Sunderland
City Council

Core Strategy and Development Plan Monitoring Framework (2018)

Sunderland

Core Strategy and Development Plan

Implementation and Monitoring Framework

June 2018

Introduction

1.1   To deliver an effective plan-led system it is critical that there is an effective strategy in place so that the policies and proposals set out in the Local Plan can be successfully implemented. As part of this, monitoring is an important and necessary step in order to determine effectiveness of the overall Plan and a framework must be in place in order to measure this. Such a framework ensures that the impacts can be determined over the plan period and, when necessary, any action or intervention can be put in place to rectify any failings. This Implementation & Monitoring Framework directly links to Chapter 14 of Sunderland's Core Strategy & Development Plan (CSDP).

1.2   Sunderland City Council, as with all local planning authorities, has a statutory duty to produce an Authority Monitoring Report (AMR) to monitor the Plan's performance and progress on its implementation and delivery. This requirement is set out in Section 113 of the Localism Act 2011, which outlines that every Local Planning Authority (LPA) must produce a report, or series of reports, that monitor specific aspects of implementation in the planning system.

1.3   Crucially, the indicators identified within this Framework not only monitor the policies of the CSDP but also the range of objectives as set out in the CSDP and the objectives identified in the corresponding Sustainability Appraisal (SA)[1]. Therefore, having such a framework in place from the outset is critical to the successful delivery of the overall vision, objectives and strategy set out in the CSDP.

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[1] - Monitoring of the joint International Advanced Manufacturing Park (IAMP) Area Action Plan policies and its Sustainability Appraisal objectives is set out separately. The Area Action Plan document includes a dedicated Monitoring Framework for monitoring the delivery of the cross-boundary IAMP project in partnership with South Tyneside Council.

Approach to Monitoring

2.1   The Planning and Compulsory Purchase Act 2004, as part of the introduction of the former Local Development Framework (LDF) system, set the requirement for each local authority to produce an Annual Monitoring Report (AMR), a report which had to be submitted to the Secretary of State. Although the requirements have been updated in recent years, it is still a statutory duty for the LPA to publish an 'Authority Monitoring Report' to monitor progress and key evidence base indicators on a regular basis.

2.2   Through this process, a wide variety of indicators have been developed in order to monitor the effectiveness of local planning policies. This monitoring has related to both the policies in the previous Unitary Development Plan (UDP, adopted 1998) and, in recent years, those from the emerging Local Plan. Many objectives, indicators and targets are common across a range of strategies and plans published by the Council and other bodies and organisations.

2.3   It is out of this work that the Implementation & Monitoring Framework has been developed. This proposes the mechanism for monitoring the delivery of Sunderland's CSDP and the indicators which will be used to monitor it. However, in order to enable a flexible approach to plan-making, this Framework will evolve over the Plan period and, while the current indicators have been identified as the most appropriate at the current time, this is not necessarily an exhaustive list for the whole life of the Plan. As a result, it is highly likely that additional indicators will be required in order to effectively monitor the impact of the Local Plan.

2.4   Previously, each local authority was required to submit the Annual Monitoring Report (AMR) to the Secretary of State. However the changes as a result of the Localism Act 2011, which amended the Planning and Compulsory Purchase Act 2004, have removed this requirement. The Town & Country Planning (Local Planning) (England) Regulations 2012 now set out the minimum requirements that each local authority must provide through monitoring information available to stakeholders. As such there is a duty to publish:
- Detail relating to the Local Plan(s) and supplementary planning documents outlined in the Local Development Scheme (LDS) including: the title; timetable for production; progress towards meeting the identified milestones; details of adoption; and, if necessary, reasons for any delay;
- Identification of Local Plan policies that are not being implemented, the reasons behind this and the steps the authority intends to take to rectify this situation;
- The number of net additional dwellings, and affordable dwellings, completed during the monitoring period and since the start of the plan period;
- Details of any Neighbourhood Development Orders or Neighbourhood Development Plans;
- Receipts received as part of any Community Infrastructure Levy (CIL) receipts, if applicable; and

- Details of any action taken under the Duty to Co-operate during the monitoring period.

2.5   Following adoption of the CSDP, it is possible that a more flexible approach to publishing information relating to indicators online might be more appropriate rather than a formal report, however this is still to be determined.

Implementation

3.1   The policies in the Local Plan will be delivered through a wide variety of methods over the plan period. Each policy helps to deliver the aims and objectives of the Plan; in some instances this will be the delivery of a specific scheme or quantum of development but in other instances there will be no definitive target and the objective will be 'softer' or less specific (ie. qualitative). It is important that the progress towards achieving these objectives is assessed as often as is practicable.

3.2   In many cases the implementation policies will be through the Development Management planning application process but it will normally be accompanied by a range of other means, both directly and indirectly related to the planning system. Appendix A sets out how each policy will be implemented.

3.3   Ultimately, while the City Council sets the objectives, policies and strategy, it cannot implement the CSDP in isolation. It is important to remember that there is a strong relationship and synergy with other plans, strategies and objectives relating to Sunderland, but also the wider geographies across Tyne & Wear, the seven local authorities covered by the North East Combined Authorities (NECA) and the wider North East region. A wide range of partners across the public, private and voluntary sectors will help, and in some cases will lead on the delivery of policies.

3.4   It is recognised that, in order to deliver the proposed growth in the City in a sustainable manner, it will be essential to have the necessary funding, particularly relating to the provision of infrastructure. This is reflected in the importance attached to the Infrastructure Delivery Plan (IDP) which accompanies the CSDP. The delivery of policies and proposals can be dependent on securing additional funding and investment, which is sometimes not identified at the present time, but the CSDP positively sets the spatial planning policy context to enable delivery.

3.5   In some instances the approach taken to delivery of policies and proposals and, indeed, the organisations responsible for this implementation might change over the plan period. Along with the indicators themselves, it is vital that the implementation aspect of this Framework continues to evolve over the coming years, in order to reflect new and revised circumstances and to effectively respond to change.

Development of the Monitoring Indicators

4.1 It is crucial that effective indicators are in place in order to assess whether the Local Plan's policies are having the desired impact. Ultimately this means considering whether the policies are delivering coherent, appropriate and sustainable development across the City. In the most ideal situation a vast range of indicators could be used to monitor the Local Plan, however, in order that the monitoring framework remains manageable, a realistic balance must be achieved. Critically, this must take into account the practicalities of collecting such a wide range of information, particularly in terms of the time resource implications in relation to primary data collected by Development Management and other Council departments.

4.2 This Implementation & Monitoring Framework has evolved throughout the plan making process. In total there are over 150 indicators proposed at the current time. However, the monitoring of some indicators will not be able to commence until formal adoption of the CSDP.

4.3 The majority of the indicators are quantitative, or statistical in nature, outlining key data which relates to the policy, particularly those which propose, or aim to manage, additional development. However, not all policies can be monitored in numeric terms and there are some indicators that are necessarily qualitative in nature, where a contextual or descriptive update is more appropriate to measure/illustrate the impact of the policy.

4.4 Indicators also vary in the nature of the data outlined; some relating to a specified time period, such as a 'monitoring year' (typically the financial year from April to the following March), whereas others represent a 'snapshot in time'. Additionally, there are some that follow a 'time-series', showing data over a number of years, while others are simply a standalone one-off. The purpose and nature of the information will determine how it is presented in respect of these typologies.

4.5 The indicators can be roughly divided into those that are sourced from a central or external resource, such as data collected by the Office for National Statistics (ONS) or by regional and national agencies, or information which is collected by Sunderland City Council. For the latter, in most instances it will be the Planning section that is responsible for the collection and analysis of such data; however, use is also made of data collected by other teams and departments within the Council (eg. Environmental Health and Public Health).

4.6 The indicators have been divided into groups relating to each chapter of the CSDP and therefore broadly relate to the following themes:
- Spatial Strategy
- Area Strategies
- Healthy and Safe Communities
- Homes
- Economic Growth
- Vitality of Centres
- Built and Historic Environment

- Natural Environment
- Water, Waste and Energy
- Sustainable Transport
- Minerals
- Implementation

4.7   Clearly there will always be a degree of overlap between these and, as a result, on occasions it is proposed that indicators cover policies in more than one section of the Plan.

4.8   As the Plan is underpinned by a comprehensive evidence base of additional information, it is also important that direct links are also made to the documents, reports and analysis that support the Plan. Accordingly, it is important that regular update of crucial studies and reports is undertaken, a process which should be integrated with the wider implementation and monitoring of the Plan. Key examples include the regular update of the Strategic Housing Market Assessment (SHMA), Strategic Housing Land Availability Assessment (SHLAA) and the Employment Land Review (ELR), which provide the context to underpin the policies relating to housing and employment land allocations.

4.9   Ultimately some policies are easier to monitor than others, notably with many of the Development Management examples being easily reviewed to determine the relative impact and success of implementation. There is no set number of indicators for a policy and, in some cases a contextual update of progress will be the only means of measuring implementation. It is also acknowledged that some policies, particularly those more overarching strategic policies which cover a broad range of issues or have significant scale or scope, normally have a long-term objectives. This can make monitoring quite difficult, particularly in the short-term. As a result of this, the implementation of policies, such as the Spatial Strategy policy, will be assessed through the monitoring of other policies in the CSDP.

4.10   Each policy also links to one, or a number, of the Plan's 13 Strategic Priorities which set the context for the framework of the Local Plan (see Appendix B). The successful implementation of these priorities will ultimately help to deliver the vision. As noted, the monitoring indicators also link to the Sustainability Appraisal (SA) and will be used to measure the success of delivering the sustainability objectives in the SA (see Appendix C). There are 15 such objectives which cover economic, social and environmental issues and this integrated monitoring framework ensures that the Sustainability Appraisal process is fully embedded within the Plan, helping to shape the future development of the City.

4.11   The indicators outlined in this monitoring framework are together considered to offer an effective strategy for monitoring the implementation of the Plan's spatial strategy, objectives, policies and proposals. However, in order to be robust over the plan period and resilient to change, it will be necessary to review and revise these to respond to changes in the availability of information, and the effectiveness of specific indicators.

Contingency and Review

5.1   As part of the monitoring process it is vital that if a policy is failing to deliver then the desired outcomes can be identified; these are the 'triggers' which will result in the need for action or contingency. Effectively this is so that, if it is identified through the monitoring process that a policy is not being implemented in line with the objective, then there is a '*Plan B*' brought into place to try and remedy the failure or shortfall in delivery, implementation or effectiveness.

5.2   As a result, in the table below, each policy includes examples of the 'triggers' which would require action to address failings in implementation or delivery and, where applicable, examples of potential actions that could be used to try to rectify these issues. In some instances this contingency is a relatively minor issue, for instance this could mean the need to:
- review the evidence base which supports the requirements of a policy;
- have a more proactive approach to the identification of potential funding or investment; or
- assess and review the role of the Development Management process.

5.3   In the most extreme scenarios, the identification of failings might result in the need to carry out a partial or full review of the CSDP. When assessing the need for such a fundamental undertaking, the Council will consider, albeit this is not an exhaustive list, the following matters:
- performance of housing delivery against the trajectory;
- latest evidence of objectively-assessed needs;
- delivery of site-specific allocations; and
- impact upon the environmental quality and character of the City.

Implementation and Monitoring Framework

6.1 The Implementation & Monitoring Framework for the CSDP is set out in the section below. The Framework links directly to wider Local Plan, the Sustainability Appraisal (SA) and the Authority's Monitoring Report (AMR).

6.2 The Framework is structured according to the composition of the CSDP, enabling for easy and direct comparison with the policies, proposals and overall objectives. As the plan period runs until 2033, and given the long-term aspiration and objectives of the overall strategy, it is likely that this framework will evolve and change over time, particularly in light of any new requirements over this timeframe. Therefore, this Framework will also be subject to a process of monitoring, review and amendment as part of the wider Local Plan.

Monitoring Framework

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
Spatial Strategy						
SP1	Spatial Strategy	Sets out the level of growth required and the spatial strategy to deliver this	• Failure to deliver a coherent strategy	• Potential review of the strategic approach to identification of land for development • Review of land allocated for development • Potential review of the Plan	• Qualitative/descriptive analysis of progress with Area strategies • Range of economic, housing, environmental and infrastructure indicators	• SCC Monitoring data
Area Strategies						
SP2	Urban Core	Sets out the strategy for development within the Urban Core and the principles of development	• Development is not brought forward as expected	• Identify reasons for lack of implementation • Potential review of the Plan	• Qualitative/descriptive analysis of development • Range of economic, housing, environmental and infrastructure indicators	• SCC Monitoring data
SS1	The Vaux	Sets out the mix and principles of development expected on the Vaux Site	• Development is not brought forward as expected on the site	• Identify reasons for lack of implementation • Potential review of the Plan	• Qualitative/descriptive analysis of development progress of the site • Floorspace (sqm) developed (by Use Class) • Number of residential units completed	• SCC Monitoring data • Planning applications
SP3	Washington	Sets out the spatial strategy for Washington	• Development is not brought forward as expected	• Identify reasons for lack of implementation • Potential review of the Plan	• Qualitative/descriptive analysis of development • Range of economic, housing, environmental and infrastructure indicators	• SCC Monitoring data • Planning applications
SS2	Washington Housing Growth Areas	Identifies the Housing Growth Areas in Washington and what is expected to be provided/achieved by them	• Development is not brought forward as expected	• Identify reasons for lack of implementation • Potential review of the Plan	• Qualitative/descriptive analysis of development • Number of residential units completed	• SCC Monitoring data • Planning applications
SS3	Safeguarded Land	Identifies and protects land to the east of Washington for	• Development is brought forward within the plan period	• Potential review of the Plan	• Planning applications submitted for development of the site	• SCC Monitoring data • Planning application

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
		development beyond the plan period				
SP4	North Sunderland	Sets out how North Sunderland will continue to be regenerated	• Development is not be brought forward as expected	• Identify reasons for lack of development • Review of land allocated for development • Potential review of the Plan	• Qualitative/descriptive analysis of development • Range of economic, housing, environmental and infrastructure indicators	• SCC Monitoring data • Planning applications
SS4	North Sunderland Housing Growth Areas	Identifies the Housing Growth Areas in North Sunderland and what is expected to be provided/achieved by them	• Development is not brought forward as expected	• Identify reasons for lack of implementation • Potential review of the Plan	• Qualitative/descriptive analysis of development • Number of residential units completed	• SCC Monitoring data • Planning applications
SP5	South Sunderland	Sets out how South Sunderland will continue to develop	• Development is not be brought forward as expected	• Identify reasons for lack of development • Review of land allocated for development • Potential review of the Plan	• Qualitative/descriptive analysis of development • Range of economic, housing, environmental and infrastructure indicators	• SCC Monitoring data • Planning applications
SS5	The Port of Sunderland	Sets out how the Port of Sunderland will be reinvigorated	• Development is not brought forward as expected	• Identify reasons for lack of development • Potential review of the Plan	• Qualitative/descriptive analysis of development • Number of economic and environmental indicators	• SCC Monitoring data • Planning applications
SS6	South Sunderland Growth Area	Identifies the sites that make up the South Sunderland Growth Area and what is expected to be provided/achieved by them	• Development is not brought forward as expected	• Identify reasons for lack of development • Potential review of the Plan	• Qualitative/descriptive analysis of development • Number of housing, environmental and infrastructure indicators	• SCC Monitoring data • Planning applications
SP6	The Coalfield	Sets out how the Coalfields will be protected	• Development is not brought forward as expected	• Identify reasons for lack of development • Potential review of the Plan	• Qualitative/descriptive analysis of development • Number of housing, environmental, economic and infrastructure indicators	• SCC Monitoring data • Planning applications
SS7	The Coalfield Housing Growth Areas	Identifies the Housing Growth Areas in the Coalfield and what is expected to be provided/achieved by them	• Development is not brought forward as expected	• Identify reasons for lack of development • Potential review of the Plan	• Qualitative/descriptive analysis of development • Number of residential units completed	• SCC Monitoring data • Planning applications
Healthy and Safe Communities						
SP7	Healthy and safe communities	Sets out how health and wellbeing will be improved	• Significant decrease in the life expectancy of residents • Increase in obesity levels	• Identify projects/interventions to address issues.	• Life Expectancy at Birth • Obesity Rates • Accessibility by percentage of homes and new completions in close	• LA Health Profiles • SCC Monitoring Data

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
					proximity to services and facilities • Loss of open space to development (ha) • Air quality • Water quality • Percentage of applications requiring the submission of a Health Impact Assessment that have had one submitted.	
HS1	Quality of life and amenity	Sets that development should not have an adverse impact on neighbouring uses and take into account existing uses that may have a detrimental impact on development	• Significant increase in numbers of developments adversely impacting on quality of life and amenity indicators	• Identify reasons for increase in proposals for inappropriate development • Review Local Plan policy requirements and standards for quality of life and amenity	• Number of developments approved which adversely impact on quality of life and amenity indicators	• SCC monitoring data (Environmental Health) • Planning applications
HS2	Noise-sensitive development	Relates to mitigation requirements relating to noise-sensitive development	• Significant numbers of noise-sensitive developments in locations likely to be affected by existing sources of noise • Significant increase in numbers of noise-generating developments in areas of existing low levels of noise	• Identify reasons for increase in proposals for inappropriate development • Review Local Plan policy requirements in relation to noise sensitivity	• Number of development proposals approved in locations where noise sensitivity issues are evident	• SCC monitoring data (Environmental Health) • Planning applications
HS3	Contaminated land	Sets out the requirements relating to development on contaminated land	• Significant increase in inappropriately-mitigated development on contaminated land	• Identify reasons for increase in proposals for inappropriate development • Review Local Plan policy requirements in relation to mitigating land contamination	• Number of development proposals approved contrary to policy on contaminated land • Area of previously-contaminated land decontaminated, reclaimed and brought back into use (ha)	• SCC monitoring data (Environmental Health) • Planning applications • Contaminated Land Strategy • Environment Agency
HS4	Health and safety executive areas and hazardous substances	Sets out the key requirements relating to development within HSE areas and areas involving hazardous substances	• Significant increase in hazardous substance installations in inappropriate locations • Significant increase in incompatible development uses within close proximity to hazardous substance installations	• Identify reasons for increase in proposals for inappropriate development • Review Local Plan policy requirements in relation to hazardous substance installations	• Numbers of HSE-registered hazardous substance installations • Area affected by HSE development proposal consultation zones around hazardous substance installations • Number of applications	• SCC monitoring data (Environmental Health) • Planning applications • Health & Safety Executive (HSE)

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
					approved within HSE zones contrary to those HSE zones	
Homes						

SP8	Housing supply and delivery	Sets out the number of new homes to be developed and how it will be achieved	• 5% under delivery on the target in the policy
			• Persistent under delivery on the five year land supply
				• 5% under delivery on the target in the policy, the Council will prepare and publish an action plan, setting out the key reasons and the actions to bring the building back on track. 15% under the authority will apply a 20% buffer to its 5 year housing land supply.	• Housing completions against the overall plan period target for 13,420 net additional homes to 2033
					• Housing delivery (net additions) against the plan period requirements of average 745pa net additions.
					• Numbers of completions on allocated housing and mixed-use development sites
					• Windfall delivery of new homes on unallocated sites
					• Housing conversions – gross and net additions and losses
					• Housing trajectory
					• Housing land availability:
					  o 5-year supply of deliverable sites
					  o 15-year supply of deliverable and developable sites (incl. broad areas)
						• SCC monitoring data
						• Planning applications
						• SHLAA

H1	Housing mix	To ensure mixed and balanced communities	• Not delivering the housing mix set out in the current SHMA.	• Review evidence base in relation to housing mix. • Negotiation with developers to ensure delivery of appropriate housing mix. • Identify projects/interventions to address issues.	• Size (by no. bedrooms), type (detached, semi-detached, terraced, bungalows, flats/apartments) and tenure (home ownership/private rented, social rented, shared ownership) of new housing completions • Percentage of new build dwellings completions that meet space standards • Custom and self-build housing: o No. of custom and self-build plots set aside on	• SE monitoring data • Planning applications • SHMA

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
					large housing sites ○ No. of people on the Custom and Self Build Housing Register and who have found a plot within Sunderland • Densities of new housing developments completed (average dwellings/ha)	
H2	Affordable homes	To ensure a supply of affordable housing of mixed type and tenure.	• Consistent and significant shortfall in the delivery of 15% affordable housing on sites of more than 10 dwellings or on sites of 0.5ha or more. • Consistent and significant shortfall in the tenure requirements set out in the SHMA.	• Potential review of the plan. Identify projects/interventions to address issues. • Review of evidence base in regard to affordable housing needs.	• Affordable housing completions • Affordable tenure split of completions (compared with the latest SHMA requirements, eg. 80% social rented, 20% intermediate)	• SCC monitoring data • Planning applications • SHMA
H3	Student accommodation	To ensure choice for students within the City Centre	• The number of student bed-spaces outside the Urban Core. • The number of units reconfigured to meet general housing need	• Potentially review the plan • Identify the appropriate sites within the Urban Core	• Number of student bed-spaces • Number of student bed-spaces in the city centre and university campus • Number of student bed-spaces outside the Urban Core	• SCC monitoring data • Planning applications • University of Sunderland monitoring data • SHLAA
H4	Travelling showpeople, gypsies and travellers	To enable the provision of suitable sites for travelling showpeople and sets the criteria against which sites for gypsies and travellers will be assessed	• Significant increase in unauthorised gypsies and traveller encampments. • Assist delivery of 15 plots for travelling show people by 2023 and a further 18 plots by 2033.	• Regular review of evidence base to determine need and potential review of the plan.	• Gypsy & traveller pitches created on allocated G&T sites • Gypsy & traveller pitches created on other unallocated G&T sites • No. days of G&T stopping-over on G&T transit sites • Number of additional travelling showpeople plots created on allocated sites • Number of additional travelling showpeople plots created on other unallocated sites	• SCC monitoring data • Planning applications • Gypsies, Travellers and Travelling Showpeople Accommodation Assessment (GTAA)
H5	Existing Homes and Loss of Homes	To use the existing housing stock/buildings as efficiently as possible	• Significant increase in vacancy rate of existing stock • Significant increase in the number of dwellings lost through demolition or change	• Working with partners to actively bring vacant dwellings back into use and demolitions and clearance or regeneration	• Number of dwellings lost through demolition • Number of dwellings lost through conversions and changes of use (gross and	• SCC monitoring data • Planning applications

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
			of use		net) • Number and percentage of vacant dwellings • Number of long-term vacant dwellings (6+ months)	
H6	Homes in multiple occupation	To ensure that HMOs do not have a detrimental impact on the surrounding area	• Significant increase in the number of HMOs	• Review the evidence base in the regard to needs • Identify interventions to address issues • Review existing and consider the use of new Article 4 Directions	• Number of HMO units and bedspaces created • Number of licensable HMOs • Number of HMOs in each electoral Ward	• SCC monitoring data • Planning applications
H7	Backland and tandem development	To protect the character of Sunderland's mature suburbs	• Number of dwellings delivered on Backland or Tandem sites	• Potential review of the plan	• Number of dwellings built on Backland sites • Number of dwellings built on Tandem sites	• SCC monitoring data • Planning applications
Economic Growth						
EG1	Primary Employment Areas	To identify and protect the Primary Employment Areas of the City	• Limited progress and delivery of Primary Employment Areas • Significant development of allocated PEA sites for non-B1/B2/B8 uses • Significant number of ancillary uses permitted over 50sqm	• Review land allocations identified in the Local Plan • Identification of reasons for under-delivery • Review the provision of land for B1, B2 and B8 uses in the Plan period • Update the employment land evidence base	• PEA land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses • PEA land (ha) and floorspace (sqm) lost to development for non-B Class uses • Vacant PEA land (ha) and premises floorspace (sqm) • Number of non-B Class ancillary units >50sqm permitted and built on PEA land	• SCC monitoring data • Planning applications • Employment Land Review
EG2	Key Employment Areas	To identify the Key Employment Areas and set out when alternative uses would be considered acceptable	• Limited progress and delivery of Key Employment Areas • Significant development of allocated KEA sites for non-B1/B2/B8 uses	• Review land allocations identified in the Local Plan • Identification of reasons for under-delivery • Review the provision of land for B1, B2 and B8 uses in the Plan period • Update the employment land evidence base	• KEA land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses • KEA land (ha) and floorspace (sqm) lost to development for non-B Class uses • KEA land lost to non-B Class uses contrary to policy • Vacant KEA land (ha) and premises floorspace (sqm)	• SCC monitoring data • Planning applications • Employment Land Review
EG3	Other employment sites	To set out when development of non-KEA employment land will be considered	• Significant loss of non-designated employment land to alternative uses	• Review land allocations identified in the Local Plan • Review the provision of land for B1, B2 and B8 uses in	• Other employment land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses	• SCC monitoring data • Planning applications • Employment Land Review

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
		acceptable		the Plan period • Update the employment land evidence base	• Non-KEA land (ha) and floorspace (sqm) lost to development for non-B Class uses • Other employment land lost to non-B Class uses contrary to policy • Other vacant employment land (ha) and premises floorspace (sqm)	
EG4	New employment areas	Support for new employment uses outside of allocated areas where appropriate	• Significant development of new employment uses outside of designated employment areas	• Review land allocations identified in the Local Plan • Review the provision of land for B1, B2 and B8 uses in the Plan period • Update the employment land evidence base	• New employment land (ha) and floorspace (sqm) developed for B1, B2 and B8 uses outside of designated employment areas	• SCC monitoring data • Planning applications • Employment Land Review
EG5	Offices	Support for new office developments in specific locations	• Significant development of new B1a office uses outside of the Vaux and Doxford International, Hylton Riverside and Rainton Bridge South PEAs • Significant development of new B1a office uses outside of designated retail centres contrary to the retail hierarchy	• Review land allocations identified in the Local Plan • Review the provision of land for B1a office uses in the Plan period • Update the employment land evidence base	• B1a office floorspace (sqm) developed on the Vaux and Doxford International, Hylton Riverside and Rainton Bridge South PEAs • B1a office floorspace (sqm) developed within designated city, town, district and local retail centres	• SCC monitoring data • Planning applications • Employment Land Review • Retail Health & Capacity Studies
EG6	Trade counters	Sets out the circumstances where trade counters would be considered acceptable.	• Significant increase in trade counter and factory shop outlets in inappropriate locations contrary to policy (>15% of existing floorspace or >500sqm)	• Review Local Plan policy and allocations	• Floorspace (sqm) developed for ancillary trade counter and factory shop uses within individual industrial areas • % of units and floorspace used for retail trade counter and factory shop uses within individual industrial areas	• SCC monitoring data • Planning applications •
Vitality of Centres						
VC1	Main town centre uses and retail hierarchy	Establishes the retail hierarchy for the City and to protect and enhance the viability and vitality of designated retail centres	• Significant increase in retail development proposals approved contrary to the retail hierarchy • Significant development of (A1, A2, A3 and A5) retail uses outside of existing designated centres contrary to the sequential approach	• Review Local Plan policy and retail site allocations • Review the provision of land for A1, A2, A3 and A5 retail uses in the Plan period • Update the retail evidence base • Review Local Plan policy and retail site allocations	• Existing and new retail A1, A2, A3 and A5 units and floorspace (gross and net sales sqm) developed in designated city, town, district and local centres • Existing and new retail A1, A2, A3 and A5 floorspace (gross and net sales sqm)	• SCC monitoring data • Planning applications • Retail Health & Capacity Studies

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
				• Review the provision of land for A1, A2, A3 and A5 retail uses in the Plan period	developed in the designated primary shopping areas of city and town centres • Numbers of vacant retail units and floorspace (gross and net sales sqm) in designated city, town, district and local centres • Numbers of units and retail floorspace (gross and net sales sqm) lost to non-A Class uses within designated city, town, district and local centres • Existing and new retail A1, A2, A3 and A5 floorspace (gross and net sales sqm) developed in edge-of-centre locations •	
SP9	Comparison retail	Sets out the amount of comparison retail floorspace that is required in each sub area	• Development is not brought forward as expected	• Identify reasons for lack of development • Potential review of the Plan	• Comparison retail floorspace permitted by sub-area (sqm) • Comparison retail floorspace completed by sub-area (sqm)	• SCC Monitoring data • Planning applications
VC2	Retail Impact assessments	Sets out the circumstances as to when a Retail Impact Assessment will be required	• Significant increase in numbers of planning applications (both City-wide and in specific centres) requiring Retail Impact Assessments	• Review Local Plan policy and Retail Impact Assessment thresholds	• Number of planning applications requiring Retail Impact Assessment	• SCC monitoring data • Planning applications •
VC3	Primary shopping areas and frontages	To protect primary retail frontages from non-A1 uses	• Significant increase in numbers of planning applications for non-A1 retail uses within designated primary frontages • Significant increases in the percentage of designated primary frontages in non-A1 retail uses (>15% in Sunderland City Centre, >25% in Washington town centre, >40% in Houghton-le-Spring town centre)	• Review Local Plan policy and the extents of designations of primary and secondary frontages • Update the retail evidence base	• Existing and new retail A1, A2, A3 and A5 units and floorspace (gross and net sales sqm) developed in designated city and town centres • Length of primary frontages in A1, A2, A3 and A5 retail uses in designated city and town centres • Percentage of primary frontages (units, gross and net sales floorspace, and frontage length) in A1 retail	• SCC monitoring data • Planning applications • Retail Health & Capacity Studies

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
					and non-A1 uses within designated city and town centres	
VC4	Hot food takeaways	To protect retail vitality and viability from increases in A5 hot food takeaways and to promote healthier communities	• Significant increase in the number of planning applications for A5 uses within designated shopping centres • Significant increase in the number of applications for A5 uses within 400m of the entry points of all schools • Significant increase in the number of applications for A5 uses within a ward where obesity is prevalent	• Review Local Plan policy • Update the retail evidence base	• Existing and new A5 hot food takeaway units, floorspace (gross and net sales sqm) in designated centres • Percentages of primary frontage and ground floor secondary frontage A5 hot food takeaway units, floorspace (gross and net sales sqm) and frontage length in designated city, town, district and local centres and the shopping thoroughfares within them • Numbers and percentages of vacant retail units and floorspace (gross and net sales sqm) in designated city, town, district and local centres • Number of permissions for A5 use contrary to policy • Obesity levels in year 6 and reception age pupils by ward	• SCC monitoring data • Planning applications • Retail Health & Capacity Studies
VC5	Protection and delivery of community facilities and local services	Ensure the protection of existing facilities and where new facilities are proposed ensure they are in the right locations and accessible	• Significant loss of community, social and cultural facilities	• Identify projects/interventions to address issues.	• Community, social and cultural development – D1 and D2 units and floorspace (sqm) additions and losses • Accessibility by percentage of homes and new completions in close proximity to services and facilities	• SCC Monitoring data • Planning applications
VC6	Culture, Leisure and Tourism	Supports the development of cultural, leisure and tourism facilities and sets out where they would be considered acceptable	• Lack of progress in implementing and completing the specific proposed culture, leisure and tourism schemes • Significant increase in number of applications approved for leisure schemes on designated employment land	• Review Local Plan policy	• Completion of the specific proposed culture, leisure and tourism schemes • Numbers of applications for leisure schemes on designated employment land – amount of lost employment land area (ha)	• SCC Monitoring data • Planning applications

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
					and floorspace (sqm)	

Built and Historic Environment

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
BH1	Design Quality	Sets out the design principles that should be used across the city	• Decline in quality of development constructed • Significant Increase in applications approved contrary to policy • Number of applications awarded Building for Life Accreditation	• Identify reasons for lack of implementation • Potential review of design-related SPD's and Masterplans	• Schemes awarded Building for Life accreditation • Number of BREEAM excellent (or equivalent standard) commercial schemes completed	• SCC monitoring data • Planning applications
BH2	Sustainable design and construction	Sets out the sustainable design principles for major development	• Decline in quality of sustainable development constructed • Significant increase in applications approved contrary to policy	• Identify reasons for lack of implementation • Potential review of design-related SPD's and Masterplans	• Number of schemes approved contrary to policy	• SCC monitoring data • Planning applications
BH3	Public Realm	Aims to achieve high quality public realm across the city	• Decline in quality of public realm • Missed opportunities to improve public realm through development	• Identify reasons for lack of implementation • Potential review of public funding opportunities	• Number of public realm and public art schemes completed	• SCC monitoring data • Planning applications
BH4	Advertisements	To ensure that advertisements are of a high standard and protect local amenity	• Significant increase in advertisements approved contrary to policy	• Identify reasons for lack of implementation • Review policy and enforcement	• Number of schemes approved contrary to policy	• SCC monitoring data • Planning applications
BH5	Shop fronts	To ensure that shop fronts are of a high standard and protect local amenity	• Significant increase in shop fronts, signage and shutters approved contrary to policy	• Identify reasons for lack of implementation • Review policy and enforcement	• Number of schemes approved contrary to policy	• SCC monitoring data • Planning applications
BH6	Quality communications	Sets out the criteria and supporting information require to assess a planning application	• Significant increase in visually obtrusive and/or inappropriate telecoms infrastructure	• Review of policies • Review of Infrastructure Delivery Plan	• 4G mobile coverage • Broadband speeds	• SCC monitoring data • Planning applications • Telecoms providers
BH7	Historic Environment	Aims to protect, enhance and manage the city's historic environment	• Significant loss of , harmful impacts or deterioration of heritage assets • Increased number of heritage assets on Heritage at Risk Register, or otherwise identified as being at risk.	• Identify reasons for lack of implementation /decisions contrary to policy • Review objectives of policy with key partners and stakeholders, including Historic England and Tyne	• Applications for new development which are approved contrary to adopted policies for conservation areas, listed buildings, and schedule ancient monuments.	• SCC monitoring data • Planning applications • Conservation Area Character Appraisals and Management Strategies (CAMS) • Historic England's Heritage

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
			• Lack of progress in adopting CAMS • Lack of success in securing funding for addressing heritage at risk	& Wear Specialist Conservation Team • Potential review of local plan policy • Identify potential activities / interventions to address issues, including reviewing funding opportunities	Including contrary to Management Objectives and Proposals in Conservation Area Character Appraisals and Management Strategies (CAMS) (local) • Number of Grade I and II* Listed Buildings, Scheduled Monuments and Conservation Areas on Historic England's 'Heritage at Risk' Register • Number of formally adopted Conservation Area Character Appraisals and Management Strategies (CAMS) • Number of heritage assets at risk restored through successful funding bids • Number of Article 4 Directions used	at Risk Register
BH8	Heritage Assets	Aims to protect and enhance the City's historic assets	• Significant loss of , harmful impacts or deterioration of heritage and archaeologically-important assets • Significant number of applications approved contrary to heritage policy and guidance • Increased number of heritage assets on Heritage at Risk Register, or otherwise identified as being at risk • Lack of progress in adopting CAMS • Lack of success in securing funding for addressing heritage at risk	• Identify reasons for lack of implementation / decisions contrary to policy • Review objectives of policy with key partners and stakeholders, including Historic England and Tyne & Wear Specialist Conservation Team • Potential review of Local Plan policies • Identify potential activities / interventions to address issues, including reviewing funding opportunities	• Applications for new development which are approved contrary to adopted policies for conservation areas, listed buildings, and schedule ancient monuments. Including contrary to Management Objectives and Proposals in Conservation Area Character Appraisals and Management Strategies (CAMS) (local) • Number of Grade I and II* Listed Buildings, Scheduled Monuments and Conservation Areas on Historic England's 'Heritage at Risk' Register • Number of heritage assets at risk restored through successful funding bids	• SCC monitoring data • Planning applications • Conservation Area Character Appraisals and Management Strategies (CAMS) • Historic England – Heritage at Risk Register • Tyne & Wear Historic Environment Records

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
					• Number of heritage-related Article 4 Directions made	
BH9	Archaeology and recording of heritage assets	Aims to protect and enhance the City's archaeological assets	• Significant loss of , harmful impacts or deterioration of heritage and archaeologically-important assets • Significant number of applications approved contrary to heritage policy and guidance	• Identify reasons for lack of implementation / decisions contrary to policy • Potential review of Local Plan policies • Identify potential activities / interventions to address issues, including reviewing funding opportunities	• Applications for new development which are approved contrary to adopted policies for conservation areas, listed buildings, and schedule ancient monuments.	• SCC monitoring data • Planning applications • Tyne & Wear Historic Environment Records
Natural Environment						
NE1	Green Infrastructure	Aims to protect, enhance and manage the city's green infrastructure network	• Significant number of applications approved contrary to Green Infrastructure Strategy and policy • Significant loss of green infrastructure	• Identification of reason for underperformance • Review objectives of the policy with internal and external stakeholders • Identify potential activities/interventions to address issues	• Applications for development that are approved contrary to Green Infrastructure Strategy and policies	• SCC monitoring data • Planning applications • Green Infrastructure Delivery Plan
NE2	Biodiversity and geodiversity	Aims to protect, enhance and manage the City's biodiversity and geodiversity assets	• Loss or reduction in area of site/s or functional habitat and/or buffer zones • Unfavourable or favourable declining status of key species, habitats and/or features • Loss or reduction in area and connectivity of Wildlife Corridor/s • No net gain or a net loss in biodiversity	• Identify reason/s for underperformance • Review objectives of the policy, in partnership with key stakeholders • Identify potential measures to address issues • Implement a programme of measures, and monitor and review progress	• Applications for development that are approved contrary to biodiversity and geodiversity policies • Area and condition of designated sites: international sites, SSSI, Local Sites and Local Nature Reserves • Conservation status of key species, habitats and geological features • Area and condition of strategic and local Wildlife Corridors • Net gains or losses in biodiversity	• SCC monitoring data • Planning applications • Natural England • Durham Wildlife Trust
NE3	Woodlands/hedgerows and trees	Aims to retain and conserve woodlands, hedgerows and trees	• Loss or reduction in area of woodland and hedgerows, or functional habitat and/or buffer zones • Loss or reduction in area or number of veteran/ancient trees and woodland or trees of landscape/amenity value	• Identify reason/s for underperformance • Review objectives of the policy, in partnership with key stakeholders • Identify potential measures to address issues • Implement a programme of	• Area and condition of Ancient Semi-natural Woodland, other locally native broadleaf woodland and hedgerows • Number and status of veteran/ancient trees and trees of landscape/amenity	• SCC monitoring data • Planning applications • Woodland Trust

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
			• Reduction in the number of Tree Preservation Orders and hedgerows covered by the Hedgerow Regulations • No net gain in the quality and area of woodland and hedgerows, and trees of landscape and amenity value	measures, and monitor and review progress	value • Number of Tree Preservation Orders and hedges covered under the Hedgerow Regulations • Net gain in quality and area of woodland and hedgerows	
NE4	Greenspace	Aims to protect, enhance and manage the quality and quantity of the city's greenspace and set standards for greenspace provision within new development	• Significant number of applications approved contrary to policy • Significant loss of existing greenspace to development • Significant reduction in quality of greenspace • Reduction in greenspace managed to Green Flag standards	• Identification of reason for underperformance • Review objectives if the policy in partnership with Council biodiversity and key stakeholders • Identify potential activities / interventions to address issues	• Applications for development that are approved contrary to Greenspace policies • Numbers of fixed play equipment installed and removed • Additions and losses of indoor and outdoor D2 sport and leisure venues and facilities • Number of Suitable Alternative Natural Greenspaces (SANGS) created • Developer contribution payments received through planning obligations towards Greenspace or outdoor sport and recreation facilities • Area (ha) of new amenity greenspace created within major development schemes	• SCC monitoring data • Planning applications • Natural England • Woodland Trust • Sport England • Greenspace Audit • Planning obligations monitoring
NE5	Burial Space	Aims to protect and re-use the city's burial spaces and provide new spaces where appropriate	• Significant drop in number of cemetery plots available within the city or within key areas • Identified requirement for new burial space for specific ethnic / religious group within the city	• Identify potential activities / interventions to address issues	• Projected provision of burial spaces • Changes in the water table and increases in flooding/waterlogging on burial sites	• SCC monitoring data
NE6	Green Belt	Aims to protect the city's Green Belt against inappropriate development	• Substantial deletion of land from the Green Belt • Increase in the number of inappropriate developments proposed within the Green Belt	• Identify reasons for Green Belt deletion and/or development • Review strategic approach to identification of land for development. • Review Local Plan and	• Green Belt area additions and losses (ha) • Applications approved contrary to Green Belt policy • Numbers of homes and floorspace (sqm) or other inappropriate developments	• SCC monitoring data • Planning applications

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
				Green Belt designation	approved and developed within the Green Belt	
NE7	Settlement Breaks	Aims to protect the city's Settlement Breaks against inappropriate development	• Substantial deletion of land from designated Settlement Breaks • Increase in the number of inappropriate developments proposed within Settlement Breaks	• Identify reasons for Settlement Break deletion and/or development • Review strategic approach to identification of land for development • Review Local Plan and Settlement Break designation	• Settlement Break area additions and losses (ha) • Applications approved contrary to Settlement Break policy • Numbers of homes and floorspace (sqm) or other inappropriate developments approved and developed within Settlement Break areas	• SCC monitoring data • Planning applications
NE8	Development in the open countryside	Sets out the circumstances when development within the open countryside will be permitted	• Substantial areas of safeguarded land lost to inappropriate uses • Increase in the number of inappropriate developments proposed in open countryside	• Identify reasons for open countryside development. • Review strategic approach to identification of land for development • Review Local Plan and extent of land designated as open countryside	• Developments on land designated as open countryside • Dwellings approved and built within the open countryside • Dwellings approved and built under the NPPF's Rural Exceptions Policy	• SCC monitoring data • Planning applications
NE9	Landscape character	Aims to protect and enhance the City's landscape character	• Significant number of proposed developments which conflict with existing landscape characteristics • Significant number of proposed developments which have an adverse impact on existing landscape characteristics • Significant number of proposed developments which fail to meet the landscape design guidelines within the Landscape Character Assessment	• Identify reasons for increase in proposals for inappropriate development • Review strategic approach to identification of land for development • Review Local Plan and policy requirements for landscape of new developments	• Number of developments approved which conflict with, or have an adverse effect on existing landscape character	• SCC monitoring data • Planning applications
NE10	Heritage Coast	Aims to protect and enhance the defined Heritage Coast	• Significant number of proposed developments which conflict with existing coastal characteristics • Increase in the number of inappropriate developments proposed on the coast	• Identify reasons for increase in proposals for inappropriate development • Review strategic approach to identification of land for development • Review Local Plan policy	• Number of developments approved which adversely impact on the existing Heritage Coast	• SCC monitoring data • Planning applications
NE11	Creating and Protecting Views	Aims to protect and enhance key local	• Significant number of proposed developments which have a	• Identify reasons for increase in proposals for	• Number of developments approved which adversely	• SCC monitoring data • Planning applications

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
		views and vistas across the city	detrimental impact on existing views and vistas, as outlined in the Landscape Character Assessment	inappropriate development • Review strategic approach to identification of land for development • Review Local Plan and policy requirements for creating and protecting views	impact on existing views and vistas	
NE12	Agricultural Land	Sets out the circumstances when development on higher grade agricultural land may be permitted	• Significant number of proposed developments which are unsuitable for higher-grade agricultural land • Substantial loss of agricultural land to development • Overall reduction in quality of agricultural land	• Identify reasons for increase in proposals for inappropriate development • Review strategic approach to identification of land for development • Review Local Plan and policy requirements for development on higher-grade agricultural land	• Agricultural land quality – losses in area (ha) by grade	• SCC monitoring data • Natural England – Agricultural Land Classification system
Water, Waste and Energy						
WWE1	Decentralised, Renewable and Low Carbon Energy	To encourage the provision of renewable and low carbon energy	• No increase in delivery of renewable energy schemes to support development	• Identify reasons for lack of implementation • Explore opportunities to address issues, including funding opportunities • Consider review of the requirements of this and other policies where they prevent effective implementation of this	• Number of renewable energy installations • Number of renewable energy schemes permitted • Generation capacity of permitted/installed schemes.	• SCC monitoring data • Planning applications
WWE2	Flood risk and coastal management	Aims to reduce flood risk, promote water efficiency measures and protect and enhance water quality	• Any planning permissions granted contrary to NWL, LLFA, and EA advice • Significant increase in instances of surface water flooding • Significant number of new developments at risk from flooding indicated by the SFRA	• Identification of reason for under- performance/under-delivery • Review objectives of the policy in partnership with key external stakeholders, particularly EA and NWL • Potential review of strategic approach to identification of land for development (including land allocations in the Local Plan) • Potential review of the Plan	• Number of properties identified as being at risk of potential flooding • Applications granted contrary to NWL, LLFA and EA advise • Number of flooding instances and events	• SCC monitoring data • Planning applications • Lead Local Flood Authority (LLFA) • Environment Agency • Northumbrian Water Ltd • Strategic Flood Risk Assessment (SFRA)
WWE3	Water management	To reduce the risk of flooding from surface water run-off	• Significant numbers of new developments do not incorporate SuDS • Significant numbers of new	• Identification of reason for under- performance/under-delivery • Review objectives of the policy in partnership with	• Number of properties identified as being at risk of potential flooding • Applications granted contrary to NWL, LLFA and	• SCC monitoring data • Planning applications • Lead Local Flood Authority (LLFA) • Environment Agency

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
			developments do not incorporate necessary measures to deal with discharge of surface water	key external stakeholders, particularly EA and NWL • Potential review of strategic approach to identification of land for development (including land allocations in the Local Plan) • Potential review of the Plan	EA advise • Number of flooding instances and events • Number of new developments incorporating Surface Water Management Solutions (eg. SuDS)	• Northumbrian Water Ltd • Strategic Flood Risk Assessment (SFRA)
WWE4	Water quality	Protect water quality in accordance with the Northumbria River Basin Management Plan	• Significant number of application submitted without a water quality assessment • Any planning permissions granted contrary to NWL, LLFA, and EA advice • Significant numbers of new developments do not incorporate SuDS • Significant numbers of new developments do not incorporate necessary measures to deal with discharge of surface water	• Identification of reason for under- performance/under-delivery • Review objectives of the policy in partnership with key external stakeholders, particularly EA and NWL • Potential review of strategic approach to identification of land for development (including land allocations in the Local Plan) • Potential review of the Plan	• Improvement in groundwater quality • Number of new developments incorporating Surface Water Management Solutions (eg. SuDS)	• SCC monitoring data • Planning applications • Lead Local Flood Authority (LLFA) • Environment Agency • Northumbrian Water Ltd • Strategic Flood Risk Assessment (SFRA)
WWE5	Disposal of foul water	Sets out how foul water must be disposed of	• Any planning permissions granted contrary to NWL, LLFA, and EA advice • Significant numbers of new developments do not incorporate SuDS • Significant numbers of new developments do not incorporate necessary measures to deal with discharge of surface water	• Identification of reason for under- performance/under-delivery • Review objectives of the policy in partnership with key external stakeholders, particularly EA and NWL • Potential review of strategic approach to identification of land for development (including land allocations in the Local Plan) • Potential review of the Plan	• Number of new developments incorporating Surface Water Management Solutions (eg. SuDS) • Number of planning permissions granted contrary to NWL, LLFA, and EA advice	• SCC monitoring data • Planning applications • EA planning applications monitoring
WWE6	Waste management	Encourages the application of the waste hierarchy and seeks to support the delivery of waste management facilities	• Significant increase in overall level of waste managed per head of population • Significant increase in the amount of waste sent to landfill and/or reduction in amount managed by sustainable methods	• Identification of reason for under-performance and/or under-delivery • Review objectives of the policy in partnership with key external stakeholders, particularly waste operators • Review evidence base with regard to waste management	• Municipal waste arisings • Household waste collected • Development of new waste management facilities	• SCC and regional/sub-regional monitoring data • South Tyne & Wear Waste Management Partnership (STWWMP) • Planning applications • Waste operators
WWE7	Waste facilities	Sets out the criteria and supporting	• Significant increase in overall level of waste managed per	• Identification of reason for under-performance and/or	• Development of new waste management facilities	• SCC and regional/sub-regional monitoring data

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
		information require to assess a planning application	• head of population • Significant increase in the amount of waste sent to landfill and/or reduction in amount managed by sustainable methods	under-delivery • Review objectives of the policy in partnership with key external stakeholders, particularly waste operators • Review evidence base with regard to waste management	• Air quality • Amount of waste sent to landfill and/or reduction in amount managed by sustainable methods • Municipal waste arising	• South Tyne & Wear Waste Management Partnership (STWWMP) • Planning applications • Waste operators
WWE8	Safeguarding waste facilities	To protect waste facilities in the City and sets out the circumstances where they would be considered for alternative uses	• Significant increase in overall level of waste managed per head of population • Significant increase in the amount of waste sent to landfill and/or reduction in amount managed by sustainable methods • Significant loss of existing waste management facilities	• Identification of reason for under-performance and/or under-delivery • Review objectives of the policy in partnership with key external stakeholders, particularly waste operators • Review evidence base with regard to waste management	• Municipal waste arising • Household waste collected • Loss of existing and development of new waste management facilities	• SCC monitoring data • South Tyne & Wear Waste Management Partnership (STWWMP) • Planning applications • Waste operators
WWE9	Open waste facilities	Sets out the criteria that will be used to assess applications for open waste facilities	• Significant increase in overall level of waste managed per head of population • Significant increase in the amount of waste sent to landfill and/or reduction in amount managed by sustainable methods	• Identification of reason for under-performance and/or under-delivery • Review objectives of the policy in partnership with key external stakeholders, particularly waste operators • Review evidence base with regard to waste management	• Municipal waste arising • Household waste collected • Development of new open waste management facilities	• SCC monitoring data • South Tyne & Wear Waste Management Partnership (STWWMP) • Planning applications • Waste operators
WWE10	Energy from waste	Sets out the criteria that will be used to assess application for energy from waste developments	• Significant number of applications approved contrary to policy	• Identify reasons for lack of implementation • Review of Local Plan policy	• Number of energy from waste schemes permitted	• SCC monitoring data • Planning applications
Sustainable Transport						
SP10	Connectivity and transport network	Aims to improve accessibility by sustainable transport modes to local services, centres and key facilities	• Lack of progress of the specific schemes identified through the policy • Significant increase in traffic flows • Significant decrease in the number of cycle trips • Lack of progress extending the cycle network	• Potential review of the Local Plan • Identify reasons for lack on implementation • Review of Local Transport Plan projects and priorities • Review of the Infrastructure Delivery Plan and the schemes within it	• Delivery of the transport-related schemes in the Infrastructure Delivery Plan (IDP) • Length of cycleways delivered	• SCC monitoring data • Infrastructure Delivery Plan (IDP) • Nexus/LTP monitoring • Tyne & Wear Traffic & Accident Data Unit (TADU) • Highways England monitoring • Traffic counts

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
			• Lack of progress securing improvements to metro and rail network	• Explore opportunities to address under-delivery including accessing additional funding sources		• Cycle counts
ST1	Urban Core accessibility and movement	Sets out principles for interventions that address accessibility and movement issues in Sunderland Urban Core.	• Failure to develop a coherent strategy • Lack of progress of specific schemes identified through policy • Significant increase in traffic flow through the city centre • Lack of progress extending the cycle network • Significant decrease in number of cycle trips and travel by sustainable modes • Significant decrease in the number of parking spaces in car parks around the ring road • Lack of delivery of the bus strategy • Lack of delivery of improvements to public transport facilities	• Review of Urban Core specific policies • Review of the Infrastructure Delivery Plan and the schemes within it	• Progress delivering the identified schemes • Road traffic accidents and road safety levels within the city centre • Air quality within the city centre • Number of parking spaces in car parks around the ring road lost.	• SCC monitoring data • Nexus/LTP monitoring • Rights of Way Improvement Plan • Tyne & Wear Traffic & Accident Data Unit (TADU) • Traffic counts • Cycle counts
ST2	Local Road Network	Sets out the principles on which major highway infrastructure schemes will be developed to support wider policies in the Local Plan	• When the local network is not capable of supporting the scale of development	• Review of the Infrastructure Development Plan and Local Transport Plan	• Traffic flows monitoring (vehicular and cycling) • Road traffic accidents	• SCC monitoring data • Planning applications • Transport modelling • Tyne & Wear Traffic & Accident Data Unit (TADU)
ST3	Development and Transport	Sets out the criteria and supporting information require to assess a planning application	• When the local network is not capable of supporting the scale of development	• Review of the Infrastructure Development Plan and Local Transport Plan	• Traffic flows monitoring (vehicular and cycling) • Road traffic accidents • Travel Plans approved and implemented • Provision of cycle parking/storage spaces • Provision of electric vehicle charging points	• SCC monitoring data • Planning applications • Rights of Way Improvement Plan (ROWIP)
Minerals						
SP11	Mineral Extraction	Sets out the criteria that will be used to assess applications for mineral extraction	• Significant number of applications approved contrary to policy leading to loss of potential mineral resources • Increase in flood risk and surface water flooding	• Identification of reason for under-performance and/or under-delivery • Review of evidence base • Review objectives of the	• Number of permissions granted contrary to policy • Flood risk and surface water flooding • Capacity of permitted	• SCC and regional/sub-regional monitoring data • Planning applications • Minerals operators • Local Aggregates

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
			associated with minerals extraction • Loss of supporting minerals infrastructure	policy in partnership with key external stakeholders	reserves	Assessment
M1	Mineral safeguarding areas and infrastructure	Sets out the criteria that will be used to assess applications submitted within mineral safeguarding areas	• Significant number of applications approved contrary to policy leading to loss of potential mineral resources • Loss of supporting minerals and waste infrastructure	• Identification of reason for under-performance and/or under-delivery • Review of evidence base • Review objectives of the policy in partnership with key external stakeholders	• Safeguarding and sterilisation of mineral resources • Air quality levels • Planning permissions permitted in close proximity to existing waste management sites	• SCC and regional/sub-regional monitoring data • Planning applications • Minerals operators • Waste operators
M2	Surface coal extraction	Sets out the criteria against which applications for surface coal extraction will be assessed	• Significant number of applications approved contrary to policy leading to loss of potential mineral resources	• Identification of reason for under-performance and/or under-delivery • Review of evidence base • Review objectives of the policy in partnership with key external stakeholders	• Opencast coal applications and permissions	• SCC and regional/sub-regional monitoring data • Planning applications • Minerals operators
M3	Land instability and minerals legacy	Ensure that development takes into account land instability and minerals legacy	• Significant number of applications approved contrary to policy	• Consider review of the requirements of this and other policies where they prevent effective implementation of this policy	• Planning permissions approved contrary to policy	• SCC monitoring data • Planning applications
M4	Restoration and Aftercare	Sets out the standard of minerals and waste aftercare/restoration that will be required	• Significant number of applications approved contrary to policy	• Consider review of the requirements of this and other policies where they prevent effective implementation of this policy	• Planning permissions approved contrary to policy • Restoration schemes implemented	• SCC monitoring data • Planning applications • Minerals operators • Waste operators
Implementation						
ID1	Delivering Infrastructure	Sets out how the Council expects infrastructure to be delivered	• Development is approved without the necessary infrastructure	• Identify reasons for lack of implementation	• Infrastructure projects delivered in line with the Infrastructure Delivery Plan (IDP)	• SCC Monitoring • Planning applications
ID2	Planning Obligations	Sets out how Section 106 will be used	• Legal actions having to be taken against developers	• Identify reason for legal action having to be taken • Possible review of the plan	• Number of applications approved with a S106 (or similar) agreement for developer contributions • Amount (£) of developer contributions negotiated/secured towards different infrastructure types and affordable housing • Amount (£) of developer contributions received	• SCC Monitoring • Planning applications

Policy Ref	CSDP Policy	Policy Objective	Trigger for Action	Potential Action or Contingency	Monitoring Indicator	Data Source
					towards different infrastructure types and affordable housing • Amount (£) of developer contributions spent on different infrastructure types and affordable housing	

Appendix A: Implementation Table

Policy	Government and Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents	Compulsory Purchase Powers	Planning Applications	Enterprise Zone Funding	Development Tariffs (e.g. CIL)	Council Assets	Duty to Co-operate
Spatial Strategy											
SP1 Spatial Strategy	•	•	•	•	•	•	•	•	•	•	•
SP2 Urban Core	•			•	•	•	•			•	
SS1 The Vaux	•	•		•	•		•			•	
SP3 Washington	•	•	•	•	•	•	•	•	•	•	•
SS2 Washington Housing Growth Area		•		•	•		•			•	
SS3 Safeguarded Land					•						•
SP4 North Sunderland	•	•	•	•	•	•	•	•	•	•	•
SS4 North Sunderland Housing Growth Area		•		•	•		•			•	
SP5 South Sunderland		•		•	•		•			•	
SS5 The Port of Sunderland			•				•				
SS6 South Sunderland Growth Area		•		•	•		•			•	
SS7 The Coalfield Housing Growth Area		•		•	•		•			•	
Healthy and Safe Communities											
SP7 Healthy and Safe Communities	•	•	•	•	•		•		•	•	
HS1 Quality of Life and Amenity							•				
HS2 Noise Sensitive Development							•				
HS3 Contaminated Land					•		•				
HS4 Health and Safety Executive Areas and hazardous substances			•				•				
Homes											
SP8 Housing Supply and Delivery			•	•	•		•			•	
H1 Housing Mix		•	•	•	•		•				
H2 Affordable Homes		•	•	•	•		•			•	
H3 Student Accommodation				•	•		•				
H4 Travelling Showpeople, Gypsies and Travellers		•		•	•		•			•	
H5 Existing Homes and Loss of Homes				•			•			•	
H6 Homes in Multiple Occupation Orders				•	•		•				
H7 Backland and Tandem							•				

Policy Development	Government and Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents	Compulsory Purchase Powers	Planning Applications	Enterprise Zone Funding	Development Tariffs (e.g. CIL)	Council Assets	Duty to Co-operate
Economic Growth											
EG1 Primary Employment Areas	•		•	•	•		•	•			
EG2 Key Employment Areas					•		•				
EG3 Other Employment Sites					•		•				
EG4 New Employment Areas			•	•	•		•				
EG5 Offices							•				
EG6 Trade Counters							•				
Vitality of Centres											
VC1 Main Town Centre Uses and Retail Hierarchy	•	•	•	•	•	•	•		•	•	
SP9 Comparison Retail				•	•		•				
VC2 Retail Impact Assessments							•				
VC3 Primary Shopping Areas and Frontages					•		•				
VC4 Hot Food Takeaways					•		•				
VC5 Protection and Delivery of Community Facilities and Local Services	•	•	•	•	•		•		•	•	
VC6 Culture, Leisure and Tourism	•	•	•	•	•		•		•	•	
Built and Historic Environment											
BH1 Design Quality		•			•		•				
BH2 Sustainable Design and Construction							•				
BH3 Public Realm					•		•				
BH4 Advertisements							•				
BH5 Shop Fronts							•				
BH6 Quality Communications		•					•				
BH7 Historic Environment	•	•	•	•	•		•			•	
BH8 Heritage Assets	•	•	•	•	•		•			•	
BH9 Archaeology and Recording of Heritage Assets	•	•	•	•	•		•			•	
Natural Environment											
NE1 Green Infrastructure	•	•	•	•	•		•		•	•	•
NE2 Biodiversity and Geodiversity	•	•	•	•	•		•		•	•	•
NE3 Woodland/Hedgerows and Trees		•		•	•		•				
NE4 Greenspace	•	•	•		•		•		•	•	

Policy	Government and Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents	Compulsory Purchase Powers	Planning Applications	Enterprise Zone Funding	Development Tariffs (e.g. CIL)	Council Assets	Duty to Co-operate
NE5 Burial Space	•				•					•	
NE6 Green Belt				•	•		•				•
NE7 Settlement Breaks							•				
NE8 Development in the Open Countryside		•		•			•				•
NE9 Landscape Character					•		•				•
NE10 Heritage Coast			•	•	•		•				
NE11 Creating and Protecting Views							•				
NE12 Agricultural Land				•			•				•
Water, Waste and Energy											
WWE1 Decentralised, Renewable and Low Carbon Energy	•	•	•		•		•		•		•
WWE2 Flood Risk and Coastal Management		•	•		•		•		•		•
WWE3 Water Management		•	•		•		•				
WWE4 Water Quality					•		•				
WWE5 Disposal of Foul Water		•					•				
WWE6 Waste Management	•	•	•		•		•				•
WWE7 Waste Facilities							•		•		
WWE8 Safeguarding Waste Facilities							•				•
WWE9 Open Waste Facilities				•			•				
WWE10 Energy from Waste			•		•		•				
Sustainable Transport											
SP10 Connectivity and Transport Network	•	•	•	•	•	•	•	•	•		•
ST1 Urban Core Accessibility and Movement	•	•	•	•	•		•		•		
ST2 Local Road Network		•			•		•		•		
ST3 Development and Transport		•	•		•		•		•		
Minerals											
SP11 Mineral Extraction		•	•	•			•				•
M1 Mineral Safeguarding Areas and Infrastructure							•				•
M2 Surface Coal Extraction							•				
M3 Land Instability and Minerals Legacy			•				•				

Policy	Government and Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents	Compulsory Purchase Powers	Planning Applications	Enterprise Zone Funding	Development Tariffs (e.g. CIL)	Council Assets	Duty to Co-operate
M4 Restoration and Aftercare							•				
Infrastructure and Delivery											
ID1 Delivering Infrastructure	•	•	•	•	•	•	•	•	•	•	•
ID2 Planning Obligation		•			•		•		•		

Appendix B: Strategic Priorities Objectives of the CSDP with Corresponding Policies

Theme	Strategic priority	Policy
Spatial strategy	SP1. To deliver sustainable economic growth and to meet objectively assessed needs for employment and housing, in particular through providing opportunities for young economically active age groups and graduates.	SP1, SP2, SP7, VC5,SP8, H1, H2, H3, H4, H6, SP3 SS5, SS1, EG1, EG2, EG4, EG5, VC1, , WWE6, WWE7, SP11, SS1, SS6, SS2, SS4, SS7, SS3.
	SP2. Identifying land we need for development in the right locations so we can protect our most vulnerable assets and while ensuring we meet our sustainable growth priorities.	SP1, SP2, SP8, H1, H2, H3, H4, H6, SS1, SP3, SS5, EG1, EG2, EG3, EG4, EG5, VC1, VC3, VC4, NE1, NE2, NE4, NE6, NE7, NE8, NE9, NE11, NE12, WWE6, WWE7, WWE8, WWE9, SP11, M1, SS1, SS6, SS2, SS4, SS7, SS3, SP3, SP4, SP5, SP6.
Healthy Safe Communities	SP3. Promoting healthy lifestyles and ensuring the development of safe and inclusive communities, with facilities to meet daily needs that encourage social interaction and improve health and wellbeing for all.	SP1, SP2, SP3, SP4, SP7, VC5, H1, VC1, VC4, BH1, NE1, NE4, NE6, NE8, HS1, HS3, HS4, WWE1, WWE2, , WWE10, WWE3, WWE4, BH2, SP10, ST1, ST3, ID1, ID2.
Homes	SP4. Provide a range and choice of accommodation, house types and tenures to meet the diverse needs of current and future residents.	SP1, SP2, SP3, SP4, SP5, SP6, SP8, H1, H2, H3, H4, H5, H6, H7, SS1, SS6, SS2, SS4, SS7, SS3, SP2, SP7.
Economic Growth	SP5. Provide a wide portfolio of employment sites to support the development of key employment sectors and expand the opportunities for new office development.	SP1, SP2, SS1, SP3, SP4, SP5, SP6, SS5, EG1, EG2, EG3, EG4, EG5, EG6.
Vitality of Centres	SP6. Improve the vitality and economic performance of the Urban Core and designated centres.	SP1, SP2, SP3, SP6, SP9, EG5, VC1, VC2, VC3, VC4, SS1.
Built Environment	SP7. Protect, sustain and enhance the quality of our built and historic environment and the delivery of distinctive and attractive places.	SP2, VC1, BH1, BH3, BH7, BH8, ID1, ID2.
Natural Environment	SP8. Protect and enhance the city's biodiversity, geological resource, countryside and landscapes whilst ensuring that all homes have good access to a range of interlinked green infrastructure.	SP1, SP5, SP6, BH1, NE1, NE2, NE3, NE4, NE6, NE7, NE8, NE9, NE10, NE11, NE12, WWE2, WWE4, WWE5, BH2, M4, SS6, ID1, ID2.
Water, Waste and Energy	SP9. Adapting to and minimising the impact of climate change by reducing carbon emissions, maximising the use of low carbon energy solutions and seeking to reduce the risk/impact of flooding.	BH1, NE1, WWE1, WWE2, , WWE10, , WWE3, WWE4, WWE5, BH2.

Theme	Strategic priority	Policy
	SP10. Manage waste as a resource and minimise the amount produced and sent to landfill.	WWE5, WWE6, WWE7, WWE8, WWE9, WWE10
Transport	SP11. Promote sustainable and active travel and seek to improve transport infrastructure to ensure efficient, sustainable access.	SP10, ST1, SS5, ST2, ST3, SS6, ID1, ID2.
Minerals	SP12. To ensure the city's mineral resources ensuring the maintenance of appropriate reserves to meet needs.	WWE6, WWE7, WWE8, WWE9.
Infrastructure	SP13. To ensure that the city has the infrastructure in place to support its future growth and prosperity	ID1, ID2

Appendix C: Sustainability Objectives of the CSDP's Sustainability Appraisal Framework

	SA Objectives		Indicators (as per SA Framework Appendix B)
1	**Biodiversity and Geodiversity**	To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	• Greenspaces lost to development. • Reported levels of damage to designated sites. • Reported condition of nationally and locally important wildlife sites. • Number/Area of nature conservation sites. • Number of designated Local Nature Reserves. • Number of parks awarded Green Flag status. • Area of city which meets the Woodland Trust's Access Standard. • Area of city which meets the ANGST criteria. • Population of wild birds. • Achievement of Biodiversity Action Plan targets.
2	**Housing**	To meet the housing needs of the Sunderland City area.	• % of housing stock judged unfit to live in. • Average energy efficiency of housing. • House price/earnings affordability ratio. • Housing completions (including size and type). • Affordable housing completions. • Starter home completions. • Households accepted in priority need. • Population figures. • Homelessness figures. • No. of pitches/plots available.
3	**Economy and Employment**	To achieve a strong and stable economy which offers rewarding and well located employment opportunities for everyone.	• % of individuals of working age in employment. • GDP per head. • % of businesses surviving three years. • % increase or decrease in the number of VAT registered businesses. • % of resident population in higher grade occupations. • Average unemployment rate in the city. • Amount of employment floorspace permitted/developed. • Shop vacancy rates within designated centres.
4	**Learning and Skills**	To improve the educational attainment and skills of Sunderland City's residents.	• % of 16 year olds attaining 5 GCSEs at Grade A*-C. • % of adults with NVQ level 4 qualifications or above. • % of employees undertaking work related training in last 13 weeks. • % of employers with hard to fill vacancies. • Amount of higher education development taking place.
5	**Sustainable Communities**	To promote sustainable communities within the Sunderland City area.	• % of people satisfied with their local area as a place to live. • Geographical access to services. • Areas of the city with low earnings and high dependency. • Indices of Multiple Deprivation rankings. • % of residents surveyed who feel safe outside. • Crime rate. • Domestic burglaries per 100 households. • Vehicle crimes per 1000 population. • Violent crimes per 1000 population.
6	**Health and**	To improve the health and wellbeing of those living and working in	• Proportion of the city's LSOAs within the 20% most deprived in the country.

	Wellbeing	the Sunderland City area.	• Geographical access to services. • Death rate from: heart disease and stroke; all cancers; hospital admission rate for accidents; suicide and undetermined injury. • Number of years of expected healthy life. • % or people who regularly participate in walking, swimming, cycling and keep fit/aerobics. • Number of people accessing greenspace for leisure activity. • Quantity and quality of greenspaces.
7	**Transport and Communication**	To reduce the need to travel, promote sustainable modes of travel, improve telecommunications infrastructure and align investment in infrastructure with growth.	• Number of people killed or seriously injured on the city's roads. • Levels of car ownership. • Usage of non-car transport. • Freight transport by mode. • Availability of cycle networks (km). • Increase in passenger numbers (bus, rail and metro). • Improvements for pedestrians. • Completion of transport improvement schemes (e.g. Sunderland Strategic • Transport Corridor). • Air quality monitoring.
8	**Land Use and Soils**	To encourage the efficient use of land and conserve and enhance soils.	• Area of contaminated land. • Amount of development on 'best and most versatile agricultural land'. • Amount of development completed on previously developed land.
9	**Water**	To conserve and enhance water quality and resources.	• Water usage. • Bathing water quality. • Groundwater quality.
10	**Flood Risk and Coastal Erosion**	To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	• Number of properties at risk from flooding. • Number of permissions granted against Environment Agency's advice on flooding.
11	**Air**	To improve air quality.	• Air quality monitoring. • Number of AQMAs.
12	**Climate Change**	To minimise greenhouse gas emissions and adapt to the effects of climate change.	• Greenhouse gas emissions. • Installed capacity of renewable energy schemes. • Capacity of renewable energy scheme permitted.
13	**Waste and Natural Resources**	To promote the movement up the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	• Amount of waste arisings and their management type. • % of household waste recycled. • Local Aggregates Assessment.
14	**Cultural Heritage**	To conserve and enhance the historic environment, cultural heritage, character and setting.	• Total tourist visitors to the city. • % of people who regularly participate in walking, swimming, cycling and keep fit/aerobics. • Number of people accessing greenspace for leisure activity. • Location and condition of features of cultural heritage. • Number of listed buildings, ancient monuments and conservation areas. • Number of entries on the Heritage at Risk Register. • Loss or damage to listed buildings and their settings. • Loss or damage to scheduled ancient monuments and their settings. • Loss or damage to historic parks and gardens and their settings. • % of conservation area demolished or otherwise lost.
15	**Landscape and Townscape**	To conserve and enhance landscape character and townscape.	• Development in Greenbelt. • Development in Settlement Breaks. • Development in most sensitive landscape areas. • Buildings for Life 12 Assessments.

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