the Great North Forest.	CSDP Policies NE2 and NE3 set out policy regarding woodlands and forestry. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN16: Woodlands, Trees and Hedgerows	Sets out the Council will seek to retain and enhance existing woodlands, tree belts and field hedgerows as well as encourage planting of new tree belts and woodland.	CSDP Policies NE2 and NE3 set out policy regarding the retention and enhancement of woodlands, tree belts and hedgerows. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN17: Tree Preservation Orders	Sets out the circumstances in which the Council will formally protect trees.	CSDP Policies NE2 and NE3 set out policy regarding tree preservation. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete

CN18: Nature Conservation	Provides the overarching policy for nature conservation.	CSDP Policy NE2 sets out overarching policy for nature conservation. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN19: SPAs, SACs and Ramsar Sites	Sets out the criteria by which proposals affecting Special Protection Areas (SPA) Special Areas of Conservation (SACs) and Ramsar Sites will be considered.	CSDP Policy NE2 sets out policy for internationally protected sites. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
CN20: SSSI	Sets out criteria by which proposals adversely affecting a designated or proposed site of Special Scientific Interest (SSI) either directly or indirectly will be determined.	Policy wording to CN20 is deleted but the designations which link to this policy are retained. Policy links to CSDP Policy NE2 and will be reviewed by Allocations DPD as well as being informed by the forthcoming Biodiversity and Geodiversity SPD.	Retain Designations
CN21: Sites of Nature Conservation Importance and Local Nature Reserves.	Sets out the criteria by which proposals affecting Sites of Natural Conservation, Local Nature Reserve or Regionally Important Geological/Geomorphological will be determined.	Policy wording to CN20 is deleted but the designations which link to this policy are retained. Policy links to CSDP Policy NE2 and will be reviewed by Allocations DPD as well as being informed by the forthcoming Biodiversity and Geodiversity SPD.	Retain Designations
CN22: Protected Animal and Plants	Sets out the protection of animals and plants and their habitats given special protection by law.	CSDP Policy NE2 sets out policy for biodiversity. Therefore, no need for continuation of the policy which will be superseded by the CSDP and informed by the forthcoming Biodiversity and Geodiversity SPD.	Delete
CN23: Wildlife Corridors	Sets out the criteria by which proposals affecting this designation will be determined.	Policy wording to CN23 is deleted but the designations which link to this policy are retained. Policy links to CSDP Policy NE2 and will be reviewed by Allocations DPD as well as being informed by the forthcoming Biodiversity and Geodiversity SPD. Designations will be maintained excluding the area which now features as part of the International Advanced Manufacturing Park (IAMP) Area Action Plan (AAP)	Retain Designations

## Minerals and Waste Disposal

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
M1: Non-Energy Minerals	Sets out that proposal for extraction of non-energy minerals will be permitted as allowed by previous permissions and other proposals will be treated on their merits.	The policy will be replaced by Policy SP11 of the CSDP.	Delete
M2: Reserves	Sets out that the Council in partnership with other authorities within the Region will aim to maintain sufficient landbanks for sand and gravel (7 years) and crushed rock (ten years).	The policy will be replaced by Policy SP11 of the CSDP.	Delete
M3: Mineral and Safeguarding	Sets out areas as “Mineral Safeguarding Areas” and the considerations that should be taken into account when assessing other forms of proposals.	The policy will be replaced by Policy M1 of the CSDP.	Delete
M5: Opencast Coal Mining	Sets out that Proposal for open cast coal extraction, stating the marketability of the particular coal on a local, regional or national basis must be established.	The policy will be replaced by Policy M2 of the CSDP.	Delete
M6: Oil and Gas	Sets out the requirements for the exploration and extraction of oil and gas deposits.	There is currently no evidenced demand for oil or gas extraction within the city and no Petroleum Exploration and Development Licenses (PEDLs) have been granted. It is therefore not considered necessary to have a local policy on oil and gas extraction. Any proposals will be determined in accordance with the relevant national policy and guidance.	Delete
M8: General Locational Criteria	Sets out detailed criteria to assess proposals for the extraction of minerals.	The policy will be replaced by Policy SP11 of the CSDP.	Delete

M9: Operational Controls	Sets out that proposals acceptable in principle under Policies M1, M2, M5, M6 and M8 should provide the following controls; provide suitable screening; include controls set out in the policy, ensure that ancillary buildings/plant are screened and provide for the disposal of mineral waste and ensure the restoration of land affected.	The policy will be replaced by Policies SP11 and M4 of the CSDP.	Delete
M10: Piecemeal Working	Sets out that the the piecemeal working of sites which are part of larger extraction of minerals will not normally be permitted.	It is considered that the policies within the CSDP provide sufficient policy coverage for mineral extraction and meet the requirements of the NPPF. It is not considered necessary to include a specific policy on piecemeal working.	Delete
M11: Concurrent Working	Sets out encouragement of the extraction of secondary minerals (where viable) which form part of a larger mineral reserve site.	It is considered that the policies within the CSDP provide sufficient policy coverage for mineral extraction and meet the requirements of the NPPF. It is not considered necessary to include a specific policy on concurrent working.	Delete
M12: Waste Disposal	Sets out broad requirements for dealing with waste proposals concerning dealing with the city's own waste requirements, the methods of disposal and waste reduction.	The policy will be replaced by Policies WWE6 and WWE7 of the CSDP.	Delete
M13: Waste Disposal	Sets out the circumstances in which waste management proposals generated from outside the city will be considered.	The policy will be replaced by Policies WWE6 and WWE7 of the CSDP.	Delete
M14: Criteria for Waste Disposal	Sets out detailed criteria for considering locational and site-specific requirements for considering waste proposals.	The policy will be replaced by Policies WWE6 and WWE7 of the CSDP.	Delete
M15: After Use/restoration	Sets out a requirement for acceptable plans for site management and control during the life of the proposal and agreed restoration plans.	The policy will be replaced by Policies WWE6 and WWE7 of the CSDP. Policy M4 of the CSDP will specifically seek restoration for temporary waste management facilities.	Delete

M16: Landfill Gas	Sets out that landfill sites which have the capacity to produce landfill gas and would require the introduction of a Flare Venting Mechanism, the location of which should be identified on the restoration proposals plan.	It is not considered necessary to retain this policy. Policy WWE6 seeks to manage waste through the waste hierarchy, with proposal for landfill only supported where there are no alternatives.	Delete
M17: Energy Recovery	Sets out the encouragement of energy recovery from waste in the planning of waste disposal or transfer facilities.	The policy will be replaced by Policy WWE10, which specifically deals with proposals for energy from waste facilities.	Delete
M18: Recycling	Sets out requirements for recycling proposals to be determined against the criterion at Policy M14.	The policy will be replaced by Policies WWE6 and WWE7 of the CSDP.	Delete
M19: Civic Amenity Sites	Sets out that the disposal of certain types of waste by private households will be distributed so as to optimize access from all parts of the city suitability located to avoid adverse environmental effects.	The policy will be replaced by Policies WWE6 and WWE7 of the CSDP.	Delete
M20: Sewage Treatment	Sets out appropriate standards for sewage treatment facilities.	The policy will be replaced by Policy WWE5 of the CSDP.	Delete

## Transportation

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
T1: General Policy	Sets out the promotion of sustainable transport with priority given to walking, cycling and public transport.	Priority to cycling, walking, bus, rail and Metro are identified within CSDP Policy SP10. Therefore, this policy is no longer required and is superseded.	Delete
T2: Public Transport	Sets out further promotion on sustainable modes of transport requiring major proposals to be accompanied by transport assessments and non-residential schemes to commit to travel plans.	Requirements for proposals to be accompanied by a transport assessment and/or travel plan are identified in CSDP Policy ST3. Therefore, this policy is no longer required and is superseded.	Delete
T3: Metro Extension	Sets out support for the then extension to the metro between the Heworth Interchange, The City Centre and South Hylton and also the support for other innovative public transport systems which may be proposed to serve the City.	This policy has been delivered and will be superseded by CSDP Policy SP10.	Delete
T4: Buses	Sets out support for the maintenance and improvement of bus network and routes as well as the provision of further services.	Priorities for improvement of the bus network and routes are identified within CSDP Policy SP10 and ST1. Therefore, this policy is no longer required and is superseded.	Delete
T5: Railways	Sets out support for improvements to freight and passenger services including the provision of new stations and associated parking facilities.	Priorities for improvement of the bus network and routes are identified within CSDP Policy SP10 and ST3. Therefore, this policy is no longer required and is superseded.	Delete
T6: Interchanges	Sets out support for the provision of transport interchanges.	This policy has been delivered and will be superseded by CSDP Policy ST1.	Delete
T7: Taxis	Sets out that the Council will seek to provide sufficient taxi stands in appropriate locations.	Policy delivered over the UDP plan period and further need for such a policy will be reviewed through the Allocations and Designations Plan.	Delete

T8: Pedestrians	Sets out high priority for pedestrians and also gives guidance for the provision of pedestrian needs within new developments.	Priorities for pedestrian needs and routes are identified within CSDP Policy SP10 and ST3. Therefore, this policy is no longer required and is superseded.	Delete
T9: Cyclists	Sets out guidance for the provision of cycling needs within new developments.	Priorities for cycling needs are identified within CSDP Policy SP10 and ST3. Therefore, this policy is no longer required and is superseded.	Delete
T10: Paths and Multi-User Routes	Sets out that the Council will protect, seek to upgrade existing routes and identify new ones.	The policy will be retained to protect paths and multi-user routes until they are reviewed in the Allocations and Designations Plan.	Retain
T11: Disabled People	Sets out attention will be given to the needs for person with mobility problems and sensory impairments. There needs will be incorporated into the design of highway schemes and traffic management measures.	The policy will be retained to ensure appropriate design of highways and traffic management measures for people with disabilities and other special needs, until they are reviewed in the Allocations and Designations Plan.	Retain
T12: Strategic Route Network	Sets out encouragement for major traffic and heavy goods vehicles to use strategic routes.	Encouragement for major traffic and heavy goods vehicles to use strategic routes is set out within CSDP Policy ST2 and ST3. Therefore, this policy is no longer required and is superseded.	Delete
T13: Highway Improvements	Sets out criteria to guide highway improvements and new road construction.	The criteria to guide new highway improvements and road construction are set out within CSDP Policy ST2 and ST3. Therefore, this policy is no longer required and is superseded.	Delete
T14: New Development and Transport	Sets out development control requirements for the new development regarding transportation issues.	The development control requirements for new developments are set out within CSDP Policy ST2 and ST3. Therefore, this policy is no longer required and is superseded.	Delete
T15: Protection of New and Existing Road Corridors	Sets out protection of land required for new or improved highways from alternative forms of development.	CSDP Policy SP10 sets out the highways schemes that will be delivered within the plan period of the CSDP. Therefore, this policy is no longer required and is superseded.	Delete

T16: Protection of Existing Rail Corridors	Sets out protection of identified existing and former railways from alternative forms of development where there is the possibility of them being brought back into use.	The policy will be retained to protect existing and former railway from alternative forms of development until they are reviewed in the Allocations and Designations Plan.	Retain
T17: Transport and Environmental Improvements	Sets out a range of traffic related measures that may be applied to secure environmental improvements within areas of the city.	The enhancement and improvement of key routes is set out within CSDP Policy SP10, ST2 and ST3. Therefore, this policy is no longer required and is superseded.	Delete
T18: Highway Improvements	Sets out design related requirements for new highway construction such as street furniture and landscaping.	This policy has been delivered and is no longer required.	Delete
T19: Safety	Sets out a range of measures to be applied to encourage road safety.	The requirements of a range of measures to encourage road safety will be incorporated into a travel plan or travel assessment which is a requirement set out within CSDP Policy ST2. Therefore, this policy is no longer required and is superseded.	Delete
T20: Traffic Management	Sets out a range of traffic management measures that will be applied to different parts of the city according to their key functions e.g. residential areas, commercial and shopping areas.	The requirements of a range of traffic measures will be incorporated into a travel plan or travel assessment which is a requirement set out within CSDP Policy ST2. Therefore, this policy is no longer required and is superseded.	Delete
T21: Parking:	Sets out an overarching framework for parking across the city. Setting out that the provision of parking will take account of; maintaining safe road conditions, reduce travel demand to a sustainable level, ensuring economic viability of existing uses and promote environmentally sensitive modes of transport.	The policy will be retained to provide an overarching framework for parking in the city and will be reviewed in the Allocations and Designations Plan.	Retain
T22: Private Parking	Sets out criteria for assessing private parking requirements for cycling and cars.	The requirements of car and cycle parking will be assessed through a travel plan or assessment, which is a requirement of CSDP Policy ST3. Therefore, this policy is no longer required and is superseded.	Delete



T23: Public Parking	Sets out the broad criterion for the provision of public car parking.	The policy will be retained to provide a framework for public car parking in the city and will be reviewed in the Allocations and Designations Plan.	Retain
T24: Freight Movement	Sets out that the Plan will seek to minimise the effect of freight transport.	The requirements of freight movements will be assessed through a travel plan or assessment, which is a requirement of CSDP Policy ST3. Therefore, this policy is no longer required and is superseded.	Delete
T25: National Communications	Supports transport improvements that assist the operational activities of the Port of Sunderland.	CSDP Policy SP10 sets out the highways schemes that will be delivered within the plan period of the CSDP which will support improvements and links to the highway and rail networks. Therefore, this policy is no longer required and is superseded.	Delete
T26: Transport and the Port	Sets out transport improvements that assist the operational activities of the Port of Sunderland.	CSDP Policy SS5 details the improvements required to assist and support operational activities at the Port of Sunderland. Therefore, this policy is no longer required and is superseded.	Delete

## General – South Sunderland

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
SA1: Existing Employment Areas	Sets out that established industrial, business areas and available sites within them will be retained and improved for uses set out within the policy. Policy Links to EC4.	The policy will be replaced by Policies EG1 and EG2 of the CSDP.	Delete
SA2: The Port	Sets out protection of the operational areas of the Port. Policy Links to EC4.	The policy will be replaced by Policy SS5 of the CSDP.	Delete

SA3: Doxford International	Sets out proposed uses at Doxford International for light industry, research and development, general industry and hotels (19.4 ha) and the remainder for light industry (B1, B2 and B8).	The policy will be replaced by Policy EG1 of the CSDP which allocates Doxford International as a Primary Employment Area. Policy EG5 supports office development on the site.	Delete
SA4: New Employment Sites	Sets out allocations for new employment sites at; Former Freight Sidings (4.0 ha gross), South Ryhope (20.3 ha gross), Doxford International – Southern Extension) (7.3 ha gross) and Doxford International - North-Eastern Extension (0.4 ha gross).	Employment sites are allocated in the CSDP at Policies EG1 (Primary Employment Areas) and EG2 (Key Employment Areas). The Former Fright Sidings, forms part of the CSDP Policy SS5: The Port of Sunderland; South Ryhope, forms part of SS6 and Doxford International forms part of allocation PEA11 (set out in CSDP EG1 AND EG5).	Delete
SA5: Existing Mixed-Use Sites	Sets out the following sites to be retained and improved for a mixture of commercial and industrial. The sites are the following; Milfield (3.6 ha net), Land North and South of Low Street (1.7 ha net), Salterfen (8.0 ha net).	Sites set out as part of this policy and the associated allocations are predominantly built out and consequently can be deleted.	Delete
SA6: New Mixed-Use Sites	Sets out the following allocations for commercial or industrial uses; North of North Moore Lane (4.0 ha), West of Silksworth Way (2.3 ha).	Sites set out have not yet been built out and the policy provides useful criteria to assess proposals. Therefore, the policy should be maintained until the adoption of the Allocations and Designations DPD.	Retain
SA7: Tourism Facilities	Sets out support for the provision and improvement of visitor facilities to support tourist sites within the sub-area.	These tourism and visitor facilities are still in operation and their improvement and enhancement is still desirable. It is proposed to retain this policy as well as designations.	Retain
SA9: Land for Housing	Sets out allocation for residential development (of ten units or more) on the following locations; Cambria Street (2 ha) (60 units), Sunnyside (0.50 ha) (12 units), North of St Luke's Road/Quarry View School (7.70 ha) (230 units), Grindon Hall (1.17 ha) (40 units), South of High Grindon House (0.70 ha) (40 units), Havelock Hospital (7.55 ha) (230 units), Ashbrooke Sports Ground (0.53) (56 units), Railway Sidings East End (4.00 ha) (250 units), Mariville, Ryhope (0.57 ha) (18 units), Featherbed Lane, Ryhope (0.86 ha) (20 units), Viewforth Road (2.40 ha) (55 units), Wellfield Farm (5.77 ha)	Retain in part as a number of sites have not been implemented.	Retain Part

	(130 units), Ryhope General Hospital (3.33 ha) (80 units), Cherry Knowle – North (6.25 ha) (140 units), Cherry Knowle - West (13.25 ha) (230 units), Rushford, Ryhope (11.02 ha) (330 ha), Turnstall Terrace (2.13 ha) (60 units), East of Silksworth Lane (1.36 ha) (30 units), Chapelgarth, Doxford Park (34.51 ha) (860 units) and Clinton Place, Doxford Park (3.50 ha) (100 units).		
SA10: Sites in Inner Area	Sets out the Council will seek to maximise benefits, in the form of additional open space community facilities from sites to be developed and redevelopment at; Millfield/Pallion, High Barnes, Ashbrooke and Hendon.	Policy to be retained as on-going requirements for additional open space and community facilities.	Retain
SA11: Council Housing	Sets out the Council will seek to carry out context for maintaining and improving the stock of social housing across 8 identified sites.	The City Council do not own any housing stock, as such policy no longer relevant.	Delete
SA12: Private Housing	Sets out that the Council will encourage the improvement and upgrading of the private housing stock across three locations.	Policy to be retained as on-going requirements for improving the environment.	Retain
SA13: East End	Sets out that the Council will seek improvement to the residential environment of the East End.	The re-development of the Garths associated with Home Housing has been undertaken. Policy no longer relevant.	Delete
SA14: Shopping Centres	Sets out that; Chester Road and Doxford Park centres will be retained and improved.	Doxford Park and Chester Road have been defined as district centres as part of the emerging CSDP at Policy VC1: Main Town Centre Uses and Retail Hierarchy. Consequently, the policy is no longer needed.	Delete
SA16: Education	Sets out the allocation of five locations for educational purposes. Those are; Pennywell – Land Within Comprehensive School Campus (7.6 ha), Ford Estate – Hylton Road Playing Fields (3.4 ha), Grangetown Spelterworks Road (2.0 ha), Ryhope – The Former Ryhope School, (5.4 ha) and Doxford Park – Chapelgarth (2.0 ha).	Policy to be retained as not all allocations have been implemented.	Retain

SA17: Thornhill Urban Nature Reserve	Sets out support for The Thornhill Urban Nature Reserve.	This project was largely implemented in the 1990's. Urban Nature Reserves have no specific site designation in Sunderland and the need for specific policy support no longer applies. Nature conservation interest will be considered by other policy relating to wildlife corridors and to protected species and habitat.	Delete
SA18: Royal Hospital	Sets out support for the expansion of Sunderland Royal Hospital in principle subject to the design and impact surrounding land uses.	The CSDP does not include any replacement policies. The Council will continue to support the further redevelopment of the Royal Hospital, so the policy will continue to be saved, until further consideration is given to whether any replacement policies are required in the emerging Allocations and Designations Plan.	Retain
SA19: Cherry Knowle Hospital	Sets out allocation for health facilities at; Ryhope General Hospital (2.7 ha) and Cherry Knowle Hospital (South) for a 200 Bed Psychiatric Rehabilitation Hospital (8.6 ha).	The development has been completed and therefore this policy is no longer required.	Delete
SA20: Community Facilities	Sets out allocation for land at community facilities at three sites. Those are; Fordfields Road (0.9 ha), Cherry Knowle (0.5 ha) and Chapplegarth (0.5 ha).	The Cherry Knowle and Chapelgarth sites are to be delivered as part of the South Sunderland Growth Area and are therefore replaced by Policy SS6 of the CSDP. The site at Fordfield Road remains available, so this part of the policy will be retained until review as part of the preparation of the Allocations and Designations Plan.	Retain Part
SA21: Silksworth Branch Library	Sets out an allocation for Silksworth Branch Library for its future extension.	The library is no longer operation and therefore this policy is no longer required.	Delete
SA22: Cemeteries	Sets out expansion opportunities for the expansion of two existing cemeteries.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations DPD and future reviews of the city's Greenspace Audit and Report. Also, designations have been saved.	Retain

SA23: Regional Recreational and Cultural Facilities	Sets out three sites that may be promoted as regional recreational and cultural facilities. The final limb of the policy refers to measures including new buildings.	Policy partly retained and will be reviewed by Allocations DPD. Ryhope Golf Course was created and then closed (SA23.2) and is no longer supported. The swimming pool at Silksworth has also been created and is therefore deleted from the policy.	Retain Part
SA24: Sport and Recreation	Sets out the allocation for five sites for the provision of outdoor sport and recreation.	Policy partly retained and will be reviewed by Allocations DPD. SA24.1 is no longer supported for this purpose, SA24.2 has been developed for housing and SA24.3 has been developed as a school.	Retain Part
SA25: Sport and Recreation	Sets out two sites as open space associated with the Grove site.	Pallion Crane building site closed in the 1990's and the policy requirements are no longer applicable or in existence.	Delete
SA26: Sport and Recreation	Sets out proposals to allocate the Town Moor and land on the former railway sidings for a sports complex and amenity open space.	Policy partly retained and will be reviewed by Allocations DPD. Reference to the railway sidings is deleted as this is retained employment/Port of Sunderland use.	Retain Part
SA27: Amenity Open Space	Sets out improvements to the quality of existing open space at fourteen locations.	Policy partly retained and will be reviewed by Allocations DPD. The following is deleted: SA27.3 - the pocket park was implemented; SA27.4 - the railway alignment was retained and therefore the site did not become available; SA27.14 – the site is now actively marketed for housing.	Retain Part
SA28: Tunstall Hills	Sets out support for the retention of Tunstall Hills for public recreational improvements subject to any adverse impacts on its nature conservation designation.	Policy retained (links to CSDP Policies NE2 and NE4) and will be reviewed by Allocations DPD and future reviews of the city's Greenspace Audit and Report.	Retain
SA29: Urban Country Park	Sets out supports for the development of an urban country park between Farringdon South and Gilley Law.	Policy retained (links to CSDP Policies NE2 and NE4) and will be reviewed by Allocations DPD and future reviews of the city's Greenspace Audit and Report.	Retain

SA30: Children's Playspace	Sets out supports for the provision of children's play space at 22 locations.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations and Designations DPD and future reviews of the city's Greenspace Audit and Report.	Retain
SA31: Allotments and Leisure Gardens	Sets out support for the creation of two new allotments and the enhancement of 8 further sites.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations and Designations DPD and future reviews of the city's Greenspace Audit and Report.	Retain
SA32: Access to Riverside	Sets out support for access and the recreational use of the riverside.	Policy retained (links to CSDP Policy NE4) and will be reviewed by the Allocations and Designations DPD and future reviews of the city's Greenspace Audit and Report.	Retain
SA33: Coastal Zone	Sets out support for development along the coastal zone which are conducive to the Port operations and the environment of Hendon Cliffs.	Policy regarding what was defined as the 'Coastal Zone' has been transferred into the CSDP as part of Policies, NE10: Heritage Coast, SS5: Port of Sunderland and VC6: Culture, Leisure and Sport. Consequently, the policy no longer needed.	Delete
SA34: Improvements in Transport Corridors	Sets out support for environmental improvements along four main transport corridors.	The enhancement and improvement of key routes is set out within CSDP Policy ST2 and ST3. Therefore, this policy is no longer required and is superseded.	Delete
SA35: New Conservation Areas	Sets out the following areas will be appraised for designation as conservation areas; High Barnes (Chester Road), The Cedars (Ryhope Road) and Burdon Village.	The designation of The Cedars through this policy is proposed to be retained as it is now a designated Conservation Area. Allocations for new Conservation Areas will be made in the Allocations & Designations Plan.	Retain
SA36: Historic Park	Sets out that Doxford Park is identified as an Historic Park which its protected from adverse impact by development.	This policy will be retained until new allocations are made in the Allocation & Designations Plan.	Retain

SA37: Green Belt	Sets out that the green belt will be maintained in the following areas; along the River Wear between South Hylton and Claxheugh Rock, East of A19 between Hastings Hill and Durham Road (A690) and South of Burdon Lane between the A19 and the railway line to the South of Ryhope.	CSDP Policy NE6 (and Policies Map) sets out the policy regarding Green Belt. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
SA38: Views	Sets out protect six important views of the city.	Policy retained (links to CSDP Policies EN9, EN10 and EN11) and will be reviewed by Allocations and Designations DPD and future reviews of the city's Landscape Character Assessment.	Retain
SA39: Trees and Woodlands	Sets out the need to encourage a programme of tree and woodland planting across seven locations.	CSDP Policies NE2 and NE3 set out policy regarding the retention and enhancement of woodlands, tree belts and hedgerows. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
SA40: Tunstall Hills LNR	Sets out that a local nature reserve is proposed for designation at the Tunstall Hill and Ryhope Cutting SSSI and the adjacent areas.	The Local Nature Reserve has been implemented, therefore no need for continuation of the policy.	Delete
SA42: Metro Extension	Sets out that supports for the extension of the Metro into the City and the potential to create an additional station at Claxheugh.	The Metro extension has been delivered in the UDP plan period. In addition, there is sufficient policy basis within the CSDP to develop this station if required. Therefore, this policy is no longer needed.	Delete
SA43: Railways	Sets out support for the creation of two new railway stations.	The railway stations were not delivered in the UDP plan period. Retain and review as part of the Allocations and Designations Plan.	Delete
SA45: South Dock Railway	Sets out encouragement from the realignment of the rail line serving the South Dock.	The realignment was completed in the UDP plan period. Therefore, there is no need to retain this policy.	Delete
SA46: Bus Facilities	Sets out supports measures to improve bus travel along four main corridors.	Measures to improve key routes are set out within CSDP Policy ST2 and ST3. Therefore, this policy is no longer required and is superseded.	Delete

SA47: Cyclists	Sets out support for establishing new cycle routes and multi-user routes along five corridors.	One of the five cycle/multi-user routes has been delivered during the UDP plan period. However, four remain outstanding. Therefore, the policy will be part retained and reviewed as part of the A&D Plan.	Delete
SA48: Multi-User Routes	Sets out support for establishing new multi-user routes along eleven corridors.	A number of multi-user routes have been delivered and a number remain outstanding. Therefore, the policy will be part retained and reviewed as part of the A&D Plan.	Retain
SA49: Strategic Footpaths	Sets out support for establishing new or enhanced strategic footpaths along six corridors.	With the exception of one strategic footpath, all routes have been delivered within the plan period of the UDP. Therefore, the policy will be part retained and routes reviewed as part of the A&D Plan.	Retain Part
SA50: Road Proposals	Sets out support for five identified road improvement schemes.	All schemes within the policy have been delivered. Therefore, the policy is no longer required.	Delete
SA51: Junction Improvement	Sets out safeguarding of two corridors for future road construction.	All junction improvements identified within the policy have been delivered. Therefore, the policy is no longer required.	Delete
SA52: Safeguarding Road Routes	Sets out safeguard of two corridors for future road construction.	The Doxford Ryhope Link Road is identified within CSDP Policy SP10 as a scheme for delivery within the plan period of the CSDP. Farringdon Bypass is no longer a priority scheme for the Council, therefore, the policy is superseded in part and no longer required.	Delete
SA53: Parking Around Royal Hospital	Sets out endorsement for traffic management measures for on-street parking around Sunderland Royal Hospital.	Traffic management measures are in place around Sunderland Royal Hospital. CSDP Policy ST3 makes provision for the submission of Travel Plans/Assessments that will ensure that no detrimental impacts to the existing highway are incurred. Therefore, the policy is superseded and is no longer required.	Delete
SA54: Sites for Development	Sets out locations within the city centre for a range of retail and commercial developments.	Most sites have been built out with others deleted through UDP Alteration Number 2. It is considered one site should be saved where development activity has not taken place, at SA54 (9) Hope	Retain Part



		Street. The saved and deleted text is set out in part four of this report.	
SA57: Industry & Warehousing	Sets out that developments of an industrial nature will be permitted only as allowed by proposals SA58, SA59 or where there are extensions within the curtilage of such uses, minor new developments and minor changes of use.	The CSDP sets out policy criteria on employment use development (including Industry and Warehousing) as part of Policies; EG1: Primary Employment Areas, EG2: Key Employment Areas, EG3: Other Employment Sites and EG4: New Employment Sites. Consequently, the CSDP supersedes this policy.	Delete
SA60: Offices	Sets out new buildings, extensions and conversion for financial and professional service use will normally be permitted.	The CSDP sets out policy criteria on office development set out as part of EG5: Offices. Consequently, the CSDP supersedes this policy.	Delete
SA61: Main Office Area	Sets out that in the areas between John Street and Norfolk Street the plan seeks to maintain both the predominant use of property for service A2 purposes and B1 uses which emphasis the areas role as primary source of small and medium offices in the city centre.	The CSDP sets out policy criteria on office development set out as part of EG5: Offices. Consequently, the CSDP supersedes this policy.	Delete
SA62: Office Properties	Sets out the principle to maintain office uses within specific parts of the city.	The policy has been superseded by the CSDP at Policy EG5: Offices which sets out criteria on office development and use.	Delete
SA63: Upper Floor Conversions	Sets out encouragement of the re-use of vacant upper floor premises for offices, housing and commercial purposes.	The policy has been superseded by the CSDP at Policy EG5: Offices which sets out criteria on office development and use.	Delete
SA64: Office Development	Sets out the requirements for proposals for financial and professional uses with the defined City Centre Office Boundary.	The policy has been superseded by the CSDP at Policy EG5: Offices which sets out criteria on office development and use.	Delete
SA65: Tourism	Sets out support for the provision and improvement of visitor facilities to support tourist sites within the sub-area.	Two of the five identified tourist and visitor facilities are no longer in operation. The improvement of the remaining facilities is desirable and therefore this policy is proposed to be retained in part.	Retain Part

SA66: Housing City Centre	Sets out encouragement for new housing to meet needs of small households, young people, elderly and disabled.	The policy has been superseded by Policy H1 of the CSDP in relation to housing mix.	Delete
SA67: Housing on Upper Floors	Sets out when housing over shopping/commercial uses would be acceptable.	The policy has been superseded by Policy H1 of the CSDP in relation to housing mix.	Delete
SA68: Older Housing Improvement	Sets out Identification of residential areas where a range of environmental improvements would be undertaken.	The policy provides useful criteria on opportunities to improve upon the environment in areas specified in policy. Consequently, the policy should be retained.	Retain
SA69: Principal Shopping Area	Sets out that shopping development within the principal area will normally be permitted with the exception of “bulky goods” outlets major retail developments will be encouraged.	The CSDP designates new primary shopping areas and frontages and therefore the area this policy relates to is no longer applicable. Additionally, CSDP Policies VC1 and VC3 sets out the approach to the retail hierarchy and what uses are applicable within and outside of designated centres and primary shopping areas.	Delete
SA70: Bulky Goods	Sets out criteria of bulky goods developments outside of SA69: Principle Shopping Areas.	The CSDP designates new primary shopping areas and frontages and therefore the area this policy relates to is no longer applicable. Additionally, CSDP Policies VC1 and VC3 sets out the approach to the retail hierarchy and what uses are applicable within and outside of designated centres and primary shopping areas.	Delete
SA71: Non-Retail Uses	Sets out criteria for considering non-retailing uses within the primary shopping areas of the city centre.	Retail designations and the approach toward non-retail uses within Centres and Primary Shopping Areas and Frontages are set out in CSDP Policies VC1 and VC3. This policy is therefore considered redundant and proposed for deletion.	Delete
SA74: Leisure & Recreation	Sets out support for the development of cultural, leisure and recreational facilities will normally be permitted within the areas indicated on the proposals map.	The Council’s approach towards Main Town Centre is set out in CSDP Policies VC1 and VC3. This policy is therefore considered redundant and proposed for deletion.	Delete

SA75: Leisure and Recreation	Sets out support for the retention and enhancement of 3 areas of open space, those be; Festival Park, Mowbray Park and Ayres Quay.	Parks and public open spaces have not been designated in the CSDP; therefore, this policy is proposed to be retained until the Allocation & Designations Plan.	Retain
SA76: Allotments	Sets out that the Council will seek to ensure that the existing allotments at Lambton Staithes are retained.	Allotments no longer exist and therefore policy is no longer relevant.	Delete
SA77: Wear Dockyard	Sets out that the western part of the Wear Dockyard, at Panns Bank will be reserved for uses associated with Commercial and Recreational moorings.	This site-specific policy will provide protection to the Wear Dockyard as it is not allocated in the CSDP. It is proposed to be retained until the Allocations & Designations Plan.	Retain
SA78: Environment	Sets out the importance of high quality design within the city centre.	The shopping and office areas have been replaced by new designations in the CSDP and the Council's approach to design quality is set out in Policy BH1.	Delete
SA79: Environment: Floorscape	Sets out major new commercial and retail proposals within the city centre to provide appropriate landscaped and townscape features.	The shopping and office areas have been replaced by new designations in the CSDP and the Council's approach to design quality is set out in Policy BH1.	Delete
SA80: Environment: Amenity Open Space	Sets out the promotion of new and enhanced amenity space along pedestrian routes.	This policy is no longer required as it is superseded by CSDP Policies SP10 and ST1 which seek to improve pedestrian and cyclist access and legibility within the Urban Core. Therefore, the policy is no longer required.	Delete
SA81: Environment: Street Furniture	Sets out improvements to street furniture and signage within the city centre.	The policy is proposed for deletion as CSDP Policies SP2 and BH3 set out the same strategic aims.	Delete
SA82: Environment: Weather Protection	Sets out installation of weather protection measures within the primary shopping area.	The CSDP defines new Centre boundaries and Primary Shopping Areas. New heritage policies set out the Council's approach to the protection and enhancement of the historic environment and heritage assets. This policy is therefore proposed for deletion.	Delete

SA83: Environment: Older Properties	Sets out promotion of the enhancements and improvements to the appearance of older properties.	The designations of this policy are no longer applicable as Centre boundaries and Primary Shopping Areas are been allocated in the CSDP. The aims of this policy are now covered by CSDP Policies BH7, BH8 and BH9. This policy is therefore proposed for deletion.	Delete
SA84: Street Improvement	Sets out promotion of a range of environmental improvements to the 11 locations within the sub-area.	The improvement of the identified streets is still desirable; therefore, this policy and its designations are proposed to be retained until the Allocations & Designations Plan.	Retain
SA85: Shop Notices	Sets out guidance for advertisements within those parts of the city centre designated within Conservation Areas.	The designation of Conservation Areas is covered by other policies and the CSDP contains replacement policies designating Centres and Shopping Areas. This policy is therefore proposed for deletion.	Delete
SA86: Vacant sites	Sets out support for interim/temporary measures to minimise the visual impact of vacant or derelict sites.	There is no direct replacement policy in the CSDP. The aims of this policy are still desirable. It is therefore proposed to retain this policy until the Allocations & Designations Plan.	Retain
SA88: Safeguarding Hendon – Pallion Railway Corridor	Sets out protection of the former rail corridor from alternative forms of development where for future use as a transport corridor.	This policy is no longer required as part of the railway line has been reclaimed as a cycleway.	Delete
SA89: City Centre Bus Corridor	Sets out the need to maintain bus corridors within identified locations.	The policy will be retained to protect identified bus routes until they are reviewed in the A&D Plan.	Retain
SA90: City Centre Bus Corridors	Sets out the need to maintain bus only links in five locations.	The policy will be retained to protect bus only links until they are reviewed in the A&D Plan.	Retain

SA92: Pedestrian Improvements	Sets out support for the enhancement of the pedestrian network in the city centre along eleven routes.	All pedestrian schemes have been delivered with the exception of two. Therefore, the policy will be retained in part until the pedestrian network is reviewed as part of the A&D Plan.	Retain Part
SA93: Footpaths/Multi-user Routes	Sets out support for the enhancement of existing footpaths and multi-user routes along 5 routes.	The policy will be retained in part to protect the paths and multi-user routes that were not delivered within the UDP plan period. Outstanding routes will be retained until they are reviewed in the A&D Plan.	Retain Part
SA94: Cyclists	Sets out supports for the enhanced cycle routes at two locations.	The policy will be retained in part to protect a cycle route that was not delivered in the plan period of the UDP. Cycle routes will be reviewed in the A&D Plan.	Retain Part
SA95: Road Proposals	Sets out support for the maintenance of a ring route along with improvements along two routes.	This policy is no longer required as it is superseded by CSDP policies ST2 and ST3 which seek to ensure safe and efficient movement of traffic on the local road network. Therefore, the policy is no longer required.	Delete
SA96: Saturday Car Parking	Sets out requirement of sufficient parking is maintained within the city centre for Saturdays.	This policy will be retained and reviewed as part of the Allocation and Designations Plan (DPD).	Retain
SA98: Retaining Car Parks	Sets out ten locations that will be retained for car parking. These sites are; the Civic Centre, Park Lane, Tavistock Place, Central Area, Above Central Bus Station, St Mary's Way, West Wear Street, Nile Street, Gorse Road, Tatham Street and Boughton Street.	The policy will be retained in part to protect existing car parking sites. Parking sites will be reviewed in the Allocation and Designations Plan (DPD).	Retain Part
SA99: On-street Car Parking	Sets out guidance for on-street car parking.	The policy will be retained to establish guidance for on-street parking. On street parking will be reviewed in the Allocation and Designations Plan (DPD).	Retain
SA100: Dual Use Car Parking	Sets out encouragement for the dual use of car parks for operational and public car parking.	The policy will be retained to encourage the dual use of car parks for operational public parking. Dual use car parks will be reviewed in the Allocation and Designations Plan (DPD).	Retain

## General – North Sunderland

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
NA1: Existing Employment Sites	Sets out alongside Policy EC4, provision for a range of primary uses that would be permissible on four listed sites; Castletown/Ferryboat Lane, North Hylton Road, Low Southwick/Thirlwell Bank, Sheepfolds/Black Road and Bonnesfield.	The CSDP once adopted will provide up to date employment land Policies at; EG1, EG2, EG3 and EG4. In addition, Castletown/Ferryboat Lane has been transferred into PEA1, North Hylton Road has been transferred into KEA8, Low Southwick/Thirlwell Bank has been transferred into KEA7. In addition, Sheepfolds/Black Road as well as Bonnesfield now forms part of the Urban Core (set out in CSDP Policy SP2). Consequently, the policy will be replaced by the CSDP.	Delete
NA2: New Employment Sites	Sets out alongside Policy EC3, provision for a range of primary uses that would be permissible on two sites (Hylton Riverside and Former Southwick Shipyard).	The CSDP once adopted will provide up to date employment land Policies at; EG1, EG2, EG3 and EG4. In addition, Hylton Riverside and the Former Southwick Shipyard have been transferred into the CSDP at allocation PEA12.	Delete
NA4: Mixed Use Sites	Sets out four existing sites setting out the range of uses that would be considered acceptable on each (Hylton Grange, Camden Street, East Castletown and Portobello Lane/Newcastle Road).	The CSDP once adopted will provide up to date employment land Policies at; EG1, EG2, EG3 and EG4. Also, Hylton Grange has been largely built out; Camden Street forms part of KEA7. In addition, East Castletown and Portobello Lane/Newcastle Road has been largely built out.	Delete
NA5: Tourism	Sets out support for the provision and improvement of visitor facilities to support tourist sites within the sub-area.	It is still desirable to improve these visitor facilities; therefore, this policy is proposed to be retained.	Retain
NA6: Seafront	Sets out Encourages improvements in commercial and social terms for the Seafront.	It is still desirable to improve this coastal area; therefore, this policy is proposed to be retained.	Retain

NA7: Land for Housing	Sets out a range of sites allocated for housing.	Retain policy as not all allocations have been implemented.	Retain Part
NA8: Land for Housing North	Sets out three locations where additional open space and community facilities would be supported through redevelopment. Those locations are the following; Southwick/Monkwearmouth, Roker/Fullwell and Fullwell.	Retain policy as can still be taken on board when proposals come forward and improvements still required.	Retain
NA9: Council Housing North	Sets out encouragement of the improvement and upgrading of the then Council housing stock across seven locations.	The City Council do not own any housing stock, as such policy no longer relevant. In addition, Gentoo who took ownership of the Council's housing stock have implemented the majority of the schemes within the policy.	Delete
NA10: Private Housing North	Sets out the improvement and upgrading of the private housing stock across 8 locations.	Policy to be retained as on-going requirements for improving the environment.	Retain
NA11: Shopping Centres	Sets out the support for two existing shopping centres and links to Policy S2 regarding the range of uses that would be considered appropriate.	This policy is replaced by CSDP Policies VC1 and VC3 which set out the hierarchy of retail centres and which uses are acceptable in these locations.	Delete
NA12: New Shopping Sites	Sets out that a site at Hylton Lane/Washington Road is allocated for convenience retailing in association with community/leisure facilities to serve the everyday needs of the adjacent estates.	This policy is no longer needed as the site has now been built out for alternative uses.	Delete
NA13: Fulwell Infant School	Sets out a site for a replacement school and community centre.	Retain policy as allocation not yet implemented.	Retain
NA14: Redcar Road Campus	Sets out Identifies that the site will be further development for college related uses.	Site is currently set out in the SHLAA (site 563) as part of the schedule of deliverable and developable sites. Consequently, the policy is no longer required and should be deleted.	Delete

NA16: Community Centre	Sets out the allocation of the former infant school for a replacement community centre.	A new school has been built on this site; this policy is therefore redundant and proposed for deletion.	Delete
NA17: Swan Street College	Sets out that the Swan Street College site will be developed for a primary school and community facilities.	Retain policy as not yet implemented.	Retain
NA18: Fulwell Junior School	Sets out that the Fulwell Junior School will be developed for community facilities.	Retain policy as not yet implemented.	Retain
NA19: Other Community Facilities	Sets out 1.4 ha of land allocated between Wiltshire Road and Southwick Cemetery to provide an extension to the cemetery.	This land is still available, and this has not come forward, the policy is therefore proposed to be retained until the Allocations & Designations Plan.	Retain
NA20: Regional Recreational Facilities	Sets out that Fulwell Quarries will be further developed for a regional recreational facility including playfields, parkland and informal recreation and golf course.	Policy partly retained and will be reviewed by Allocation and Designations DPD. The proposal for a Golf Course and Clubhouse is no longer supported and is therefore deleted from the policy.	Retain Part
NA21: Sport and Recreation	Sets out that 55 ha will be maintained at Downhill for outdoor sports facilities.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations and Designations DPD and future reviews of the city's Greenspace Audit and Report.	Retain
NA22: Amenity Open Space	Sets out proposes for the improvements to the quality of existing open space at 6 locations.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations and Designations (DPD) and future reviews of the city's Greenspace Audit and Report.	Retain
NA23: Children's Playspace	Supports the provision of children's play space at 9 locations.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations and Designations (DPD) and future reviews of the city's Greenspace Audit and Report.	Retain
NA24: Allotments and Leisure	Sets out support for the upgrading of 6 existing allotments.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations and Designations (DPD) and future reviews of the city's Greenspace Audit and Report.	Retain



NA25: Riverside	Sets out supports access and the recreational use of the riverside.	Policy deleted as it has been implemented and forms C2C cycleway: NA25.1 new access provided during construction of Hylton Riverside development; NA25.2 new promenade created; NA25.3 new access and promenade created.	Delete
NA26: Coastal and Sea Front Zone	Sets out support for the seafront and coastal zone for indoor and outdoor facilities related to the tourism and leisure.	Policy regarding the coast is now set out in the CSDP as part of Policies, NE10: Heritage Coast, SS5: Port of Sunderland and VC6: Culture, Leisure and Sport.	Delete
NA27: Improvement in Transport Corridors	Sets out support for environmental improvements along four main transport corridors. These are located at Northern Way, North Hylton Road/Washington Road, Hylton Lane and Thompson Road.	The CSDP sets out a range of policies regarding the improvement of transport infrastructure. Consequently, the policy should be deleted.	Delete
NA28: Historic Park	Sets out supports for the designation of Roker Recreation Park as an Historic Park and Garden and provides guidance to conserve and enhance its character and appearance.	The protection and designation of Roker Park as an Historic Park and Garden is still desirable and therefore it is proposed that this policy is retained.	Retain
NA29: Green Belt	Sets out the extent of the Green Belt in 2 main locations. These locations are; 1. Along the northern edge of the built-up area from the Western Edge of Monkwearmouth School to Town End Farm, 2, Between the A19 (T) and the Eastern End of the River Wear bank site of special scientific interest on the north bank of the river.	CSDP Policy NE6 (and Policies Map) sets out the policy regarding Green Belt. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
NA30: Views	Sets out protection for 5 important views of the city.	Policy retained (links to CSDP Policies EN9, EN10 and EN11) and will be reviewed by Allocations DPD and future reviews of the city's Landscape Character Assessment.	Retain
NA31: Tree Planting	Sets out the Council will deliver a programme of tree and woodland planting across 4 locations.	CSDP Policies NE2 and NE3 set out policy regarding the retention and enhancement of woodlands, tree belts and hedgerows. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete

NA32: Local Nature Reserves	Sets out the designation of two Local Nature Reserves at Fullwell Quarries and Baron's Quay/Timber Beach.	Policy partly retained and will be reviewed by Allocations DPD. Fulwell Quarries has been designated as a Local Nature Reserve (NA32.1) and is therefore deleted from the policy.	Retain Part
NA34: Park and Ride	Sets out an allocation at Fullwell Quarries for park and ride to serve events at the seafront.	The allocation for park and ride will be saved and reviewed in full as part of the A&D Plan.	Retain
NA35: Multi-User Routes	Sets out support for establishing new multi-user routes along 3 corridors.	The policy will be retained in part to protect multi-user routes that were not delivered within the UDP plan period. Outstanding routes will be retained until they are reviewed in the A&D Plan.	Retain Part
NA36: Strategic Footpaths	Sets out support for establishing new or enhanced strategic footpath from Fullwell Quarries to the south of Harbour View.	The footpath link is no longer a priority for the Council. Therefore, the policy will be deleted, but routes reviewed as part of the A&D Plan.	Delete
NA37: Access Across Wessington Way	Sets out support for the installation of pedestrian bridges across Wessington Way.	Pedestrian bridges have been delivered within the plan period of the UDP. Therefore, the policy is no longer required and will be deleted.	Delete
NA38: Cyclists	Sets out supports for establishing new cycle routes and multi-user routes along five corridors.	The schemes within the policy have been delivered, with the exception of scheme 4 which will be superseded by Policy SP10. Therefore, the policy is no longer required and will be deleted.	Delete
NA39: Road Proposals	Sets out three road improvement schemes; a link road between Queens Road and Southwick Road, a bypass to Southwick Road and an access road from Camden Street rotary into the former Southwick Shipyard site.	The road proposals within the policy have been delivered within the plan period of the UDP. Therefore, the policy is no longer required and will be deleted.	Delete
NA40: Seafront Traffic Management	Sets out the promotion of a range of traffic related measures that may be applied to secure environmental improvements.	The range of traffic related measures within the policy have been delivered within the plan period of the UDP. Therefore, the policy is no longer required and will be deleted.	Delete

NA42: Car Parking	Sets out proposes for new car parking facilities at 2 locations; within the Sea Road Shopping Centre and within the Southwick Green Shopping Centre.	The proposals identified within the policy have been delivered within the plan period of the UDP. Therefore, the policy is no longer required and will be deleted.	Delete
NA43: Monkwearmouth: Economic Development	Sets out support for the revitalisation of the visual and functional environment of the Monkwearmouth Improvement Area.	Matters regarding visual and functional environment are set out within the CSDP at Policies; BH1 and BH3.	Delete
NA44: Monkwearmouth: Economic Development	Sets out that land between; Roker Avenue, Sunderland Retail Park, as well as South of Roker Avenue to Thomas Street North and also Newcastle Road and Portobello Lane is allocated for a range of uses.	The sites have been largely built out and the policy is consequently not needed to be saved.	Delete
NA45: Monkwearmouth: Tourism	Sets out support for the provision and improvement of visitor facilities.	The protection and designation of Monkwearmouh Station Museum is still desirable and therefore it is proposed that this policy is retained.	Retain
NA46: Monkwearmouth: Housing	Sets out that the Council will seek to improve the environment and older housing in Gladstone Street and the West Side of Bright Street.	Retain policy as environmental improvements can still be made.	Retain
NA47: Monkwearmouth: Environment	Sets out that the Council will seek to give favourable consideration to proposals which improve the setting of St Benet's Church for a range of redevelopment opportunities including housing, community facilities and retailing.	Provides useful criteria on developments that improve the setting of St Benet's Church. Consequently, the policy should be retained.	Retain
NA48: Monkwearmouth: Environmental Improvements	Sets out that environmental improvements to older commercial and industrial buildings will be encouraged.	Provides useful criteria on the delivery of environmental improvement to older commercial and industrial buildings. Consequently, the policy should be retained.	Retain

NA49: Monkwearmouth: Metro Station	Sets out encouragement for a new passenger station at Portabello Lane.	The Stadium of Light Metro station has been delivered and therefore the policy is no longer required.	Delete
NA50: Monkwearmouh: Newcastle Road Cycle Route	Sets out support for establishing a new cycle route from Newcastle Road to Wearmouth Bridge.	Cycle routes have been delivered where feasible in this location. Therefore, the policy is no longer required. Cycle routes will be reviewed in full as part of the A&D Plan.	Delete
NA51: Monkwearmouth: Link Road and Footpath	Sets out reserves land for a link road between Newcastle Road and Fulwell Road.	The link road is no longer a priority for the Council. Therefore, the policy is no longer required.	Delete

## General – Washington

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
WA1: Existing Employment Sites	Sets out allocations for fourteen established industrial and business areas for Office, Research and Development, Light Industry, General Industry, Warehouses and Storage (B1, B2, B8).	The CSDP at Policies; EG1: Primary Employment Areas, EG2: Key Employment Area, EG3: Other Employment Areas and EG4: New Employment Areas set out sites to meet the plan employment need requirements. Most of the sites listed in the policy have been allocated as employment sites within the CSDP.	Delete
WA2: New Employment Sites	Sets out a new employment site allocated for office, research and development and industry (B1)	The CSDP at Policies; EG1, EG2, EG3 and EG4 set out sites to meet the plan employment need requirements. Most of the sites listed in the policy have been allocated as employment sites within the CSDP.	Delete

WA3: Tourism	Sets out support for the provision and improvement of visitor facilities to support tourist sites within the sub-area.	The protection and improvement of these tourism and visitor facilities is still desirable and so it is proposed to retain this policy until the Allocations & Designations Plan.	Retain
WA5: Council Housing Washington	Sets out that the Council will seek to carry out restructuring improvements to its housing stock and associated environmental works at; Blackfell Village, Hastings Court, Stockfold and Bramston Court.	The City Council do not own any housing stock, as such policy no longer relevant.	Delete
WA6: Private Housing Washington	Sets out that the Council will seek to improvement an upgrading of the private housing stock across two locations at Bradly Square/Station Road and Usworth Station Road – Concord/Sulgrave.	Policy to be retained as on-going requirements for improving the environment.	Retain
WA7: Concord Shopping Centre	Sets out support for the role of the two-existing shopping centres and links to Policy S2 regarding the range of uses that would be considered appropriate.	This policy is replaced by CSDP Policies VC1 and VC3 which set out the hierarchy of retail centres, their boundaries, and which uses are acceptable in these locations.	Delete
WA8: Armstrong Retail	Sets out criteria by which town centre uses would be considered on the site and sets out 3.3 ha between the A194M and A182 to be allocated as an extension to the Armstrong North Retail Park.	The Council's approach to Out-of-Centre retail development is set out in CSDP Policy VC1. This policy is therefore redundant and proposed for deletion.	Delete
WA9: Education	Sets out the allocation at three locations at; Adjacent to Fatfield Village Centre, Springwell Village and Usworth Colliery Primary School, for educational purposes.	Retain policy as two allocations still outstanding.	Retain
WA11: Washington Arts Centre	Sets out the allocation of the Washington Arts Centre at Fatfield for the provision of a Church and Community Hall.	This site is yet to come forward and still available. It is therefore proposed that it is retained until the Allocations and Designations (DPD) Plan.	Retain
WA12: Regional Recreational and Cultural Facilities	Sets out the following and facilities will be developed and promoted as major recreation and cultural resources; Northumbria Centre, the James Street Steel Park, Washington Arts Centre and Washington Golf Course.	Policy partly retained and will be reviewed by Allocations and Designations (DPD) Plan. The Northumbria Centre (WA12.1) has been demolished and site cleared to be re-used for employment purposes and is therefore deleted from the policy.	Retain Part

WA13: Sport and Recreation	Sets out the allocation of two sites for the provision of outdoor sport and recreation. Those sites are the following; Northern Area Playing Fields and Southern Area Playing Fields.	Policy partly retained and will be reviewed by Allocations and Designation (DPD) Plan. WA13.2 is no longer supported for new outdoor sports facilities and is therefore deleted from the policy.	Retain Part
WA14: Amenity Open Space	Sets out improvements in the level of provision and quality of amenity space at; Sulgrave New Neighbourhood Park, Springwell New Amenity Open Space and Columbia Improvement to the Quality of Existing Open Space.	Policy partly retained and will be reviewed by Allocations and Designations (DPD) Plan. The following is deleted: WA14.1 – the site is now proposed for housing; WA14.2 – part of the site has been reclaimed as natural greenspace (more than 4.0ha originally proposed) whilst the remaining site continues to be used actively by Thompsons of Prudhoe.	Retain Part
WA15: Children’s Playspace	Sets out support for the provision of children’s playspace at eleven locations.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations and Designations (DPD) and future reviews of the city’s Greenspace Audit and Report.	Retain
WA16: Allotments and Leisure Gardens	Sets out support for the creation of two new allotments and the enhancement of six sites; Morris Street/Heworth Road, Don Gardens, Nelson Street, the Pride, Columbia Allotments and South View/Worm Hill.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations DPD and future reviews of the city’s Greenspace Audit and Report.	Retain
WA17: Environmental Identity	Sets out an overarching framework for the design and layout of the New Town.	Policy retained (links to CSDP Policy BH1) and will be reviewed by Allocations DPD.	Retain
WA18: Conservation Area	Sets out support for the designation of two new Conservation Areas at; Springwell Village and Fatfield.	Neither of the proposed Conservation Areas have been designated as Conservation Areas, this policy and its designations are therefore proposed for deletion.	Delete
WA19: Green Belt	Sets out the extent of the Green Belt in 4 main locations.	CSDP Policy NE6 (and Policies Map) sets out the policy regarding Green Belt. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete

WA20: Views	Sets out the protection of three important views of the city. Those are the following; River Wear Corridor from A1231, River Wear Corridor from James Street Park at Fatfield and Panoramic Views South from Springwell Village.	Policy retained (links to CSDP Policies EN9, EN10 and EN11) and will be reviewed by Allocations DPD and future reviews of the city's Landscape Character Assessment.	Retain
WA21: Tree Planting	Sets out that the Council will encourage and undertake a programme of intensive planting of tree belt and woodlands.	CSDP Policies NE2 and NE3 set out policy regarding the retention and enhancement of woodlands, tree belts and hedgerows. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
WA22: Nature Conservation	Sets out to protect and enhance Barmston Pond as a Local Nature Reserve.	Policy retained (links to CSDP Policy NE2) and will be reviewed by Allocations DPD and the forthcoming Biodiversity and Geodiversity SPD.	Retain
WA23: Springwell Quarry	Sets out a policy for the working of minerals at Springwell Quarry and its restoration.	The quarry is still operational, it is therefore necessary to retain the policy to ensure that the agreed restoration works are complete.	Retain
WA24: Minerals	Sets out safeguards for specific minerals resources against unnecessary sterilisation.	The policy will be replaced by Policy M1 of the CSDP which designates and safeguards mineral safeguarding areas.	Delete
WA25: Bus Facilities	Sets out support to retain and improve bus travel.	The policy will be retained as existing bus only links still require improvement. The policy will be reviewed in full as part of the A&D Plan.	Retain
WA26: Multi-user Routes	Sets out supports for establishing new multi-user routes along four corridors.	The multi-user routes have been delivered in the plan period of the UDP or are no longer a priority multi-user route. Therefore, the policy is no longer required and will be deleted.	Delete
WA27: Strategic Footpaths	Sets out supports for establishing new or enhanced strategic footpaths.	The footpath links are no longer a priority for the Council. Therefore, the policy will be deleted, but routes reviewed as part of the A&D Plan.	Delete

WA28: Perimeter Footpaths	Sets out supports for establishing new or footpaths along perimeter roads where deemed necessary.	This policy will be retained to ensure footpaths are delivered around the perimeter of Washington to improve accessibility and improve walking. The policy will be reviewed as part of the A&D Plan.	Retain
WA29: Cyclists	Sets out supports for establishing new cycle routes and multi-user routes along three corridors; along Washington Road, from Bowes Railway to the Former Consett to Sunderland railway at Harraton and from the Northern Area Playing Fields to Fatfield Bridge.	Two schemes remain undelivered. Therefore, the policy will be retained in part until the schemes are reviewed as part of the A&D Plan.	Retain Part
WA30: Road Proposals	Sets out that land will be reserved for new road proposals at; the A1290 Washington Road (in the vicinity of seven houses; Nissan Access A1290 – improvement from the Nissan entrance to the A19).	The road proposals identified within the policy have been delivered. Therefore, the policy is no longer required and will be deleted.	Delete
WA31: Washington Village Traffic Management	Sets out a range of traffic related measures that may be applied to secure environmental improvements.	The policy to deliver traffic calming measures is no longer required and will be deleted.	Delete
WA32: Nissan Rail Link	Sets out protection for the former Leamside line as an option to assist Nissan in moving freight.	The policy to support the future rail link with Nissan will be retained.	Retain
WA33: Washington Town Centre Improvement	Sets out that the Council will seek to sustain and enhance the vitality and viability of the town centre through a range of measures.	New retail designations, boundaries and strategies have been set out in the CSDP and this policy is therefore redundant and proposed for deletion.	Delete
WA34: Washington Town Centre Development Sites	Sets out the allocation of two town centre sites for retail and commercial development.	Although Centre designations and Shopping Areas have been designated in the CSDP, no new town centre sites have been allocated. It is therefore proposed to retain this policy until the Allocations & Designations Plan.	Retain
WA35: Community and Leisure Development	Sets out the allocation of three town centre sites for leisure related uses.	The identified sites have all come forward and have been developed. This policy is therefore redundant and proposed for deletion.	Delete



WA36: Bus Priority Measures	Sets out the encouragement of the need to promote the quality and attractiveness of bus services.	Policy no longer considered necessary as bus corridor improvement routes are set out in the CSDP Policy SP10	Delete
WA37: Car Parking	Sets out two allocations that will be retained for car parking at; Galleries Eastern Car Parks and Galleries Western Car Parks (except where land is allocated for development by WA34(1).	The allocation supports the retention of car parking provision at the Galleries, which supports the function of Washington Town Centre.	Retain

## Houghton – Hetton

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
HA1: Existing Employment Sites	Sets out allocations for ten industrial and business areas.	The CSDP sets out sufficient employment sites to meet employment need over the plan period. These are set out as part of; EG1 and EG2. Additionally, Policies EG3, sets out policy criteria for non-designated employment sites. Consequently, the CSDP updates this policy.	Delete
HA2: New Sites	Sets out three sites, linked to Policy EC4, for office, research and development, light industry, general industry, warehouse and stores; sites which are; extension to Rainton Bridge North, Extension to Market Place and New Lambton.	The CSDP sets out an employment allocation at Rainton Bridge North (PEA2). Additionally, the extension to Market Place now forms a Travelling Show people allocation (H4) within the CSDP. In addition, it is considered appropriate to delete New Lambton in this instance as it has permission for alternative use.	Delete
HA3: Tourism and Visitor Facilities	Sets out support for the provision and improvement of visitor facilities to support tourist sites within the sub-area.	The protection and improvement of the identified tourism and visitor facilities is still desirable, it is therefore proposed to retain this policy and its designations.	Retain
HA4: Land for Housing	Sets out lists the range of sites allocated for housing.	Retain policy as not all allocations have been built out.	Retain

HA5: Council Housing	Sets out context for maintaining and improving the stock of social housing across two identified sites.	The City Council do not own any housing stock, as such policy no longer relevant.	Delete
HA6: Private Housing	Sets out and encourages the improvement and upgrading of the private housing stock across eight locations.	The Council considers there is still opportunity to improve the environment in these areas with the policy providing useful criteria. Consequently, the policy should be retained.	Retain
HA7: Shopping	Sets out and supports the role of Hetton shopping centre and links to Policy S2 regarding the range of uses that would be considered appropriate.	This policy is replaced by CSDP Policies VC1 and VC3 which set out the hierarchy of retail centres, their boundaries and which uses are acceptable in these locations.	Delete
HA8: Educational Facilities	Sets out allocations for four locations; Shiny Row Primary School, Hetton Lyons Primary School, Dubmire Junior School and Durham Road, Houghton for educational purposes.	Policy to be deleted as all allocations have been implemented.	Delete
HA9: Regional Recreational and Cultural Facilities	Sets out identification of four locations; Warden Law Motor Sports Centre, Hetton Lyons Country Park, James Steel Park and Wearside, Houghton/Elemore Golf Course as regional recreational facilities.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations DPD and future reviews of the city's Greenspace Audit and Report.	Retain
HA10: New Leisure Recreational and Visitor Facilities	Sets out three new locations; at the Former Herrington Colliery, the Former Lambton Cokeworks and Rainton Meadows for regional recreational facilities.	Policy to be deleted because all 3 schemes have been implemented.	Delete
HA11: Sport and Recreation	Sets out the allocation of two sites for a new outdoor sports facilities at; Success Colliery Reclamation Scheme and Peat Carr.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations DPD and future reviews of the city's Greenspace Audit and Report.	Retain
HA12: Amenity Open Space	Sets out proposals for the improvement to the quality of existing open space at ten locations.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations DPD and future reviews of the city's Greenspace Audit and Report.	Retain

HA13: Children's Playspace	Sets out supports for the provision of children's play space at twelve locations.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations DPD and future reviews of the city's Greenspace Audit and Report.	Retain
HA14: Allotments and Leisure Gardens	Sets out support for the creation of two new allotments and the enhancement of eight further sites.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations DPD and future reviews of the city's Greenspace Audit and Report.	Retain
HA15: Transport Corridor	Sets out supports for environmental improvements along seven main transport corridors.	Policy no longer considered necessary as transport routes are set out in the CSDP policy SP10.	Delete
HA16: Conservation Areas	Sets out support for the designation of three new Conservation Areas.	None of the proposed Conservation Areas have been designated. New allocations will be made in the Allocations & Designations Plan. This policy is therefore proposed for deletion.	Delete
HA17: Green Belt	Sets out the green belt will be maintained to the West, North and East of Peshaw and Shiney Row and to the East of Newbottle and Houghton.	CSDP Policy NE6 (and Policies Map) sets out the policy regarding Green Belt. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete
HA18: Major Development Site Within the Green Belt.	Sets out the parameters for the limited infilling of allocated land at Stoneygate which is located within the Green Belt.	The site remains active and Green Belt policy has changed little in terms of purpose. The policy will be reviewed in the Allocations DPD.	Retain
HA19: Views	Sets out the protection of four important views of the city.	Policy retained (links to CSDP Policies EN9, EN10 and EN11) and will be reviewed by Allocations DPD and future reviews of the city's Landscape Character Assessment.	Retain
HA20: Trees and Woodland	Sets out a programme of tree and woodland planting across six locations.	CSDP Policies NE2 and NE3 set out policy regarding the retention and enhancement of woodlands, tree belts and hedgerows. Therefore, no need for continuation of the policy which will be superseded by the CSDP.	Delete

HA21: Nature Conservation	Sets out the designation of Hetton Bogs and Joe's Pond as Local Nature Reserves.	Policy partly retained and will be reviewed by Allocations DPD. Hetton Bogs has been designated as a Local Nature Reserve (HA21.1) and is therefore deleted from the policy.	Retain Part
HA22: Non-Energy Minerals	Sets out safeguards of specific minerals resources against unnecessary sterilisation.	The policy will be replaced by Policy M1 of the CSDP which designates and safeguards mineral safeguarding areas.	Delete
HA23: Waste Disposal	Sets out the allocation of three sites for waste disposal at; Houghton Quarry, Eppleton Quarry and Fieldhouse Quarry.	Policy WWE6 of the CSDP seeks to manage waste at higher levels in the waste hierarchy. Waste disposal has been completed at Houghton Quarry and mineral extraction is expected to continue well beyond the plan period at Eppleton Quarry. It is therefore not considered necessary to retain this policy.	Delete
HA24: Bus Facilities	Sets out that the City Council, in conjunction with the PTE and bus operators will investigate potential measures to improve bus travel particularly on the A182 from Easington Lane to Shiney Row	Improvements to bus travel on the A182 from Easington to Shiney Row continue to be a priority for the Council. Therefore, the policy will be retained and reviewed as part of the A&D Plan.	Retain
HA25: Multi-user Routes	Sets out support for establishing new multi-user routes along 7 corridors.	The policy will be retained in part to protect multi-user routes that were not delivered within the UDP plan period. Outstanding routes will be retained until they are reviewed in the A&D Plan.	Retain Part
HA26: Strategic Footpaths	Sets out support for establishing new or enhanced strategic footpaths along four corridors at; the River Wear Trail, Herrington County Park to Houghton, Coalfield Way Circular Walk and High Hainning to Burdon Village.	The strategic footpath schemes have been delivered within the plan period of the UDP. Therefore, the policy is no longer required and will be deleted.	Retain
HA27: Cyclists	Sets out support for establishing new cycle routes and multi-user routes along five corridors.	The policy will be retained in part to protect cycle and multi-user routes identified in the policy that were not delivered within the UDP plan period. Outstanding routes will be retained until they are reviewed in the A&D Plan.	Retain Part

HA28: Road Proposals	Sets out that four identified new roads will be constructed during the plan period; Central Route: Washington Highway (A182) to A690, Hetton Bypass: A690 to Snippersgate (A182), Philadelphia to Coaley Lane Link and Penshaw to Herrington Link (A183 to B1286).	The Central Route scheme has been delivered in part and identified within CSDP policy SP10. The Penshaw to Herrington Link was delivered within the UDP plan period. The Hetton Bypass and Philadelphia to Coaley Lane Link have not been delivered. Therefore, the policy will be retained in part and reviewed as part of the A&D Plan.	Retain Part
HA29: Junction Improvements	Sets out Safeguards for two corridors for future road construction at A690 Stoneygate Junction and B1285 Murton Lane Junction.	The policy will be retained to ensure the implementation of improvement schemes. The policy will be retained and reviewed as part of the A&D Plan.	Retain
HA30: Houghton Town Centre	Sets out the maintenance and improvement of Houghton Shopping Centre.	This policy is replaced by CSDP Policies VC1 and VC3 which set out the hierarchy of retail centres, their boundaries and which uses are acceptable in these locations.	Delete
HA31: Houghton Town Centre : Allocations	Sets out the allocation of a town centre site and two edge of centre sites for retail and commercial development.	New town centre and retail allocations will be made in the Allocations & Designations Plan. There are no allocations in the CSDP. It is therefore proposed to retain this policy and allocations until the Allocation & Designations Plan.	Retain
HA32: Recreation	Sets out the continued use of Houghton Sports complex for additional sporting facilities.	Policy retained (links to CSDP Policy NE4) and will be reviewed by Allocations DPD and future reviews of the city's Greenspace Audit and Report.	Retain
HA33: Built Heritage	Sets out the support for the provision and improvement of visitor facilities to support St Michael's Conservation Area.	The aim of this policy is still desirable, and it is there proposed to be retained until the Allocations & Designations Plan.	Retain

### 3. Unitary Development Plan Alteration No. 2 Economic Development

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
EC5A: Comprehensive Development Sites	Sets out policy criteria regarding a range of acceptable uses regarding the Comprehensive Development Sites. The uses are refined in more detail at the subsequent site-specific policies for each site.	See individual site policies and allocations, set out below at; Policy SA6A.1: Former Grove Site, Policy SA6A.2: The Port, Policy SA55A.1: Holmeside Triangle, Policy SA55A.2: Former Vaux, Gilleys Gill, Farringdon Row, Policy NA3A.1: Stadium Park and Policy NA3A.2 Sheepfolds. As some of these sites are being retained the policy criteria provides useful and consequently should be retained.	Retain
EC5B: Strategic Locations for Change	Sets out policy criteria regarding the Strategic Locations for Change. It provides a range of uses that may be considered acceptable and unacceptable in principle. The uses are refined in more detail at the subsequent site-specific policies for each site.	See individual site policies and allocations, set out below at; Policy SA6B.1: Lisburn Terrace Triangle, Policy: SA6B.2: Pallion Yard, Policy SA6B.3: Pallion Retail Park, Policy SA55B.1: Sunnyside, Policy SA55B.2: City Centre West, Policy SA55B.3: University Chester Road Campus and Policy NA3B.1: Bonnesfield/St. Peters University Campus. As some of these sites are being retained the policy criteria provides useful and consequently should be retained.	Retain
EC6A: Major Regional Developments	Sets out support for development proposals considered to be of 'major regional significance' within the Central Area and City Centre.	Replaced by CSDP Policies; SP2: Urban Core and VC1: Main Town Centre and Retail Hierarchy.	Delete
EC10A: Regeneration of Central Sunderland	Sets out support for proposals that deliver the regeneration of the defined Central Sunderland Areas and resist proposals that would detract from its regeneration or that would adversely affect the vitality and viability of the City Centre.	Replaced by CSDP Policies; SP2: Urban Core and VC1: Main Town Centre and Retail Hierarchy.	Delete

## Housing

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
H5A: Housing Allocations In Central Sunderland	Sets out eight allocated sites for housing at; Groves, Farrington Row, Vaux, Bonnersfield, Echo Building, Sunnyside, Holmeside, 24 to 28 Stockton Road (including land to the rear) and Low Street.	The policy provides useful criteria in the delivery of the corresponding sites. Three sites have been built out (Echo Building, 24 to 28 Stockton Road and Low Street) and consequently these sites have been removed. The policy has been part retained, removing the sites delivered.	Retain (Part)

## Shopping

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
S2A: Retail Development and Other Town Centre Uses	Sets out criteria that would need to be met in considering retail and town centre related proposals with the Sunderland Central Area.	Replaced by CSDP Policy; VC1: Main Town Centre and Retail Hierarchy.	Delete

## Built Environment

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
B2A: Sustainable Urban Design	Sets out the range of requirements for the design of proposals within the Sunderland Central Area.	Replaced by CSDP Policy BH1: Design Quality.	Delete
B2B: Tall Buildings	Sets out criteria for tall building proposals within the Sunderland Central Area.	Replaced by CSDP Policy; BH1: Design Quality.	Delete

## Transport

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
T1A: New Transport Investment	Sets out the identification of six new priorities for investment including the SSTC and a new station at Pallion Industrial Estate. It also indicates that developer contributions will be sought to enable delivery of these measures.	This policy is no longer required and has been superseded by CSDP Policy SP10.	Delete
T2A: Modal Split	Sets out further promotion for sustainable modes of transport requiring major proposals to be accompanied by transport assessments and non-residential schemes to commit to travel plans.	This policy is no longer required and has been superseded by CSDP Policy SP10, ST1 and ST3.	Delete
T7A: Wear River	Sets out support for proposals that make use of the River Wear for transport.	This policy is to be retained as leisure and transport related use proposals on the River Wear may come forward. The policy will be reviewed in full as part of the A&D Plan.	Delete



T23A: Public Transport Oriented Development: Car Parking	Sets out maximum car parking standards for residential and business proposals within the Central Area.	This policy is to be retained as parking standards and an associated policy will be reviewed in full as part of the A&D Plan.	Delete
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### Area Proposals: Sunderland South

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
SA6A.1: Former Grove Site	Sets out the site allocation and provides flexibility to accommodate a range of uses with residential and office uses as the required end uses. It indicates a range of other uses that would also be considered acceptable and sets out that general industry and storage and distribution uses would be unacceptable.	The policy provides useful criteria in relation to the Former Groves Sites which is not set out in the CSDP.	Retain
SA6A.2: The Port	Sets out support for the redevelopment of surplus operational port land and sets out how a masterplan should consider the opportunities for re-using the site.	Replaced by CSDP Policy; SS5: The Port of Sunderland.	Delete
SA6B.1: Lisburn Terrace Triangle	Sets out the site allocation and provides flexibility to accommodate a range of acceptable uses (i.e. residential, non-residential institutions and office uses). It indicates that general industry and storage and distribution uses would be unacceptable. The policy further supports environmental improvements.	The policy is no longer required as the site has been predominantly built out.	Delete
SA6B.2: Pallion Yard	Sets out support for the existing operations on site and support for the more effective use of land within the Pallion Yard. Sets out that the existing river related engineering activates will remain prominent on the site. The policy sets out that; B1 business, B2 general engineering and B8 storage and distribution.	Replaced by CSDP Policy; EG2 Key Employment Areas which sets out the site for employment use; B1, (excluding B1a), B2 and B8.	Delete

SA6B.3: Pallion Retail Park	Sets out a flexible range of acceptable uses for the site. The policy indicates that general industry and storage and distribution uses would be unacceptable. The policy further supports environmental and access improvements.	Replaced by CSDP Policies; VC1 Main Town Centre Uses and Retail Hierarchy and VC2: Retain Impact Assessments. As part of Policy VC1, part 7, sets out that established out of town retail parks (such as Pallion Retail Park) will be considered sequentially preferable over other out of centre locations.	Delete
SA52A: New Routes	Sets out safeguards regarding the land required for the construction of the SSTC and new Wear crossing.	This policy is no longer required as the new Wear river crossing has been completed and the outstanding SSTC phases have been identified within CSDP Policy SP10.	Retain

### Area Proposals: Sunderland City Centre

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
SA55A.1: Holmeside Triangle	Sets out the allocation for the site as a retail led mixed use scheme providing flexibility to accommodate a range of uses, including required uses such as residential and retail. It indicates a range of other uses that would be considered acceptable and sets out that general industry and storage and distribution uses would be unacceptable.	The policy provides useful policy criteria, especially regarding acceptable uses and consequently will be retained. This saved policy, should be read alongside CSDP Policy SP2: Urban Core.	Retain
SA55A.2: Former Vaux/ Galleys Gill/ Farrington Row	Sets out the allocation for the site as an office led mixed use scheme providing flexibility to accommodate a range of uses, citing required uses being office and residential uses. It indicates a range of other uses that would be considered acceptable and sets out that general industry and storage and distribution uses would be unacceptable.	Replaced by CSDP Policy SS1 The Vaux. It should be noted that Farrington Row is featured in the Strategic Housing Land Availability Assessment (SHLAA).	Delete

SA55B.1: Sunnyside	Sets out the allocation of the site to provide a flexible mix of uses with regard being given to the Sunnyside Development Framework.	The policy provides useful policy criteria and consequently will be retained. This saved policy should be read alongside CSDP Policy SP2 Urban Core.	Retain
SA55B.2: City Centre West	Sets out support for the diversification of the area for food, drink and cultural opportunities and provides a flexibility to accommodate a range of uses. Linked to S2A proposals for town centre uses should still comply with the necessary tests.	The policy provides useful policy criteria and consequently will be retained. This saved policy should be read alongside CSDP Policy SP2 Urban Core.	Retain
SA55B.3: University – Chester Road Campus	Sets out support for the growth of the University Campus for education led purposes whilst allowing for a flexible range ancillary uses.	The policy provides useful policy criteria and consequently will be retained. This saved policy should be read alongside CSDP Policy SP2 Urban Core.	Retain
SA67A: Residential Development/Conversion	Sets out support for housing development within the Central Area and City Centre, including supporting living over the shop schemes and the conversion of redundant commercial buildings which are no longer viable.	The policy provides useful policy criteria and consequently will be retained. This saved policy should be read alongside CSDP Policy SP2 Urban Core.	Retain
SA74A: Evening Economic Development Within the City Centre	Sets out support for the diversification of licensed premises within the city centre and the Evening Economy Supplementary Planning Document (2009).	CSDP SP2 of the current plan sets out areas of change and as such renders the policy defunct.	Retain
SA97A: Public Parking	Sets out the identification of car parking provision which will be brought forward through the Local Transport Plan and monitoring. Provision in the interim will be to seek to maintain some 4,000 spaces.	The allocation supports new proposals and the retention of car parking provision in Sunderland City Centre, which supports the function of the Town Centre.	Retain

## Area Proposals: Sunderland North

Policy	Policy Summary	Justification of Continued Need/Deletion for Policy (After CSDP Adoption)	Status Post Adoption
NA3A.1: Stadium Park	Sets out an allocation for the site as a leisure led mixed use scheme. It proves flexibility to accommodate a range of uses, citing the required use as assembly and leisure, with further flexibility given to a wider range of acceptable uses such as offices, residential and hotels. It indicates that general industry and storage and distribution uses would be unacceptable.	The policy provides useful policy criteria and consequently will be retained. This saved policy should be read alongside CSDP Policy SP2 Urban Core as well as the existing Stadium Village Development Framework Supplementary Planning Document.	Retain
NA3A.2: Sheepfolds	Sets out an allocation for the site as a mixed-use scheme. It provides flexibility to accommodate a range of uses, citing the required uses as offices and residential, with further flexibility given to a wider range of acceptable uses such as small-scale retailing and hotels. It indicates that general industry and storage and distribution uses would be unacceptable.	The policy provides useful policy criteria and consequently will be retained. This saved policy should be read alongside CSDP Policy SP2 Urban Core as well as the existing Stadium Village Development Framework Supplementary Planning Document.	Retain
NA3B.1: Bonnersfield St Peters University Campus	Sets out an allocation for the site as a mixed-use scheme. It provides flexibility to accommodate a range of uses, citing the required uses as residential and educational related uses, with further flexibility given to a wider range of acceptable uses such as small-scale retailing, offices and hotels. It indicates that general industry and storage and distribution uses would be unacceptable.	The policy provides useful policy criteria and consequently will be retained. This saved policy should be read alongside CSDP Policy SP2 Urban Core	Retain

NA28A: World Heritage Site	Sets out the development parameters for development that would affect the potential World Heritage Site.	The policy was prepared to support the delivery of the Wearmouth Jarrow World Heritage Status which was eventually withdrawn in 2012. Consequently, the policy is no longer needed. In addition, CSDP Policies; BH7: Historic Environment, BP8: Heritage Assets and BH9 Archaeology and Recording of Heritage Assets, provide policy protection and enhancement of heritage assets including the Monkwearmouth Site.	Delete
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## 4. Policies Fully Retained

The policies set out below have been fully retained. This refers to all text within the policy has been completely retained.

### Chapter 1 – Introduction and Strategy

Policies contained elsewhere in the UDP.

### Chapter 2 – Planning For People

No policies set out in this chapter.

### Chapter 3 – Resources For The Future

No policies retained.

### Chapter 4 - Economic Development

EC11: The Rural Economy

**EC11 PROPOSALS WHICH SUPPORT OR HELP TO DIVERSIFY THE RURAL ECONOMY WILL NORMALLY BE APPROVED PROVIDED THAT THE DEVELOPMENT CONFORMS WITH GREEN BELT AND COUNTRYSIDE POLICIES.**

### Chapter 5 - Housing

H13: Private Housing

**H13 THE COUNCIL WILL ENCOURAGE CONTINUED INVESTMENT IN THE IMPROVEMENT AND UPGRADING OF THE CITY'S EXISTING PRIVATE HOUSING STOCK. ACTION WILL BE TAKEN TO DEAL WITH UNFITNESS AND DISREPAIR THROUGH:**

- (i) THE ENCOURAGEMENT OF THE TAKE UP OF AVAILABLE GRANTS;
- (ii) TARGETING RESOURCES TO THOSE AREAS THAT HAVE CONCENTRATIONS OF THE ABOVE FACTORS;
- (iii) ENCOURAGING AND CARRYING OUT ENVIRONMENTAL WORKS IN AREAS OF POOR QUALITY.

### Chapter 6 - Shopping

S14: Retailers from Other Locations

**S14 PROPOSALS FOR FARM SHOPS WILL BE PERMITTED WHERE: -**

- (i) THE ENTERPRISE IS PRIMARILY CONCERNED WITH THE SALE OF FRESH PRODUCE, SPECIALITY REGIONAL FOODS AND RURAL CRAFTS;
- (ii) THERE IS SATISFACTORY PROVISION FOR ACCESS AND PARKING AND NO DETRIMENT TO HIGHWAY SAFETY;
- (iii) THE LOCATION, DESIGN AND APPEARANCE OF THE DEVELOPMENT WOULD NOT HARM VISUAL AMENITY;
- (iv) THERE WOULD BE NO SIGNIFICANT ADVERSE IMPACT ON ANY NEARBY SHOP.

### Chapter 7 - Community Facilities

CF3: Other Public Bodies

**CF3 THE CITY COUNCIL WILL ALLOCATE SITES FOR USE BY OTHER PUBLIC BODIES WHERE THEY HAVE MADE A CLEAR COMMITMENT TO THE DEVELOPMENT. THESE SITES WILL BE PROTECTED FROM OTHER PROPOSALS UNLESS OF AN INTERIM NATURE.**

#### CF4: Nursery Education

**CF4** PROVISION FOR NURSERY EDUCATION WILL BE MADE, SO FAR AS POSSIBLE, WITHIN SURPLUS ACCOMMODATION AT EXISTING SCHOOLS, OR IN NEW PREMISES ON EXISTING SCHOOL SITES WHERE SUFFICIENT LAND IS AVAILABLE. DEVELOPMENT OF NURSERIES OUTSIDE EXISTING SCHOOLS WILL BE ALLOWED WHERE THEIR IMPACT ON THE AMENITIES OF THE NEIGHBOURING AREA IS ACCEPTABLE AND THE TRAFFIC GENERATED CAN BE SAFELY ACCOMMODATED.

#### CF5: Primary and Secondary Education

**CF5** PRIMARY AND SECONDARY EDUCATION NEEDS WILL BE ACCOMMODATED PRIMARILY ON EXISTING SITES OR THOSE IDENTIFIED IN PART II OF THIS PLAN, AND ON OTHER SITES PROVIDED THAT THEIR IMPACT ON THE AMENITY OF THE NEIGHBOURHOOD IS ACCEPTABLE AND THE TRAFFIC GENERATED CAN BE SAFELY ACCOMMODATED.

#### CF6: Further Education

**CF6** IF ADDITIONAL ACCOMMODATION IS REQUIRED FOR THE 16-19 YEAR OLD FURTHER EDUCATION SECTOR, CONSIDERATION SHOULD FIRST BE GIVEN TO THE USE OF SURPLUS PREMISES IN THE CONTROL OF EITHER THE LOCAL EDUCATION AUTHORITY, UNIVERSITY OF SUNDERLAND OR OTHER PUBLIC AUTHORITIES. IF NO SUITABLE ACCOMMODATION IS AVAILABLE FROM THESE SOURCES CONSIDERATION WILL BE GIVEN TO NEW SITES.

#### CF7: Sunderland University

**CF7** THE CITY COUNCIL WILL ASSIST THE UNIVERSITY OF SUNDERLAND TO SECURE THE IMPLEMENTATION OF ITS PROPOSALS TO CONSOLIDATE ITS EDUCATIONAL ACTIVITIES ONTO TWO CAMPUSES (IDENTIFIED IN PART II) AND TO PROVIDE AN ADEQUATE LEVEL OF STUDENTS' RESIDENTIAL ACCOMMODATION TO MEET THE NEEDS IDENTIFIED IN ITS DEVELOPMENT PROGRAMME.

#### CF8: Community Uses

**CF8** IN ALL EDUCATIONAL DEVELOPMENTS, THE CITY COUNCIL WILL ENCOURAGE THE PROVISION OF FACILITIES TO ENABLE THE WIDER COMMUNITY USE OF BOTH LAND AND BUILDINGS WITHOUT PREJUDICING EDUCATIONAL INTERESTS, WHERE THEIR IMPACT ON THE AMENITIES OF THE NEIGHBOURING AREA IS ACCEPTABLE AND THE TRAFFIC GENERATED CAN BE SAFELY ACCOMMODATED.

#### CF9: Health

**CF9** THE CITY COUNCIL WILL SUPPORT PROPOSALS TO IMPLEMENT THE HEALTH AUTHORITY'S STRATEGIC PLAN WHICH

- (i) CONCENTRATES HOSPITAL PROVISION AT THE SUNDERLAND ROYAL HOSPITAL;
- (ii) PROVIDES ADDITIONAL LOCAL COMMUNITY HEALTH AND PSYCHIATRIC SERVICES IN FOUR LOCATIONS THROUGHOUT THE CITY AND;
- (iii) PROVIDES FOR LONG TERM REHABILITATION CARE IN A NEW UNIT IN SOUTHERN SUNDERLAND. SITES ARE SHOWN IN PART II.

#### CF10: Access to Facilities

**CF10** THE CITY COUNCIL WILL ENSURE THAT HEALTH AND SOCIAL CARE BUILDINGS, BOTH PUBLIC AND PRIVATE, ARE LOCATED AND DISTRIBUTED SO AS TO BE ACCESSIBLE TO ALL RESIDENTS OF THE CITY.

#### CF11: Social, Religious and Cultural Buildings

**CF11** THE CITY COUNCIL WILL SEEK TO ENSURE THAT THERE IS AN ADEQUATE RANGE AND DISTRIBUTION OF SOCIAL, RELIGIOUS AND CULTURAL BUILDINGS TO SERVE THE PEOPLE OF SUNDERLAND, PARTICULARLY ETHNIC MINORITIES AND DISADVANTAGED GROUPS.

#### CF12: Social, Religious and Cultural Buildings

**CF12** PROPOSALS FOR THE PROVISION OF SOCIAL, RELIGIOUS AND CULTURAL FACILITIES WHICH ARE NOT CURRENTLY AVAILABLE, PARTICULARLY THOSE WHICH PROMOTE THE PRESTIGE AND ATTRACTIVENESS OF THE CITY TO NON-RESIDENTS WILL NORMALLY BE PERMITTED SUBJECT TO NORMAL PLANNING CONTROL MEASURES

#### CF15: Childcare Facilities

**CF15** LARGE SCALE DEVELOPMENTS WHICH ATTRACT A SIGNIFICANT NUMBER OF EMPLOYEES OR RESIDENTS WILL BE ENCOURAGED TO MAKE APPROPRIATE PROVISION FOR CHILDCARE FACILITIES. THIS COULD INCLUDE MAKING A CONTRIBUTION TO OFF SITE FACILITIES WHICH COULD BE SHARED WITH OTHER USERS.

## Chapter 8 - Leisure

### L2: Indoor Sport

**L2** WHERE THERE IS A DEFICIENCY OF INDOOR SPORTS AND RECREATION FACILITIES THE CITY COUNCIL WILL SEEK TO IMPROVE PROVISION EITHER THROUGH NEW DEVELOPMENT, OR THE DUAL USE OF OTHER PUBLIC BUILDINGS.

### L10: Countryside Recreation

**L10** COUNTRYSIDE RECREATIONAL ACTIVITIES AND ACCESS TO THEM WILL BE IMPROVED AND PROMOTED WHERE COMPATIBLE WITH EXISTING LAND USES, GREEN BELT POLICY AND THE NEED TO SAFEGUARD IMPORTANT LANDSCAPES AND AREAS OF NATURE CONSERVATION VALUE . THIS WILL BE ACHIEVED BY:

- (i) IMPROVING AND EXTENDING THE NETWORK OF FOOTPATHS, BRIDLEWAYS AND CYCLEWAYS;
- (ii) SIGNPOSTING AND INTERPRETATION;
- (iii) IMPROVING FACILITIES FOR PEOPLE WITH DISABILITIES;
- (iv) ENCOURAGING THE PROVISION OF FACILITIES FOR IMPROVED PUBLIC TRANSPORT;
- (v) PROVIDING CAR PARKING FACILITIES AT APPROPRIATE LOCATIONS;
- (vi) IMPLEMENTING PROPOSALS FOR THE GREAT NORTH FOREST;
- (vii) ONLY GRANTING PLANNING PERMISSION FOR NOISY SPORTS WHERE THERE WILL BE NO DEMONSTRABLE HARM TO LOCAL AMENITIES, DESIGNATED NATURE CONSERVATION SITES OR THOSE ROUTES THE SUBJECT OF POLICY T10 OR OTHER PUBLIC RIGHTS OF WAY
- (viii) NORMALLY PERMITTING FACILITIES FOR EQUESTRIAN ACTIVITIES WHERE THEY HAVE ACCESS TO BRIDLEPATHS AND WHERE THEY WOULD NOT HAVE AN ADVERSE IMPACT ON THE LANDSCAPE OR CHARACTER OF THE SURROUNDING AREA; AND
- (ix) INCREASING ACCESS TO WILDLIFE SITES WHERE THIS DOES NOT JEOPARDISE THE WILDLIFE INTEREST.

(CN2, CN10, CN15, CN16, CN17)

### L11: Golf Courses

**L11** PLANNING PERMISSION FOR GOLF COURSES WILL BE GRANTED PROVIDED THAT THE FOLLOWING CRITERIA ARE MET

- (i) THE SITING OF THE GOLF COURSE WILL NOT HAVE A DETRIMENTAL EFFECT ON THE QUALITY AND CHARACTER OF THE LANDSCAPE;
- (ii) THE FACILITY WILL RESPECT THE TOPOGRAPHY OF THE SITE, WITH NO INFILL OF WASTE MATERIALS UNLESS IT IS AGREED WITH THE COUNCIL AS PART OF A RECLAMATION SCHEME;
- (iii) THE COURSE IS LAID OUT SO AS TO PROTECT EXISTING AND PROPOSED NATURE CONSERVATION SITES AND PUBLIC RIGHTS OF WAY; FOOTPATHS AND MULTI-USER ROUTES;
- (iv) PROVISION IS MADE FOR THE CONSERVATION OF WILDLIFE BY THE RETENTION OR PROVISION OF NATURAL HABITATS IN THE LANDSCAPING OF THE GOLF COURSE
- (v) NO RESIDENTIAL ACCOMMODATION OR OTHER RECREATIONAL FACILITIES UNCONNECTED WITH GOLF WILL BE PROVIDED ON THE SITE, OTHER THAN THAT NECESSARY FOR THE SATISFACTORY OPERATION OF THE GOLF COURSE;
- (vi) THE SITE IS LARGE ENOUGH TO ACCOMMODATE A NINE HOLE COURSE; AND
- (vii) THE COURSE CAN BE SATISFACTORILY LOCATED AND LAID OUT SO AS TO SAFEGUARD THE AMENITY OF ANY ADJACENT RESIDENTIAL AREAS.
- (viii) THE DEVELOPMENT ACCORDS WITH POLICY CN8
- (ix) THE DEVELOPMENT ACCORDS WITH THE PROVISIONS CONTAINED IN THE GREAT NORTH FOREST PLAN.



## L12: Coast and Riverside

**L12** THE COUNCIL WILL PROMOTE THE RECREATIONAL AND TOURIST POTENTIAL OF THE COAST AND THE RIVERSIDE BY IMPROVING ACCESS AND ENCOURAGING DEVELOPMENT WHICH PROVIDES FOR THE NEEDS OF VISITORS (INCLUDING HOTELS). WITHOUT ADVERSELY AFFECTING THE ENVIRONMENT AND CONSERVATION REQUIREMENTS.  
(EC13)

## L13: Coast and Riverside

**L13** FACILITIES WILL NORMALLY BE PERMITTED WHICH PROMOTE NON-POWERED WATERSPORTS (CANOEING, ROWING, BATHING ETC.) AT APPROPRIATE LOCATIONS ALONG THE BEACHES, RIVERSIDE AND LAKES. A WATER-SKI ZONE IS ALLOCATED UPSTREAM OF THE QUEEN ALEXANDRA BRIDGE AND DOWNSTREAM OF TIMBER BEACH SNCI, AS SHOWN ON THE PROPOSALS MAP.

## Chapter 9 - Environmental Protection

### EN2: Energy Protection

**EN2** ALL PROPOSALS FOR DEVELOPMENT NECESSARY TO THE PRODUCTION AND DISTRIBUTION OF ENERGY (OTHER THAN THE EXTRACTION OF ENERGY MINERALS - SEE POLICIES M5 TO M11) WILL BE CONSIDERED IN THE LIGHT OF A RIGOROUS APPRAISAL OF THEIR LIKELY IMPACTS ON THE ENVIRONMENT AND ON LOCAL COMMUNITIES, TAKING PARTICULAR ACCOUNT, WHERE RELEVANT, OF THE FOLLOWING FACTORS:

- (i) AIR POLLUTION, WATER POLLUTION AND RESOURCES, THE BUILT ENVIRONMENT, ARCHAEOLOGICAL, AGRICULTURAL AND NATURE CONSERVATION INTERESTS (INCLUDING THE IMPACT ON THE MOVEMENT OF WILDLIFE);
- (ii) VISUAL INTRUSION, NOISE, ELECTROMAGNETIC INTERFERENCE AND PUBLIC SAFETY AND COMFORT (INCLUDING SHADOW FLICKER AND REFLECTIVE EFFECTS);
- (iii) THE SUITABILITY OF ACCESS TO THE ROAD NETWORK FOR CONSTRUCTION, SUPPLY OR MAINTENANCE PURPOSES;
- (iv) THE CUMULATIVE IMPACT OF SUCCESSIVE DEVELOPMENTS IN A PARTICULAR AREA; AND
- (v) IN THE CASE OF DEVELOPMENTS FOR THE GENERATION OF ELECTRICITY, THE EASE OF CONNECTION TO THE EXISTING ELECTRICITY TRANSMISSION NETWORK.

WHERE SATISFACTORY ARRANGEMENTS ARE NOT MADE IN RESPECT OF ONE OR MORE OF THE ABOVE, PLANNING PERMISSION WILL NORMALLY BE REFUSED. WHERE PERMISSION IS GRANTED FOR A BUILDING OR OTHER STRUCTURE USED FOR THE PRODUCTION OF ENERGY AND WHICH IS NOT CONSIDERED CAPABLE OF AN ALTERNATIVE USE, IT WILL BE SUBJECT TO A CONDITION REQUIRING THAT THE DEVELOPMENT BE REMOVED WHEN NO LONGER NEEDED AND THE LAND REINSTATED.

### EN4: Renewable Energy

**EN4** WHERE PLANNING PERMISSION FOR A WIND TURBINE (OR TURBINES) FOR THE GENERATION OF ELECTRICITY HAS BEEN IMPLEMENTED, SUBSEQUENT DEVELOPMENT WHICH MAY AFFECT LOCAL WIND SPEEDS IN THE VICINITY OF THE EQUIPMENT WILL NOT NORMALLY BE PERMITTED, UNLESS IT CAN BE DEMONSTRATED THAT NO ADVERSE EFFECT ON ELECTRICAL POWER OUTPUT WOULD RESULT.

### EN10: Combability of Development

**EN10** ALL PROPOSALS FOR NEW DEVELOPMENT (INCLUDING CHANGES OF USE) WILL BE JUDGED IN ACCORDANCE WITH THE POLICIES AND PROPOSALS OF THIS PLAN. WHERE THE PLAN DOES NOT INDICATE ANY PROPOSALS FOR CHANGE, THE EXISTING PATTERN OF LAND USE IS INTENDED TO REMAIN; PROPOSALS FOR DEVELOPMENT IN SUCH AREAS WILL NEED TO BE COMPATIBLE WITH THE PRINCIPAL USE OF THE NEIGHBOURHOOD.

### EN15: Reclamation

**EN15** THE COUNCIL WILL PROMOTE AND ENCOURAGE THE RECLAMATION OF DERELICT LAND FOR APPROPRIATE USES (INDICATED IN PART II). PRIORITY WILL BE GIVEN TO:

- (i) CONTAMINATED LAND WHICH IS A THREAT TO PUBLIC HEALTH OR SAFETY, OR TO THE NATURAL ENVIRONMENT;
- (ii) LAND WHICH REDUCES THE ATTRACTIVENESS OF AN AREA AS A PLACE IN WHICH TO LIVE, WORK OR INVEST;
- (iii) LAND WHOSE DEVELOPMENT CAN RELIEVE PRESSURE ON GREENFIELD SITES;

- (iv) LAND WHOSE AFTERUSE CAN BRING ABOUT A SIGNIFICANT DEVELOPMENT BENEFITING THE REGENERATION OF THE CITY;
  - (v) SCHEMES WHICH ASSIST THE CREATION OF THE GREAT NORTH FOREST;
  - (vi) SCHEMES WITH SIGNIFICANT NATURE CONSERVATION BENEFITS.
- SUBJECT TO THE ABOVE, RECLAMATION OF SITES WHICH ARE HIGHLY VISIBLE WILL TAKE PRECEDENCE OVER THOSE WHICH ARE LESS PROMINENT.

#### B1: Built Environment

- B1** THE CITY COUNCIL WILL IMPLEMENT A PROGRAMME OF ENVIRONMENTAL IMPROVEMENTS. IN GENERAL, PRIORITY WILL BE GIVEN TO SITES WHICH ARE VISUALLY PROMINENT AND/ OR IN THE AREAS OF GREATEST ENVIRONMENTAL DEGRADATION. PARTICULAR EMPHASIS WILL BE GIVEN TO SECURING IMPROVEMENTS WITHIN AND ADJACENT TO: -
- (i) OLDER HOUSING AREAS WITH POOR QUALITY SURROUNDINGS;
  - (ii) AREAS WITH A CONCENTRATION OF DERELICT LAND AND POOR QUALITY BUILDINGS;
  - (iii) OLDER INDUSTRIAL AREAS AND MAIN SHOPPING CENTRES;
  - (iv) MAIN TRANSPORT ROUTES AND ENTRY POINTS;
  - (v) DEGRADED LAND ON THE URBAN FRINGE AND PROMINENT EDGES OF THE BUILT-UP AREA.

#### B19: User Friendly Environment

- B19** ALL DEVELOPMENTS TO WHICH THE PUBLIC HAVE ACCESS WILL NORMALLY BE REQUIRED TO INCORPORATE MEASURES TO: -
- (i) PROVIDE FOR EASE OF ACCESS AND USE BY PEDESTRIANS GENERALLY AND PARTICULARLY FOR PEOPLE WITH IMPAIRED MOBILITY AND THOSE WITH PUSHCHAIRS, SHOPPING TROLLEYS, ETC;
  - (ii) PROVIDE PROTECTION FROM INCLEMENT WEATHER; AND
  - (iii) ASSIST COMMUNITY SAFETY AND PROTECTION FROM CRIME.

### Chapter 11 - Countryside and Nature Conservation

No policies retained.

### Chapter 12 - Minerals and Waste Disposal

No policies retained.

### Chapter 13 - Transportation Framework

No policies retained.

### Chapter 14 - Public Transport

No policies retained.

### Chapter 15 - Personal Mobility

T10: Paths and Multi-User Routes

- T10** THE CITY COUNCIL WILL PROTECT, AND REVIEW PATHS SHOWN ON THE DEFINITIVE PATH MAP AND, IN ASSOCIATION WITH THE COUNTRYSIDE COMMISSION AND OTHER AGENCIES, WILL SEEK TO UPGRADE EXISTING ROUTES AND IDENTIFY NEW ONES, INCLUDING THOSE FOR RECREATIONAL PURPOSES. IT WILL ALSO CONSIDER THE FEASIBILITY OF ADAPTING SOME OF THESE ROUTES FOR USE BY CYCLISTS, PEOPLE WITH DISABILITIES AND HORSE RIDERS TO PROVIDE MULTI-USER ROUTES.

## T11: Disabled People

**T11** PARTICULAR ATTENTION WILL BE GIVEN TO THE NEEDS OF PERSONS WITH MOBILITY PROBLEMS AND SENSORY IMPAIRMENTS (INCLUDING THE ELDERLY, THOSE WITH DISABILITIES, AND THOSE WITH YOUNG CHILDREN); SPECIAL PROVISION FOR THESE NEEDS WILL BE INCORPORATED INTO THE DESIGN OF HIGHWAY SCHEMES/TRAFFIC MANAGEMENT MEASURES AND IN THE PROVISION OF PUBLIC TRANSPORT FACILITIES.

## Chapter 16 - Highways, Traffic Management and Freight

### T16: Protection of Existing Rail Corridors

**T16** THE CITY COUNCIL WILL SEEK TO PROTECT THE ROUTES OF EXISTING AND FORMER RAILWAYS WHICH HAVE POTENTIAL AS COMMUNICATIONS CORRIDORS FOR A VARIETY OF TRANSPORT USES SUCH AS FOOTPATHS, CYCLEWAYS, BRIDLEWAYS, GUIDED BUSWAYS, METRO, HEAVY RAIL OR AS HIGHWAYS. WHERE THESE ARE NOT IDENTIFIED BY A MORE SPECIFIC PROPOSAL THEY ARE SHOWN ON THE PROPOSALS MAP.

### T21: Parking

**T21** THE PROVISION OF PARKING IN THE CITY WILL TAKE ACCOUNT OF THE NEED TO:

- (i) MAINTAIN SAFE ROAD CONDITIONS;
- (ii) REDUCE TRAVEL DEMAND TO A SUSTAINABLE LEVEL;
- (iii) ENSURE THE ECONOMIC VIABILITY OF EXISTING RETAIL AND COMMERCIAL CENTRES;
- (iv) PROMOTE MORE ENVIRONMENTALLY SENSITIVE MODES OF TRANSPORT.

### T23: Public Parking

**T23** IN PROVIDING PUBLIC CAR PARKING, THE COUNCIL WILL:

- (i) ENSURE AN ADEQUATE SUPPLY OF TEMPORARY AND PERMANENT PUBLIC CAR PARKS IN THE CITY CENTRE, MAIN CENTRES, AND OTHER LOCALITIES WHERE DEMAND ARISES, TAKING INTO ACCOUNT THE NEED TO PROTECT THE ENVIRONMENT, MINIMISE CONGESTION AND ENCOURAGE SUSTAINABLE TRANSPORT INCLUDING THE USE OF PUBLIC TRANSPORT. CAR PARKS WILL BE DESIGNED TO A HIGH STANDARD WITH PARTICULAR REGARD TO ACCESS ARRANGEMENTS, SIGNING, SURFACE MATERIALS, LANDSCAPING AND SECURITY MEASURES AND WILL ALSO MAKE APPROPRIATE PROVISION FOR CYCLISTS.

THE COUNCIL WILL ALSO PROVIDE FOR:

- (ii) TOURIST, FOOTBALL AND OTHER SPECIAL EVENTS AS AND WHERE NECESSARY, INCLUDING PARK AND RIDE FACILITIES WHEN APPROPRIATE;
- (iii) VEHICLES DISPLAYING ORANGE BADGES, IN ACCESSIBLE LOCATIONS; BUT
- (iv) IT WILL ALSO RESTRICT ON-STREET PARKING WHERE IT WOULD HAVE A DETRIMENTAL EFFECT ON SAFETY OR WHERE THE ENVIRONMENT WOULD BE ADVERSELY AFFECTED.

## Chapter 17 - Impact on the Environment

No policies retained.

## Chapter 18 - Implementing the Plan

No policies retained.

## Chapter 19 - Sunderland South

### SA6: New Mixed-Use Sites

**SA6** THE FOLLOWING SITES ARE ALLOCATED FOR COMMERCIAL OR INDUSTRIAL USES. ANCILLARY USES AND EXCLUSIONS AS OUTLINED IN POLICY EC5 WILL APPLY UNLESS OTHERWISE STATED.

- (1) NORTH OF NORTH MOOR LANE (OFF THE A690) (4.0 HA.): FOOD AND DRINK (A3), LIGHT INDUSTRY, OFFICES, RESEARCH & DEVELOPMENT (B1), HOTELS (C1), ASSEMBLY AND LEISURE (D2);
- (2) WEST OF SILKSWORTH WAY, DOXFORD PARK (2.3 HA.): FOOD AND DRINK (A3), LIGHT INDUSTRY, OFFICES, RESEARCH & DEVELOPMENT (B1), RESIDENTIAL CARE (C2), COMMUNITY FACILITIES (D1), CAR SHOWROOMS.

DEVELOPMENT INCLUDING KEY TOWN CENTRE USES SHOULD ONLY BE ALLOWED ON THESE SITES WHERE: -

- (i) THE LACK OF A SUITABLE ALTERNATIVE LOCATION EITHER IN THE CITY CENTRE OR EDGE OF CENTRE IS DEMONSTRATED; AND
- (ii) IT DOES NOT SOLELY OR CUMULATIVELY WITH OTHER RECENT DEVELOPMENTS OR OUTSTANDING PERMISSIONS DIVERT INVESTMENT FROM EXISTING CENTRES SO AS TO THREATEN THEIR VITALITY AND VIABILITY; AND
- (iii) IT CONTRIBUTES TO A BALANCED DISTRIBUTION OF FACILITIES ACCESSIBLE TO ALL SECTORS OF THE COMMUNITY (PARTICULARLY TO THOSE WITH LOW LEVELS OF PERSONAL MOBILITY) BY PUBLIC TRANSPORT, ON FOOT OR CYCLE AS WELL AS BY CAR, AND
- (iv) IT DOES NOT HAVE AN ADVERSE EFFECT ON OVERALL TRAVEL AND CAR USE.

(EC5, S4)

### SA7: Tourism Facilities

**SA7** THE PROVISION AND/OR IMPROVEMENT OF VISITOR FACILITIES AND OTHER WORKS TO ENHANCE THE ATTRACTION OF THE FOLLOWING WILL BE ENCOURAGED: -

- (1) BEDE THEATRE;
- (2) REG VARDY ARTS FOUNDATION GALLERY;
- (3) RYHOPE PUMPING ENGINES;
- (4) SILKSWORTH SPORTS COMPLEX.

PROPOSALS WHICH ADVERSELY AFFECT THESE ATTRACTIONS WILL NORMALLY BE RESISTED.

(EC8)

### SA10: Sites in Inner Area

**SA10** THE COUNCIL WILL SEEK TO MAXIMISE BENEFITS, IN THE FORM OF ADDITIONAL OPEN SPACE AND COMMUNITY FACILITIES, FROM SITES TO BE DEVELOPED OR REDEVELOPED IN THE FOLLOWING AREAS:-

- (1) MILLFIELD/ PALLION;
- (2) HIGH BARNES;
- (3) ASHBROOKE;
- (4) HENDON.

(H6)

### SA12: Private Housing

**SA12** THE CITY COUNCIL WILL SEEK TO IMPROVE THE ENVIRONMENT IN THE FOLLOWING OLDER PRIVATE RESIDENTIAL AREAS; PRIORITY WILL BE GIVEN TO LOCATIONS WHICH MIGHT BE INCLUDED FOR MORE COMPREHENSIVE TREATMENT:

- (1) WEST OF HIGH STREET, SOUTH HYLTON: - IMPROVEMENT OF PROPERTIES AND SOFT LANDSCAPING;
- (2) NORTH OF HYLTON ROAD, MILLFIELD/ PALLION: - ENVIRONMENTAL WORKS;
- (3) IN THE VICINITY OF MAINSFORTH TERRACE, HENDON: - LANDSCAPING DERELICT LAND AND IMPROVEMENTS TO EXTERNAL SPACES.

(H13)

#### SA16: Education

**SA16** LAND IS ALLOCATED AT THE FOLLOWING LOCATIONS FOR EDUCATIONAL PURPOSES:-

- (1) PENNYWELL - LAND WITHIN COMPREHENSIVE SCHOOL CAMPUS (7.6 HA.);
  - (2) FORD ESTATE - HYLTON ROAD PLAYING FIELDS (3.4HA.);
  - (3) GRANGETOWN - SPELTERWORKS ROAD (GROUNDS OF THE EXISTING PRIMARY SCHOOL) (2.0 HA.);
  - (4) RYHOPE - THE FORMER RYHOPE SCHOOL NORTH BLOCK, STOCKTON ROAD (5.4 HA.);
  - (5) DOXFORD PARK - CHAPELGARTH (SOUTH OF MOORSIDE AND HALL FARM ROADS) (2.0HA.).
- (CF5, CF8)

#### SA18: Royal Hospital

**SA18** PROPOSALS FOR THE FURTHER REDEVELOPMENT OF SUNDERLAND ROYAL HOSPITAL WILL NORMALLY BE APPROVED PROVIDED ADEQUATE ON-SITE PARKING AND SERVICING PROVISION IS MADE. ANY ADDITIONAL BUILDINGS WILL NEED TO BE DESIGNED SO AS NOT TO BE VISUALLY OVERBEARING OR OTHERWISE ADVERSELY AFFECT THE AMENITY AND PRIVACY OF SURROUNDING RESIDENTS.

(CF9, CF10)

#### SA22: Cemeteries

**SA22** LAND IS ALLOCATED ADJACENT TO THE FOLLOWING CEMETERIES FOR THEIR FUTURE EXTENSION:-

- (1) SUNDERLAND CEMETERY, GRANGETOWN (2.5 HA);
- (2) RYHOPE CEMETERY (1.0 HA).

(CF1)

#### SA28: Tunstall Hills

**SA28** THE TUNSTALL HILLS WILL BE RETAINED AND PROTECTED FOR PUBLIC RECREATION. IMPROVEMENTS WILL BE MADE TO:

- (i) ACCESS FOR THE DISABLED AND THOSE WITH PUSHCHAIRS, ETC.;
- (ii) INTERPRETATION FACILITIES;
- (iii) CAR PARKING.

IN IMPLEMENTING THIS PROPOSAL, ACCOUNT WILL BE TAKEN OF THE NEED TO PROTECT THE S.S.S.I. AND PROPOSED LOCAL NATURE RESERVE FROM OVERUSE AND INAPPROPRIATE PUBLIC ACCESS.

(L5, CN6, CN18-23)

#### SA29: Urban Country Park

**SA29** AN 'URBAN COUNTRY PARK' (47 HA.), INCLUDING FACILITIES FOR INFORMAL RECREATION, WILL BE DEVELOPED EAST OF FARRINGDON AND SOUTH OF GILLEY LAW.

(L5, L10)

#### SA30: Children's Playspace

**SA30** SITES FOR CHILDREN'S PLAY AREAS WILL BE PROVIDED AND MAINTAINED AT:

- (1) SILKSWORTH SPORTS COMPLEX (DISTRICT PLAY AREA)
- ALONG WITH SATELLITE PLAY AREAS IN THE FOLLOWING LOCALITIES:

- (2) SOUTH HYLTON PLAYING FIELDS;
- (3) PORTSMOUTH ROAD, PENNYWELL;
- (4) BARNES PARK EXTENSION, GRINDON LANE;
- (5) THORNDALE ROAD, THORNEY CLOSE;
- (6) PLAINS FARM NORTH;
- (7) THE BARNES;
- (8) HYLTON ROAD PLAYING FIELDS;
- (9) PALLION SCHOOL;
- (10) SUNDERLAND FORGE;
- (11) DIAMOND HALL;
- (12) MOWBRAY PARK;
- (13) TOWN MOOR, EAST END;
- (14) OSMAN TERRACE, HENDON;
- (15) BACKHOUSE PARK;
- (16) SOUTH HENDON;

- (17) HILLVIEW PLAYING FIELDS;
  - (18) BLACK ROAD, RYHOPE;
  - (19) COMRADES FIELD, SILKSWORTH;
  - (20) DOXFORD PARK;
  - (21) ALLENDALE ROAD, FARRINGDON;
  - (22) HERRINGTON PARK.
- (L6)

#### SA31: Allotment and Leisure Gardens

##### **SA31** NEW ALLOTMENTS WILL BE PROVIDED AT:

- (1) SOUTH RYHOPE (1.5 HA);
  - (2) WEST OF CHAPELGARTH (1.3 HA);
- THE FOLLOWING EXISTING ALLOTMENT SITES WILL BE UPGRADED, TO INCLUDE IMPROVEMENTS TO ACCESS, FACILITIES AND LANDSCAPING, AS APPROPRIATE:
- (3) POTTERY LANE, SOUTH HYLTON;
  - (4) RED MACHINE, SPRINGWELL;
  - (5) CORPORATION ROAD (SOUTH), HENDON;
  - (6) TUNSTALL HILLS (NORTH);
  - (7) DRIFT INN, SILKSWORTH;
  - (8) FEATHERBED LANE, RYHOPE.
- (L8)

#### SA32: Access to Riverside

**SA32** IMPROVED ACCESS TO, AND RECREATIONAL USE OF, THE RIVERSIDE WILL BE ENCOURAGED WHEREVER POSSIBLE, AND IN PARTICULAR AT SOUTH HYLTON/ CLAXHEUGH.

(L12)

#### SA36: Historic Park

**SA36** DOXFORD PARK IS IDENTIFIED AS AN HISTORIC PARK. ITS CHARACTER AND SETTING WILL BE PROTECTED FROM ADVERSE IMPACT BY DEVELOPMENT.

(B18)

#### SA38: Views

**SA38** THE FOLLOWING VIEWS, WHICH ARE OF PARTICULAR IMPORTANCE, WILL BE PROTECTED AND, WHERE POSSIBLE, ENHANCED:

- (1) THE RIVER WEAR VALLEY FROM VARIOUS POINTS;
- (2) CITY CENTRE CHURCHES FROM TUNSTALL ROAD;
- (3) TUNSTALL HILLS FROM THE SILKSWORTH SPORTS COMPLEX AND THE SOUTH;
- (4) THE SOUTHERN COASTLINE AND SEA VIEWS FROM VARIOUS POINTS;
- (5) SUNDERLAND TOWN AND SOUTHERN COASTLINE FROM BURDON LANE;
- (6) PENSHAW MONUMENT FROM CHESTER ROAD.

(CN13)

#### SA48: Multi-User Routes

**SA48** THE FOLLOWING ARE IDENTIFIED AS STRATEGIC MULTI-USER ROUTES AND WILL BE PROTECTED FROM DEVELOPMENT UNLESS REQUIRED AS PART OF A PUBLIC TRANSPORT CORRIDOR. WHERE STRETCHES ARE ALREADY IN EXISTENCE THEY WILL BE IMPROVED; OTHERWISE NEW LINKS WILL BE PROVIDED TO COMPLETE THE ROUTES PROPOSED:

- (1) FROM EAST END TO FORMER PENSHAW-PALLION LINE VIA THE RIVERSIDE AND LISBURN TERRACE;
- (2) FROM CITY CENTRE TO SOUTH HYLTON PARALLEL TO FORMER PENSHAW-PALLION LINE;
- (3) THROUGH BARNES PARK TO HASTINGS HILL/ WEST HERRINGTON;
- (4) FROM CITY CENTRE TO BURDON LANE VIA SILKSWORTH SPORTS COMPLEX, DOXFORD INTERNATIONAL AND CHAPELGARTH, DOXFORD PARK;
- (5) FROM CITY CENTRE TO SOUTH OF TOWN MOOR VIA CORONATION STREET;
- (6) FROM CITY CENTRE TO RYHOPE DENE VIA FORMER HENDON/ PALLION LINE, REAR OF HENDON INDUSTRIAL AREA, AND PROPOSED SOUTHERN RADIAL ROUTE (SA50(5));
- (7) FROM RYHOPE TO SEATON BANK/ BURDON DENE;
- (8) FROM RYHOPE VILLAGE TO SILKSWORTH SPORTS COMPLEX ALONG FORMER MINERAL RAILWAY VIA RYHOPE GOLF COURSE;
- (9) FROM TOLL BAR ROAD TO TUNSTALL LODGE VIA RYHOPE GOLF COURSE;

- (10) FROM SOUTH RYHOPE TO TUNSTALL BANK-TUNSTALL LODGE LINK VIA DOXFORD PARK-RYHOPE LINK ROAD;
- (11) ADJACENT TO CITY WAY BETWEEN MOORSIDE, DOXFORD PARK AND A19/A690 JUNCTION.  
(T8, T10)

#### SA68: Older Housing Improvement

**SA68** THE CITY COUNCIL WILL SEEK TO IMPROVE THE ENVIRONMENT IN THE FOLLOWING OLDER PRIVATE RESIDENTIAL AREAS; PRIORITY WILL BE GIVEN TO THOSE LOCATIONS WHICH REQUIRE MORE COMPREHENSIVE TREATMENT. THE COUNCIL WILL SEEK TO MAXIMISE BENEFITS IN THE FORM OF ADDITIONAL OPEN SPACE, AND OTHER FACILITIES FROM SITES TO BE DEVELOPED OR REDEVELOPED:-

- (1) BETWEEN WHARNCLIFFE STREET, CLANNY STREET, BACK CHESTER TERRACE AND WESTBOURNE ROAD;
- (2) BETWEEN CHESTER ROAD, WESTERN HILL AND NEW DURHAM ROAD;
- (3) WITHIN THE AREA SURROUNDING THE FORMER ROYAL INFIRMARY BOUNDED BY BURN PARK ROAD, NEW DURHAM ROAD, TUNSTALL TERRACE (WEST), ASHWOOD STREET AND BACK ELMWOOD STREET;
- (4) WITHIN THE AREA BOUNDED BY STOCKTON ROAD, BELVEDERE ROAD, TUNSTALL ROAD, DERBY STREET, ASHWOOD STREET, AND TUNSTALL TERRACE;
- (5) WITHIN THE AREA BOUNDED BY BACK WINIFRED TERRACE, BACK NORTHCOTE AVENUE, SALISBURY STREET AND BACK LAURA STREET;
- (6) BETWEEN EGERTON STREET, BISHOPTON STREET, SALEM ROAD/ PEEL STREET AND TOWARD ROAD;
- (7) BETWEEN BELVEDERE ROAD, STOCKTON ROAD, THE CLOISTERS, BACK STOCKTON ROAD (WEST), GORSE ROAD AND LORNE TERRACE.

(B1, H6, H16)

#### SA75: Leisure and Recreation

**SA75** EXISTING CITY CENTRE PARKS AND OTHER PUBLIC OPEN SPACES WILL BE RETAINED WITH THE FOLLOWING ENHANCED, THE MAIN WORKS TO INCLUDE:-

- (1) FESTIVAL PARK - IMPROVEMENTS TO THE MULTI-USER ROUTE NETWORK.
- (2) MOWBRAY PARK - MAJOR IMPROVEMENTS TO THE LAKE, PROMENADE AND FOOTPATHS AND RENEWAL OF TREE PLANTING. THE PARK IS ALSO IDENTIFIED AS AN HISTORIC PARK, THEREFORE ITS CHARACTER AND SETTING WILL BE PROTECTED FROM ADVERSE IMPACT BY DEVELOPMENT;
- (3) AYRES QUAY/ SILKSWORTH FORMER RAILWAY - ADDITIONAL PLANTING, LIGHTING AND LIMITED RECREATION/ LOCAL PLAY FACILITIES.

(L5, B18)

#### SA77: Wear and Dockyard

**SA77** THE WESTERN PART OF THE WEAR DOCKYARD, AT PANNS BANK, WILL BE RESERVED FOR USES ASSOCIATED WITH COMMERCIAL AND RECREATIONAL MOORINGS.

(L13)

#### SA84: Street Improvement

**SA84** THE ENVIRONMENT OF THE FOLLOWING STREETS WILL BE IMPROVED BY MEASURES INCLUDING SELECTIVE PAVEMENT WIDENING, REMOVAL OF GUARDRAILS, LANDSCAPING AND FACELIFTS TO PROPERTY (AS NECESSARY AND WHERE POSSIBLE) IN:-

- (1) FAWCETT STREET;
- (2) JOHN STREET;
- (3) HOLMESIDE;
- (4) BOROUGH ROAD BETWEEN TOWARD ROAD AND FAWCETT STREET;
- (5) VINE PLACE;
- (6) DERWENT STREET/STOCKTON ROAD;
- (7) OLIVE STREET/ MARY STREET;
- (8) GREEN TERRACE;
- (9) HIGH STREET WEST (UNION STREET TO LAMBTON STREET);
- (10) ST. THOMAS STREET;
- (11) PARK LANE.

(EN1)

#### SA86: Vacant Sites

**SA86** THE CITY COUNCIL WILL SEEK TO ENSURE THAT SITES, WHICH WOULD OTHERWISE REMAIN VACANT WILL, WHERE PRACTICAL, BE:-

- (i) TEMPORARILY LANDSCAPED AND/ OR
- (ii) SCREENED BY TEMPORARY HOARDINGS.
- (iii) BROUGHT INTO TEMPORARY BENEFICIAL USE.

(B22)

#### SA89: City Centre Bus Corridors

**SA89** THE CITY COUNCIL WILL SEEK TO MAINTAIN A BUS CORRIDOR IN THE CITY CENTRE:-

- (i) BUSES WILL BE GIVEN PRIORITY IN THE FOLLOWING STREETS: -  
SOUTH BOUND BEDFORD STREET AND JOHN STREET;  
NORTH BOUND FAWCETT STREET, HIGH STREET WEST (PART) AND BEDFORD STREET;  
WEST BOUND BOROUGH ROAD (PART), HOLMESIDE AND VINE PLACE;  
EAST BOUND VINE PLACE, HOLMESIDE, FAWCETT STREET (PART), ATHENAEUM STREET, FREDERICK STREET AND BOROUGH ROAD (PART).
- (ii) BUS PRIORITY MEASURES WILL BE COMPLEMENTED BY IMPROVEMENTS TO FACILITIES FOR BOTH BUSES AND PASSENGERS, TO HELP IMPROVE PASSENGER ACCESS TO, AND BUS OPERATIONS WITHIN, THE CITY CENTRE.

(T4)

#### SA90: City Centre Bus Corridors

**S90** THE CITY COUNCIL WILL SEEK TO MAINTAIN BUS-ONLY LINKS IN THE FOLLOWING LOCATIONS:-

- (1) JOHN STREET (NORTHERN SECTION);
- (2) FAWCETT STREET (CENTRAL SECTION);
- (3) BOROUGH ROAD (FREDERICK STREET JUNCTION);
- (4) NORTH BEDFORD STREET (SOUTH BOUND);
- (5) CROWTREE ROAD/ VINE PLACE JUNCTION.

(T4)

#### SA96: Saturday Car Parking

**SA96** SUFFICIENT CAR PARKING SPACE WILL BE SOUGHT TO CATER FOR NORMAL SATURDAY DEMAND UP TO A MAXIMUM OF 6000 SPACES.

(T21)

#### SA99: On-street Car Parking

**SA99** THE CITY COUNCIL WILL SEEK TO ALLOW ON-STREET PARKING WHEREVER POSSIBLE, SUBJECT TO PROVISION BEING IN KEEPING WITH THE FUNCTION AND ENVIRONMENT OF THE AREA IN WHICH THE SPACES ARE TO BE LOCATED AND TAKING INTO ACCOUNT THE NEEDS OF THOSE WHOSE MOBILITY IS IMPAIRED.

(T23)

#### SA100: Dual Use Car Parking

**SA100** AS A MEANS OF ACHIEVING THE MOST EFFICIENT USE OF AVAILABLE PARKING SPACE, THE CITY COUNCIL WILL:-

- (i) SEEK AGREEMENTS TO ENABLE THE DUAL USE FOR PUBLIC USE, OF SPACES NORMALLY RESERVED FOR THE OPERATIONAL REQUIREMENTS OF PRIVATE ORGANISATIONS; AND
- (ii) UTILISE (WITHIN THE RESOURCES AVAILABLE) APPROPRIATELY PLACED CLEARED SITES FOR TEMPORARY USE AS CAR PARKING.

(T23)



## Chapter 20 - Sunderland North

### NA5: Tourism

**NA5** THE PROVISION AND/OR IMPROVEMENT OF VISITOR FACILITIES AND OTHER WORKS TO ENHANCE THE ATTRACTION OF THE FOLLOWING WILL BE ENCOURAGED: -

- (1) THE ROKER AND SEABURN SEAFRONT ZONE AS DEFINED ON THE PROPOSALS MAP;
- (2) NORTH HAVEN MARINA AND MARINE ACTIVITIES CENTRE;
- (3) THE NATIONAL GLASS CENTRE;

ALSO THE FOLLOWING LISTED BUILDINGS: -

- (4) ST. PETER'S CHURCH;
- (5) ST ANDREWS CHURCH;
- (6) HYLTON CASTLE AND DENE;
- (7) FULWELL MILL

PROPOSALS WHICH ADVERSELY AFFECT THESE ATTRACTIONS WILL NORMALLY BE RESISTED (EC9, B17)

### NA6: Seafrost

**NA6** THE CITY COUNCIL WILL ENCOURAGE IMPROVEMENTS TO EXISTING COMMERCIAL AND SOCIAL STRUCTURES IN THE COASTAL ZONE TO HELP ENSURE THEIR VIABILITY AND MAXIMISE THEIR POTENTIAL CONTRIBUTION TO THE ENVIRONMENT OF THE SEAFRONT. (EC9)

### NA8: Land for Housing

**NA8** THE COUNCIL WILL SEEK TO MAXIMISE BENEFITS IN THE FORM OF ADDITIONAL OPEN SPACE, AND COMMUNITY FACILITIES, FROM SITES TO BE DEVELOPED OR REDEVELOPED IN THE FOLLOWING AREAS:

- (1) SOUTHWICK/ MONKWEARMOUTH;
- (2) ROKER/ FULWELL;
- (3) FULWELL

(H6)

### NA10: Private Housing North

**NA10** THE CITY COUNCIL WILL SEEK TO IMPROVE THE ENVIRONMENT IN THE FOLLOWING OLDER PRIVATE RESIDENTIAL AREAS; PRIORITY WILL BE GIVEN TO THOSE LOCATIONS WHICH REQUIRE MORE COMPREHENSIVE TREATMENT:

- (1) BETWEEN EGLINTON STREET AND NEWCASTLE ROAD;
- (2) THE EASTERN PART OF ROKER AVENUE INCLUDING ADJOINING STREETS TO THE NORTH AND SOUTH;
- (3) NEWBURY STREET/ BARTRAM STREET, FULWELL;
- (4) CHILTON STREET/ FINSBURY STREET, SOUTHWICK;
- (5) FRANK STREET/ AMY STREET, SOUTHWICK;
- (6) WEST SOUTHWICK;
- (7) BARRON STREET/EAST VIEW, CASTLETOWN;
- (8) ELIZABETH STREET/ STANLEY STREET, CASTLETOWN;

WORKS WITHIN THESE AREAS WILL INCLUDE LANDSCAPE/ FLOORSCAPE TREATMENT, ALONG WITH IMPROVEMENTS TO PROPERTY, AS APPROPRIATE. (H13)

### NA13: Fuwell Infant School

**NA13** LAND IS ALLOCATED ADJACENT TO FULWELL INFANT SCHOOL ON THE EXISTING PLAYING FIELDS FOR A REPLACEMENT FOR FULWELL JUNIOR SCHOOL AND A COMMUNITY CENTRE (2.2HA). (CF5, CF11)

#### NA17: Swan Street College

**NA17** THE SWAN STREET SITE OF THE FORMER MONKWEARMOUTH COLLEGE TOGETHER WITH GRANGE PARK PRIMARY SCHOOL WILL BE REDEVELOPED TO ACCOMMODATE THE PRIMARY SCHOOL, ASSOCIATED SCHOOL PLAYING FIELDS, A NURSERY SCHOOL, COMMUNITY FACILITIES AND SPECIALIST HOUSING.  
(CF2, CF5)

#### NA18: Fulwell Junior School

**NA18** SUBJECT TO NEED, THE EXISTING SITE OF THE FULWELL JUNIOR SCHOOL WILL BE MADE AVAILABLE FOR DEVELOPMENT FOR PUBLIC/ COMMUNITY USES FOLLOWING CONSTRUCTION OF A REPLACEMENT JUNIOR SCHOOL AT FULWELL PLAYING FIELDS.  
(CF2)

#### NA19: Other Community Facilities

**NA19** 1.4HA OF LAND IS ALLOCATED BETWEEN WILTSHIRE ROAD AND SOUTHWICK CEMETERY TO PROVIDE AN EXTENSION TO THE CEMETERY.  
(CF1)

#### NA21: Sport and Recreation

**NA21** LAND AT DOWNHILL (55HA) WILL BE MAINTAINED AND ENHANCED FOR OUTDOOR SPORTS FACILITIES IN A LANDSCAPED AMENITY SETTING WITHIN THE NORTHERN URBAN FRINGE AREA BETWEEN TOWN END FARM AND HYLTON RED HOUSE COMPREHENSIVE SCHOOL.  
(L4, CN2, CN3)

#### NA22: Amenity Open Space

**NA22** IMPROVEMENTS IN THE LEVEL OF PROVISION AND QUALITY OF AMENITY OPEN SPACE WILL BE MADE IN THE LOCATIONS SHOWN BELOW:  
(1) WITHERWACK HOUSE 1.25HA. POCKET PARK AND PLAYING FIELDS;  
(2) NORTH OF ST JOHN BOSCO SCHOOL/NORTH EAST OF TOWN END FARM 4.50HA. NEIGHBOURHOOD PARK;  
(3) CUT THROAT DENE 7.10HA NEIGHBOURHOOD PARK  
EXISTING AMENITY SPACE AT THE FOLLOWING LOCATIONS WILL BE UPGRADED:  
(4) HYLTON DENE 52HA DISTRICT OPEN SPACE;  
(5) LONGFIELD ROAD/FULWELL ROAD 1.05HA POCKET PARK;  
(6) REAR OF BEDE STREET 1.3HA POCKET PARK  
(L5)

#### NA23: Children's Playspace

**NA23** SITES FOR CHILDREN'S PLAY AREAS WILL BE PROVIDED AND MAINTAINED:  
(1) AT SEABURN PARK, AS A DISTRICT PLAY AREA,  
ALONG WITH SATELLITE PLAY AREAS IN THE FOLLOWING LOCALITIES:  
(2) HYLTON DENE;  
(3) HYLTON LANE;  
(4) DOWNHILL;  
(5) MARLEY POTS;  
(6) GROSVENOR STREET;  
(7) THOMPSON PARK;  
(8) FULWELL PLAYING FIELDS;  
(9) GIVENS STREET/ BEDE STREET  
(L6)

#### NA24: Allotments and Leisure

**NA24** THE FOLLOWING EXISTING ALLOTMENT SITES WILL BE UPGRADED TO INCLUDE IMPROVEMENTS TO ACCESS, ON-SITE FACILITIES, AND LANDSCAPING AS APPROPRIATE:-

- (1) MARLEY POTS;
  - (2) FULWELL MILL;
  - (3) SHIELDS ROAD;
  - (4) PRIMROSE ALLOTMENTS, THOMPSON ROAD;
  - (5) DOWNHILL/ HYLTON RED HOUSE;
  - (6) EAST VIEW SOUTH/ PARK STREET SOUTH, CASTLETOWN
- (L8)

#### NA28: Historic Park

**NA28** ROKER RECREATION PARK IS IDENTIFIED AS AN HISTORIC PARK. ITS CHARACTER AND SETTING WILL BE PROTECTED FROM ADVERSE IMPACT BY DEVELOPMENT.  
(B18)

#### NA30: Views

**NA30** THE FOLLOWING VIEWS ARE OF PARTICULAR IMPORTANCE AND WILL BE PROTECTED AND WHERE POSSIBLE ENHANCED: -

- (1) SEA VIEWS ALONG THE ROKER/ SEABURN/ WHITBURN BENTS FRONTAGE;
  - (2) ACROSS THE RIVER VALLEY FROM NORTH HYLTON ROAD AND BUNNY HILL;
  - (3) ACROSS THE RIVER VALLEY FROM WESSINGTON WAY AND QUEEN'S ROAD;
  - (4) ALONG THE RIVER VALLEY FROM WEARMOUTH, ALEXANDRA, AND HYLTON BRIDGES;
  - (5) NORTHWARDS ACROSS THE GREEN BELT FROM THE NORTHERN URBAN FRINGE AREA, ESPECIALLY FULWELL QUARRIES.
- (CN13)

#### NA34: Park and Ride

**NA34** LAND IS ALLOCATED AT THE NORTHERN EDGE OF FULWELL QUARRIES FOR A PARK AND RIDE SYSTEM PRIMARILY TO SERVE EVENTS AT THE SEAFRONT AND POSSIBLY, IN THE LONGER TERM, THE CITY CENTRE.  
(T6, T21, T23)

#### NA45: Monkwearmouth: Tourism

**NA45** THE IMPROVEMENT OF VISITOR FACILITIES AND OTHER WORKS TO ENHANCE THE ATTRACTION OF MONKWEARMOUTH STATION MUSEUM WILL BE ENCOURAGED.  
(EC9)

#### NA46: Monkwearmouth: Housing

**NA46** THE CITY COUNCIL WILL SEEK TO IMPROVE THE ENVIRONMENT OF THE OLDER HOUSING IN GLADSTONE STREET AND THE WEST SIDE OF BRIGHT STREET. CONSIDERATION WILL BE GIVEN TO COMPREHENSIVE TREATMENT BY WAY OF INCLUSION IN AN AREA BASED INITIATIVE. THE COUNCIL WILL ALSO SEEK TO MAXIMISE BENEFITS IN THE FORM OF ADDITIONAL OPEN SPACE AND COMMUNITY FACILITIES, FROM ANY SITES WHICH MAY BE DEVELOPED OR REDEVELOPED.  
(H13)

#### NA47: Monkwearmouth: Environment

**NA47** THE CITY COUNCIL WILL GIVE FAVOURABLE CONSIDERATION TO PROPOSALS WHICH WILL ENHANCE THE GENERAL ENVIRONMENT AND SETTING OF ST. BENET'S CHURCH. MEASURES MAY INCLUDE REDEVELOPMENT WHERE APPROPRIATE, FOR USES INCLUDING AFFORDABLE HOUSING (C3), COMMUNITY FACILITIES (D1) AND RETAILING (A1). PROPOSALS FOR OTHER USES WILL BE CONSIDERED ON THEIR MERITS, SUBJECT TO OTHER CONSIDERATIONS. THE COUNCIL WILL ALSO ENCOURAGE THE UPGRADING OF REMAINING BUILDINGS AND IMPROVEMENTS TO CIRCULATION, SERVICING, AND CAR PARKING FACILITIES AS THE OPPORTUNITY ARISES.  
(B1)

#### NA48: Monkwearmouth: Environmental Improvements

**NA48** ENVIRONMENTAL IMPROVEMENTS TO OLDER COMMERCIAL AND INDUSTRIAL BUILDINGS IN THE AREA NORTH OF ROKER AVENUE WILL BE ENCOURAGED.  
(EC4, B1)

## Chapter 21 - Washington

#### WA3: Tourism

**WA3** THE PROVISION AND/OR IMPROVEMENT OF VISITOR FACILITIES AND OTHER WORKS TO ENHANCE THE ATTRACTION OF THE FOLLOWING WILL BE ENCOURAGED:  
(1) NORTH EAST AIRCRAFT MUSEUM;  
(2) BOWES RAILWAY MUSEUM;  
(3) WASHINGTON OLD HALL;  
(4) WASHINGTON 'F' PIT;  
(5) WILDFOWL AND WETLANDS CENTRE.  
PROPOSALS WHICH ADVERSELY AFFECT THESE ATTRACTIONS WILL NORMALLY BE RESISTED.  
(EC8)

#### WA6: Private Housing Washington

**WA6** THE CITY COUNCIL WILL SEEK TO IMPROVE THE ENVIRONMENT IN THE FOLLOWING OLDER PRIVATE RESIDENTIAL AREAS; PRIORITY WILL BE GIVEN TO LOCATIONS WHICH MIGHT BE INCLUDED FOR MORE COMPREHENSIVE TREATMENT:-  
(1) BRADY SQUARE/STATION ROAD, COLUMBIA - ENVIRONMENTAL WORKS;  
(2) USWORTH STATION ROAD, CONCORD & SULGRAVE - ENVIRONMENTAL WORKS.  
(H13)

#### WA9: Education

**WA9** LAND IS ALLOCATED FOR EDUCATIONAL PURPOSES IN THE FOLLOWING LOCATIONS:-  
(1) ADJACENT TO FATFIELD VILLAGE CENTRE (2.5HA);  
(2) SPRINGWELL VILLAGE (EXISTING SITE);  
(3) USWORTH COLLIERY PRIMARY SCHOOL (EXISTING SITE).  
(CF5)

#### WA11: Washington Arts Centre

**WA11** 0.29HA EAST OF THE WASHINGTON ARTS CENTRE AT FATFIELD IS ALLOCATED FOR THE PROVISION OF A CHURCH AND COMMUNITY HALL. ANY PROPOSALS WILL BE REQUIRED TO RESPECT THE LOCATION IN THE GROUNDS OF THE ADJACENT ARTS CENTRE.  
(CF11)

#### WA15: Children's Playspace

**WA15 SITES FOR CHILDREN'S PLAY AREAS WILL BE PROVIDED AND MAINTAINED AT:**

(1) JAMES STEEL PARK, HARRATON (DISTRICT PLAY AREA);  
ALONG WITH SATELLITE PLAY AREAS IN THE FOLLOWING LOCALITIES: -

- (2) SULGRAVE;
  - (3) COACH ROAD ESTATE;
  - (4) ALBANY PARK;
  - (5) SPRINGWELL;
  - (6) BLACKFELL;
  - (7) RICKLETON;
  - (8) BARMSTON;
  - (9) WASHINGTON VILLAGE;
  - (10) WASHINGTON TOWN CENTRE;
  - (11) DONWELL.
- (L1, L6)

#### WA16: Allotments and Leisure Gardens

**WA16 THE FOLLOWING EXISTING ALLOTMENT SITES WILL BE UPGRADED:**

- (1) MORRIS STREET/HEWORTH ROAD, CONCORD;
  - (2) DON GARDENS, CONCORD;
  - (3) NELSON STREET;
  - (4) THE PARADE;
  - (5) COLUMBIA ALLOTMENTS;
  - (6) SOUTH VIEW/ WORM HILL TERRACE, FATFIELD.
- NEW SITES WILL BE MADE AVAILABLE WHERE RESOURCES PERMIT.  
(L8)

#### WA17: Environmental Identity

**WA17 THE CITY COUNCIL WILL SEEK TO MAINTAIN THE ENVIRONMENTAL IDENTITY OF WASHINGTON NEW TOWN BY:**

- (i) PROTECTING LANDSCAPED AREAS AND OPEN SPACE FROM DEVELOPMENT;
  - (ii) REQUIRING NEW DEVELOPMENT TO ACHIEVE AND MAINTAIN THE HIGH STANDARD OF LANDSCAPING WITHIN THE NEW TOWN;
  - (iii) MAINTAINING THE SEPARATION OF RESIDENTIAL VILLAGES FROM OTHER USES;
  - (iv) ENCOURAGING ANY RESIDENTIAL AND ASSOCIATED DEVELOPMENT TO TAKE PLACE SO FAR AS POSSIBLE WITHIN VILLAGE PERIMETER ROADS;
  - (v) RESISTING CHANGES TO THE EXTERNAL APPEARANCE OF INDIVIDUAL BUILDINGS OR GROUPS OF BUILDINGS WHICH WOULD SERIOUSLY DETRACT FROM THE ARCHITECTURAL INTEGRITY OF THE NEIGHBOURHOOD;
  - (vi) ENCOURAGING THE IMAGINATIVE USE OF DESIGN AND PUBLIC ART IN WASHINGTON TO CREATE LANDMARKS AND PROMOTE INDIVIDUAL VILLAGE IDENTITY.
- (R1, EN9, B3, B20)

#### WA20: Views

**WA20 THE FOLLOWING VIEWS ARE OF PARTICULAR IMPORTANCE AND WILL BE PROTECTED AND ENHANCED. THEY WILL BE TREATED AS MATERIAL CONSIDERATIONS IN PLANNING APPLICATIONS:-**

- (1) RIVER WEAR CORRIDOR FROM THE A1231;
  - (2) RIVER WEAR CORRIDOR FROM JAMES STEEL PARK AT FATFIELD;
  - (3) PANORAMIC VIEWS SOUTH FROM SPRINGWELL VILLAGE.
- (CN13)

#### WA22: Nature Conservation

**WA22 THE CITY COUNCIL WILL PROTECT AND ENHANCE BARMSTON POND AS A LOCAL NATURE RESERVE.**  
(CN18, CN21)

#### WA23: Springwell Quarry

**WA23** SPRINGWELL QUARRY WILL CONTINUE TO PROVIDE HIGH QUALITY BUILDING STONE AND, AS WORKING PROCEEDS, WILL BE SUBJECT TO PROGRESSIVE RECLAMATION. THOSE PARTS OF THE QUARRY WHICH HAVE BEEN WORKED OUT AND INFILLED, AS WELL AS PARTS CURRENTLY BEING WORKED OR TO BE WORKED IN THE FUTURE, SHOULD BE RECLAIMED TO A VISUALLY ACCEPTABLE LANDFORM. AFTERUSES COULD INCLUDE RECREATION OR WOODLAND.  
(M1, M8)

#### WA25: Bus Facilities

**WA25** EXISTING BUS ONLY LINKS AT VILLAGE CENTRES WILL BE RETAINED AND ENHANCED. BUS PRIORITY MEASURES WILL ALSO BE CONSIDERED ELSEWHERE IN WASHINGTON, PARTICULARLY AT CONCORD.  
(T2)

#### WA28: Perimeter Footpaths

**WA28** THE CITY COUNCIL WILL PROVIDE FOOTPATHS ALONGSIDE VILLAGE PERIMETER ROADS IN THE NEW TOWN WHERE THERE IS A NEED TO IMPROVE PEDESTRIAN SAFETY.  
(T8)

#### WA32: Nissan Rail Link

**WA32** THE COUNCIL WILL CONTINUE TO LIAISE WITH NISSAN AND RAILTRACK OVER THE FUTURE PROVISION OF A RAIL LINK TO THE NISSAN PLANT FOR THE MOVEMENT OF FREIGHT.  
(T1, T24)

#### WA34: Washington Town Centre Development Sites

**WA34** THE FOLLOWING SITES ARE ALLOCATED FOR NEW RETAILING AND COMMERCIAL DEVELOPMENTS: -  
(1) PART OF THE WESTERN CAR PARKS WITHIN THE PRIMARY SHOPPING AREA EAST OF THE ACCESS ROAD; USES COULD INCLUDE APPROPRIATE TOWN CENTRE USES (A1, A2, A3); OFFICES (B1); HOTELS (C1); COMMUNITY USES (D1); LEISURE (D2); CAR PARKING.  
(2) LAND SOUTH OF CONISTON HOUSE: CAR -RELATED DEVELOPMENT.  
(EC2, S2, S5, L1, T2)

#### WA37: Car Parking

**WA37** THE FOLLOWING LOCATIONS WILL BE RETAINED AS PERMANENT CAR PARKING SITES AND, WHERE NECESSARY, IMPROVEMENTS UNDERTAKEN PARTICULARLY TO THEIR APPEARANCE AND SECURITY.  
(1) GALLERIES EASTERN CAR PARKS;  
(2) GALLERIES WESTERN CAR PARKS, EXCEPT WHERE LAND IS ALLOCATED FOR DEVELOPMENT BY WA34(1).  
(T21)

## Chapter 22 – Houghton - Hetton

### HA3: Tourism and Visitor Facilities

**HA3** THE PROVISION AND/OR IMPROVEMENT OF VISITOR FACILITIES AND OTHER WORKS TO ENHANCE THE ATTRACTION OF THE FOLLOWING WILL BE ENCOURAGED:

- (1) PENSRAW MONUMENT
- (2) NESHAM PLACE CONSERVATION AREA
- (3) HETTON LYONS COUNTRY PARK
- (4) VICTORIA VIADUCT

PROPOSALS WHICH WOULD ADVERSELY AFFECT THESE ATTRACTIONS WILL NORMALLY BE RESISTED. (EC9)

### HA4: Land for Housing

**HA4** THE FOLLOWING SITES FOR MORE THAN 10 DWELLINGS ARE ALLOCATED FOR NEW HOUSING:

LOCATION	GROSS AREA (HA)	ESTIMATED DWELLING CAPACITY	POLICY REQUIREMENTS
(1) WEST OF SHINEY ROW	16.50	400	R3; H10/14/15/16/21; B20
(2) EAST OF WINDERMERE CRESCENT, SHINEY ROW	1.20	24	H15/21
(3) SUCCESS ROAD, PHILADELPHIA	1.65	50	H14/15/16/21; B20
(4) ASTER TERRACE, SUCCESS	2.00	60	H14/15/16/21; B20
(5) EAST OF RAGLAN ROW PHILADELPHIA	2.70	70	H14/15/16/21; B20
(6) PHILADELPHIA JUNCTION	1.90	50	H14/15/16/21; B20
(7) HIGH DUBMIRE, FENCEHOUSES	3.67	100	H14/15/16/21; B20
(8) GILLAS LANE EAST, HOUGHTON	1.51	45	R3; H15/21
(9) ENNERDALE STREET, LOW MOORSLEY	1.10	30	H15/21
(10) LYONS AVE NORTH, EASINGTON LANE	2.80	56	H14/15/16/21; B20
(11) MURTON LANE, EASINGTON LANE	14.85	300	R3; H10/14/15/16/21; B20

(H3, H4, H5, H6)

### HA6: Private Housing

**HA6** THE CITY COUNCIL WILL SEEK TO IMPROVE THE ENVIRONMENT IN THE FOLLOWING OLDER PRIVATE RESIDENTIAL AREAS. PRIORITY WILL BE GIVEN TO LOCATIONS WHICH MIGHT BE INCLUDED FOR MORE COMPREHENSIVE TREATMENT.

- (1) NEW HERRINGTON - ENVIRONMENTAL WORKS;
- (2) VICINITY OF A182/A183 SHINEY ROW- LANDSCAPING AND TRAFFIC CALMING MEASURES;
- (3) CHAPEL ROW/SHOP ROW- ENVIRONMENTAL IMPROVEMENTS;
- (4) FRONT STREET, FENCEHOUSES- ENVIRONMENTAL IMPROVEMENTS;
- (5) HOUGHTON ROAD, GRASSWELL- LANDSCAPING AND ENVIRONMENTAL WORKS;
- (6) REGENT STREET, HETTON DOWNS- LANDSCAPING AND UPGRADING OF ROADS SURFACES;
- (7) CAROLINE STREET, HETTON- TRAFFIC CALMING AND ENVIRONMENTAL IMPROVEMENTS;
- (8) BRICK GARTH, EASINGTON LANE- TRAFFIC CALMING AND LANDSCAPING MEASURES.

(H13)

### HA9: Regional Recreational and Cultural Facilities

**HA9** THE FOLLOWING AREAS AND FACILITIES WILL BE FURTHER DEVELOPED AND PROMOTED AS REGIONAL RECREATIONAL RESOURCES:

- (1) WARDEN LAW MOTOR SPORTS CENTRE
- (2) HETTON LYONS COUNTRY PARK;
- (3) JAMES STEEL PARK
- (4) WEAR SIDE, HOUGHTON AND ELEMORE GOLF COURSES

(L3)

#### HA11: Sport and Recreation

**HA11** LAND IS ALLOCATED FOR NEW OUTDOOR SPORTS FACILITIES IN THE FOLLOWING LOCATIONS:

- (1) SUCCESS COLLIERY RECLAMATION SCHEME;
- (2) PEAT CARR;

MEASURES COULD INCLUDE IMPROVED CAR PARKING AND SERVICING, SIGNING, SECURITY, APPROPRIATE NEW BUILDINGS AND LANDSCAPING.

(L5)

#### HA12: Amenity Open Space

**HA12** IMPROVEMENTS IN THE LEVEL OF PROVISION AND QUALITY OF AMENITY OPEN SPACE WILL BE MADE IN THE LOCATIONS SHOWN BELOW:-

- (1) FLINT MILL;
- (2) LANGDALE ST, LOW MOORSLEY;
- (3) HERRINGTON BURN LINEAR PARK;
- (4) GILPIN WOOD;
- (5) EPPLETON RECLAMATION SCHEME;
- (6) BUNKER HILL;
- (7) MURTON LANE;
- (8) EAST OF WINDERMERE CRESCENT;
- (9) BIDDICK WOODS;
- (10) ROUGH DENE BURN

(L6, EN4, CN13, CN14)

#### HA13: Children's Playspace

**HA13** SITES FOR CHILDREN'S PLAY AREAS WILL BE PROVIDED AND MAINTAINED AT:

- (1) RECTORY PARK, HOUGHTON (DISTRICT PLAY AREA);
- ALONG WITH SATELLITE PLAY AREAS IN THE FOLLOWING LOCALITIES:

- (2) HETTON;
- (3) HANDLEY CRESCENT, EAST RANTON;
- (4) FOREST ESTATE, EASINGTON LANE;
- (5) KEIR HARDIE STREET, FENCEHOUSES;
- (6) SHINEY ROW;
- (7) PEAT CARR, MOORSLEY;
- (8) EPPLETON;
- (9) NEWBOTTLE;
- (10) HERRINGTON COLLIERY WELFARE GROUND;
- (11) PENSHAW;
- (12) HOUGHTON NEW TOWN

(L6)

#### HA14: Allotments and Leisure Gardens

**HA14** THE FOLLOWING EXISTING ALLOTMENT SITES WILL BE UPGRADED, TO INCLUDE IMPROVEMENTS TO ACCESS, FACILITIES AND LANDSCAPING, AS APPROPRIATE:-

- (1) NORTH SIDE OF CHESTER ROAD, PENSHAW;
- (2) FLETCHER CRESCENT WEST AND EAST, NEW HERRINGTON;
- (3) HUNTER STREET, SHINEY ROW;
- (4) GREEN AVENUE, NEWBOTTLE;
- (5) STANLEY STREET, HOUGHTON;
- (6) REGENT STREET, HETTON;
- (7) EAST RANTON;
- (8) FRONT STREET, LOW MOORSLEY;

OTHER SITES WILL REMAIN IN THEIR PRESENT USE.

(L8)



#### HA18: Major Development Site Within the Green Belt

**HA18** THE CAR SHOWROOMS, WORKSHOPS AND FILLING STATION AT STONEYGATE, AS SHOWN ON THE PROPOSALS MAP, ARE IDENTIFIED AS A MAJOR EXISTING DEVELOPED SITE IN THE GREEN BELT. WITHIN THESE AREAS, PERMISSION FOR LIMITED INFILLING WILL BE GIVEN PROVIDED THAT THE DEVELOPMENT WILL HAVE NO GREATER IMPACT THAN THE EXISTING DEVELOPMENT AND WILL NOT LEAD TO A MAJOR INCREASE IN THE DEVELOPED PROPORTION OF THE SITE. REDEVELOPMENT OF THE SITE WILL BE PERMITTED PROVIDED THAT IT WOULD:

- (i) HAVE NO GREATER IMPACT THAN THE EXISTING DEVELOPMENT ON THE OPENNESS OF THE GREEN BELT AND THE PURPOSES OF INCLUDING LAND IN IT AND WHERE POSSIBLE HAVE LESS;
- (ii) CONTRIBUTE TO THE ACHIEVEMENT OF THE OBJECTIVES FOR THE USE OF LAND IN GREEN BELTS AS DESCRIBED IN PPG2;
- (iii) NOT EXCEED THE HEIGHT OF EXISTING BUILDINGS;
- (iv) NOT OCCUPY A LARGER AREA OF THE SITE THAN THE EXISTING BUILDINGS (UNLESS THIS WOULD ACHIEVE A REDUCTION IN HEIGHT WHICH WOULD BENEFIT VISUAL AMENITY) AS DEFINED IN ANNEX C OF PPG2.

(CN3)

#### HA19: Views

**HA19** THE FOLLOWING VIEWS, WHICH ARE OF PARTICULAR IMPORTANCE, WILL BE PROTECTED AND WHERE POSSIBLE ENHANCED;

- (1) FROM THE A19, VIEWS OF THE RIVER VALLEY AND TOWARDS PENSHAW MONUMENT
- (2) PANORAMIC VIEWS FROM PENSHAW MONUMENT
- (3) VIEWS EASTWARDS FROM PENSHAW VILLAGE AND THE PENSHAW/PALLION LINE
- (4) VIEWS FROM HIGH MOORSLEY LOOKING NORTH AND SOUTH

(CN13)

#### HA24: Bus Facilities

**HA24** THE CITY COUNCIL, IN CONJUNCTION WITH THE PTE AND BUS OPERATORS, WILL INVESTIGATE POTENTIAL MEASURES TO IMPROVE BUS TRAVEL, PARTICULARLY ON THE A182 FROM EASINGTON LANE TO SHINEY ROW.

(T2,T4)

#### HA26: Strategic Footpaths

**HA26** NEW OR IMPROVED STRATEGIC FOOTPATH LINKS WILL BE PROVIDED IN THE FOLLOWING LOCATIONS:-

- (1) RIVER WEAR TRAIL WITH PENSHAW MONUMENT LOOP;
- (2) HERRINGTON COUNTRY PARK TO HOUGHTON;
- (3) COALFIELD WAY CIRCULAR WALK;
- (4) HIGH HAINING TO BURDON VILLAGE

(T8, T10)

#### HA29: Junction Improvements

**HA29** LAND WILL BE SAFEGUARDED FOR THE IMPLEMENTATION OF THE FOLLOWING IMPROVEMENT SCHEMES:

- (1) A690 STONEYGATE JUNCTION
- (2) B1285 MURTON LANE JUNCTION

(T13)

### HA31: Houghton Town Centre: Allocations

**HA31** THE FOLLOWING SITES, AS SHOWN ON THE PROPOSALS MAP, ARE ALLOCATED FOR DEVELOPMENT OPPORTUNITIES TO SUPPORT THE REGENERATION OF HOUGHTON TOWN CENTRE:

**(A) EDGE-OF-CENTRE SITES:**

- (1) FORMER HOUGHTON COLLIERY SITE
- (2) BRINKBURN CRESCENT CAR PARK, THE FORMER HALLIWELL ST GAS DEPOT AND ADJACENT SITE

**(B) IN CENTRE SITE:**

- (3) FORMER HOUGHTON JUNIOR AND INFANT SCHOOL SITE ON NEWBOTTLE STREET

A COMBINATION OF THE FOLLOWING USES WOULD BE ACCEPTABLE:-

SHOPPING (A1), OFFICES AND BUSINESS (B1), HOUSING (C3), LEISURE (D2), COMMUNITY USES (D1), CAR PARKING AND OPEN SPACE.

WITH REGARD TO THE EDGE-OF-CENTRE SITES, DEVELOPMENT OF KEY TOWN CENTRE USES WILL BE ALLOWED PROVIDED:-

- (i) THERE IS NO SUITABLE ALTERNATIVE LOCATION IN HOUGHTON TOWN CENTRE; AND
  - (ii) IT DOES NOT SOLELY OR CUMULATIVELY WITH OTHER RECENT DEVELOPMENTS OR OUTSTANDING PERMISSIONS DIVERT INVESTMENT FROM EXISTING CENTRES SO AS TO THREATEN THEIR VITALITY AND VIABILITY; AND
  - (iii) IT CONTRIBUTES TO A BALANCED DISTRIBUTION OF FACILITIES ACCESSIBLE TO ALL SECTORS OF THE COMMUNITY (PARTICULARLY TO THOSE WITH LOW LEVELS OF PERSONAL MOBILITY) BY PUBLIC TRANSPORT, ON FOOT OR CYCLE AS WELL AS BY CAR, AND
  - (iv) IT DOES NOT HAVE AN ADVERSE EFFECT ON OVERALL TRAVEL AND CAR USE.
- (EC5, EC8, S2, S5, L1)

### HA32: Recreation

**HA32** THE CONTINUED DEVELOPMENT OF HOUGHTON SPORTS COMPLEX AND THE PROVISION OF ADDITIONAL SPORTING FACILITIES WILL BE PROMOTED.

(L1, L4)

### HA33: Built Heritage

**HA33** THE PROVISION AND/OR IMPROVEMENT OF VISITOR FACILITIES TO ENHANCE THE ATTRACTION OF THE ST. MICHAEL'S CONSERVATION AREA WILL BE SUPPORTED.

(EC9, B5)

## Unitary Development Plan, Alteration No 2

### Chapter 1: Introduction

No policies contained within this chapter.

### Chapter 2: Part 1 Policies

EC5A: Comprehensive Development Sites

#### Policy EC5A

Within the Comprehensive Development Sites, as defined on the Proposals Map, the City Council will require that re-development proposals deliver:

i) A mix of land uses incorporating the following uses,

A1 Retail

A2 Financial and professional services

A3 Restaurants and cafes

A4 Drinking establishments

A5 Hot food take-aways

B1 Business

B2 General industry

B8 Storage and distribution

C1 Hotels

C3 Housing

D1 Non-residential institutions

D2 Assembly and leisure

ii) Provision of the infrastructure elements specified in part 2; and

iii) A fine grained, intensive pattern of development appropriate for an inner urban setting and making effective use of previously developed land.

Development proposals should conform to a comprehensive master plan for the whole development site, to be agreed with the City Council, having regard to UDP Supplementary Planning Guidance.

Where land ownership presents a constraint to the implementation of comprehensive development proposals the City Council will consider the use of its compulsory purchase powers to help deliver appropriate development.

## EC5B: Strategic Locations for Change

### Policy EC5B

Within the Strategic Locations for Change, as defined on the Proposals Map, the City Council will seek diversification to secure the following range of uses which will be defined for each site in part 2:-

#### Acceptable uses

A2 Financial and professional services

A3 Restaurants and cafes

A4 Drinking establishments

B1 Business

C3 Housing

D1 Non-residential institutions

D2 Assembly and leisure

#### Unacceptable uses

B2 General industry

B8 Storage and distribution

The City Council will encourage environmental / access improvements and selective mixed-use redevelopment which improves connection and integration with the surrounding urban area and with public transport infrastructure.

Proposals for new development or redevelopment are required to:

- i) Contribute to achieving increased intensity of development around public transport nodes and a concentration of land uses that are most likely to benefit from proximity to public transport;
- ii) Create linkages between different land uses;
- iii) Take account of the potential of these prominent locations in enhancing the image of the city;
- iv) Accord with UDP Supplementary Planning Guidance 'development control guidelines'.

## Chapter 3 Area Proposals Sunderland South

### SA6A.1: Former Grove Site

#### Policy SA6A.1

The City Council will support the development of a mixed-use residential community on the former Grove site.

#### Land use

The following uses will be:

#### Required

C3 Housing

Local centre (a range of small shops of a local nature, serving a small catchment)

B1 Business

#### Acceptable

D1 Education and community facilities including a two-form entry Primary School/ non-residential institution

A1 Retail\*

A2 Finance and Professional Services\*

A3 Restaurants and Cafes\*

A4 Drinking Establishments\*

\*Of a local nature and not to exceed 2,500 sqm net of total.

#### Unacceptable

B2 General industry

B8 Storage and distribution

Proposals for land uses not referred to above will be considered on their individual merits having regard to other policies of the UDP.

#### Infrastructure and Public Realm Components

Redevelopment proposals should incorporate the following key components:

- i) Land should be safeguarded for the route of the SSTC, river crossing and associated facilities.
- ii) Land should be safeguarded for the provision of an additional Metro station at the western end of the site, near Claxheugh.
- iii) The layout of the development should have regard to harnessing the benefits of the SSTC, river crossing and the potential new Metro station.
- iv) Provision for adequate routes through the site for buses, pedestrians and cyclists.

Policy SA6A.1 (Continued)

Design requirements

Proposals for the former Grove site should demonstrate the following design qualities:

- i) A pattern of development which responds positively to the existing Metro station by locating local, community and commercial uses and higher density housing within its immediate proximity;
- ii) An interconnected network of streets which offer easy access within the site and to the riverside. Streets should be aligned to open up a variety of views towards the river and create visual interest
- iii) Easy and direct access to new local facilities and the Metro station(s) to encourage walking and cycling;
- iv) A new riverside park along the river edge to give public access for recreation, to provide an attractive outlook for new dwellings and to leave that part of the site most at risk of flooding void of development;
- v) That it takes account of the prominence of the site when viewed from the north side of the river and proposed new road bridge and the opportunities for enhancing the image of the city;
- vi) A mix of building sizes and designs;
- vii) A sustainable residential community comprising a mix of housing types;
- viii) Take advantage of views of the bridge from within the site;
- ix) That consideration has been given to the impact of the bridge overshadowing buildings;
- x) An appropriate setting for the new bridge.

SA52A: New Routes

Policy SA52a

The City Council will safeguard land for the construction of the Sunderland Strategic Transport Corridor (SSTC), river crossing and associated works.

The proposed new river crossing should achieve a design of exceptional quality

## Chapter 4: Area Proposals City Centre

### SA55A.1: Holmeside Triangle

#### SA55.1

The City Council will support a mixed-use development on the Holmeside Triangle site.

#### Land Use

The following uses will be:

#### Required

A1 Retail

C3 Housing

A3 Restaurants and Cafes

A4 Drinking Establishments

D2 Assembly and Leisure

#### Acceptable

A2 Financial and Professional Services

B1 Business

Theatre

#### Unacceptable

B2 General industry

B8 Storage and distribution

Proposals for land uses not referred to above will be considered on their individual merits having regard to other policies of the UDP.

#### Infrastructure and Public Realm Components

Redevelopment proposals for the Holmeside Triangle site should incorporate the following key components:

- i) Public pedestrian access through the Triangle to connect Park Lane with Holmeside and with Burdon Road;
- ii) High quality public open space;
- iii) Parking for retail and commercial uses within a multi-storey or undercroft form

Policy SA55.1 (Required)

Design Requirements

- i) Car parking should be provided in accordance with policy T23A;
- ii) Car parking and servicing areas for premises within Holmeside Triangle should be integrated into the development so as not to result in any detrimental visual impact or adverse impact upon the amenity of the surrounding area.

SA55B.1: Sunnyside

Policy SA55B.1

The City Council will encourage the continued development of the Sunnyside area as a lively, mixed-use, urban quarter with a high quality physical environment.

Land Use

The following uses already contribute significantly to the character of the Sunnyside area, as defined on the Proposals Map, and should remain predominant.

A2 Financial and Professional Services

A3 Restaurants and Cafes

A4 Drinking establishments

B1 Business

C3 Housing

Additional Acceptable Uses

A1 Retail

C1 Hotels

D1 Non-Residential Institutions (restricted to art galleries and exhibition space)

D2 Assembly and Leisure (restricted to health and fitness on upper floors only)

The City Council wishes to encourage a greater concentration of living opportunities associated with a mixed-use development ethos for Sunnyside and Tavistock areas. Proposals for conversion, redevelopment and infill to provide these uses are particularly encouraged, having regard to the policy SA74A and UDP Supplementary Planning Guidance the Sunnyside Development Framework Supplementary Planning Document.

Proposals for land uses not referred to above will be considered on their individual merits having regard to other policies of the UDP.

Design Requirements

New development should be of a scale and design which complements the existing scale and character which prevails within Sunnyside



## SA55B.2: City Centre West

The council will support the diversification of food and drink and cultural opportunities within the City Centre West area, as defined on the Proposals Map. Proposals for conversion, redevelopment and infill to provide the following uses, having regard to UDP Supplementary Planning Guidance, are particularly encouraged:

A1 Retail

A3 Restaurants and Cafes

B1 Business

A2 Financial and Professional Services

D1 Non-Residential Institutions

D2 Assembly and Leisure

Proposals for town centre uses will be assessed in the context of policy S2A. Proposals for land uses not referred to above will be considered on their individual merits having regard to other policies of the UDP.

### Design Requirements

New development should be of a scale and design which complements the character of Bishopwearmouth conservation area.

### SA55B.3: University – Chester Road Campus

#### Policy SA55B.3

The City Council will support the growth and role of the University Campus primarily for education purposes with the following ancillary uses:

D2 Assembly and Leisure

D1 Non-residential institutions (restricted to non-residential education and training centres only)

B1 Business (with no permitted change to B8)

C3 Housing (restricted to student accommodation)

Proposals for land uses not referred to above will be considered on their individual merits having regard to other policies of the UDP.

#### Environmental and Access Improvements

The City Council will seek to deliver the following environmental /access improvements:

- i) Improved pedestrian access routes between University Metro station, University Campus and the City Centre;
- ii) Traffic calming/ reduction measures on Chester Road between the Royalty and St. Michael's Way;
- iii) Reductions in on-street parking in nearby residential areas.

#### Design Requirements

- Development proposals for the University Campus should present an active frontage to the inner ring road and maintain /encourage an active frontage onto Chester Road.

### SA67A: Residential Development/Conversion And Change Of Use

#### Policy SA67A

The City Council will support proposals for housing development within Central Sunderland and in particular the City Centre where sites are not identified or safeguarded for other purposes.

In particular the City Council will support:

- i) Proposals to increase “living over the shop”;
- ii) The conversion of the redundant commercial buildings where the building retains no viable commercial use;
- iii) Proposals for residential development in the Sunnyside area.

#### SA74A: Evening Economic Development Within the City Centre

The City Council will support the diversification of licensed premises within the City Centre in order to create an evening economy for all groups.

Within the City Centre as defined on the Proposals Map, applications for planning permission for licensed premises must accord with the Sunderland City Centre Evening Economy Supplementary Planning Document.

#### SA97A: Public Parking

##### Policy SA97A

Proposals for car parking provision in the City Centre will be brought forward in the Local Transport Plan in the light of current studies and the results of the council's ongoing monitoring of demand. In the interim, the council will seek to maintain provision at the current level of some 4,000 spaces.

### Chapter 5: Area Proposals Sunderland North

#### NA3A.1: Stadium Park

##### Policy NA3A.1

Stadium Park is identified as a leisure-led mixed-use site that will accommodate a range of large footprint leisure-related uses that cannot be accommodated in the City Centre

##### Land Use

The following uses will be: Required D2 Assembly and leisure

##### Acceptable

B1 Business

A3 Restaurants and Cafes

A4 Drinking Establishments

C1 Hotels

D1 Non- Residential Institutions

##### Unacceptable

B2 General Industry

B8 Storage and Distribution

Proposals for land uses not referred to above will be considered on their individual merits having regard to other policies of the UDP.

Policy SA97A (continued)

Infrastructure and Public Realm Components

Redevelopment proposals for the Stadium Park site should incorporate;

- i) Extensive public realm provision and;
- ii) A network of pedestrian/cycle links which offer direct pedestrian access between St. Peters Metro station nearby bus stops/stands, the Stadium of Light, Sheepfolds and any new development;
- iii) Improvements to Keir Hardie Way to support the development of the site;
- iv) Additional parking provision for new development if it can be demonstrated that the normal weekday demand exceeds the current provision.

Design requirements

- i) Proposals for Stadium Park should present an active and animated frontage to the river and should provide attractively landscaped areas of public realm.
- ii) A comprehensive master plan should be prepared to cover both Stadium Park and Sheepfolds, in order to ensure the integration of these sites.

Proposals for town centre uses will be assessed in the context of policy S2A.

## NA3A.2: Sheepfolds

### Policy NA3A.2

While the current land uses may continue, the City Council will support a comprehensive approach to mixed-use development on the Sheepfolds site.

#### Land Use

The following uses will be:

#### Required

B1 Business

C3 Housing - outside the timescale of this alteration

#### Acceptable

A1 Retail (small scale, individual retail units to serve the day-to-day needs of local residents and workers, such floorspace should not exceed 250 sqm net in total, with no individual unit to exceed 50 sqm net)

D2 Assembly and Leisure

D1 Non-Residential Institutions

C1 Hotels

#### Unacceptable

B2 General industry

B8 Storage and Distribution

The City Council will support the relocation of existing scrap yards and non-conforming employment uses.

Proposals for land uses not referred to above will be considered on their individual merits having regard to other policies of the UDP.

Proposals for town centre uses will be assessed in the context of policy S2A.

#### Environmental and access improvements

The City Council will seek to deliver the following environmental/ access improvements:

- i) Direct pedestrian access to St. Peter's Metro station and nearby bus stops/stands, via a network of interconnected routes;
- ii) A distinctive river frontage with improved accessibility to the riverside area;
- 1 iii) Establish pedestrian/cycle links with the Stadium of Light, Sheepfolds and the riverside

Policy NA3A.2 (continued)

Design Requirements

Proposals for the site should demonstrate the following design qualities:

- i) New development to be orientated to take advantage of riverside corridor views and vistas;
- ii) Block layout should establish a formal, permeable and legible pattern of movement in and around the site;
- iii) Developments to present a high quality frontage to the river corridor, particular attention being paid to views from the City Centre, the Vaux site and Festival Park;
- iv) The provision of high quality public space at the northern end of the proposed river crossing footbridge;
- v) A comprehensive master plan should be prepared to cover both Stadium Park and Sheepfolds, in order to ensure the integration of these sites.

NA3B.1: Bonnersfield St Peters University Campus

Policy NA3B.1

The City Council will encourage the more effective use of land within the Bonnersfield/ St. Peters University Campus area, for the following land uses.

Land Use

The following uses will be:

Required

C3 Housing

D1 Non-residential institutions (restricted to non-residential education and training centres only).

Acceptable

D2 Assembly and Leisure

B1 Business (with no permitted change to B8)

A1 Retail (small scale, individual retail units to serve the day-to-day needs of local residents and workers. Such floorspace should not exceed 250 sqm in total, with no individual unit to exceed 50sqm net)

A3 Restaurants and cafes (small scale units to serve the day-to-day needs of local residents and workers. Such floorspace should not exceed 725 sqm in total)

C3 Housing (student accommodation)

Policy NA3B.1 (continued)

Unacceptable

B2 General Industry

B8 Storage and Distribution

Proposals for land uses not referred to above will be considered on their individual merits having regard to other policies of the UDP.

Environmental and Access Improvements

The City Council will seek to deliver the following environmental/ access improvements:

- i) Direct pedestrian access between St. Peter's Metro station, bus stops/stands Bonnersfield and the University Campus;
- ii) Direct pedestrian and cycle access to the riverside;
- iii) Improved pedestrian links and quality of the public realm along the means of approach to the candidate World Heritage Site (cWHS).

Design Requirements

Redevelopment proposals will be required to demonstrate the following design qualities:

- i) A high standard of contemporary design that is informed by the best qualities of the topography and built form in the locality to provide a distinctive and appropriate response to this prominent gateway site to the City Centre;
- ii) The design, layout, massing and scale of development proposals must be sympathetic to the candidate World Heritage Site (policy NA28.A) and must enhance and not detract from its character, its setting and views of it from the surrounding area;
- iii) Development should present an active frontage to the riverside and facilitate ready access thereto;
- iv) Residential development within 800 metres of St Peter's Metro station should achieve a minimum average density of 50 dwellings per hectare.

## 5. Policies Part Retained

This section sets out which parts have been saved from the where in sections two and three it was concluded that part of the policy would be saved. Where parts of the policy have been deleted this has been set out with a ~~strike through~~.

### L1: General

<b>L1</b>	<b>IN THE PROVISION OF RECREATION AND LEISURE FACILITIES THE CITY COUNCIL WILL SEEK TO:</b>
(i)	<del>ENHANCE THE QUALITY OF LIFE FOR RESIDENTS AND VISITORS BY PROVIDING A RANGE OF HIGH STANDARD RECREATIONAL, SPORTING, CULTURAL AND COMMUNITY FACILITIES; AND TO ACHIEVE THE STANDARDS OF OPEN SPACE PROVISION IDENTIFIED IN L4, L5 AND L6. WHILST TAKING ACCOUNT OF THE ENVIRONMENTAL AND SUSTAINABLE POLICIES OF THE PLAN.</del>
(ii)	<del>DEVELOP THE CITY'S PRESTIGE AND ATTRACTIVENESS IN ORDER TO ENHANCE ITS HERITAGE AND TOURISM POTENTIAL;</del>
(iii)	IMPROVE AND EXTEND OPPORTUNITIES FOR PUBLIC ENJOYMENT OF THE COUNTRYSIDE (BOTH URBAN FRINGE AND RURAL) AND ITS WILDLIFE;
(iv)	PROMOTE THE DUAL USE OF EDUCATIONAL AND COMMUNITY FACILITIES (CF8),
(v)	RETAIN EXISTING PARKS AND RECREATION GROUNDS AND MAINTAIN AND UPGRADE THE FACILITIES IN LINE WITH MODERN REQUIREMENTS AND NATURE CONSERVATION CONSIDERATIONS.

### SA9: Land for Housing

<b>SA9</b> THE FOLLOWING SITES FOR MORE THAN 10 DWELLINGS ARE ALLOCATED FOR NEW HOUSING:-			
LOCATION	GROSS AREA (HA)	ESTIMATED DWELLING CAPACITY	POLICY REQUIREMENTS
<del>(1) CAMBRIA STREET, SOUTH HYLTON</del> <del>(HARRY MARSH STEEL FABRICATION SITE)</del>	2.00	60	H14/15/16/21; B20
(2) SUNNYSIDE, SOUTH HYLTON	0.50	12	H21; EN14
(3) NORTH OF ST. LUKE'S ROAD/ VIEW SCHOOL QUARRY	7.70	230	H14/15/16/21; B20
<del>(4) GRINDON HALL, PENNYWELL</del>	1.17	40	H15/21
<del>(5) SOUTH OF HIGH GRINDON HOUSE, GRINDON LANE</del>	0.70	40	H15/21
<del>(6) HAVELOCK HOSPITAL</del>	7.55	230	H14/15/16/21; B20
(7) FORMER PALLION STATION SITE	0.43	17	H21
(8) ASHBROOKE SPORTS GROUND	0.53	56	H14/15/16/21; B20
(9) RAILWAY SIDINGS, EAST END	4.00	250	H14/15/16/21; EN14; B20
<del>(10) MARIVILLE, RYHOPE</del>	0.57	18	H21
<del>(11) FEATHERBED LANE, RYHOPE</del>	0.86	20	R3; H15/21
<del>(12) VIEWFORTH RD (SOUTH), RYHOPE</del>	2.40	55	R3; H10/14/15/16/21; B20
<del>(13) WELLFIELD FARM, RYHOPE</del>	5.77	130	R3; H10/14/15/16/21; B20
(14) RYHOPE GENERAL HOSPITAL	3.33	80	R3; H10/14/15/16/21; B20
(15) CHERRY KNOWLE (NORTH)	6.25	140	R3; H7/10/14/15/16/21; B20
(16) CHERRY KNOWLE (WEST)	13.25	230	R3; H7/10/14/15/16/21; B20
<del>(17) RUSHFORD, RYHOPE</del>	11.02	330	R3; H10/14/15/16/21; B20
<del>(18) TUNSTALL TERRACE, RYHOPE</del>	2.13	60	H14/15/16/21; B20
<del>(19) EAST OF SILKSWORTH LANE, HIGH NEWPORT</del>	1.36	30	H15/21
(20) CHAPELGARTH, DOXFORD PARK	34.51	860	H7/10/14/15/16/21; B20
(21) CLINTON PLACE, DOXFORD PARK	3.50	100	H14/15/16/21; B20
(H3, H4, H5, H6)			



## SA20: Community Facilities

**SA20** LAND IS ALLOCATED AT THE FOLLOWING LOCATIONS FOR THE PROVISION OF COMMUNITY FACILITIES:

- (1) FORDFIELD ROAD (0.9 HA.);
  - ~~(2) CHERRY KNOWLE (0.5 HA.);~~
  - ~~(3) CHAPELGARTH (0.5 HA.);~~
- (CF11)

## SA23: Regional Recreational and Cultural Facilities

**SA23** THE FOLLOWING AREAS AND FACILITIES WILL BE FURTHER DEVELOPED AND PROMOTED AS REGIONAL RECREATIONAL RESOURCES:-

- (1) CLAXHEUGH PARK AND WATERSPORTS BASE (7.0HA);
  - ~~(2) RYHOPE GOLF COURSE (42HA);~~
  - (3) SILKSWORTH SPORTS COMPLEX (56HA): ~~TO INCLUDE NEW SWIMMING POOL;~~ MEASURES COULD INCLUDE IMPROVED CAR PARKING AND SERVICING, SIGNING, SECURITY, APPROPRIATE NEW BUILDINGS AND LANDSCAPING.
- (L3, L12, L13)

## SA24: Sport and Recreation

**SA24** LAND IS ALLOCATED FOR NEW OUTDOOR SPORTS FACILITIES IN THE FOLLOWING LOCATIONS:-

- ~~(1) WEST OF TAY ROAD/BARNES PARK EXTENSION (15.5 HA);~~
  - ~~(2) THE FORMER BROADWAY SCHOOL PLAYING FIELDS (4.3 HA);~~
  - ~~(3) RYHOPE NORTH BLOCK SITE (PART OF ALL WEATHER PITCH) (1.1HA);~~
  - (4) HALL FARM, DOXFORD PARK (3.4 HA);
  - (5) SOUTH AND WEST OF CHAPELGARTH (10.4 HA).
- (L4)

## SA26: Sport and Recreation

**SA26** THE TOWN MOOR AND LAND IN THE ADJACENT FORMER RAILWAY SIDINGS IS ALLOCATED FOR THE PROVISION OF A SPORTS COMPLEX AND IMPROVED AMENITY OPEN SPACE.

(L1)

## SA27: Amenity Open Space

**SA27** IMPROVEMENTS IN THE LEVEL OF PROVISION AND QUALITY OF AMENITY OPEN SPACE WILL BE MADE IN THE LOCATIONS SHOWN BELOW:

- (1) EAST OF SOUTH HYLTON DENE (4.52HA);
  - (2) FORMER PALLION SCHOOL (0.6HA);
  - ~~(3) FORMER DIAMOND HALL SCHOOL, MILLFIELD (0.5HA);~~
  - ~~(4) LAND WEST OF RE-ALIGNED GRANGETOWN RAILWAY (0.7HA);~~
  - (5) SOUTH OF REGENT ROAD AND WEST OF SEA VIEW, RYHOPE (3.7 HA);
  - (6) NORTH AND SOUTH OF BURDON LANE (MILL HILL, RYHOPE) (7.4 HA);
  - (7) REAR OF PEMBROKE AVENUE (MILL HILL, TUNSTALL) (3.8HA);
  - ~~(8) HASTINGS HILL (11.7 HA);~~
- EXISTING AMENITY SPACE AT THE FOLLOWING LOCATIONS WILL BE UPGRADED:
- (9) SOUTH HYLTON PLAYING FIELDS (3.9 HA);
  - (10) COMMERCIAL ROAD/ MAINSFORTH TERRACE, HENDON (0.5 HA);
  - (11) HENDON CLIFFS (12.8 HA);
  - (12) IVOR STREET (0.7 HA.);
  - (13) BLAKENEY WOODS AND CHAPELGARTH TREE BELTS, DOXFORD PARK (14.2 HA);
  - (14) PRINCETOWN TERRACE, NORTH MOOR (2.2 HA.)
- (L5)

## SA49: Strategic Footpaths

**SA49** NEW OR IMPROVED STRATEGIC FOOTPATH LINKS WILL BE PROVIDED IN THE FOLLOWING LOCATIONS:

- (1) ~~FROM CLAXHEUGH ROCK TO SOUTH HYLTON VIA THE RIVERSIDE;~~
  - (2) ~~FROM HENDON CLIFF TOP TO RYHOPE DENE VIA THE COASTLINE;~~
  - (3) ~~FROM RYHOPE DENE AT THE COAST VIA CHERRY KNOWLE DENE TO BURN HALL;~~
  - (4) ~~FROM TUNSTALL HILLS TO SILKSWORTH SPORTS COMPLEX;~~
  - (5) ~~FROM MILL HILL (TUNSTALL) TO MILL HILL (SILKSWORTH) VIA OPEN SPACE;~~
  - (6) FROM TUNSTALL LODGE ROUNDABOUT TO CHAPELGARTH.
- (T10)

## SA54: Sites for Development

**SA54** MAJOR NEW DEVELOPMENTS WILL BE DIRECTED TO THE FOLLOWING SITES, THE PRINCIPAL LAND USE INTENTIONS BEING AS SHOWN:-

- (1) ~~GREEN TERRACE/ CROWTREE ROAD (1.1HA);~~  
~~SHOPPING (A1), OFFICES (B1), SERVICE USE (A2), CAR PARKING, FOOD & DRINK (A3);~~
  - (2) ~~CENTRAL BUS STATION (0.6HA);~~  
~~SHOPPING (A1);~~
  - (3) ~~SOUTH OF HOLMESIDE (0.7HA);~~  
~~SHOPPING (A1), OFFICES (B1), SERVICE USE (A2), FOOD & DRINK (A3), LEISURE (D2);~~
  - (4) ~~BURDON ROAD (0.5HA);~~  
~~SHOPPING (A1), OFFICES (B1), SERVICE USE (A2), FOOD & DRINK (A3);~~
  - (5) ~~LOW ROW (0.4HA);~~  
~~OFFICES (B1), HOTEL (C1);~~
  - (6) ~~PALEY STREET/ EDEN STREET (0.9HA);~~  
~~OFFICES (B1), LEISURE (D2), CAR PARKING;~~
  - (7) ~~PARK LANE/ COWAN TERRACE (1.2HA);~~  
~~BUS/ METRO STATION, SHOPPING (A1), FOOD & DRINK (A3);~~
  - (8) ~~LAMBTON STREET/ BEDFORD STREET (0.3HA);~~  
~~OFFICES (B1), CAR PARKING, SHOPPING (A1);~~
  - (9) ~~HOPE STREET (0.3HA);~~  
~~OFFICES (B1), HOUSING (C3);~~
  - (10) ~~WEST WEAR STREET (0.4HA);~~  
~~OFFICES (B1), HOTEL (C1), SPECIALIST HOUSING (C3);~~
  - (11) ~~RUSSELL STREET (0.7HA);~~  
~~OFFICES (B1), SPECIALIST HOUSING (C3).~~
- (EC2, S2, S3, S6)

## SA65: Tourism

**SA65** THE PROVISION AND/ OR IMPROVEMENT OF VISITOR FACILITIES AND OTHER WORKS TO ENHANCE THE ATTRACTION OF THE FOLLOWING WILL BE ENCOURAGED:-

- (1) ~~CROWTREE LEISURE CENTRE;~~
  - (2) EMPIRE THEATRE;
  - (3) SUNDERLAND MUSEUM;
  - (4) ~~CITY LIBRARY AND ARTS CENTRE; AND~~
  - (5) ROYALTY THEATRE.
- (EC8)

## SA92: Pedestrian Improvements

**SA92** THE CITY COUNCIL WILL CONTINUE TO DEVELOP AND ENHANCE THE PEDESTRIAN NETWORK IN THE CITY CENTRE WITH A VIEW TO PROVIDING SAFE, QUIETER, MORE ATTRACTIVE AND CONVENIENT PEDESTRIAN ROUTES BETWEEN SHOPPING AND OFFICE AREAS, BUS AND RAIL STATIONS, CAR PARKS, ETC. PROPOSALS SA80 AND SA84 WORK TOWARDS THIS. PROPOSALS INCLUDE:-

IMPROVEMENTS FOR PEDESTRIANS

- (1) FAWCETT STREET;
- (2) ~~JOHN STREET (NORTHERN END);~~
- (3) HOLMESIDE;
- (4) ~~BOROUGH ROAD (BETWEEN FREDERICK STREET AND FAWCETT STREET);~~

- ~~(5) UNION STREET;~~
  - ~~(6) HIGH STREET WEST (BETWEEN UNION STREET AND JOHN STREET);~~
  - ~~(7) GREEN TERRACE;~~
  - ~~(8) OLIVE STREET; AND~~
  - ~~(9) DERWENT STREET.~~
- FULL PEDESTRIANISATION
- ~~(10) CROWTREE ROAD (NORTHERN/ MID SECTION); AND~~
  - ~~(11) ST. THOMAS STREET (EAST OF FAWCETT STREET)~~
- (T8)

#### SA93: Footpaths/Multi-user Routes

- SA93** FOOTPATHS/ MULTI-USER ROUTES WILL BE ENHANCED AND FURTHER DEVELOPED IN THE FOLLOWING LOCATIONS:-
- (1) THE FOOTPATH ALONG THE TOP OF THE RIVERSIDE ESCARPMENT BOUNDING THE BREWERY, BETWEEN MATLOCK STREET, GILL BRIDGE, LIVINGSTONE ROAD AND HIGH STREET WEST;
  - ~~(2) THE MULTI-USER ROUTE ALONG THE PANNS BANK RIVERSIDE TO LINK WITH THE SIMILAR SYSTEM IN THE FESTIVAL PARK;~~
  - ~~(3) THE MULTI-USER ROUTE FROM THE AYRES QUAY MULTI-USER ROUTE TO TATHAM STREET THROUGH MOWBRAY PARK UTILISING THE FORMER HENDON/PALLION RAILWAY;~~
  - ~~(4) BETWEEN BURN PARK MULTI-USER ROUTE AND GREEN TERRACE; AND~~
  - (5) THE MULTI-USER ROUTE UTILISING THE FORMER AYRES QUAY-SILKSWORTH RAILWAY.
- (T8, T10)

#### SA94: Cyclists

- SA94** CLEARLY DEFINED, WELL DESIGNED CYCLE ROUTES WITH APPROPRIATE CONNECTIONS TO ADJACENT USES AND TO STRATEGIC MULTI-USER ROUTES WILL BE PROVIDED IN THE FOLLOWING LOCATIONS:-
- ~~(1) FROM BRIDGE STREET TO STOCKTON ROAD; VIA HIGH STREET WEST, LOW ROW AND ADJACENT TO THE INNER RING ROAD;~~
  - (2) WEARMOUTH BRIDGE TO PANNS BANK VIA PANN LANE.
- PROVISION WILL ALSO BE MADE FOR CYCLE PARKING.
- (T9)

#### SA98: Retaining Car Parks

- SA98** THE FOLLOWING LOCATIONS WILL BE RETAINED AS PERMANENT CAR PARKING SITES AND, WHERE NECESSARY, IMPROVEMENTS UNDERTAKEN PARTICULARLY TO THEIR APPEARANCE, SIGNINGS AND SECURITY.
- (1) CIVIC CENTRE MSCP;
  - ~~(2) PARK LANE (FOOD GIANT) MSCP;~~
  - (3) TAVISTOCK PLACE MSCP;
  - (4) CENTRAL AREA MSCP;
  - (5) ABOVE CENTRAL BUS STATION;
  - (6) ST. MARY'S WAY MSCP;
  - (7) WEST WEAR STREET;
  - (8) NILE STREET;
  - (9) GORSE ROAD;
  - (10) TATHAM STREET (NORTH AND SOUTH); AND
  - (10) BOUGHTON STREET, ADJACENT TO THE FORMER RAILWAY.
- T23)

## NA7: Land for Housing

NA7 THE FOLLOWING SITES FOR MORE THAN 10 DWELLINGS ARE ALLOCATED FOR NEW HOUSING:-			
LOCATION	GROSS AREA (HA)	ESTIMATED DWELLING CAPACITY	POLICY REQUIREMENTS
<del>(1) CRANBERRY ROAD 'B', HYLTON CASTLE</del>	<del>1.80</del>	<del>40</del>	<del>H15/21</del>
<del>(2) CARTWRIGHT ROAD HYLTON CASTLE</del>	<del>0.32</del>	<del>20</del>	<del>H15/21</del>
(3) HYLTON LANE, TOWN END FARM	3.85	140	H14/15/16/21; B20
(4) KIDDERMINSTER ROAD DOWNHILL	3.40	120	H14/15/16/21; B20
<del>(5) FULWELL QUARRIES (WEST)</del>	<del>0.76</del>	<del>30</del>	<del>H15/21</del>
(6) FULWELL QUARRIES (EAST)	4.50	160	H14/15/16/21; EN14; B20
<del>(7) CARLEY HILL ROAD SOUTHWICK</del>	<del>0.98</del>	<del>90</del>	<del>H14/15/16/21; B20</del>
<del>(8) REDBY SCHOOL SITE</del>	<del>0.60</del>	<del>50</del>	<del>H14/15/16/21; B20</del>
<del>(9) LAND TO THE NORTH EAST OF THE FORMER ROKER PARK FOOTBALL GROUND</del>	<del>1.00</del>	<del>35</del>	<del>H14/15/16/21; B20</del>
(H4, H5, H6)			

## NA20: Regional Recreational Facilities

**NA20** FULWELL QUARRIES WILL BE FURTHER DEVELOPED AND PROMOTED AS A REGIONAL RECREATIONAL RESOURCE. THE RANGE OF FACILITIES WILL INCLUDE:

- \* PLAYING FIELDS
- \* LANDSCAPED PARKLAND
- \* AN INFORMAL RECREATION AREA
- \* ~~AND A GOLF COURSE AND CLUBHOUSE~~

DEVELOPMENT WILL BE UNDERTAKEN IN SUCH A WAY AS TO AFFORD PROTECTION TO THE SITE OF SPECIAL SCIENTIFIC INTEREST AND PROPOSED NATURE RESERVE WITHIN IT, AND TO ENHANCE THE APPEARANCE OF THE GREEN BELT, WITHIN WHICH MUCH OF THE QUARRIES ARE SITUATED.

## NA32: Local Nature Reserves

**NA32** LOCAL NATURE RESERVES WILL BE DESIGNATED AT: -

- ~~(1) FULWELL QUARRIES (11.8HA)~~
  - (2) BARON'S QUAY/ TIMBER BEACH (20.5HA)
- (CN18)

## NA35: Multi-user Routes

**NA35** THE FOLLOWING ARE IDENTIFIED AS STRATEGIC MULTI-USER ROUTES AND WILL BE PROTECTED FROM DEVELOPMENT. WHERE STRETCHES ARE ALREADY IN EXISTENCE THEY WILL BE IMPROVED; OTHERWISE NEW LINKS WILL BE PROVIDED TO COMPLETE THE PROPOSAL:

- (1) FROM OCEAN PARK, SEABURN, VIA CUT THROAT DENE, FULWELL QUARRIES AND DOWNHILL/ TOWN END FARM TO THE A19 AS PART OF A NORTHERN PERIPHERAL ROUTE TO WASHINGTON AND DESTINATIONS BEYOND THE CITY;
  - ~~(2) FOLLOWING THE RIVER FROM THE SEAFRONT TO HYLTON BRIDGE VIA THE WEARMOUTH COLLIERY SITE AND HYLTON RIVERSIDE;~~
  - (3) FROM FERRYBOAT LANE TO CASTLETOWN ROAD THROUGH HYLTON DENE.
- (T10)

## WA12: Regional Recreational and Cultural Facilities

**WA12** THE FOLLOWING AREAS AND FACILITIES WILL BE DEVELOPED AND PROMOTED AS MAJOR RECREATIONAL AND CULTURAL RESOURCES:

- (1) ~~NORTHUMBRIA CENTRE;~~
- (2) THE JAMES STEEL PARK;
- (3) WASHINGTON ARTS CENTRE;
- (4) WASHINGTON GOLF COURSE.

MEASURES COULD INCLUDE IMPROVED CAR PARKING AND SERVICING, SIGNING, SECURITY, APPROPRIATE NEW BUILDINGS AND LANDSCAPING.

(L3)

## WA13: Sport and Recreation

**WA13** LAND IS ALLOCATED FOR NEW OUTDOOR SPORTS FACILITIES IN THE FOLLOWING LOCATIONS:

- (1) NORTHERN AREA PLAYING FIELDS (15.6HA) - PITCH SPORTS;
- (2) ~~SOUTHERN AREA PLAYING FIELDS (8.12HA) - PITCH SPORTS.~~

(L1, L4)

## WA14: Amenity Open Space

**WA14** IMPROVEMENTS IN THE LEVEL OF PROVISION AND QUALITY OF AMENITY OPEN SPACE WILL BE MADE IN THE LOCATIONS SHOWN BELOW:-

- (1) ~~SULGRAVE, NEW NEIGHBOURHOOD PARK (6.8HA);~~
- (2) ~~SPRINGWELL, NEW AMENITY OPEN SPACE (4.0HA);~~
- (3) BARMSTON, NEW NEIGHBOURHOOD PARK (2.0HA);
- (4) COLUMBIA, IMPROVEMENT TO EXISTING PARK (0.9HA).

(L1, L5)

## WA29: Cyclists

**WA29** CLEARLY DEFINED, WELL DESIGNED CYCLE ROUTES WITH APPROPRIATE CONNECTIONS TO ADJACENT USES AND TO STRATEGIC MULTI-USER ROUTES WILL BE PROVIDED IN THE FOLLOWING LOCATIONS:

- (1) ~~ALONG WASHINGTON ROAD (A1290) FROM CONCORD TO THE A19;~~
- (2) FROM THE BOWES RAILWAY, SPRINGWELL TO THE FORMER CONSETT TO SUNDERLAND RAILWAY AT HARRATON;
- (3) FROM THE NORTHERN AREA PLAYING FIELDS TO FATFIELD BRIDGE.

(T9)

## HA21: Nature Conservation

**HA21** LOCAL NATURE RESERVES ARE PROPOSED FOR DESIGNATION AT

~~HETTON BOGS;~~

- (1) JOE'S POND AND RAINTON MEADOWS  
(CN18)

## HA25: Multi-user Routes

**HA25** THE FOLLOWING ARE IDENTIFIED AS STRATEGIC MULTI-USER ROUTES AND WILL BE PROTECTED FROM DEVELOPMENT UNLESS REQUIRED AS PART OF A PUBLIC TRANSPORT CORRIDOR. WHERE STRETCHES ARE ALREADY IN EXISTENCE THEY WILL BE IMPROVED; OTHERWISE NEW LINKS WILL BE PROVIDED TO COMPLETE THE ROUTES PROPOSED:

- (1) PENSHAW/PALLION WAY
  - (2) LAMBTON WAY FROM HERRINGTON COUNTRY PARK VIA THE RECLAIMED LAMBTON COKEWORKS TO THE PENSHAW/PALLION WAY
  - (3) ~~FROM LAMBTON COKEWORKS VIA THE LEAMSIDE LINE CORRIDOR TO LOW MOORSLEY~~
  - (4) ~~BURN TRAIL FROM LAMBTON COKEWORKS TO GILPIN WOOD~~
  - (5) HERRINGTON COUNTRY PARK TO HOUGHTON
  - (6) STEPHENSON TRAIL FROM ELEMORE TO THE A19 VIA BROOM HILL AND WARDEN LAW
  - (7) ~~LYONS WAY FROM MOORSLEY TO SALTERS LANE VIA HETTON LYONS COUNTRY PARK~~
- (T10)

## HA27: Cyclists

**HA27** IMPROVED PROVISION FOR CYCLING WILL BE MADE ON THE FOLLOWING ROUTES:

- (1) CHESTER ROAD (A183) FROM THE CITY BOUNDARY TO THE A19;
  - (2) A182 FROM SHINEY ROW TO EASINGTON LANE;
  - (3) A690 FROM EAST RANTON TO THE A19;
  - (4) RIVER WEAR TO HASTING HILL;
  - ~~(5) SALTERS WAY FROM THE A19 TO THE CITY BOUNDARY~~
- (T9)

## HA28: Road Proposals

**HA28** THE FOLLOWING NEW ROADS WILL BE CONSTRUCTED DURING THE PLAN PERIOD: -

- ~~(1) CENTRAL ROUTE: WASHINGTON HIGHWAY(A182) TO A690;~~
  - (2) HETTON BYPASS: A690 TO SNIPPERSGATE(A182);
  - (3) PHILADELPHIA TO COALEY LANE LINK.
  - ~~(4) PENSHAW TO HERRINGTON LINK (A183 TO B1286)~~
- (T13)

### Policy H5A

The following sites a) to i) are allocated for new housing as defined on the Proposals Map. Each site will be expected to provide a mix of housing units appropriate to its scale and location and must have regard to the provisions of adopted UDP Policies H14 (special needs) and H16 (affordable housing).

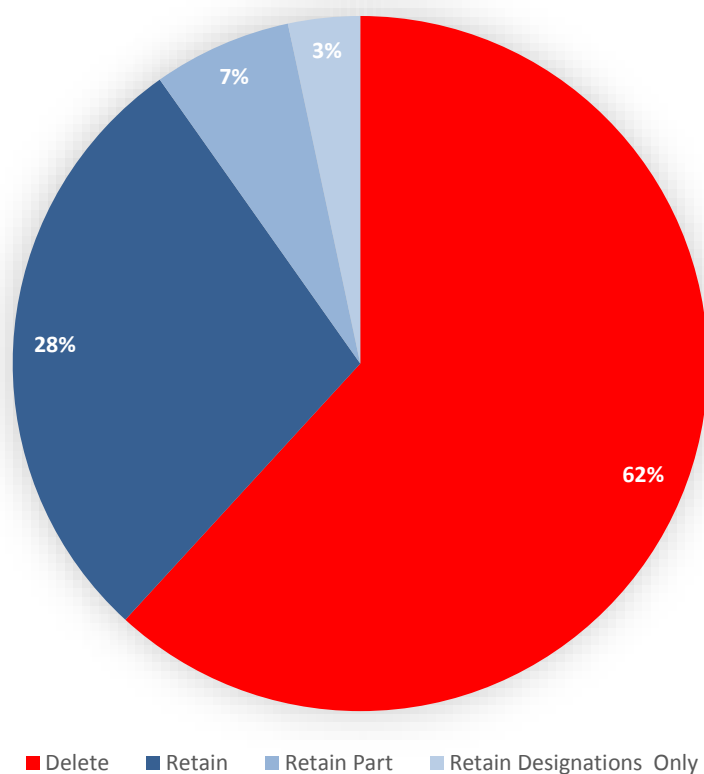
Location	Allocation Potential	Total 2004 to 2012 Capacity
A) Groves	400	1000
B) Farrington Row	365	450
C) Vaux	340	1000
D) Bonnersfield	215	310
<del>E) Echo Building</del>	<del>179</del>	<del>179</del>
F) Sunnyside	550	900
G) Holmeside	110	150
<del>H) 24 28 Stockton Road and land at rear</del>	<del>20</del>	<del>20</del>
<del>I) Low Street</del>	<del>92</del>	<del>92</del>
Total	2271	

(All sites, except h) and i) are 'Strategic Sites' as referred to in the ISHL, where housing potential will be protected and which will be expected to deliver the amounts of housing shown in the period 2004 to 2012 unless change is agreed through a review.)

## 6. Conclusion

The outcome of this exercise has set which UDP (1998) and UDP, Alteration 2 (2007) policies will be retained once the Core Strategy and Development Plan is adopted. In undertaking this exercise, of the 419 existing policies, 160 policies will be retained in some form (either in; full, part or designations only). This constitutes 38 percent of all policies. The outcome of this exercise is set out below. This equates to 419 policies deleted, 119 retained in full, 27 part retained and 14 retained designations only.

Figure: Existing Policy Status – Post Adoption of CSDP.



The policies retained (as set out in this document) will continue to form the Development Plan once the CSDP is adopted.