

Sunderland City Council

Authority Monitoring Report 2022-23

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

July 2023

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Introduction

The Annual Monitoring Report (AMR) 2022/23 provides information from the eighth year of the CSDP plan-period and includes information on the implementation of the Local Development Scheme (LDS) as well as the extent to which planning policies set out in the Local Plan documents are being achieved.

The Council is required to produce an AMR on at least an annual basis under the Planning and Compulsory Purchase Act (2004). This AMR covers the period from 1 April 2022 to 31 March 2023 but also, where appropriate, includes details up to the time of publication. The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the minimum requirements for monitoring reports which has helped inform the content of this report. This report assesses the progress in the delivery of the Local Plan, with regard to the timetable set out in the Council's latest LDS.

Quick Reference Table

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

Legend:

Trend	Indicator
Desirable	
Neutral	
Undesirable	
Insufficient Data	-

Quick Reference Table

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

SS2	Washington Housing Growth Areas	Housing Completions Within Each HGA	
		Developer Contributions Collected In Each HGA	
		Housing Mix In Each HGA	
SS3	Safeguarded Land	Housing Completions Against The Overall Plan Period Target For 13,410 Net Additional Homes To 2033	
		Housing Delivery Against Annual Requirement Of 745pa Net Additions	
		Number Of New Jobs Created	
		Land (Ha) And Floorspace (Sqm) Developed For B1, B2 And B8 Uses	
		Main Town Centre Use (A1-A5) Floorspace (Sqm)	
SP4	North Sunderland	Planning Applications Granted For Regeneration And Renewal At Marley Potts and/or Carley Hill	
		Housing Completions And Delivery Within Identified Housing Growth Areas	
		Employment Land (Ha) And Floorspace (Sqm) Developed For B1, B2 And B8 Uses	
		Employment Land (Ha) And Floorspace (Sqm) Lost To Development For Non-B Class Uses	
SS4	North Sunderland Housing Growth Areas	Housing Completions Within Each HGA	
		Developer Contributions Collected In Each HGA	
		Housing Mix In Each HGA	
SP5	South Sunderland	Planning Applications Granted For Regeneration And Renewal At Hendon, Millfield Or Pennywell	
		Employment Land (Ha) And Floorspace (Sqm) Developed For B1, B2 And B8 Uses Within Identified Employment Areas And the Port	
		Employment Land (Ha) And Floorspace (Sqm) Lost To Development For Non-B Class Uses Within Identified Employment Areas And The Port	
		Planning Applications Received/Granted Within Settlement Breaks	
SS5	The Port of Sunderland	New Road and Rail Links To The Port Permitted/Delivered	
		Applications Granted For Waterside Development	
		Employment Land (Ha) And Floorspace (Sqm) Developed for B1, B2 And B8 Uses Within The Port	
		Employment Land (Ha) And Floorspace (Sqm) Lost To Development For Non-B Class Uses Within The Port	
SS6	South Sunderland Growth Area	Housing Completions On Each Site	
		Number Of Affordable Homes Completed On Each Site	
		Developer Contributions Collected On Each Site	
		Housing Mix On Each Site	
		Delivery Of Local Centre And Community And Cultural Facilities	
SP6	The Coalfield	Planning Applications within Open Countryside and Settlement Break Designations	
		Plots Created on Allocated Travelling Showpeople Sites and Travelling Showpeople Plots Created on Unallocated Sites	
		Employment Land (Ha) And Floorspace (Sqm) Developed For B1, B2 And B8 Uses Within Identified Employment Areas	

		Employment Land (Ha) And Floorspace (Sqm) Lost To Development For Non-B Class Uses Within Identified Employment Areas	Yellow
		Main Town Centre Use (A1 - A5) Development in Houghton (sqm)	Yellow
		Main Town Centre Use (A1 – A5) Development in Houghton Primary Shopping Area (sqm)	Yellow
		Percentage Of Primary Frontages In Non-A1 Use In Designated Town Centre	Yellow
SS7	The Coalfield Housing Growth Areas	Housing Completions Within Each HGA	Yellow
		Developer Contributions Collected In Each HGA	Yellow
		Housing Mix In Each HGA	Yellow
Healthy and Safe Communities			
SP7	Healthy and Safe Communities	Life Expectancy At Birth	Yellow
		Obesity Rates	Yellow
		Air Quality	Green
		Water Quality	Red
		Number Of Hot Food Takeaway Units In The Plan Area	Yellow
		Planning Applications Requiring The Submission Of A Health Impact Assessment That Have Had One Submitted	Yellow
HS1	Quality of Life and Amenity	Air Quality	Green
		Water Quality	Red
HS2	Noise-sensitive Development	Planning Applications Requiring The Submission Of A Noise Assessment That Have Had One Submitted	Green
HS3	Contaminated Land	Area Of Previously Contaminated Land Decontaminated, Reclaimed And Brought Back Into Use (Ha)	-
HS4	Health and Safety Executive Areas and Hazardous Substances	Planning Applications Approved Within HSE Zones Contrary To Those HSE Zones	Green
Homes			
SP8	Housing Supply and Delivery	Housing Completions Against The Overall Plan Period Target For 13,410 Net Additional Homes To 2033	Green
		Housing Delivery Against Annual Requirement Of 745pa Net Additions	Green
		Windfall Delivery Of New Homes On Unallocated Sites And Small Sites	Green
		Housing Conversions – Gross And Net Additions And Losses	Green
		Housing Trajectory	Green
		Housing Land Availability: <ul style="list-style-type: none"> 5-Year Supply Of Deliverable Sites 15-Year Supply Of Deliverable And Developable Sites (Incl. Broad Areas) 	Green
H1	Housing Mix	Size (By Number Of Bedrooms), Type (Detached, Semidetached, Terraced, Bungalows, Extra Care Housing, Flats/Apartments) And Tenure (Home Ownership/Private Rented, Social Rented, Shared Ownership) Of New Housing Completions	Green
		Number Of Custom And Self-Build Plots Approved	Yellow

		Densities Of New Housing Developments Completed Within Each Spatial Area (Average Dwellings/Ha)	
		Percentage Of New Build Dwellings Which Meet Building Regulations MH4 (2) Accessible And Adaptable Standard	
H2	Affordable Homes	Delivery of Affordable Homes by Tenure	
H3	Student Accommodation	Number Of Students	
		Number Of Student Bedspaces Within The Urban Core	-
		Number Of Student Bedspaces Outside The Urban Core	-
H4	Travelling Showpeople, Gypsies and Travellers	Plots Created On Allocated Travelling Showpeople Sites	
		Travelling Showpeople Plots Created On Unallocated Sites	
		Gypsy & Traveller Pitches Created On Unallocated G&T Sites	
H5	Existing Homes And Loss of Homes	Number Of Homes Lost Through Demolition, Conversions And Changes Of Use (Gross And Net)	
		Number And Percentage Of Vacant Dwellings And Empty Properties	
		Number Of Long-Term Vacant Dwellings (6+ Months)	
H6	Homes in Multiple Occupation	Number Of HMO Units And Bedspaces Permitted	
		Number Of Licensable HMOs	
		Number Of Licensable HMOs In Each Electoral Ward	
H7	Backland and Tandem Development	Number Of New Dwellings Permitted Within Curtilage Of Existing Dwellings	
Economic Growth			
EG1	Primary Employment Area	PEA Land (Ha) And Floorspace (Sqm) Permitted For B1, B2 And B8 Uses	
		PEA Land (Ha) And Floorspace (Sqm) Lost To Development For Non-B Class Uses	
		Available PEA Land (Ha)	
		Number Of Non-B Class Ancillary Units >50sqm Permitted And Built On PEA Land	
EG2	Key Employment Areas	KEA Land (Ha) And Floorspace (Sqm) Permitted For B1, B2 And B8 Uses	
		KEA Land (Ha) And Floorspace (Sqm) Lost To Development For Non-B Class Uses	
		KEA Land Lost To Non-B Class Uses Contrary To Policy	
		Available KEA Land (Ha)	
EG3	Other Employment Areas	Other Employment Land (Ha) And Floorspace (Sqm) For B1, B2 And B8 Uses	
EG4	New Employment areas	New Employment Land (Ha) And Floorspace (Sqm) Permitted For B1, B2 And B8 Uses Outside Of Designated Employment Areas	
EG5	Offices	B1a Office Floorspace (Sqm) Permitted On The Vaux And Doxford International, Hylton Riverside And Rainton Bridge South PEAs	
		B1a Office Floorspace (Sqm) Permitted Within Designated Centres	
EG6	Trade Counters	Floorspace (Sqm) Permitted For Ancillary Trade Counter And Factory Shop Uses Within Individual Industrial Areas	

		Floorspace (Sqm) Permitted for Retail Uses (A1-A5) Within Industrial Areas	Green
Vitality of Centres			
VC1	Main Town Centre Uses and Retail Hierarchy	Net Additions And Losses Of Main Town Centre Use (A1-A5) Floorspace Permitted In Designated City, Town, District And Local Centres (Sqm)	Yellow
		Net Additions And Losses Of Main Town Centre Use (A1-A5) Floorspace Permitted In Primary Shopping Areas Of Designated City And Town Centres (Sqm)	Yellow
		Numbers Of Vacant Retail Units In Designated City, Town, District And Local Centres	Red
SP9	Comparison Retail	Additions And Losses Of Comparison Retail (A1) Floorspace Permitted By Sub-Area (Sqm)	Yellow
VC2	Retail Impact Assessments	Planning Applications Requiring Retail Impact Assessment	Green
VC3	Primary Shopping Areas and Frontages	Percentage Of Primary Frontages In Non-A1 Use In Designated Centres	Yellow
VC4	Hot Food Takeaways	Number Of A5 Hot Food Takeaway Units In Designated Centres	Yellow
		Number Of Frontages Exceeding The Table 1 Threshold In Designated Centres	Yellow
		Number Of Permissions Granted For A5 Use Contrary To Policy	Yellow
		Obesity Levels In Year 6 And Reception Age Pupils By Ward	Red
VC5	Protection And Delivery Of Community Facilities And Local Services	Community, Social And Cultural Development – D1 And D2 Units And Floorspace (Sqm) Additions And Losses	Green
VC6	Culture, Leisure And Tourism	Completion Of The Specific Proposed Culture, Leisure And Tourism Schemes	Green
		Planning Applications For Leisure Schemes On Designated Employment Land – Amount Of Lost Employment Land Area (Ha) And Floorspace (Sqm)	Yellow
Built and Historic Environment			
BH1	Design Quality	Percentage Of New Build Dwellings Completions That Meet Nationally Described Space Standards	Yellow
BH2	Sustainable Design and Construction	Planning Applications Granted That Meet Building Regulation MH4 (2) Accessible And Adaptable Standard	Yellow
		Planning Applications Requiring A Sustainability Statement	Yellow
BH3	Public Realm	Public Realm And Public Art Schemes Completed	Green
BH4	Advertisements	Advertisement Consent Appeals Allowed	Green
BH5	Shop Fronts	Number Of Schemes Approved Contrary To Policy	Green
BH6	Quality Communications	4G Mobile Coverage	Green
		Broadband Speeds	Green
BH7	Historic Environment	Appeals Allowed In Conservation Areas, And For Applications Affecting Listed Buildings, Scheduled Ancient Monuments, Historic Parks And Gardens And Non-Designated Heritage Assets	Green
		Number Of Grade I And II* Listed Buildings, Scheduled Monuments And Conservation Areas On Historic England's 'Heritage At Risk' Register	Green

		Number Of Formally Adopted Conservation Area Character Appraisals And Management Strategies (CAMS)	
		Number Of Heritage Assets At Risk Restored	
		Number Of Article 4 Directions Used	
BH8	Heritage Assets	Appeals Allowed In Conservation Areas, And For Applications Affecting Listed Buildings, Schedule Ancient Monuments, Historic Parks And Gardens And Non-Designated Heritage Assets	
		Number Of Grade I And II* Listed Buildings, Scheduled Monuments And Conservation Areas On Historic England's 'Heritage At Risk' Register	
BH9	Archaeology and Recording of Heritage Assets	Planning Applications With Conditions Requiring Archaeologically Recording Of Heritage Assets	
Natural Environment			
NE1	Green and Blue Infrastructure	Planning Applications Within Areas Of Green Infrastructure	
		Appeals Allowed For Applications Within Areas Of Green Infrastructure Network	
		Net Gain/Loss Of Areas Of Green Infrastructure	
NE2	Biodiversity and Geodiversity	Planning Applications Requiring Comments From Ecology And Nature Conservation	
NE3	Woodlands, Hedgerows and Trees	Change In Area And Quality Of Ancient Semi-Natural Woodland, Other Locally Native Broadleaf Woodland And Hedgerows As A Result Of Planning Approval	
		Number Of Tree Preservation Orders	
NE4	Greenspace	Number Of Suitable Alternative Natural Greenspaces (SANGS) Created	
		Developer Contribution Payments Received Through Planning Obligations Towards Greenspace Or Outdoor Sport And Recreation Facilities	
NE5	Burial Space	Burial Spaces And Expansion Area	
NE6	Green Belt	Green Belt Area Additions And Losses (Ha)	
		Appeals Allowed For Applications Within The Green Belt	
NE7	Settlement Break	Settlement Break Area Additions And Losses (Ha)	
		Appeals Allowed For Applications Within Settlement Break Areas	
NE8	Development in the Open Countryside	Open Countryside Area Additions And Losses (Ha)	
		Appeals Allowed On Land Designated As Open Countryside	
		Dwellings Approved And Built Under The NPPF's Rural Exceptions Policy	
NE9	Landscape Character	Planning Applications Approved Which Conflict With, Or Have An Adverse Effect On Existing Landscape Character	
NE10	Heritage Coast	Appeals Allowed For Applications Within Area Identified As Heritage Coast	
NE11	Creating and Protecting Views	Appeals Allowed For Applications Impacting Key Views And Vistas As Identified In Landscape Character Assessment	
NE12	Agricultural Land	Loss of Agricultural Land	
		Appeals Allowed on Agricultural Land	
Water, Waste and Energy			
WWE1	Decentralised, Renewable and	Number Of Renewable Energy Installations And Capacity Generated By Installed Schemes	

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

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

Duty to Cooperate

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

The NPPF (2021) sets out a series of strategic priorities for the duty to co-operate, including:

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

Although the NPPF (2021) states that authorities should prepare statements of common ground with relevant authorities documenting cross-boundary issues, the CSDP was produced under transitional arrangements and is therefore in accordance with the 2012 Framework which required that evidence of cooperation is demonstrated in a supporting document such as a memorandum of understanding. The evidence of the Sunderland City Council's cooperation with neighbouring authorities in the preparation of the CSDP is set out in the supporting evidence document CSDP Duty to Co-operate Statement (2018) which outlines the wider issues of the region as well as meetings, issues and outcomes with each authority in detail. Further detail on the initial duty-to-cooperate discussions which have been undertaken by the Council and other bodies so far in the preparation of the A&D Plan are set out in the Draft A&D Plan Duty to Cooperate Statement.

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

The Heads of Planning Group from these authorities have prepared a formal Memorandum of Understanding (MOU) that sets out the agreed approaches for working together on strategic planning matters. The MOU demonstrates intentions of the seven Councils to work

together to meet the requirements of the Duty. Since the beginning of the plan-period the key regional issues have been discussed through the following governance and working arrangements: Heads of Planning Meetings, Planning Managers Meetings, Working Group Meetings, IAMP Working Group Meetings, Directors Meetings, NECA Regional Transport Group, North East Joint Transport Committee, South Tyne and Wear Waste Management Partnership, and Heritage Coast Partnership Meetings.

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

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

Local Development Scheme

A Local Development Scheme (LDS) is required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended). This must specify (among other matters) the development plan documents (i.e. local plans) which, when prepared, will comprise part of the development plan for the area. Local planning authorities are also encouraged to include details of other documents which form (or will form) part of the development plan for the area, such as Neighbourhood Plans. The LDS must be made available publicly and kept up to date. It is important that local communities and interested parties can keep track of progress. Local planning authorities should publish their LDS on their website. The current LDS for Sunderland was published in July 2020 and is publicly available on the Council's webpage here:

https://www.sunderland.gov.uk/media/22543/Local-Development-Scheme-July-2020/pdf/Local_Development_Scheme_-_July_2020.pdf?m=637317825149300000

Sunderland's Local Plan

Current Development Plan

The current adopted development plan for the City is:

- Core Strategy and Development Plan (CSDP) (2015 to 2033) which sets out the overarching strategic vision for the City alongside the strategic planning policies and strategic allocations as well as development management policies. The CSDP was adopted in January 2020.
- International Advanced Manufacturing Park (IAMP) Area Action Plan (AAP) 2017-2032, which sets out site specific policies for delivery of a large advanced manufacturing park on land to the north of the existing Nissan car manufacturing plant. Sunderland City Council and South Tyneside Council jointly adopted the AAP in November 2017. A Plan Review was undertaken on the AAP in October 2022, which determined that the Policies remain fit-for-purpose.
- 'Saved policies' within the Unitary Development Plan (UDP) as well as the UDP Alteration No.2. A list of 'saved policies' are set out within Appendix 1 of the CSDP.

Sunderland's Emerging Local Plan

The Sunderland Local Plan consists of three parts; parts one and three (as below) have now been adopted. An early draft of the A&D Plan (Regulation 18) was published for consultation in December 2020. Further details are provided below:

- Part One - Core Strategy and Development Plan (CSDP) - Adopted (January 2020);
- Part Two - Allocations and Designations Plan (A&D Plan); which is expected to set out site-specific policies for the development, protection and conservation of land in the city in order to deliver the overall strategy set out within the CSDP. Once adopted, the A&D Plan would replace the remaining saved policies from the UDP and UDP Alteration No. 2; and

- Part Three - International Advanced Manufacturing Park (IAMP) Area Action Plan (AAP) 2017-2032 – Adopted (November 2017). Plan review undertaken in October 2022 which determined that the policies remain fit-for-purpose.



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

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

The Council must also produce a Statement of Community Involvement setting out how it intends to consul and involve the community in the preparation and review of local development documents and in development management decisions. The Council’s current SCI was published in June 2020 and is available on the Council’s webpage here:

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

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

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

The Council's progress against targets set out in the LDS in relation to the CSDP is set out in the tables below:

Document	LDS Milestone	LDS Target	Current Progress	Progress against LDS Target
Core Strategy and Development Plan	Adoption	January 2020	Adopted on 30 January 2020	Met
	Review	Winter 2024/2025	Expected Winter 2024/2025	N/A

Document	LDS Milestone	LDS Target	Current Progress	Progress against LDS Target
Allocations and Designations Plan	Consultation on Draft Plan	Autumn 2020	Consultation started on 18 December 2020 and ended on the 12 February 2021.	Met
	Consultation on Publication Draft Plan	Spring 21	Delayed	This target has not been met. The Council are currently considering options for development plan preparation. An updated LDS timetable will be published shortly
	Submission	Autumn 2021	Delayed	This target has not been met. The Council are currently considering options for development plan preparation. An updated LDS timetable will be published shortly

	Examination	2022	Delayed	This target has not been met. The Council are currently considering options for development plan preparation. An updated LDS timetable will be published shortly
	Adoption	2022	Delayed	This target has not been met. The Council are currently considering options for development plan preparation. An updated LDS timetable will be published shortly

Document	LDS Milestone	LDS Target	Current Progress	Progress against LDS Target
International Advanced Manufacturing Park Area Action Plan	Adoption	November 2017	Adopted on 30 November 2017	Met
	Review	Autumn 2022	Review published in October 2022	Met

The following SPDs are currently adopted by the Council:

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

The Council are currently preparing the following SPDs:

2020 LDS Timetable				
SPD	Primary Consultation	Draft SPD (Regulation 12/13)	Adopted SPD (Regulation 14)	Progress
Biodiversity	Scoping Report Winter/ Spring 2020	To be confirmed	To be confirmed	The biodiversity SPD Scoping Report was published for consultation in February 2020.
Land East of Washington (Washington Meadows)	Scoping Report Winter 2020	To be confirmed	To be confirmed	The Land East of Washington (Washington Meadows) SPD Scoping Report was published for consultation in December 2020. The Council are currently considering options for development plan preparation.

Spatial Strategy and Strategic Developments

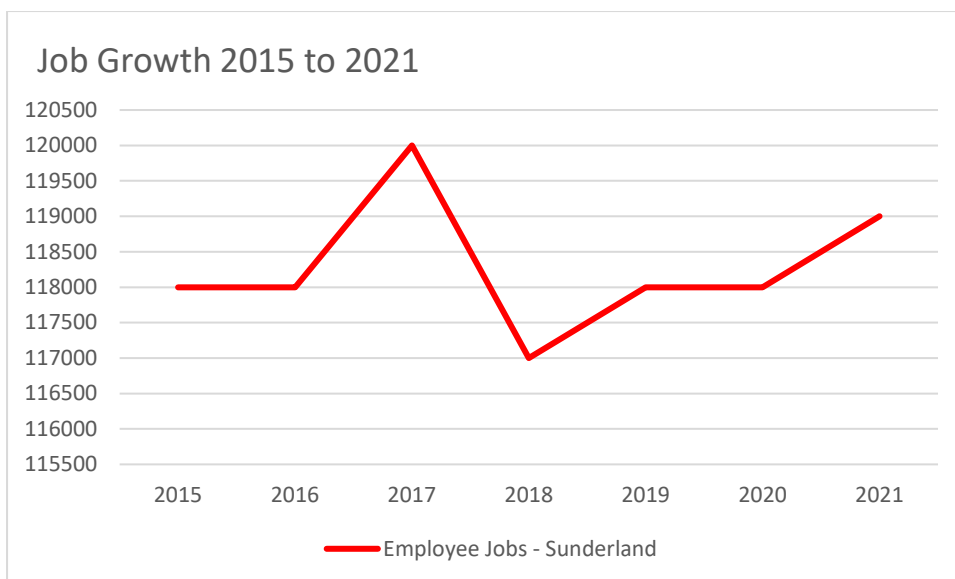
The Spatial Strategy section of the CSDP sets out policies for the overall strategy for development, growth and investment in Sunderland to 2033. It contains policies allocating strategic development sites across the spatial sub-areas and identifies locations where development should take place in order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

The net dwellings built since the beginning of the plan-period in 2015 to the end of 2022/23 (excluding student accommodation) is 6,633. This represents a surplus of 673 units against the housing requirement for this period and if sustained throughout the plan-period would see the Council deliver on the overall Plan requirement.

Year	Net Additional Dwellings	Housing Requirement	Performance against Requirement
2015/16	889	745	144
2016/17	710	745	-35
2017/18	880	745	135
2018/19	706	745	-39
2019/20	813	745	68
2020/21	674	745	-71
2021/22	974	745	227
2022/23	987	745	242
Overall	6,633	5,960	673

There were 119,000 (employee) jobs in the Sunderland Administrative Area in 2021 according to data published by the ONS¹. The CSDP requires 7,200 of additional jobs to be created over the plan period.

¹ ONS Business Register and Employment Survey



Source – ONS Business Register and Employment Survey

Employment Land (ha)

There has been 30.86 hectares of general employment land developed since the beginning of the plan-period on designated employment land. The Council is planning to meet a demand of 95ha of general employment land over the plan-period. The following table sets out the net additions and losses of employment floorspace on designated employment land, permitted since the beginning of the plan-period.

B1(a)	B1(b)	B1(c)	B2	B8
-13,133	0	608	191,429	106,336

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

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

A1 (Conv)	A1 (Comp)	A2	A3	A4	A5
31,185	11,810	10,494	19,455	6,588	5,161

The aim of the CSDP is to deliver at least 45,400 sqm of comparison retail floorspace over the plan-period. Based on the amount of comparison floorspace delivered to the end of 2022/23, this equates to over a quarter of the 45,400 required over the plan period.

Urban Core and Vaux Strategic Site Allocation

Urban Core Areas of Change

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

The Minster Quarter is identified for culture led mixed use development. Significant recent developments include a new 120 room hotel on Keel Square(19/01101/FU4), 550 seated capacity Fire Station Auditorium and the refurbishment and change of use of the former Police Station (Bridge Avenue) to commercial and business services use. Work has also commenced on the development of a new library and culture centre, Culture House (21/02835/LP3) at High Street West.

The Holmeside Quarter is identified for civic and commercial-led mixed-use development and there have been no significant permissions for these types of uses over the monitoring period (2022/23), however the new city centre campus for Sunderland College opened in Park Lane in 2015. In addition, planning permission has been granted for the development of new multi storey car park at the former Railway Club and Sinatra's Public House (22/01076/LP3).

Stadium Village is identified for leisure-led mixed-use development. Planning permission for a new pedestrian and cycling bridge (20/02391/LP3) was approved in March 2021 and work has commenced on site. In addition, the Riverside Sunderland Supplementary Planning Document (SPD) was adopted in December 2020. This document seeks comprehensive development across the Riverside Sunderland area which includes the Stadium Village sub area. In monitoring year 2022/23, the most significant approvals have been for; a Construction Skills Academy (22/00140/LP3) at Land South of Millennium Way and Hay Street, the change of use of the former Kia Motors at Stadium Way to an education and recreation (Esports Campus) at Stadium Way (22/00316/FUL) as well as the restoration and change of use of the Former North Eastern Railway Stables to a food and drink leisure and entertainment venue at the Northern Railway Stables (22/00316/FUL).

The site of the former Vaux brewery is a strategic site located within the Urban Core allocated primarily for office space and residential use, with small scale ancillary leisure and retail uses. The adopted Riverside Sunderland SPD also covers this area and provides further information regarding acceptable uses. In relation to updates since the SPD was adopted, the Sunderland Eye Hospital alongside an energy centre and cycle hub (21/01542/LP3) received permission in November 2021. Furthermore, Sunderland City Hall opened in March 2022. Since then, a previously approved scheme (20/01842/FU4) at Vaux Plots 16,17 and 18 is currently under construction, once completed it will deliver a new office development to the north of City Hall. Also, a new multi-storey car park, (the Riverside Multistorey Car Park) is now completed which will support the Vaux and the Urban Core. Moreover, the first phase of housing on the Vaux is under construction and will see the development of 135 homes on the site.

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

The table below includes applications which result in additions or losses to B1(a) office floorspace within the Urban Core which were determined in 2022/23.

Application	Site	Proposal	B1(a)
22/00272 /FUL	Hays Travel 9 - 10 Vine Place/Aphrodite 8 Vine Place City Centre Sunderland	Change of use from travel agent/offices to provide extended retail store with associated storage, office and distribution to Aphrodite 8 Vine Place.	-540

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

There have been 5 permissions granted for main town centre uses within the city centre over the monitoring period all of these were within the city centre Primary Shopping Area. The net addition/loss to overall retail floorspace for 2022/23 is shown below.

City Centre	A1	A2	A3	A4	A5
Net Additional Floorspace (sqm)	316.9	-271	-115.5	191	0

City Centre Primary Shopping Area	A1	A2	A3	A4	A5
Net Additional Floorspace (sqm)	316.9	-271	-115.5	191	0

Washington Sub-areas and Strategic Site Allocations

Economic Growth

The net addition or loss of land (ha) and floorspace (sqm) permitted for employment use across identified Employment Areas in Washington² since the beginning of the plan-period is set out in the table below:

B1(a)	B1(b)	B1(c)	B2	B8	Hectares
102	0	4,420	18,7,166	78,609	15.86

² Please note that this does not include development at the IAMP, which is recorded separately through the IAMP AAP Monitoring Report.

Permissions for the addition or loss of employment floorspace (sqm) on identified Employment Areas within the Washington sub-area over the monitoring period 2022/23 are set out in the table below:

Application	Site	Proposal	B1(a)	B1(b)	B1(c)	B2	B8	Allocation
22/02601/SUB	4 Turbine Way Sunderland SR5 3NZ	Erection of 2 commercial units including new vehicular access and associated parking/service areas.	-463.5			1308.5		PEA9: Turbine
21/00605/OU 4	Land To The East Of Infiniti Drive Washington	Application for Outline Planning Permission with all matters reserved for the erection of industrial units for light industrial, general industrial.				5045	5044	PEA: Hillthorn
22/00204/FUL	SNOP UK Limited Rainhill Road Stephenson Washington NE37 3HP	Change of use of building (and associated curtilage) from B2 general Industrial and amenity greenspace to the north, to B8 distribution.				-13,837	13837	PEA6: Stephenson
22/00966/FUL	Land At Turbine Way Sunderland	Erection of 2no. industrial units with associated access, landscaping and parking			302	302	302	PEA9: Turbine
22/00273/FUL	Vancouver House 15 Walton Road Pattinson North Washington	Erection of a single storey extension to existing industrial unit, detached garage building and associated car parking.			164	164	164	PEA4: Pattinson North
22/02434/FUL	Acorn Laser 11 Lee Close Pattinson North Washington	Erection of proposed portal frame extension to the existing RH Irving unit.				-3.4		PEA4: Pattinson North
22/01617/FUL	Land At Crowther Road Crowther Washington	Erection of a single storey office building and development of the site for brick storage.	178					KEA10: Crowther
Total (sqm)			285.5	0	466	-7,020.9	19,347	

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

There have been 4 planning applications within Washington Town Centre which resulted in the gain or loss of main town centre floorspace (A1-A5) in monitoring year 2022/23.

Application	Site	Proposal	A1 Conv	A1 Comp	A2	A3	A4	A5
22/02780/FUL	Sunderland AFC Shop 2A The Galleries Washington Town Centre	Change of Use from Class E Commercial, Business and Service to Sui Generis Adult Gaming Centre (AGC). New shopfront alterations.		-122				
22/00730/FUL	Unit Z1 The Galleries Washington Town Centre	Change of use from Estate Agents to Tattoo Parlour			-41			
22/01380/FUL	Unit 1C The Galleries Washington Town Centre Washington	Change of use from retail to betting shop (Sui Generis).	-122					
22/01576/FUL	Units 4, 5 And 6 Galleries Retail Park Washington	Full planning permission for installation of mezzanine floor, alterations to shopfronts to create single entrance/unit, rear canopy and plant, car parking, landscaping and engineering works		2,096				
Total			-122	1,974	-41	0	0	0

Housing Growth Areas

To date, there has been 23 housing completions on identified HGA sites within the Washington sub-area. These all related to completions from HGA1: Southwest Springwell. Furthermore, a planning application has been submitted for housing development at HGA2: North of High Usworth (22/00137/FU4).

Travelling Showpeople

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

Safeguarded Land

The Council has removed land from the Green Belt within the Washington sub-area to meet longer term development needs via the adoption of the CSDP.

North Sunderland Sub-areas and Strategic Site Allocations

Regeneration and Renewal

There were no significant applications regarding regeneration and renewal schemes at Marley Potts or Carley Hill approved over the monitoring year. Notwithstanding this, there were several discharges of conditions and variation applications regarding housing renewal schemes, undertaken by Gentoo at Land North of Emsworth Road (Carley Hill School) (21/02679/FU4) and Land North of Eastbourne Square Carley Hill (20/01208/FUL). Land at

Eastbourne Square is almost complete and Carley Hill Square is anticipated to start next year (monitoring year 2023/24).

Housing Growth Areas

There have been no completions at HGA5: Fulwell.

Economic Growth

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

B1(a)	B1(b)	B1(c)	B2	B8	Hectares
-1,884	0	3,927	-549	4,861	1.14

Employment Permissions in North Sunderland – Allocated Employment Land

Permissions for the addition or loss of employment floorspace (sqm) on identified Employment Areas within the North Sunderland sub-area over the monitoring period 2022/23 are set out in the table below:

Application	Site	Proposal	B1(a)	B1(b)	B1(c)	B2	B8	Allocation
22/02469/FUL	First Floor 9 Austin Boulevard Sunderland	Change of use of first floor from office space (use class E) to Taxi Business (Sui Generis)	-35					KEA7: Low Southwick
22/01592/FUL	Land At West Quay Crown Road Sunderland	Development of flexible commercial units (Class B2, B8, and E(g) (ii) and (iii)) including mezzanines with associated accesses, car parking, cycle parking, bin stores, landscaping and associated ancillary works.	749			749	749	KEA7: Low Southwick
22/02169/FUL	Xercise 4 Less 4 Wayfarer Road Sunderland SR5 3XA	Erection of single storey extensions to the north west elevation and installation of ventilation flues.					200	KEA7: Low Southwick
Total			714	0	0	749	949	

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

Regeneration and Renewal

An application for the delivery of 103 affordable homes (22/00970/FU4) on a cleared site at Harrogate Street and Amberley Street, Hendon was submitted in the monitoring year. Furthermore, at nearby to Millfield and Pennywell, the Council certified a Certificate of Lawfulness which will allow the development of a film studio at the former Pallion Shipyard. In addition, although the project has not yet received planning consent, an additional, £450 million pound film studio has been announced on land at the Former Groves.

Economic Growth

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

B1(a)	B1(b)	B1(c)	B2	B8	Hectares
-11,351	0	-61	769	16,699	

Employment Permissions in South Sunderland – Allocated Employment Land

Permissions for the addition or loss of employment floorspace (sqm) on identified Employment Areas within the South Sunderland sub-area over the monitoring period 2022/23 are set out in the table below:

Application	Site	Proposal	B1(a)	B1(b)	B1(c)	B2	B8	Allocation
21/02721/FU4	Leechmere Training Centre Leechmere Industrial Estate Sunderland	Erection of infill extension to provide storage.					57	KEA2: Leechmere
22/02214/FUL	Callerton Kitchen Pallion Industrial Estate	Erection of industrial unit for B2/B8 use and relocation of car park. (Retrospective)					420	KEA4: Pallion
Total			0	0	0		477	

South Sunderland Growth Area

The South Sunderland Growth Area (SSGA) aims to create a new sustainable neighbourhood that will provide a mix of housing sizes, types and tenures, including affordable housing. The site is allocated for approximately 3,000 homes, with 509 dwellings having been completed by 31 March 2023.

Housing Completions on Each Site

Year	Cherry Knowle	Chapelgarth	South Ryhope	Land North of Burdon Lane	Total
2022/23	44	99	0	0	143
Completions to Date	260	249	0	0	509

Number of Affordable Homes Completed

Of the completions on SSGA sites, there were 8 affordable completions within the SSGA within the monitoring year 22/23. A significant number of affordable units have been delivered within earlier phases of development.

Developer Contributions Collected

There has been £2,013,918 of developer contributions from the SSGA sites collected to date.

Housing Mix Delivered on Each Site

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

Delivery of Neighbourhood Centre, Community and Cultural Facilities

The delivery of the neighbourhood centre, school, community and cultural facilities is expected to be delivered on the Land North of Burdon Lane site. This has not yet been delivered. However, permission for the neighbourhood centre (outline) has been granted as part of planning application 19/01497/HY4 which received consent in January 2022.

Planning Applications Received/Granted Within Settlement Breaks

There have been two applications approved within the identified Settlement Break in the South Sunderland sub-area. Both of these approvals relate to householder development and did not negatively impact on the Settlement Break.

New Road and Rail Links to The Port Permitted/Delivered

The latest phase of the Sunderland Strategic Transport Corridor (SSTC Stage 3) was opened in November 2021. The scheme included the construction of road infrastructure between the southern bridge head of the new Wear Crossing and St Mary's Roundabout, including associated street lighting, landscaping, retaining walls, demolition of a number of buildings and stopping up of some existing accesses. SSTC3 relates to the third phase of five which will link Nissan, the IAMP and the A19.

The Coalfield Sub-area and Strategic Site Allocations

Open Countryside and Settlement Break Designations

There were no applications approved within the Settlement Breaks in the Coalfield.

Housing Growth Areas

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

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

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

Economic Growth

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

B1(a)	B1(b)	B1(c)	B2	B8	Hectares
0	0	176	769	16,699	1.86

Employment Permissions in The Coalfield – Allocated Employment Land

Permissions for the addition or loss of employment floorspace (sqm) on identified Employment Areas within the Coalfield sub-area over the monitoring period 2022/23 are set out in the table below:

Application	Site	Proposal	B1(a)	B1(b)	B1(c)	B2	B8	Allocation
22/00317/FUL	Unit 2 Market Place Industrial Estate Houghton	Erection of a single storey detached storage building			176			KEA16: Houghton Market Place
Total					176			

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

There was one application which resulted in the gain or loss of main town centre floorspace within Houghton Town Centre in monitoring year 2022/23.

Application	Site	Proposal	A1 Conv	A1 Comp	A2	A3	A4	A5
22/00776/FUL	1 - 2 Newbottle Street Houghton-le-Spring DH4 4AN	Change of use to micro pub (Retrospective)	-114				114	
Total			-114				114	

Healthy and Safe Communities

The link between planning and health outcomes is long established and recognised in national planning policy and guidance. Many factors influence our health, including lifestyles, the environment and access to health and other facilities. The CSDP aims to support the reversal of poor health outcomes in Sunderland relative to the region and country as a whole. Teenage pregnancy, smoking, and obesity are issues for the authority-area. The data below is the most up to date information from Public Health England’s Public Health Outcomes Framework.

Life Expectancy at Birth

Period	Male life expectancy at birth (years)		
	Sunderland	North East	England
2021	75.9	77.1	78.7

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

Period	Female life expectancy at birth (years)		
	Sunderland	North East	England
2021	80.4	81.3	82.8

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

Obesity Rates

Period	Percentage of adults (aged 18+) classified as overweight or obese (%)		
	Sunderland	North East	England
2021/22	73.9	70.5	63.8

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

Air Quality

Sunderland City Council does not currently have any AQMAs and do not need to declare an AQMA for any pollutants. In 2022/23, ‘good’ air quality levels within the City Centre were maintained throughout the year.

Water Quality

Year	No. of water bodies	Ecological status or potential					Chemical status	
		Bad	Poor	Moderate	Good	High	Fail	Good
2019	22	0	5	15	2	0	22	0

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

It should be noted that the data above relates to the Lower Wear and Estuary Operational Catchment Area which includes an area significantly larger than the city boundary, covering County Durham.

Hot Food Takeaways

The Council undertook a Retail Survey in Spring 2023. This explored the composition of all designated centres within Sunderland. It identified that there were 163 hot food takeaways within Sunderland's designated centres. This equates to a reduction relative to the previous monitoring year where 164 hot food takeaways were observed across all designated centres.

Health Impact Assessments

The CSDP requires major developments of 100 dwellings or more, student accommodation schemes for over 100 bedspaces or any other form of developments which has the potential to have a significant impact on health to include a Health Impact Assessment. There were 9 applicable applications which were for 100 dwellings or more. The applications below included the submission of a Health Impact Assessment.

Application	Site	Proposal
21/02676/OU4	Land North Of Emsworth Road Carley Hill Sunderland	Outline application for residential development - Class C3 - Up to 110 Units (All Matters Reserved)
21/02679/FU4	Land North Of Emsworth Road Sunderland	Erection of 115no residential dwellings (Class C3).
21/02938/FD4	Sunderland City Council Civic Centre Burdon Road Sunderland SR2 7DN	Demolition of Civic Centre, car park and associated buildings and structures, including footbridge across Burdon Road, and the redevelopment of the site for up to 265 residential dwellings/apartments with associated vehicular and pedestrian accesses, parking, landscaping, infrastructure and engineering works and the removal of, and works to, various trees (amended plans and Supplementary Environmental Statement received).
20/02027/HE4	Land South West Of Herrington Country Park Chester Road Penshaw Sunderland	Full planning permission for 116 residential dwellings (use class C3) with associated infrastructure and landscaping and outline planning permission (all matters reserved except access) for up to 324 residential dwellings (use class C3), associated infrastructure and landscaping (additional ecology information received).

Noise Assessments

The applications set out below are those which have had conditions attached requiring the submission and approval of a noise assessment over the monitoring period 2022/23. Each application in the table has subsequently had the assessment approved and the condition discharged.

Application	Site	Proposal
22/00795/DIS	Pier View Toilet Block Pier View Roker	Discharge of condition 7 (pre-occupation: noise assessment) attached to planning application 20/01443/VA3 - Part 1 of 4

22/00845/DIS	Land South Of Redburn Row Redburn Row Houghton-le-Spring	Discharge of condition 5 (Noise) attached to 21/00483/FUL. (Part 1 of 8).
22/01151/DIS	Bay Shelter Whitburn Bents Road Sunderland	Discharge of condition 8 (noise assessment) attached to 18/02071/LP3 (part 1 of 4).
22/01658/DIS	Land At Burdon Lane Burdon Lane Burdon Sunderland	Discharge of condition 13 (Noise attenuation (pre-occupation) attached to planning application 21/01544/FUL - Part 3 of
22/01750/DIS	Parsons Depot 13 Parsons Road Parsons Washington	Discharge of condition 13 (Noise Management Plan) attached to planning application 21/00739/FU4
22/01213/DIS	Land Adjacent To The Haven Hetton Road Houghton-le-Spring	Discharge of condition 3 (noise insulation scheme) attached to planning application 21/01022/FUL - Part 1 of 5
22/01969/DIS	Land At Station Road Penshaw, Houghton-le-Spring	Discharge of condition 10 (above damp proof: noise mitigation) attached to planning application 21/01969/FU4- Part 2 of 2
22/02266/DIS	Land South West Of Herrington Country Park Chester Road, Penshaw	Discharge of condition 20 (Noise attenuation) attached to planning application 20/02027/HE4 (Part 8 of 14
22/02365/DIS	Plots 16, 17 And 18 Of The Former Vaux Site At Riverside , Sunderland	Discharge of condition 12 (Noise) attached to planning application 22/01674/VA4
22/02524/DIS	Former Site Of Coutts And Findlater Ltd , Hudson Road Sunderland SR1 2LJ	Discharge of Condition 5 (Noise Assessment) attached to planning approval 21/02550/FUL. (Part 1 of 4)
22/02490/DIS	Land Adjacent To Keel Square 52 - 55 High Street West Sunderland SR1 3DP	Discharge of condition 17 (pre-occupation: noise insulation) attached to planning application 19/01101/FU4 - Part 5 of 5
22/02267/DIS	Land South West Of Herrington Country Park Chester Road, Penshaw	Discharge of condition 21 (Noise assessment for phase 2) attached to planning application 20/02027/HE4 (Part 9 of 14)
22/01707/DIS	Land Between Southern Bridge Head Of New Wear Crossing City Centre, Sunderland	Discharge of condition 36 (noise monitoring) attached to 17/00197/LP3 (Part 1 of 2).
23/00351/DIS	Princess Of Wales Centre Hylton Road, Sunderland	Discharge of condition 9 (above damp-proof: noise mitigation) attached to planning application 21/01825/FU4 - Part 4 of 4
23/00211/DIS	Hylton Castle Craigavon Road Sunderland	Discharge of condition 6 (Operational Noise Management Plan) attached to planning application 22/00542/FUL
22/00552/DIS	Burdon Lane, Burdon Sunderland	Discharge of condition 22 (Noise Attenuation) attached to planning application 18/00640/FUL (Part 13 of 15)
23/00033/DIS	Turbine Park Turbine Way, Sunderland	Part discharge of condition 9 (noise) attached to planning application 19/01062/FUL (Part 1 of 2)
22/02401/DIS	Household Waste Recycling Centre, Pallion Way Pallion Trading Estate	Discharge of condition 16 (Noise Validation Report) attached to planning application 20/00996/MW
22/01758/DIS	Land Between Southern Bridge Head Of	Discharge of condition 37 (noise mitigation) attached to 17/00197/LP3 (Part 2 of 2).

	New Wear Crossing To Saint Marys Roundabout City Centre, Sunderland	
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Contaminated Land

The applications set out below are those which have had conditions attached requiring the remediation of contaminated land over the monitoring period 2022/23. Each application in the table has subsequently had the associated conditions discharged.

Application	Site	Proposal
22/00968/DIS	Unit 1, Spire Road, Glover Washington	Discharge of condition 5 (Land Contamination) attached to planning application 18/02226/FUL
22/01080/DIS	1 Windsor Terrace Springwell	Discharge of Condition 9 (Contam 2) attached to planning application 20/00067/FUL.
22/00991/DIS	Sunderland Royal Hospital Chester Road Sunderland	Discharge of condition 4 (land contamination 1) attached to 21/02414/FUL.
22/01318/DIS	Land To West Of Prestbury Road Pennywell	Discharge of Condition 5 (During Works: unexpected contamination) attached to planning approval 21/00920/VAR.
21/02157/DIS	Land Between Southern Bridge City Centre Sunderland	Partial discharge of condition 6 (pre commencement: monitor contamination) attached to 17/00197/LP3 (part 2 of 3).
22/00596/DIS	Walker Filtration Limited Birtley Road Washington	Discharge of condition 7 (Reporting of unexpected contamination) attached to planning application 21/00926/FUL (Part 4 of 4)
22/01640/DIS	Hendon Sidings Prospect Row Sunderland Port Of Sunderland	Discharge of condition 8 (unexpected contamination) attached to planning application 20/02296/LP3 - Part 4 of 16
22/02012/DIS	Land North Of Eastbourne Square Sunderland	Discharge of condition 15 (Unexpected contamination/ref plots 9, 11, 12, 13, 15, 16, 17, 18, 19 and 20) attached to planning application 20/01208/FUL
22/01702/DIS	Land North Of Eastbourne Square Sunderland	Discharge of condition 15 (No contamination statement relating to plot 1-6) attached to planning application 20/01208/FUL (Part 2 of 2)
22/01657/DIS	Land At Burdon Burdon Lane Sunderland	Discharge of condition 10 (Land Contamination/Verification-pre-occ) attached to planning application 21/01544/FUL - Part 2 of 5
22/00303/DIS	Former Houghton Colliery Newbottle Street Houghton	Discharge of condition 12 (land contamination) attached to 20/01591/FU4. (Part 3 of 7)
23/00097/DIS	Former Inn Place Knollside Close Sunderland	Discharge of condition 13 (Unexpected contamination) attached to planning application 20/00165/VAR (Part 1 of 2)
23/00277/DIS	Former North Eastern Railway Stables Easington Street, Sunderland	Discharge of condition 16 (Contamination ground investigation) attached to planning application 22/00106/FUL (Part 1 of 2)
23/00346/DIS	Eastern Railway Stables, Easington Street, Sunderland	Discharge of condition 17 (Contamination remediation) attached to planning application 22/00106/FUL (Part 2 of 2)
22/00494/DIS	Land To Side Of 22 Redmond Road	Discharge of condition 6 (during works: unexpected contamination) attached to 19/01636/FUL (part 4 of 5).

	Sunderland	
22/00557/DIS	Land At Philadelphia Complex/Philadelphia Lane Houghton	Partial discharge of Condition 33 (Land Contamination - investigation) of applications 14/00538/HYB, 16/02285/AM1 and 19/00037/AM1.

Health and Safety Executive Zones

There have been four applications approved within HSE consultation zones over the monitoring period 2022/23.

Application	Site	Proposal
22/01330/MW4	East Shore Enterprise Zone Port Of Sunderland East Of Graving Dock South Dock Barrack Street Sunderland SR1 2BU	Construction and operation of a waste management facility to process waste plastics to produce synthetic hydrocarbons, together with associated ancillary buildings, plant and machinery, roadways and hardstanding (additional drainage info received).
22/01489/FUL	15 Mariner Square Sunderland SR1 2DX	Erection of a single storey side extension
22/02501/LP3	Hendon Foreshore Barrier Port Of Sunderland Barrack Street Sunderland SR1 2BU	Construction of a reinforced concrete deck area and seawall with a rock revetment in front of the seawall.
22/00796/LP3	New South Pier Hudson Dock North Side Barrack Street Sunderland SR1 2BU	Extension of existing rock armour along front of Stonehill Wall coastal defence.

Homes

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

Delivery Against the Overall and Annual Housing Requirement

Year	Net Additional Dwellings	Housing Requirement	Performance against Requirement	Cumulative
2015/16	889	745	144	144
2016/17	710	745	-35	109
2017/18	880	745	135	244
2018/19	706	745	-39	205
2019/20	813	745	68	273
2020/21	674	745	-71	202
2021/22	974	745	229	431
2022/23	987	745	242	673
Total	6,633	5,960	NA	NA

The Council has met the annual housing requirement for five out of the eight years of the plan-period to date. However, on the occasions when the annual requirement has not been met, there has been only a relatively minor shortfall (-35, -39, -71) whereas in 4 of the 5 years the target has been met, it has been significantly exceeded. In addition, it is also worth noting that the figures for 20/21 were significantly affected by the Covid-19 epidemic and associated restrictions. The overall performance has resulted in a cumulative surplus of 673 dwellings against the overall requirement to date.

Small Sites Delivery (Units)

Year	Small Sites Delivery
2022/23	13

As the Strategic Housing Land Availability Assessment (SHLAA) only includes sites of 5 units or more, an allowance of 35 dwellings per year is accounted for within the housing supply for small sites (4 units or less). There is no requirement within the housing supply for large windfalls (5 units or more) as the SHLAA is considered to be sufficiently comprehensive that it picks up large sites through annual updates. There were 13 small sites completions within 2022/2023.

Housing Conversions and Changes of Use (Net) (Units)

Year	Housing Conversions	Changes of Use
2022/23	13	19

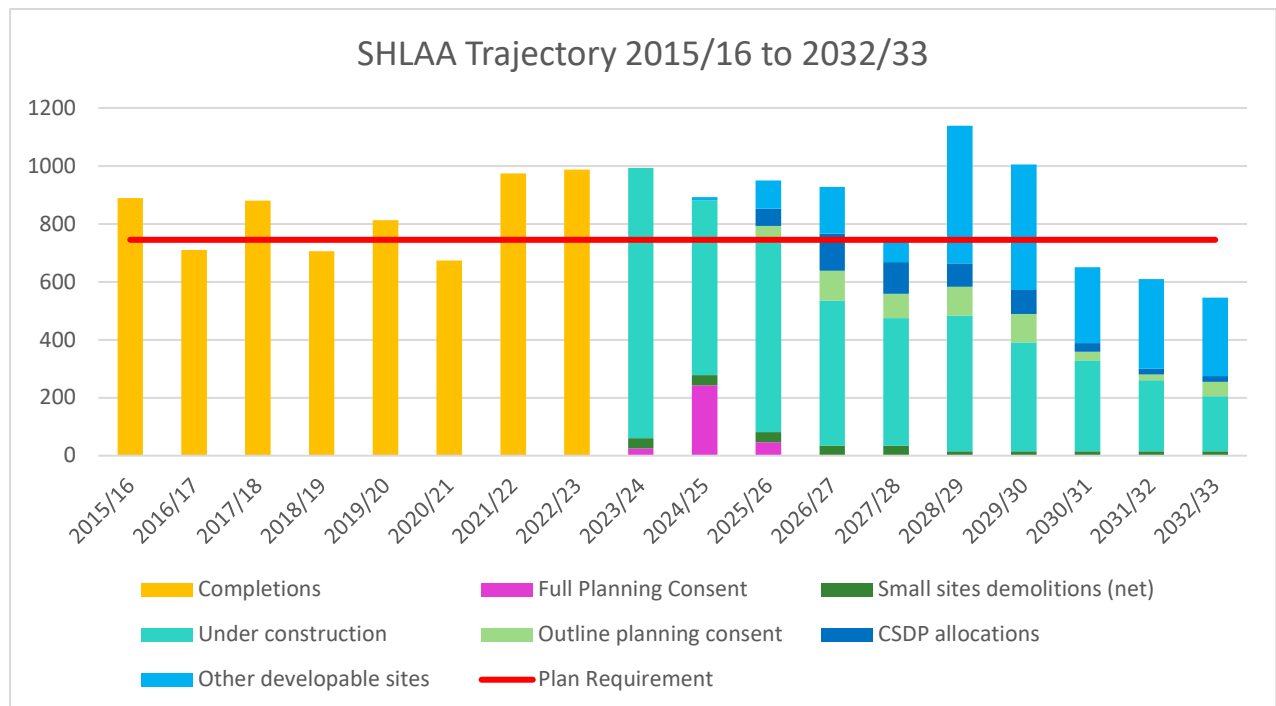
There is no policy target for conversions or changes of use to residential, however both make up a valuable part of the housing supply. There were 13 residential units provided through conversions and 19 units through change of use within the monitoring year 22/23.

Housing Land Availability: Five-year Supply of Deliverable Housing³

Source of Five-Year Supply	2023/24-2028/29
Annual Housing Requirement	745
Five Year Housing Requirement	3,725
Shortfall	0
10% Buffer	373
Five Year Land Supply Requirement Including 10% Buffer	4,098
Category A Sites	2,968
Category B Sites	1,227
Small Sites	175
Demolitions	0
Total Supply	4,370
Five Year Supply Performance Against 110% Of Housing Requirement (%)	107%
Five Year Supply Performance Against 110% Of Housing Requirement (Years)	5.3 years

³ Please note that this table represents the submitted 2023 APS, which has yet to be endorsed by PINs. For further information see the Council's endorsed Annual Position Statement at <https://www.sunderland.gov.uk/article/12736/5-Year-Housing-Land-Supply>

Housing Trajectory



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

Year	Number of Bedrooms				
	1	2	3	4+	Total
2022/23	3	230	401	334	968

Type of New-Build Housing

Year	Detached	Semi-Detached	Terraced	Flat	Sheltered Accom	Other	Total
2022/23	416	390	154	3	1	4	968

Tenure of New-Build Housing

Year	Market-sale	Affordable	Total
2022/23	781	187	968

Number of Custom and Self-build Plots Approved

There have been five permissions granted over monitoring period 2022/23 which meet the criteria of self and custom build, these are included in the table below.

Application	Site	Proposal
22/00502/FUL	Garden Of 9 Loughborough Avenue Sunderland SR2 9AT	Construction of a detached bungalow with attic rooms to include part perimeter retaining wall, new vehicular access/crossing and associated works. (Amended plans received 29.09.22)
22/00723/OUT	Land To The Side Of 33 Best View Houghton-le-Spring DH4 7QW	Siting of 6no portable homes, storage area with associated car parking and access road.
21/01121/OUT	Land At Marne Street Houghton-le-Spring	Outline application with all matters reserved for erection of 1 no. dwelling (Amended description, amended plan received)
21/01487/FUL	62 Durham Road Sunderland SR3 3LZ	Erection of a detached bungalow with associated vehicle access.
21/02326/FUL	Land Adjacent 24 Irene Avenue Sunderland SR2 9SZ	Erection of a detached dwelling house.

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

SHLAA Ref No	Site Name	Sub Area	Net site area	Dwellings Completed in 2022/23	Density*
062	Ryhope and Cherry Knowle Hospital	Sunderland South	22.33	44	36
083	Champelgarth	Sunderland South	37.1	99	20
107	Phases 2-6, Chester Road	Sunderland South	11.72	31	43
169	Former Covent Garden site, Cork Street	Sunderland South	0.32	8	25
342	Land at Mill Hill, Silksworth Road	Sunderland South	8.43	87	30
356	Burdon Road/Hall Farm Road, land at	Sunderland South	7.34	30	15
724	Former Sunderland Girls School	Sunderland South	0.59	57	97
733	the Inn Place, Knollside Close	Sunderland South	0.33	18	58
744	Prestbury Road	Sunderland South	0.27	7	37
747	Silksworth Housing office	Sunderland South	0.40	5	33
091	Southwick Primary School, Clarence Street	Sunderland North	1.62	26	25
154	Seaburn Camp, Whitburn Road (North	Sunderland North	3.0	1	21
243	Eastbourne Square, Carley Hill	Sunderland North	0.49	23	47
413	Seaburn Amusements, Whitburn Road	Sunderland North	3.62	39	65
518	Former Mcees Club and land to the rear, Old Mill Road	Sunderland North	0.39	8	21
563	Hylton Skills Campus, North Hylton Road	Sunderland North	2.66	60	39
565	Phoenix Tower Business Park, Castletown Way	Sunderland North	2.99	26	47
765	Site Of 1-4 Rotherfield Square Sunderland	Sunderland North	0.15	8	53

098	Ayton Village Primary School, Dunlin Drive, Ayton	Washington	1.44	14	28
258	Washington Football Club, Spout Lane	Washington	1.53	10	30
407c	Land south west of Springwell	Washington	3.78	23	20
086	Former Easington Lane Primary School Building	Coalfield	2.21	18	52
128	Black Boy Road land at (Site A)	Coalfield	3.59	31	39
138	Land at North Road	Coalfield	14.0	41	21
197	Land to the east of former Broomhill Estate	Coalfield	3.14	34	32
328	Hetton Downs Phase 2	Coalfield	2.99	46	34
330	Philadelphia Complex	Coalfield	20.62	24	24
367	Coaley Lane, Land south of	Coalfield	3.89	41	33
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	7.76	33	36
421	Quarry House Lane, East Rainton	Coalfield	1.36	2	24
468	Land north of Blackthorn Way, Sedgeleth Industrial Estate	Coalfield	2.65	42	69
504	Doxford Park Phase 6	Coalfield	2.96	22	34
654	West of Redburn Row	Coalfield	1.30	1	35
680	Land opposite The Mews, Redburn Row	Coalfield	0.34	1	15
695	Stanley Terrace, Chester Road, Shiney Row	Coalfield	0.11	1	45
732	Avenue Vivien Plus Rose Avenue, Fencehouses	Coalfield	0.34	1	58
761	Former Adey Gardens Care Home	Coalfield	0.50	10	46

*Dwellings Per Hectare

Accessible and Adaptable Homes

The final indicator monitoring the implementation of Policy H1 Housing Mix is the percentage of new build dwellings which meet the building regulations MH4 (2) accessible and adaptable standard. This is outlined in the Built and Historic Environment chapter of this document.

Delivery of Affordable Homes by Tenure

Year	Social Rent	Affordable Rent	Intermediate	Shared Ownership	Affordable Home Ownership	Total
2022/23	8	160	8	2	9	187

Number of Students

Academic Year	Number of Students
2020	8,916

Source: SHMA (2020)

Number of Student Bedspaces Within/outside the Urban Core

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

These figures come from a survey of purpose-built student accommodation (PBSA) providers and does not include figures for HMOs and traditional student households and therefore may not provide a fully accurate reflection of the composition of student bedspaces within and outside of the Urban Core.

Travelling Showpeople, Gypsies and Travellers

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

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

Year	Demolition	Change of Use	Conversions
2022/23	13	39	17

The figures in the table relate to gross losses and do not account for any net gains through conversions and changes of use.

Number and Percentage of Vacant Dwellings and Empty Properties (March 22)

Ward	6-12 months	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years	Grand Total	Percentage
<u>Washington</u>	107	105	45	36	25	53	371	2.13%
Washington Central	23	21	7	9	5	12	77	2.15%
Washington East	18	23	6	4	4	4	59	1.79%
Washington North	34	38	16	19	12	21	140	4.29%
Washington South	20	5	7	1	1	6	40	1.14%
Washington West	12	18	9	3	3	10	55	1.47%
<u>Sunderland North</u>	130	166	59	59	28	103	545	3.02%
Castle	17	21	13	5	3	7	66	2.29%
Fulwell	26	36	13	11	3	23	112	2.27%
Redhill	21	17	5	6	2	9	60	2.17%
Southwick	21	31	13	14	10	25	114	3.70%
St Peters	45	61	15	23	10	39	193	4.40%
<u>Sunderland East</u>	233	283	112	88	66	167	949	4.88%
Doxford	21	20	7	7		11	66	2.02%
Hendon	103	117	52	27	25	48	372	9.34%
Millfield	47	66	20	28	21	48	230	5.25%
Ryhope	24	25	9	11	5	15	89	2.67%
St Michaels	38	55	24	15	15	45	192	4.29%
<u>Sunderland West</u>	126	153	60	38	28	77	482	2.50%
Barnes	33	36	23	8	7	21	128	3.08%
Pallion	29	30	10	8	6	14	97	3.34%
Sandhill	14	23	3	5		8	53	1.87%
Silksworth	18	28	15	9	5	15	90	2.62%
St Anne's	16	22	8	4	4	5	59	2.03%
St Chads	16	14	1	4	6	14	55	1.81%
<u>Coalfield</u>	112	118	64	39	26	91	450	2.94%
Copt Hill	31	38	14	5	11	31	130	3.39%
Hetton	23	35	24	11	5	20	118	3.32%
Houghton	26	20	9	10	6	14	85	2.26%
Shiney Row	32	25	17	13	4	26	117	2.81%
Grand Total	708	825	340	260	173	491	2797	3.13%

Number of HMO Units and Bedspaces Permitted

Application	Site	Proposal	Bedspaces
22/02452/FUL	11 Cresswell Terrace Sunderland	Change of use from HMO with 6 no. bedrooms (Class C4) to HMO with 8 no. bedrooms (Sui Generis) and erection of dormer windows to front.	6
22/02330/FUL	2 Harlow Street Sunderland	Change of use to 5no. bed House In Multi Occupation (Retrospective)	5
22/01579/FUL	9 Blakett Terrace Sunderland	Change of use from residential dwelling to 4no. bed HMO. (part retrospective)	4

Total			15
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Number of HMO applications which were refused in the monitoring year (2022/23)

Application	Site	Proposal
22/01619/SUB	15 Waterloo Place Sunderland SR1 3HT	Change of use of first and second floors to a 6 bed roomed HMO for up to 12 people.
22/01977/FUL	16 Grange Terrace Sunderland SR2 7DF	Change of use from residential dwelling house to 5 bed HMO.
22/00686/FUL	9 Rosedale Street Millfield Sunderland SR1 3RW	Use of property as 5 bed house in multiple occupation (amended plans received on 20.6.22)

Number of Licensable HMOs in Each Electoral Ward (June 2023)

Ward	Count
Millfield	85
St. Peter's	33
Washington North	4
Washington Central	1
St, Michael's	27
Hendon	17
Barnes	6
Pallion	5
Southwick	5
Fulwell	1
Silkswoth	1

Number of New Dwellings Permitted Within Curtilage of Existing Dwellings

Application	Site	Proposal	Units
22/00502/FUL	Garden Of 9 Loughborough Avenue Sunderland SR2 9AT	Construction of a detached bungalow with attic rooms to include part perimeter retaining wall, new vehicular access/crossing and associated works. (Amended plans received 29.09.22)	1
22/00622/REM	Plot 1 And Plot 3 Adjacent Ashburn House Ryhope Road Sunderland SR2 7EG	Reserved matters application for appearance, landscaping and layout following outline approval 20/01740/OUT (Outline application for erection of 4no. dwellings.)	1
21/01487/FUL	62 Durham Road Sunderland SR3 3LZ	Erection of a detached bungalow with associated vehicle access.	1

21/02326/FUL	Land Adjacent 24 Irene Avenue Sunderland SR2 9SZ	Erection of a detached dwelling house.	1
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Economic Growth

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

Primary Employment Area (PEA) B1, B2 and B8 Floorspace (Sqm) Additions and Losses Monitoring Year 2022/23

Application	Site	B1(a)	B1(b)	B1c	B2	B8	PEA
22/02601/SUB	4 Turbine Way Sunderland	-463.5			1,308.5		PEA9: Turbine
21/00605/OU4	Land To The East Of Infiniti Drive Washington				5,045	5,044	PEA1:0 Hillthorn
22/00204/FUL	SNOP UK Limited Rainhill Road Stephenson Washington				-13,837	13,837	PEA6: Stephenson
22/00966/FUL	Land At Turbine Way Sunderland			302	302	302	PEA9: Turbine
22/00273/FUL	Vancouver House 15 Walton Road Pattinson North Washington			164	164	164	PEA4: Pattinson North
22/02434/FUL	Acorn Laser Ltd 11 Lee Close Pattinson North Washington				-3.4		PEA4: Pattinson North
Total		-463.5	0	466	-7,020.9	19,347	

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

There was no floorspace lost on Primary Employment Areas to non-employment use classes over the 2022/23 monitoring year.

Available Employment Land on Primary Employment Areas (PEAs)

The list below sets out available employment land on PEAs as of May 2023.

Sub Area	Site	Net Land (ha)	PEA
Washington	Turbine Business Park 3 - East of Pub	1.22	PEA9 Turbine
Washington	Turbine Business Park 3 - East of Spine Road	0.19	PEA9 Turbine
Washington	Turbine Business Park 3 - South East of FTC	0.73	PEA9 Turbine
Washington	Hilthorn Farm (7)	2.61	PEA10 Hillthorn
Washington	Hilthorn Farm (6)	2.69	PEA10 Hillthorn
Washington	Tower Road (2)	0.24	PEA3 Glover
Washington	Former Northumbria Centre (1)	0.63	PEA6 Stephenson
Washington	East of Stephenson Road (2)	1.06	PEA6 Stephenson
Washington	East of Stephenson Road (3)	0.32	PEA6 Stephenson
Washington	South of Sedling Road	0.56	PEA7 Wear
Washington	North of Hankyu (Changed Site Definition)	0.79	PEA7 Wear
Washington	North of Sterling Close	0.51	PEA5 Pattinson South
Washington	West of Sterling Close	0.23	PEA5 Pattinson South
Washington	James Steel Site 1 (7)	0.66	PEA4 Pattinson North
Washington	West of Walton Road (5)	0.75	PEA4 Pattinson North
Washington	South of Faraday Close	1.49	PEA4 Pattinson North
Washington	Screen Print North of Alston Rd	1.73	PEA4 Pattinson North
Washington	North of Low Barmston Farmhouse (10)	1.88	PEA4 Pattinson North
Coalfield	Land to West of Former Sumitomo Factory	2.00	PEA2 Rainton Bridge North
Coalfield	Gilpin Wood	2.42	PEA2 Rainton Bridge North
Coalfield	North of Gadwell Road (1)	0.51	PEA13 Rainton Bridge South
Coalfield	South of Cyget Way (5)	5.79	PEA13 Rainton Bridge South
Total		29.01	

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

There have been no applications approved for ancillary units on PEA land in the monitoring year 2022/23.

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

Application	Site	B1(a)	B1(b)	B1I	B2	B8	KEA
22/02469/FUL	First Floor 9 Austin Boulevard, Sunderland	-35					KEA7: Low Southwick
22/01617/FUL	Land At Crowther Road Crowther Washington	178					KEA10: Crowther
22/01592/FUL	Land At West Quay Crown Road Sunderland	749			749	749	KEA7: Low Southwick
21/02721/FU4	Leechmere Training Centre, Carrmere Road Leechmere Industrial Estate, Sunderland					57	KEA2: Leechmere
22/02169/FUL	4 Wayfarer Road Sunderland					200	KEA7: Low Southwick
22/02214/FUL	Callerton Kitchen Company, Callerton House, Brussels Road Pallion Industrial Estate					420	KEA4: Pallion
22/00317/FUL	Unit 2 Market Place Houghton			176			KEA16: Houghton Market Place
Total		892	0	176	749	1,426	

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

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

Application	B1(a)	B1(b)	B1I	B2	B8	End use class	KEA
22/02469/FUL	-35					Sui Generis	KEA7: Low Southwick
Total	-35						

Available Employment Land on Key Employment Areas

The list below outlines available employment land on KEAs as of May 2023

Sub Area	Site	Net Land (ha)	KEA
Washington	North Entrance to Industrial Road	0.22	KEA11 Hertburn
Washington	North of Crowther Road (3)	0.26	KEA10 Crowther
Washington	East of Crowther Road (1)	0.39	KEA10 Crowther
Washington	Site at Armstrong Road	0.72	KEA9: Armstrong
Coalfield	East of Cherry Way (1)	1.89	KEA15 Dubmire
Coalfield	West of Cherry Way (4)	0.82	KEA15 Dubmire
Coalfield	South of Techniks	0.11	KEA15 Dubmire
Coalfield	North of Colliery Lane (4)	0.36	KEA17 Hetton Lyons East
Sunderland South	Gasometers (3)	2.16	KEA1 Hendon
Sunderland South	Commercial Road	2.55	KEA1 Hendon
Sunderland South	South West of Carmere Road	0.12	KEA2 Leechmere
Sunderland South	West of Eastern Way (9)	0.30	KEA4 Pallion
Sunderland South	Former Vishay Factory Pallion Way (8)	0.82	KEA4 Pallion
Sunderland South	North of Woodbine Terrace (1)	1.55	KEA5 Pallion Shipyard
Sunderland South	Former Corning Warehouse Depford Terrace	5.73	KEA6 Deptford
Sunderland North	Crown Road (West of Quay West) (4)	0.14	KEA7 Low Southwick
Sunderland North	Wear Street (Land Beside Q A Bridge)	0.16	KEA7 Low Southwick
Sunderland North	West of Castle Town Road	0.60	KEA7 Low Southwick
Total		18.9	

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

Employment-related applications permitted within the monitoring year (22/23) which are not on designated KEAs or PEAs, are identified in the table below.

Applicat ion	Site	Proposal	B1(a)	B1(b)	B1(c)	B2	B8
22/0027 2/FUL	Hays Travel 9 - 10 Vine, Place/Aphrodite 8 Vine Place City Centre	Change of use from travel agent/offices to provide extended retail store.	-540				
22/0053 2/FUL	90 Coronation Street Sunderland SR1 2HR	Erection of 6 metal containers and change of use to mixed use , B2 Builders workshop and ancillary office, B8 storage, E offices and F1 language school.	-160			355	348
22/0132 8/FUL	Jubilee House 5 Front Street Hetton-le-Hole Houghton	Change of use from offices (B1) to three residential flats (C3) at first floor level.	-100				

22/0258 1/FUL	Usworth Scout Hut Waterloo Road Sulgrave Washington	Erection of a single storey rear extension	75					
22/0091 2/FU4	Land Adjacent To Adventure Sunderland Marine Walk Roker	Change of use of existing open space for the siting of a storage unit for beach wheelchairs to include hardstanding and ramped access.						20.75
22/0173 2/FUL	The Wild Bunch 72 Villette Road Sunderland	Change of use of the ground floor from 2 storage units into 2 shops.						-97
22/0025 1/FUL	Units 1 And 2 Jacksons Complex Woodbine Street Sunderland	Change of use and sub-division of existing car repair workshop from 2no. units (Use Class B2), to create 6no. light industrial units (Use Class E (G)).					-500	
22/0014 0/LP3	Land South Of Millenium Way/ Hay Street Sunderland	Conversion, restoration and re- purposing of existing 'Engine Shed' structure and construction of link building and hybrid structure to create a 'workshop' with an internal floor area of 6,028sqm for proposed Housing, Innovation and Construction Skills Academy.						-1,380
22/0231 9/FUL	The Wild Bunch 72 Villette Road Sunderland SR2 8RP	External changes to facilitate the change of use from B8 (storage) to four commercial Class E units at ground floor.						-97
22/0010 6/FUL	Former North Eastern Railway Stables Easington Street Sunderland	Proposed restoration and change of use of the Former North Eastern Railway Stables to a food and drink, leisure and entertainment venue (Sui Generis).				-1,307		
			-725	0	-1,307		-145	-1,205.24

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

There were no B1a office floorspace permitted on the Vaux, Doxford International or Rainton Bridge South within monitoring year 2022/23.

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

There were no application which resulted in the gain of B1(a) development within monitoring year 2022/23.

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

There have been no applications permitted for ancillary trade counters within monitoring year 2022/23.

Vitality of Centres

The City Centre and other Town, District and Local Centres within the authority area are an important aspect of the local economy, providing shops, services and community facilities to serve our local communities.

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

Application	Site	Proposal	A1 Conv	A1 Comp	A2	A3	A4	A5	Centre
22/02111 /FUL	Coral Park Lane Sunderland	Change of use from a bookmakers to a public house (Bar) including outside seating and barriers.					191		Sunderland City Centre
22/00192 /FUL	Former Louis Cafe Park Lane City Centre Sunderland	Conversion of restaurant (Use Class E(b)) to provide student accommodation with 15no. studios and 1no. accessible studio, and 1no shopping unit (Use Class E(a)), with external alterations to the elevations.	385.9			-908.5			Sunderland City Centre
21/01117 /FUL	Former H S B C 14 Fawcett Street Sunderland SR1 1SW	Change of use from travel agent/offices to provide extended retail store with associated storage, office and distribution to Aphrodite 8 Vine Place.		540					Sunderland City Centre
22/01076 /LP3	Land To South Of Holmeside Including Railway Club And Sinatra's Holmeside Sunderland	Demolition of Railway Club and Sinatra's Public House, to facilitate erection of a 404 space Multi-Storey Car Park (MSCP) (Sui Generis) with ground floor ancillary commercial use (Use Class E).	37			793			Sunderland City Centre
22/01954 /FUL	The Grill Hut 24 Sea Road Sunderland	Erection of a single storey rear extension							Sea Road District Centre
22/01064 /FUL	Former Sainsbury's 110 Station Road Fulwell	Sub-division of existing retail unit (Class E) into two smaller separate retail units (Class E).	-170						Sea Road District Centre
21/00987 /FUL	47 - 49 Hylton Road Sunderland SR4 7AF	Change of use to bakery and installation of extraction flue to side of property.		50					Hylton Road Local Centre
22/00627 /FUL	7 Saint Luke's Terrace Sunderland	Change of use from dog grooming centre (Sui-Generis) to a use falling within Class E.		58					Pallion Local Centre
22/02319 /FUL	72 Villette Road Sunderland	External changes to facilitate the change of use from B8 (storage) to four commercial Class E units at ground floor.	97						Hendon Local Centre

22/02780 /FUL	Sunderland AFC Shop 2A The Galleries	Change of Use from Class E Commercial, Business and Service to Sui Generis Adult Gaming Centre (AGC). New shopfront alterations.		-122					Washington Town Centre
22/00730 /FUL	Unit Z1 The Galleries	Change of use from Estate Agents to Tattoo Parlour			-41				Washington Town Centre
22/01380 /FUL	Unit 1C The Galleries	Change of use from retail to betting shop (Sui Generis).	-122						Washington Town Centre
22/01576 /FUL	Units 4, 5 And 6 Galleries Retail Park	Full planning permission for installation of mezzanine floor, alterations to shopfronts to create single entrance/unit, rear canopy and plant.		2,096					Washington Town Centre
22/00776 /FUL	1 - 2 Newbottle Street Houghton	Change of use to micro pub (Retrospective)	-114				114		Houghton Town Centre
22/02334 /FUL	Mozart House Front Street Hetton	Change of use from a first floor residential flat (Class C3) to a retail space (Class E(a) for bridal shop		60					Hetton District Centre
			113.9	2,682	-41	-115.5	305	0	

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

Application	Site	Proposal	A1 Conv	A1 Comp	A2	A3	A4	A5	Primary Shopping Area
22/02111 /FUL	Coral Park Lane Sunderland	Change of use from a bookmakers to a public house (Bar) including outside seating and barriers.					191		Sunderland City Centre - Primary Shopping Area
22/00192 /FUL	Former Louis Cafe Park Lane City Centre Sunderland	Conversion of restaurant (Use Class E(b)) to provide student accommodation with 15no. studios and 1no. accessible studio, and 1no shopping unit (Use Class E(a)), with external alterations to the elevations.	385.9			-908.5			Sunderland City Centre - Primary Shopping Area
22/00272 /FUL	Hays Travel 9 - 10 Vine Place/Aphrodite 8 Vine Place City Centre Sunderland	Demolition of Railway Club and Sinatra's Public House, to facilitate erection of a 404 space Multi-Storey Car Park (MSCP) (Sui Generis) with ground floor ancillary commercial use (Use Class E).							Sunderland City Centre - Primary Shopping Area
22/01076 /LP3	Land To South Of Holmeside Including Railway Club And Sinatra's Holmeside	Demolition of Railway Club and Sinatra's Public House, to facilitate erection of a 404 space Multi-Storey Car Park (MSCP) (Sui Generis) with ground floor ancillary commercial use	37			793			Sunderland City Centre - Primary Shopping Area

22/02780 /FUL	Sunderland AFC Shop 2A The Galleries Washington Town Centre	Change of Use from Class E Commercial, Business and Service to Sui Generis Adult Gaming Centre (AGC).		-122					Washington Town Centre Primary Shopping Area
22/00730 /FUL	Unit Z1 The Galleries Washington Town Centre	Change of use from Estate Agents to Tattoo Parlour			-41				Washington Town Centre Primary Shopping Area
22/01380 /FUL	Unit 1C The Galleries Washington Town Centre	Change of use from retail to betting shop (Sui Generis).	-122						Washington Town Centre Primary Shopping Area
22/01576 /FUL	Units 4, 5 And 6 Galleries Retail Park Washington	Full planning permission for installation of mezzanine floor, alterations to shopfronts.		2,096					Washington Town Centre Primary Shopping Area
22/00776 /FUL	1 - 2 Newbottle Street Houghton	Change of use to micro pub (Retrospective)					114		Houghton Town Centre
Total			300.9	1,974	-41	-115.5	305	0	

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

Retail Centre	Centre Classification	No Commercial Vacant Units	Total Commercial Number of Units	Vacancy Rate (%)
Sunderland City Centre	City Centre	168	804	21
Houghton	Town Centre	20	152	13
Washington	Town Centre	14	153	9
Doxford Park	District Centre	1	14	7
Concord	District Centre	6	93	6
Monkwearmouth	District Centre	23	101	23
Sea Road	District Centre	5	99	5
Chester Road	District Centre	5	80	6
Southwick Green	District Centre	19	100	19
Hetton	District Centre	5	49	10
Pallion	Local Centre	12	64	19
Pennywell	Local Centre	2	17	12
Ryhope	Local Centre	6	44	14
Grangetown	Local Centre	10	54	19
Market Street (Hetton)	Local Centre	5	25	20
Hendon	Local Centre	12	48	25
Easington Lane	Local Centre	7	40	18
Castletown	Local Centre	2	18	11
Shiney Row	Local Centre	3	30	10
Hylton Road	Local Centre	35	138	25
Fencehouses	Local Centre	4	23	17
Silksworth	Local Centre	9	39	23

It should be noted that the Retail Surveys which informed the vacancy rates identified above were undertaken in Spring 2023.

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

Application	Site	Proposal	A1 Comp.	Centre	Employment Area	Primary Shopping Area	Sub-area
22/02780/FUL	Sunderland AFC Shop 2A The Galleries Washington Town Centre	Change of Use from Class E Commercial, Business and Service to Sui Generis Adult Gaming Centre (AGC). New shopfront alterations.	-122	Washington Town Centre	NA	Washington Town Centre Primary Shopping Area	Washington
22/00627/FUL	Glitter Dogs 7 Saint Luke's Terrace Sunderland SR4 6NQ	Change of use from dog grooming centre (Sui-Generis) to a use falling within Class E, including changes to external fenestration.(amended description)	58	Pallion Local Centre	NA	NA	Sunderland South
22/02334/FUL	Mozart House Front Street Hetton-le-Hole Houghton-le-Spring	Change of use from a first floor residential flat (Class C3) to a retail space (Class E(a) for bridal shop	60	Hetton District Centre	NA	NA	Coalfield
22/01576/FUL	Units 4, 5 And 6 Galleries Retail Park Washington	Full planning permission for installation of mezzanine floor, alterations to shopfronts to create single entrance/unit, rear canopy and plant, car parking, landscaping and engineering works	2,096	Washington Town Centre	NA	Washington Town Centre Primary Shopping Area	Washington
Total			2,092				

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

Retail Centre	A1 Units Length (m)	Non A1 Units length (m)	% Non-A1 ⁴
Sunderland City Centre	1,279	947	43%
Houghton	281	331	54%
Washington	1,076	302	22%

⁴ This has been calculated by excluding the vacant units from the overall non-A1 total.

Number of A5 Hot Food Takeaway Units in Designated Centres

Retail Centre	Centre Classification	A5 Units	Total Commercial Number of Units	Percentage
Sunderland City Centre	City Centre	20	804	2%
Houghton	Town Centre	10	152	7%
Washington	Town Centre	0	153	0%
Doxford Park	District Centre	3	14	21%
Concord	District Centre	19	93	20%
Monkwearmouth	District Centre	11	101	11%
Sea Road	District Centre	8	99	8%
Chester Road	District Centre	9	80	11%
Southwick Green	District Centre	11	100	11%
Hetton	District Centre	4	49	8%
Pallion	Local Centre	12	64	19%
Pennywell	Local Centre	2	17	12%
Ryhope	Local Centre	8	44	18%
Grangetown	Local Centre	6	54	11%
Market Street (Hetton)	Local Centre	5	25	20%
Hendon	Local Centre	4	48	8%
Easington Lane	Local Centre	8	40	20%
Castletown	Local Centre	2	18	11%
Shiney Row	Local Centre	6	30	20%
Hylton Road	Local Centre	15	138	11%
Fencehouses	Local Centre	2	23	9%
Silksworth	Local Centre	3	39	8%

City and Town Centre A5 Hot Food Takeaway Thresholds

City Centre

Policy VC4 indicates that no further A5 uses are to be permitted within the Primary Frontages of the City Centre, whilst A5 uses in Secondary Frontages should not exceed 5% or clusters of 3 units. There have been no A5 units approved within the City Centre in monitoring year 2022/23.

Washington

There have been no applications permitted for A5 use within Washington Town Centre in 2022/23.

Houghton Town Centre

There have been no permissions for new A5 uses within the Primary or Secondary Frontages of Houghton Town Centre in 2022/23.

Permissions Granted Contrary to Policy

There were no planning permissions granted contrary to CSDP Policy VC5.

Obesity Levels in Year 6 and Reception Age Pupils by Ward (2019/20 – 2021/22)

Ward name	% in Reception	% in Year 6
Barnes	10.4	30.9
Castle	12.2	27.2
Copt Hill	11.3	26.3
Doxford	7.0	23.3
Fulwell	6.1	16.0
Hendon	15.9	30.1
Hetton	12.5	23.7
Houghton	12.3	22.9
Millfield	10.8	25.4
Pallion	12.8	28.2
Redhill	14.9	25.8
Ryhope	10.8	29.8
St Anne's	15.4	27.7
St Chad's	14.8	24.1
St Michael's	6.3	20.4
St Peter's	11.1	22.2
Sandhill	9.7	32.0
Shiney Row	11.6	28.0
Silksworth	15.3	25.7
Southwick	13.0	30.0
Washington Central	11.1	27.8
Washington East	9.5	22.9
Washington North	13.5	29.3
Washington South	5.7	20.0
Washington West	8.1	24.1

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

Application	Site	Proposal	D1	D2
22/01315/FUL	White House Social Club , Knoulberry Road, Blackfell Washington	Change of use from social club to gymnasium.		964
22/00316/FUL	Kia Motors Jennings Stadium Way Sunderland	Change of use from car showroom (Sui Generis) to education and recreation use with ancillary offices (Sui Generis).	900	
21/02737/LP3	Usworth Park Pavilion Manor Road Concord Washington	Change of use of existing building to community centre with associated elevational alterations, including replacement roof, gutters and piping, new entrance doors to front , steps/handrail to side, and patio area to front.		150
22/00140/LP3	Land South Of Millenium Way/ Hay Street Sunderland SR5 1BG	Conversion, restoration and re-purposing of existing 'Engine Shed' structure and construction of link building and hybrid structure to create a 'workshop' with an internal floor area of 6,028sqm for proposed Housing, Innovation and Construction Skills Academy.	6,028	
22/00532/FUL	90 Coronation Street Sunderland SR1 2HR	Erection of 6 metal containers and change of use to mixed use , B2 Builders workshop and ancillary office, B8 storage, E offices and F1 language school.	160	

21/02852/FUL	Langham Tower Ryhope Road Sunderland SR2 8HU	Change of use of ground floor and first floor of vacant building (previously used as a school) to a restaurant / bar with associated function rooms; including provision of external bin store and pedestrian access onto Ryhope Road	-1,545.3	
22/01053/FUL	Caretakers House Carrmere Road Leechmere Industrial Estate Sunderland	Change of use to Occupational therapist assessment house with erection of single storey extension to rear and internal alterations	99	
22/00106/FUL	Former North Eastern Railway Stables Easington Street Sunderland	Proposed restoration and change of use of the Former North Eastern Railway Stables to a food and drink, leisure and entertainment venue (Sui Generis), including demolition of building to northern part of site and erection of replacement building.		1,714
22/00141/FUL	The Sunderland Sikh Association Christ Church Hall Ryhope Road Sunderland	Demolition of existing Gurdwara (Nissen hut) and reconstruction of new Gurdwara building. Minor works to former Christ Church comprising altering the link between the vestry and the main church building by creating a wider opening to the west elevation and removing a door to the east elevation, and erection of new flagpole.	541	
22/00888/FUL	Grangetown Family Dental Heath Centre 41 Windsor Terrace Grangetown Sunderland	Erection of first floor extension to rear.	10.43	
21/02835/LP3	Land South Of High Street West High Street West Sunderland SR1 3DZ		7,366	
22/01518/FU4	Washington Football Club Stephenson Road Stephenson Washington	Siting of a portable building in the north west corner of the site for sports/leisure purposes.		54
22/01084/FUL	The Hut Community Hall Moorsley Road Hetton-le-Hole Houghton-le-Spring	Erection of a single storey community building with associated access, landscaping and parking.	181	
22/02523/FUL	Hetton Lyons Cricket Club Lilywhite Terrace Easington Lane Houghton	Erection of a two storey extension to existing clubhouse including new and replacement external staircase.		150
22/02523/FUL	6 Eden Villas Columbia Washington	Replacement of store to side of Dental Practice with single storey extension to side/rear. The extension will provide an additional surgery, X-ray room, decon room, waiting area and staff area, as well as an accessible toilet.	26	

22/02576/FUL	Sunderland Cricket & Rugby Football Club, West Lawn Ashbrooke Road Sunderland	Erection of two storey extension and new lift access, with ramped access into building and additional raised viewing platform.		83
23/00032/FUL	Apostolic Church Brick Garth Easington Lane Houghton	Proposed side and rear extensions to existing church to create additional internal floorspace, external storage area and internal layout alterations		83
21/02380/FUL	Gateway North East Elemore Lane Easington Lane Houghton	Creation of first floor within existing roof space, refurbishment of existing windows and installation of rooflights.	335	
22/00018/FUL	Bangladeshi Community Centre 30 Tatham Street Sunderland	Erection of single storey extensions to front and rear of the existing property and creation of a first floor mezzanine to provide office space.		720
22/00851/FUL	Former Kia Motors Jennings Stadium Way Sunderland	Proposed two storey side extension with minor alterations to exterior of building	668	
22/01958/FU4	Farrington Community Academy Allendale Road Sunderland SR3 3EL		-4401	
Total			10,368.13	3,918

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

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

The Minster Quarter is identified for cultural-led mixed-use development. The following significant permissions have been granted over the plan period to date:

- 19/01101/FU4 – Erection of 4 storey 120 bed hotel (Use Class C1) and 4no. ground floor retail units (Use Classes A1/ A3/ A4) with service yard to rear, layby to St Mary’s Way, stopping up of original highway, public realm works and demolition of existing buildings. This is now completed.
- 16/01844/FU4 – Provision of auditorium with outdoor performance space and open space at the Old Fire Station (Land at Dun Cow Street/Garden Place Sunderland). The auditorium opened in 2021.
- 17/02434/LP3 – Change of use from Police Station (sui-generis) to mixed commercial development comprising B1 (categories A, B and C), A1 (up to 500 square metres), A2, A3 (up to 1200 square metres), A4 (up to 1200 square metres), A5 (street food vendor), D1 (up to 1200 square metres) and D2 (up to 1200 square metres) at Gill Bridge House. This has now been completed.
- The development of a culture venue and library called Culture House (21/02835/LP3) at the western end of High Street West.

Leisure and Tourism Proposals at Seaburn and Roker Seafront

There have been six significant permissions for leisure and tourism proposals at Roker and Seaburn seafront over the plan period to date:

- 18/02070/LP3 - Change of use of tram shelter to Cafe/Restaurant (Use Class A3), together with various external alterations to building to create enclosed internal space and erection of detached bin store. This is under construction and likely to open in winter 2023.
- 18/02071/LP3 - Change of use from storage facility (use class B8) to cafe/restaurant (Use Class A3) together with various external alterations, provision of bin store above existing storage area along with creation of access from A183. This is now complete and operating.
- 18/02073/LP3 - Change of use from public toilets to cafe/bar/restaurant (Use Classes A3 or A4), to include various external alterations to existing building and new outdoor seating area to the rear. This is now complete and operating.
- 19/00925/FU4 -Application for the erection of shipping containers to create a 2-storey mixed use temporary development, associated external decking, stairs and lift for a period of no more than 8 years. Potential uses to include retail (A1), restaurants/cafes (A3), assembly and leisure (D2), drinking establishments (A4), 87sqm bridal suite (C1) and sui generis uses. Sui generis uses may include cinema/sports screenings, markets, temporary games courts/play spaces. This is now operating as Stack Seaburn.
- 19/01278/FU4 – Inn with family restaurant at ground floor level and 3 floors of bedrooms above (42no. bedrooms including 2no. allocated for managers accommodation), associated car parking and landscape works. This is now complete and open.
- 21/02778/FU4 - Change of use of existing vacant buildings (formerly resort/tourist office, storage and shelter) to cafe/bar with hot and cold food sales, external alterations including refurbishment, re-roofing, infilling of open shelter area, kitchen extract flue, wood-burner flue, and outdoor seating area. Work on this project has not yet started.

New Hotel Development in the Urban Core

A new hotel has recently been completed at the corner of High Street West and Keel Square (Planning Ref: 19/01101/FU4). This has been reported above (see minster quarter and the Urban Core sections).

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

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

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

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

Leisure development which contributes to healthy lifestyles

The above Parklife sports hubs will contribute to healthy lifestyles.

Built and Historic Environment

Nationally Described Space Standards

The CSDP requires all new residential development to meet nationally described space standards (NDSS) from 1 April 2021. The plan contained transition arrangements with the standards taking effect from 1 April 2021. In relation to monitoring year 2022/23, there were 22 applicable planning approvals of which 17 were compliant with NDSS and 5 were identified as not being in full conformity.

M4(2) Accessible and Adaptable Dwellings

The CSDP requires 10% of dwellings on developments of 10 or more to meet building regulations M4 (2) Category 2 – accessible and adaptable dwellings from 1 April 2021. The plan contained transition arrangements with the standards taking effect from 1 April 2021.. There were 9 approved applicable residential applications, of which 5 complied with the M4(2) standards.

Sustainability Statements

The CSDP requires major developments to include a Sustainability Statement, where possible. The majority of applicable applications included some form of Sustainability reference/statement.

Public Realm and Public Art Schemes Completed

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

- Keel Square was officially opened in 2015;
- High Street West public realm improvements were completed in 2017;
- The Minster Quarter Access Road was completed in July 2019 (adjacent to Gillbridge Police Station);
- Improvements to Minster Park are now complete, this includes improvements to Minster Park as well Sunderland Minster Churchyard.
- Improvements and pedestrianisation to Garden Place was completed in December 2021.
- Public realm improvements to High Street West (Peacock pub to St Michael's Way) were completed in 2022.
- Improvements to the Holmeside area are currently underway and public realm improvements to the station area are due to follow.

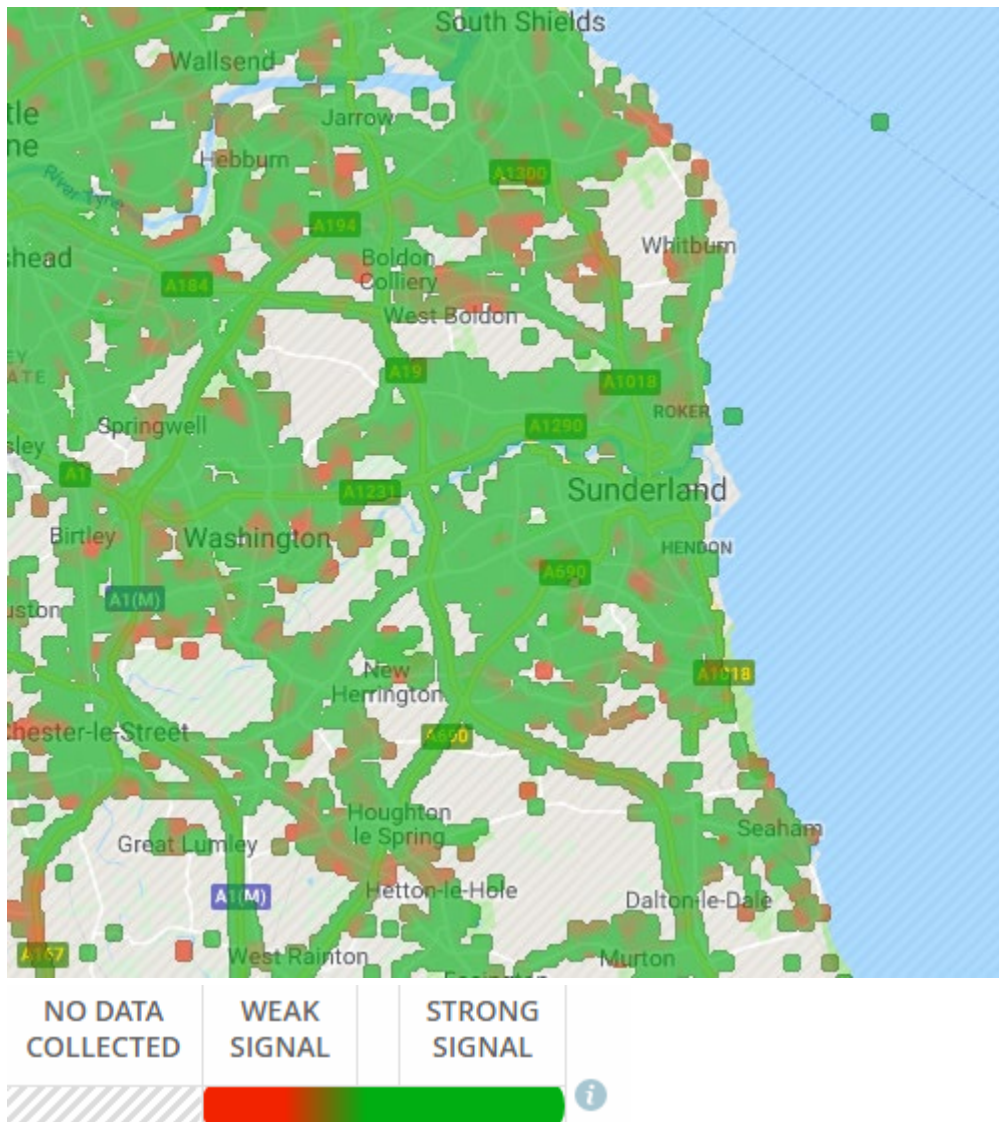
Advertisement Consent Appeals Allowed

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

Number of Schemes Approved Contrary to Shop Fronts Policy

There have been no schemes approved contrary to the Policy.

4G Mobile Coverage Speeds

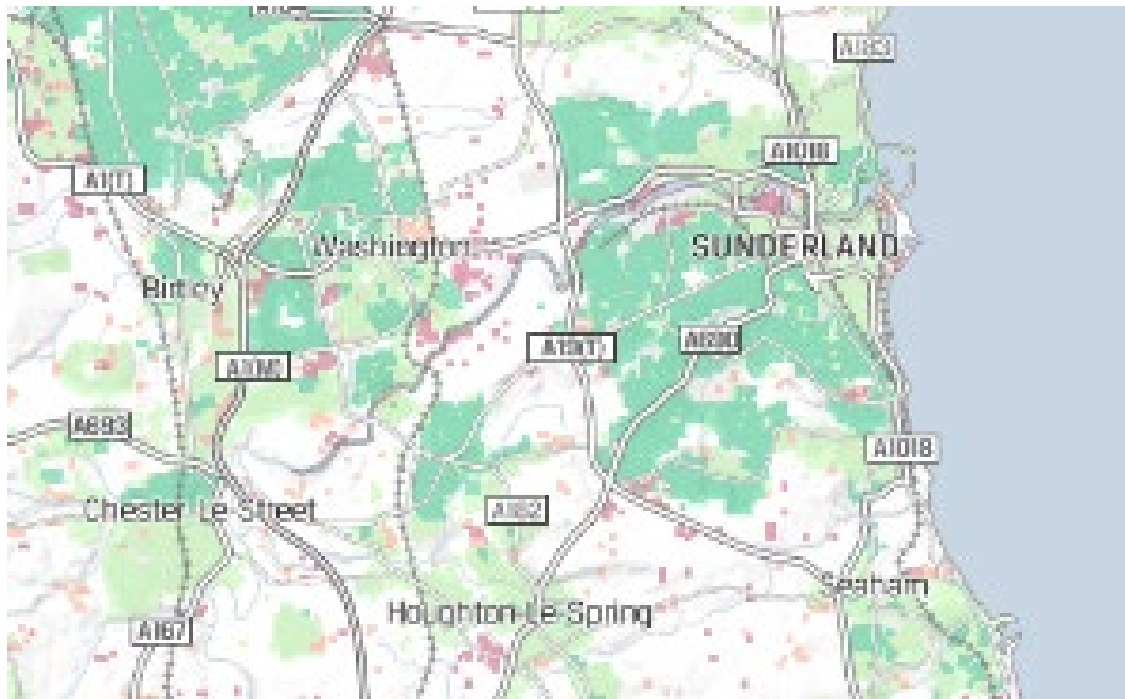


Source: [www.which.co.uk](https://www.which.co.uk/reviews/mobile-phone-providers/article/mobile-phone-coverage-map) (<https://www.which.co.uk/reviews/mobile-phone-providers/article/mobile-phone-coverage-map>)

The above graphic illustrates the coverage of 4G mobile data network across the Plan-area. As can be seen within the built-up area of the City of Sunderland and most of Washington, there is good coverage, however the coverage is more sporadic across the less populated areas within the Coalfield and south Washington.

Broadband Speeds

Sunderland has good ultra-fast broadband availability within the Sunderland North, Sunderland South and Washington sub-areas, but lower speeds are available within the Coalfield sub-area and more rural areas. Significantly, the Council entered a partnership with City Fibre in January 2021. This will allow roll out of next generation broadband across Sunderland. Also, in October 2021, the City announced a new strategic partnership with global communications provider BAI to roll 5G digital infrastructure. The diagram below illustrates current broadband speeds.



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

Heritage Appeals Allowed

There were no heritage appeals allowed in 2022/23.

'Heritage at Risk Register'

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

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

Chapel of Light, the former Church of St Columba, Cornhill Road, Sunderland	Listed Building grade II	Church	Poor		D- Slow decay; solution agreed but not yet implemented	D	Listed Building grade II
Hastings Hill Cursus and Causeway Enclosure, 600 metres south of Hasting Hill Farm	Scheduled Ancient Monument	Arable Land	Extensive Significant Problems	Unknown			

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

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

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

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

Conservation Area Management Strategies (CAMS)

The Plan-area currently has 12 Conservation Area Management Strategies (CAMS) which cover 14 Conservation Areas across all sub-areas. In addition, the Council are preparing Character Appraisal and Management Plan that will cover both Old Sunderland and Old Sunderland Riverside Conservation Areas. This is likely to be published in Summer 2023.

Article 4 Directions

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

Planning Conditions for Recording

Year	Archaeological Conditions Discharged
2022/23	25

Natural Environment

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

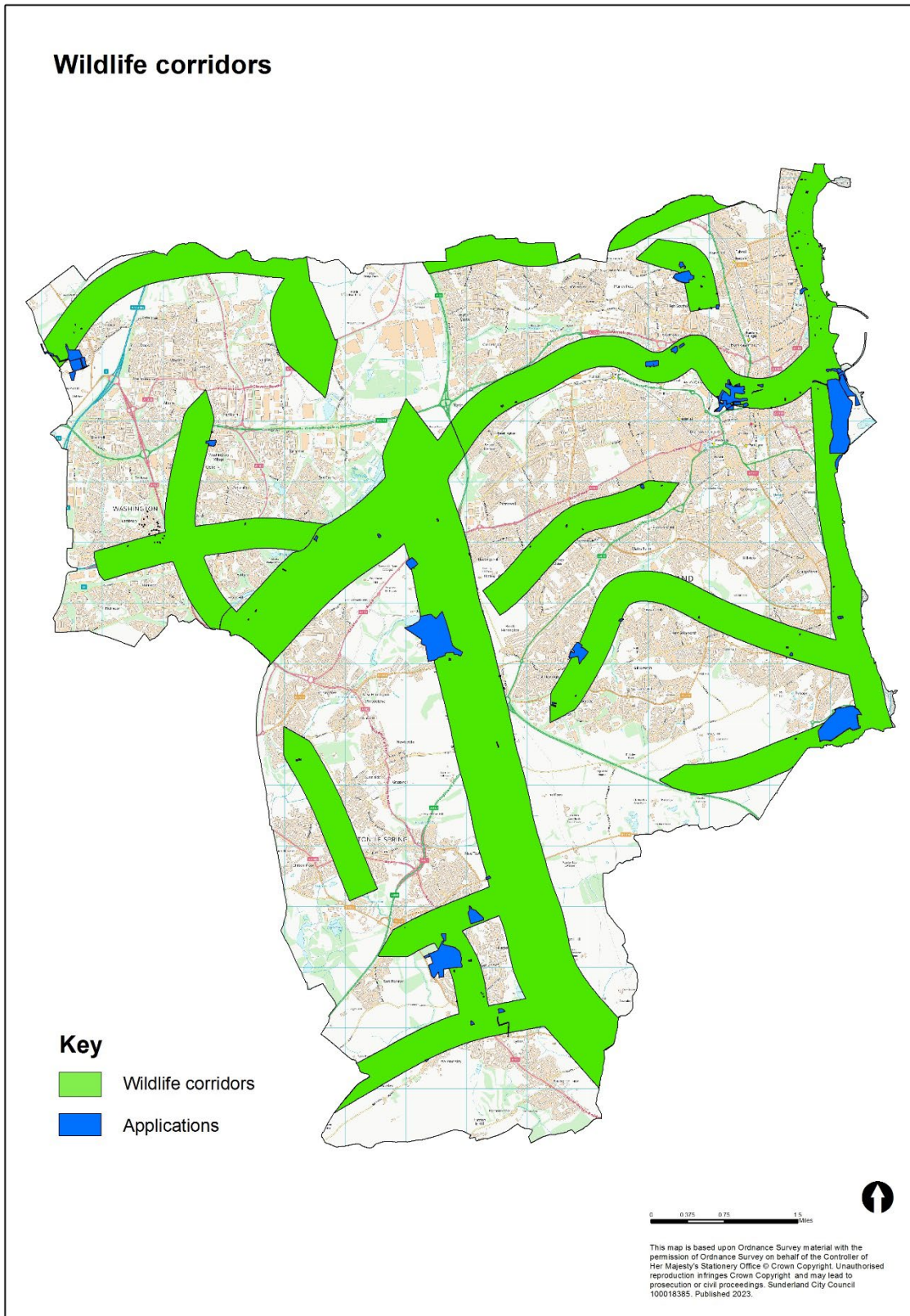
Planning Applications Within Areas of Green Infrastructure

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

Application	Site	Proposal
22/01330/MW4	East Shore Enterprise Zone Port Of Sunderland East Of Graving Dock South Dock Barrack Street Sunderland SR1 2BU	Construction and operation of a waste management facility to process waste plastics to produce synthetic hydrocarbons, together with associated ancillary buildings, plant and machinery, roadways and hardstanding (additional drainage info received).
22/01600/FU4	Land Within Herrington Country Park Houghton	Creation of 8 no. new wildlife ponds.
22/01803/FUL	50 Monkside Close Lambton Washington NE38 0QB	Change of use from open space to private garden with 1.8 metre boundary fence (retrospective)
22/01592/FUL	Land At West Quay Crown Road Sunderland	Development of flexible commercial units (Class B2, B8, and E(g) (ii) and (iii)) including mezzanines with associated accesses, car parking, cycle parking, bin stores, landscaping and associated ancillary works.
22/01084/FUL	The Hut Community Hall Moorsley Road Hetton-le-Hole Houghton-le-Spring	Erection of a single storey community building with associated access, landscaping and parking.
22/01319/LP3	Land To The North Of Easington Street Sunderland	Use of land as car park for temporary period of up to 5 years, to include resurfacing of site and provision of bay markings.
22/01613/FUL	Land South Of Ryhope Southern Radial Route Sunderland	Installation of substation
22/01423/LP3	Plot 12, Riverside Sunderland Plater Way Sunderland SR1 3AA	Application for temporary uses at Plot 12, Riverside Sunderland for a period of no more than seven years. The uses will include retail (Class E(a)), restaurants / cafes (Class E(b), local community uses (Class F2) and sui generis uses.
23/00267/LP3	Saint Cuthberts Methodist Church Ryhope Street South Sunderland SR2 0AA	Demolition of Methodist Church and erection of 6no bungalows and covered walkway with associated staff hubs, parking and landscaping

22/01958/FU4	Farringdon Community Academy Allendale Road Sunderland SR3 3EL	Demolition of existing school buildings and development of a replacement school building and indoor swimming pool block, along with car parking.
22/02501/LP3	Hendon Foreshore Barrier Port Of Sunderland Barrack Street Sunderland SR1 2BU	Construction of a reinforced concrete deck area and seawall with a rock revetment in front of the seawall.
23/00237/LP3	Margaret Thompson Park Newcastle Road Sunderland	Installation of a new 8.5m high play structure within an existing park with existing play equipment.
22/01431/FU4	Land At Fairacres Houghton	Siting of 6no portable homes, storage area with associated car parking and access road.
22/02472/FU4	Thompson Park Car Park Carley Road/Thompson Road Sunderland	Change of use of part of existing car park into a Community Garden Centre, to include fencing with double access gates, shop, 1 x twin span poly tunnel/canopy, 2 x steel shipping containers with solar panels to roof area and a water tank.
21/02552/OUT	The Fox And Hounds North Road Hetton-le-Hole Houghton-le-Spring DH5 9JT	Outline planning application for the demolition of the existing public house and the erection of up to 5 detached dwellings (All matters reserved).
22/02219/LP3	Roker Park Roker Park Road Roker Sunderland	Proposed development at Roker Park including earthworks to facilitate the creation of a new amphitheatre and viewing platform, construction of single storey building for a café (including detached bin store), felling / pruning of trees

Application Sites which Intersect with Green and Blue Infrastructure Corridors



Appeals Allowed Within Areas of Green Infrastructure

There were no appeals allowed within areas of Green Infrastructure within monitoring year 2022/23.

Net Gain/Loss of Areas of Green and Blue Infrastructure

The new designations for green and blue infrastructure will be made in the emerging Development Plan. The quantum of green infrastructure will continue to be monitored going forward once designations are made in the emerging Plan.

Biodiversity and Geodiversity

Planning Applications Requiring Comments from Ecology and Nature Conservation

Year	Consultation Requests
2022/23	226

Woodlands/Hedgerows and Trees

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

There were no planning applications which would impact on ancient semi natural woodland or other local nature woodland and hedgerows approved within the monitoring period (2022/23).

Number of Tree Preservation Orders

As of June 2023, there are 166 TPOs in force. One additional TPO was brought into force in 2022/23.

Greenspace

Number of Suitable Alternative Natural Greenspaces (SANGS) created

There have been three SANGs created during the plan-period – one at Cherry Knowle, one at Chapelgarth and one at Cut Throat Dene, south of Seafields.

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

Infrastructure Type	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Play	84,100	340,035	465,191	73,454	34,110	163,106	402,192	214,232	1,776,420
Ecology	132,950	60,000	175,459	532,349	316,328	393,381	804,185	776,843	3,191,495
Sport and Recreation	96,742	88,718	93,126	0	0	133,944	193,718	86,659	692,907
Allotments	8,818	0	0	0	0	31,857	5,099	0	45,774

Burial Spaces

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

Green Belt

There have also been a number of applications approved within the Green Belt over 2022/23, as set out in the table below. Please note that this also includes a number of planning applications where the red line boundary marginally intersects with the Green Belt, but where no built development has been permitted within it. The proposed development set out within the applications below are considered to be compliant with Green Belt policy (CSDP NE6: Green Belt).

Application	Site	Proposal
22/00826/SUB	Land At High Lane Newbottle	Erection of steel portal frame agricultural building, to provide shelter for livestock and storage for bulk feed and bedding.
22/01466/SUB	School House Offerton Village Sunderland	Change of use to coffee/sandwich shop including associated car parking.

22/01600/FU4	Land Within Herrington Country Park Chester Road Penshaw/New Herrington Houghton-le-Spring	Creation of 8 no. new wildlife ponds.
22/02308/FUL	71 Hillcrest Sunderland SR3 3NN	Erection of single storey extension to side/ rear and dormer windows to rear.
22/02030/REM	Land South West Of Herrington Country Park Chester Road Penshaw Sunderland	Reserved matters application (approval being sought for appearance, landscaping, layout and scale) for development of 118 dwellings at Cell 2 on land at Chislehurst Road, Penshaw.
22/01172/FUL	Copt Hill Inn Gillas Lane Houghton-le-Spring	Erection of a single storey orangery to front elevation and lobby to side elevation. (amended description 28.6.22)
22/01200/FUL	Land Rear Of 9 Aspen Close Biddick Woods Shiney Row Houghton-le-Spring DH4 7TU	Change of use of open land to rear as residential garden and erection of boundary enclosure.
22/01833/FUL	Woodville Alice Well Villas Coxgreen Sunderland	Proposed loft conversion including balcony within roof to front and 8 no. roof lights and 2 no. juliette balconies to first storey rear.
22/01169/FUL	Land At Chapelgarth Weymouth Road Sunderland	Creation of a soil storage mound. (Retrospective)
22/01518/FU4	Washington Football Club Stephenson Road Stephenson Washington	Siting of a portable building in the north west corner of the site for sports/leisure purposes.
22/01299/FUL	Highcroft Offerton Lane Sunderland SR4 9JL	Proposed continuation of existing mono-pitch roof to form new first floor bedroom above the existing living room with a rear sun terrace above existing sunroom below.
22/02412/FUL	The Barn 1 Over The Hill Farm Steadings Houghton-le-Spring	Erection of an agricultural building for the storage of agricultural machinery, bedding, feed and winter livestock housing.
22/00857/FUL	Stoneygate Stables Burdon Lane Burdon Sunderland SR3 2PT	Change of use form stables to RSPCA cattery
22/02300/FUL	7 Dalmahoy Usworth Washington NE37 1SF	Erection of single storey extension to rear.
22/01956/FUL	Farm House Flinton Hill Farm Chester Road Sunderland SR4 9JZ	Creation of private outdoor horse arena.
22/02393/FUL	127 Weymouth Drive Houghton-Le-Spring	Change of use of open land to residential garden with new fencing (Retrospective).
22/02765/FUL	Holmeland Farm Stoneygate Houghton-Le-Spring DH4 4NN	Creation of new vehicle access track and fence.
23/00541/FUL	1 - 3 Meadow View Langdale Road Penshaw Houghton-le-Spring DH4 7HY	Creation of two vehicular accesses and boundary wall to front of site (retrospective)

Appeals on Green Belt Land

There have been no appeals allowed within the designated Green Belt within the monitoring year 2022/23.

Settlement Breaks

There were four applications approved within an area designated as Settlement Break within the monitoring year (2022/23). All these related to minor development or householder developments. There were no appeals were allowed within areas of Settlement Breaks within the monitoring period.

Development in Open Countryside

There have been three applications approved within areas of Open Countryside over the monitoring period (2022/23). These are set out in the table below. The proposed developments, set out below are considered compliant with the Open Countryside policy (NE8: Development in the Open Countryside).

Application	Site	Proposal
22/01084/FUL	1 - 3 Meadow View Langdale Road Penshaw Houghton-le-Spring DH4 7HY	Erection of a single storey community building with associated access, landscaping and parking.
22/01485/FUL	1 - 3 Meadow View Langdale Road Penshaw Houghton-le-Spring	Replace white UPVC windows with black aluminium frames (Amended plans received on 24.8.22 to illustrate replacement windows with black frames).
22/01673/HY3	Elemore Golf Club Elemore Golf Course Lorne Street Easington Lane Houghton-le-Spring DH5 0QT	Hybrid planning application comprising of: Full planning permission for change of use of Former Elmore Golf Course to a Heritage and Eco Park with associated infrastructure- including car parking, play areas, woodland planting, grazing areas and wetland.

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

Landscape Character

There has been one appealed allowed within areas designated for landscape protection, this related to household development.

Heritage Coast

There were no appeals allowed within the area designated as Heritage Coast within the monitoring period.

Creating and Protecting Views

There was one appeal allowed within a 1km radius of identified key views and vistas across the Plan-area within the monitoring year. This relates to change of use of an existing property.

Loss of Agricultural Land⁵

Application	Date	Site	Loss of Agricultural Land (including classification (ha))					
			1	2	3a	3b	4	5
22/00987/REM	14.09.22	Land North Of Burdon Lane Burdon Sunderland		0.41ha		1.33ha		
22/01613/FUL	17.10.22	Land South Of Ryhope Southern Radial Route Sunderland			0.006ha	0.06ha		
22/01169/FUL	23.09.22	Land At Chapelgarth Weymouth Road Sunderland		0.31ha	1.22ha	1.6ha		
22/00977/FUL	12.07.22	Land South Of Weymouth Road Chapelgarth Sunderland		1.68ha	0.73ha			
22/01470/REM	26.09.22	Land North Of Burdon Lane Burdon Sunderland		0.61ha	0.78ha	0.23ha		
Total				3.01ha	2.736ha	3.22ha		

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

⁵ Where land is identified as a mixture of two or more agricultural land classifications, the total area is divided equally between those classifications, in the absence of specific measurements of each area/classification.

Water, Waste and Energy

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

Number of Renewable Energy Installations and Capacity Generated by Installed Schemes

There were 1,402 new renewable sites installed between 2015 and 2021. At the end of 2021 Sunderland has 9,464 sites with photovoltaics, 9 with onshore wind and 1 with landfill gas. This equates to an installed capacity of 47.267 MW which is made up of 30.556MW photovoltaics, 14.735MW onshore wind and 1.966MW landfill gas.

Number of Properties Identified as Being at Risk of Potential Flooding (2023)

Year	No. of properties at risk of flooding
Flood Risk Zone 2 Only	396
Flood Risk Zone 3 Only	458

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

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

Number of Flooding Instances and Events

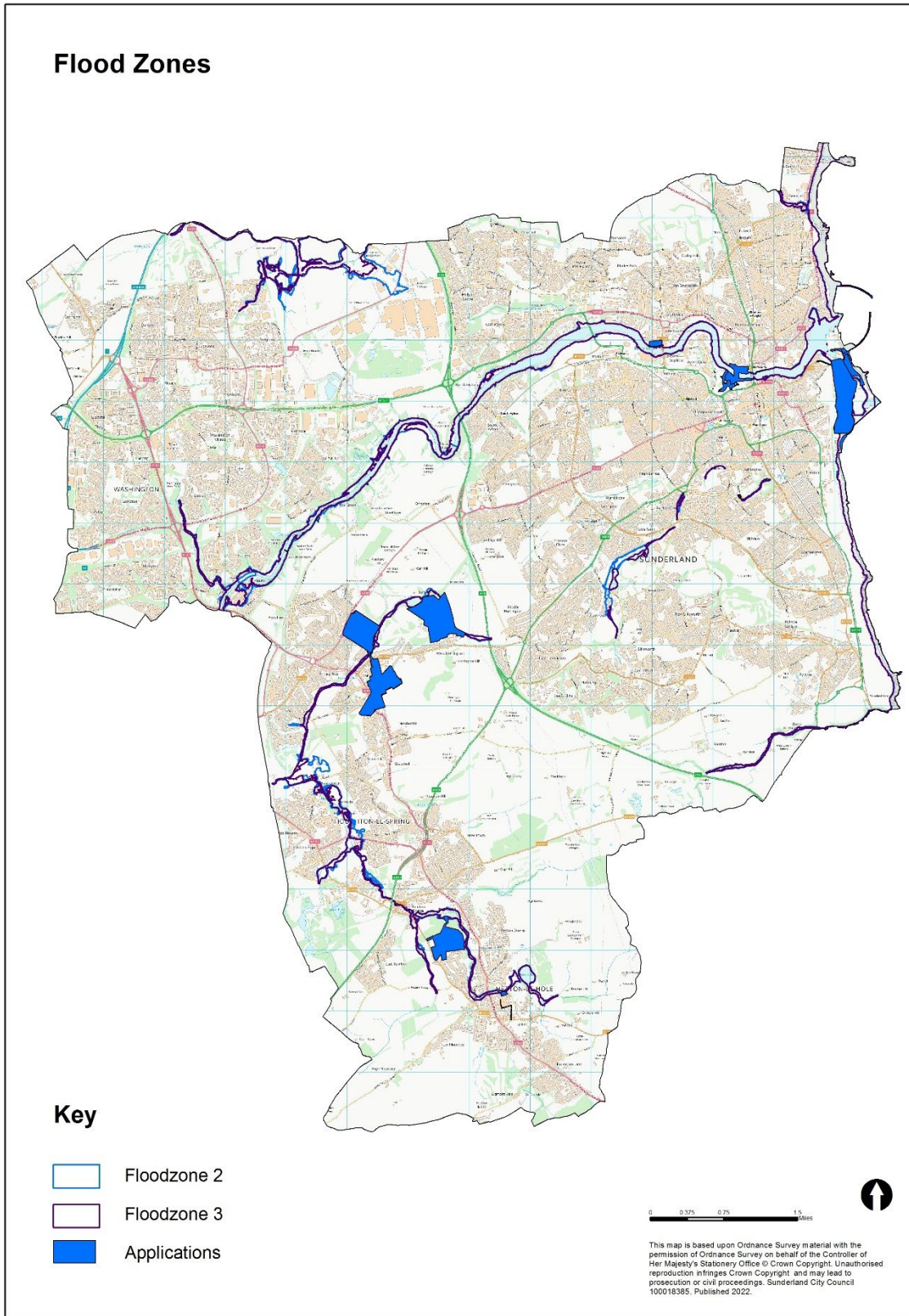
There were 23 flood incidents between April 2022 to March 2023 within the Sunderland Administrative Area.

Planning Applications Approved in Identified Flood Zones⁶

Application	Site	Proposal
22/01330/MW4	East Shore Enterprise Zone Port Of Sunderland East Of Graving Dock South Dock Barrack Street Sunderland	Construction and operation of a waste management facility to process waste plastics to produce synthetic hydrocarbons, together with associated ancillary buildings, plant and machinery, roadways and hardstanding (additional drainage info received).
22/01600/FU4	Land Within Herrington Country Park Chester Road Penshaw/New Herrington Houghton-le-Spring DH4 7EL	Creation of 8 no. new wildlife ponds.
22/01896/FUL	9 Kings Avenue Sunderland SR6 8DE	Erection of a single storey extension to side and rear, replace flat roof to side.
22/01592/FUL	Land At West Quay Crown Road Sunderland	Development of flexible commercial units (Class B2, B8, and E(g) (ii) and (iii)) including mezzanines with associated accesses, car parking, cycle parking, bin stores, landscaping and associated ancillary works.
22/01833/FUL	Woodville Alice Well Villas Coxgreen Sunderland SR4 9JU	Proposed loft conversion including balcony within roof to front and 8 no. roof lights and 2 no. juliette balconies to first storey rear.
22/01818/FU4	Foreshore And Structures Within The Embayment To The Northern Side Of The River Wear To The East Of Wearmouth Bridge South Of Bonners Raff	Installation of artificial rockpools, mussel ropes, and timber framed upper shore habitat on top of the concrete dolphins
22/00721/FUL	10 Burn Crook Houghton-Le-Spring DH5 8NR	Erection of single storey front and rear extensions
22/01431/FU4	Land At Fairacres Houghton-le-Spring DH5 0RS	Siting of 6no portable homes, storage area with associated car parking and access road.
22/02235/FUL	15 Barton Close Washington NE37 3LN	Erection of a single storey extension side and rear

⁶ Please note that this also includes planning applications where the red line boundary marginally intersects with the Flood Risk Zones.

Location of Applications Which Intersect with Identified Flood Zones



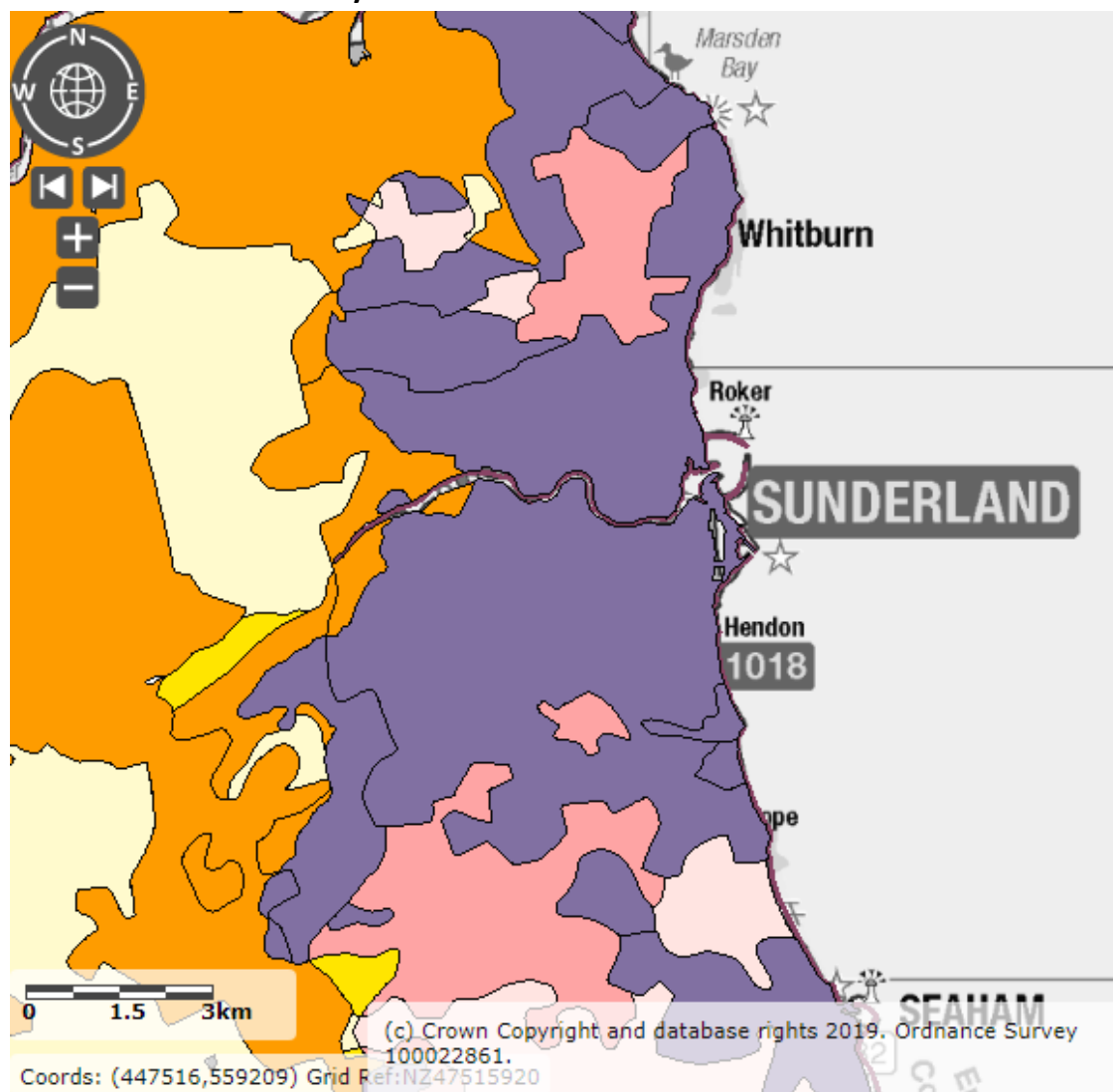
Number of New Developments Incorporating Surface Water Management Solutions

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

Improvement in Groundwater Quality

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

Groundwater Vulnerability



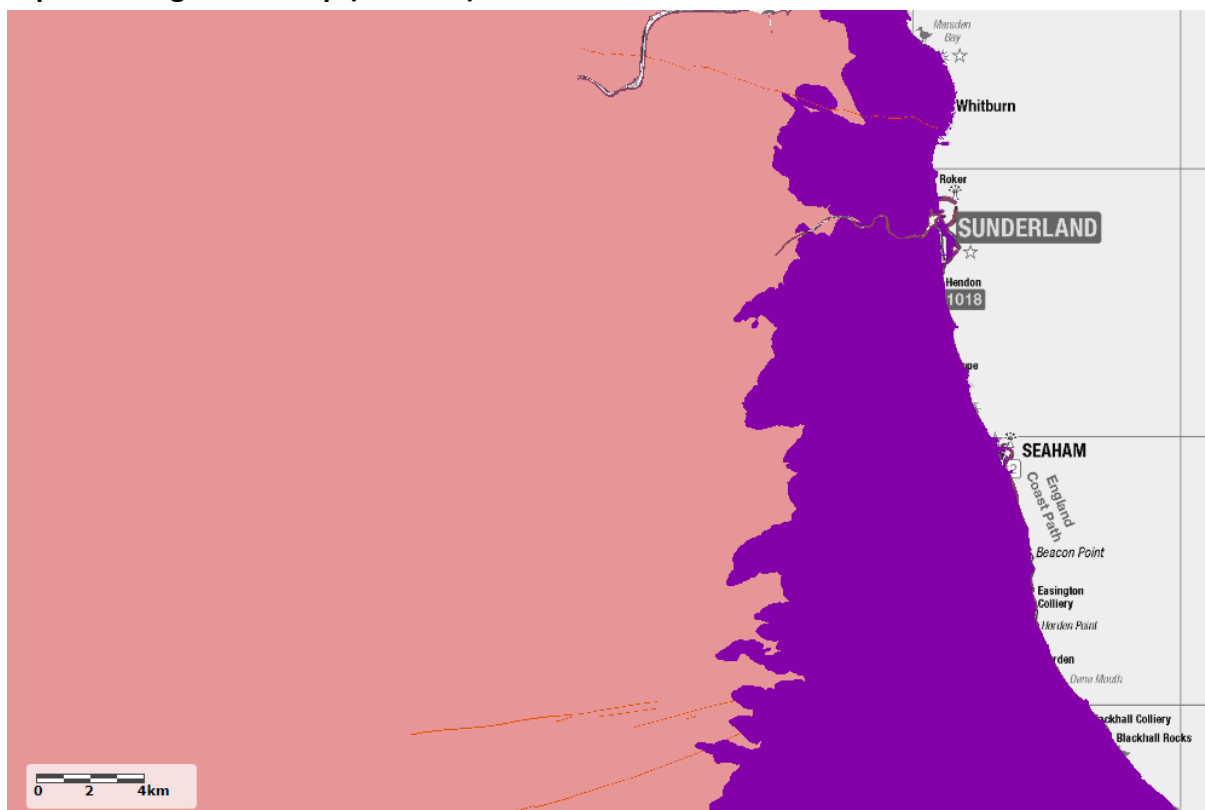
Source: Defra (2019) <https://magic.defra.gov.uk/MagicMap.aspx>

- Major Aquifer High
- Major Aquifer Intermediate
- Major Aquifer Low
- Minor Aquifer High
- Minor Aquifer Intermediate
- Minor Aquifer Low

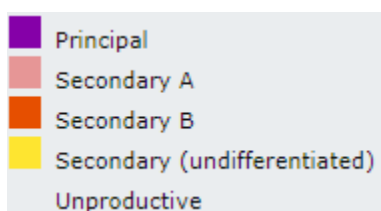
The Groundwater Vulnerability Maps show the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a single square kilometre. The groundwater vulnerability for each aquifer type is expressed as follows:

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

Aquifer Designation Map (Bedrock)



Source: Defra (2020) <https://magic.defra.gov.uk/MagicMap.aspx>

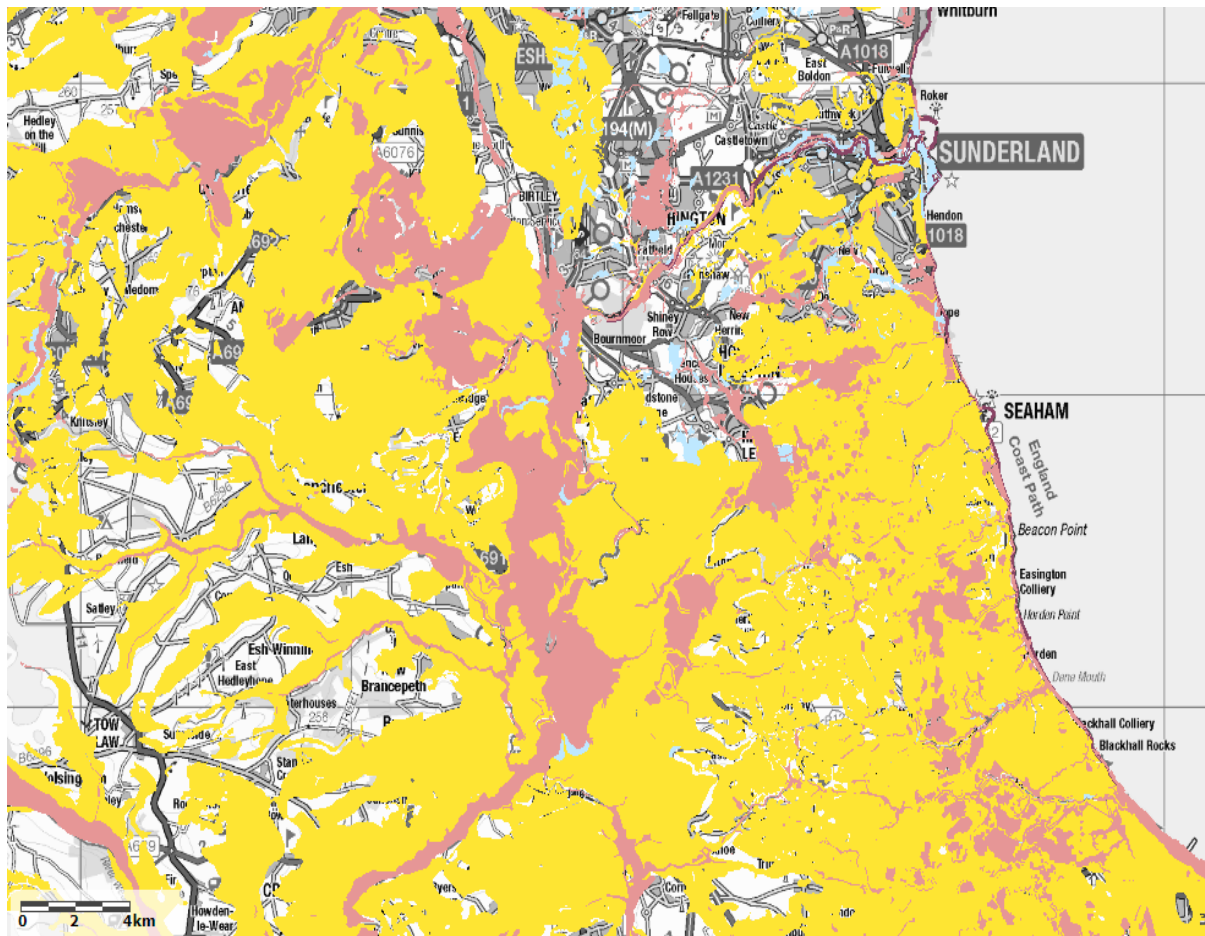


The Aquifer Designation Bedrock Geology map shows aquifer designations for bedrock aquifers in England. Bedrock geology (formerly known as 'solid' geology by the British Geological Survey) is a term used for the main mass of rocks forming the Earth and present everywhere, whether exposed at the surface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

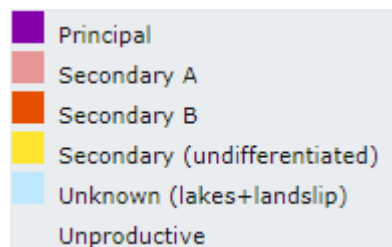
The designations identify the potential of the geological strata to provide water that can be abstracted and have been defined through the assessment of the underlying geology. The designations are attributed directly to BGS 1:50K DiGMapGB-50 data. The aquifer designations are:

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

Aquifer Designation Map (Superficial Drift)



Source: Defra (2020) <https://magic.defra.gov.uk/MagicMap.aspx>



The Aquifer Designation Superficial Deposits map shows aquifer designations for superficial aquifers in England. Superficial deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present. They rest on older deposits or rocks referred to as Bedrock. The designations identify the potential of the geological strata to provide water that can be abstracted and have been defined through the assessment of the underlying geology. The designations are attributed directly to BGS 1:50K DiGMapGB-50 data.

Disposal of Foul Water

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

Loss of Existing and Development of New Waste Management Facilities

There has been no loss of existing or development of new waste management facilities within the monitoring period. A list of existing waste management facilities is included below:

Site Name	Site Operator	Waste Facility Type
Springwell Quarry (Non Haz WT)	Thompsons of Prudhoe	Aggregate recycling and treatment
Hendon S T W	Northumbrian Water Ltd	Biological Treatment
Washington Sewage Treatment Works	Northumbrian Water Ltd	Biological Treatment
Hanrattys Of Sunderland	Pout & Foster Ltd	Car Breaker
Lisburn Autos	Khan S	Car Breaker
Wellington Lane Auto Dismantlers	Mr K Barkley	Car Breaker
J C Atkinson And Son Ltd	J C Atkinson And Son Ltd	Clinical Waste Transfer
Tradebe solvent recycling	Solvent Resource Management Ltd	Haz Waste recycling
Ocean Terminal (Tradebe Solvent Recycling Ltd)	Tradebe Solvent Recycling Ltd	Haz Waste Transfer
Hylton Bank Transfer Station	Sunderland City Council	Haz Waste Transfer
Safety Kleen	Safety- Kleen U. K. Limited	Haz Waste Transfer
Gentoo Houghton Depot	Gentoo Group Limited	Haz Waste Transfer
Gentoo Washington Depot	Gentoo Group Limited	Haz Waste Transfer
Leechmere Waste Transfer Station Facility	Gentoo Group Limited	Haz Waste Transfer
Field House Quarry	A Mc Call & Sons (Houghton-le-Spring) Ltd	Inert LF
Swinney Skip Hire & Haulage	Ian Rawding & Robert Burnett	Inert Waste Transfer
Wilf Husband – Hetton Moor Farm Quarry	Miss Janette Husband And Mr Wilfred Paul Husband	Inert Waste Transfer/Treatment
Monument Park	Premier Waste Recycling Limited	Material Recycling Facility
Stephenson Road Recycling Facility (Saica Natur)	Saica Natur U K Limited	Material Recycling Facility
Materials Recycling Facility (Niramax Group Ltd)	Niramax Group Ltd	Material Recycling Facility
Mill House Scrapyard	Mr David Auld	Metal Recycling
Europa Works	European Metal Recycling Ltd	Metal Recycling
Hay Street, ward brother steel	Ward Bros. (Steel) Limited	Metal Recycling
T Curry & Son (Metal Recycling Site)	T Curry & Son	Metal Recycling
Hendon Scarp Yard	Ward Bros. (Steel) Limited	Metal Recycling
Thompsons of Prudhoe Springwell Quarry (Non-Haz LF)	Thompsons of Prudhoe	Non-Hazardous LF
Houghton Quarry Landfill Site	Biffa Waste Services Ltd	Non-Hazardous LF
Salisbury Street Depot	Stuart McKensie	Non-Haz Waste Transfer
T Curry & Son (Non-Haz WT)	T Curry & Son	Non-Haz Waste Transfer

Thompson Waste Ltd	Thompson Waste Limited	Non-Haz Waste Transfer
Timberpak Ltd	Timberpak Limited	Non-Haz Waste Transfer
Washington Transfer Station	Green North East Trading Bidco Limited	Non-Haz Waste Transfer
Sunderland Skips Ltd	Sunderland Skip Services Ltd	Non-Haz Waste Transfer
Max Recycle UK Ltd	Max Recycle U K Ltd	Non-Haz Waste Transfer/ Treatment
Derek Purvis Skip Hire	Derek Purvis	Non-Haz Waste Transfer/Treatment
5b Freezemoore Road	Grab & Deliver Ltd	Physical Treatment
Port of Sunderland	Northumbria Rds Ltd	Physical Treatment
Hendon Dock Process Plant	Tradebe Solvent Recycling Limited	Physical-Chemical Treatment
Eppleton Quarry	Hall Construction Services Ltd	Reclamation
H D H Car And Van Breakers	Dale Wallace	Vehicle Depollution Facility
Pottery Road, Low Southwick	Commercial Vehicle Exports (Northern) Limited	Vehicle Depollution Facility
Sunderland Recycling Centre	Obrien waste recycling solutions	Waste recycling, Transfer & Treatment
Campground Waste Recycling Centre	Gateshead Metropolitan Borough Council	HWRC
Beach Street Waste Reception Site	Sunderland City Council	CA Site
Jack Crawford House W T S	Suez Recycling And Recovery U K Ltd	Waste transfer (LACW)
Campground Waste Transfer Station	Suez Recycling And Recovery North East Ltd	Non-Haz Waste Transfer

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

Waste Facilities and Collection

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Municipal waste arisings	134,708	132,834	125,183	126,764	126,303	132,286	131,515	121,742
Municipal waste landfilled	3,175	896	588	685	582	411	448	390
Household waste collected	123,239	120,444	113,347	113,004	113,613	120,117	119,933	110,496
% of household waste recycled	29.40%	26.50%	27.10%	27.14%	27.3%	28.09%	28.76%	30.6%

Energy from Waste

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

Sustainable Transport

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

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

The Sunderland Strategic Transport Corridor Stage 3 (SSTC3) between the junction with St. Michael's Way and Northern Spire Bridge is now complete. The official opening took place on 3 November 2021. In addition, improvements have been completed to Testos Roundabout and Downhill Junction as well as the junction at Chester Road and Grindon Lane. Moreover, improvements have also been undertaken at the Doxford/A19 Junction. One section of the Ryhope Doxford Link Road (RDLR) remains to be delivered, which relates to the consented 'fourth arm', following the completion of the 'Missing Link' in January 2023.

Bus/Metro Ridership

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

Bus Journeys In Tyne & Wear

Year	Total
2022/23	94.979m

Metro Patronage

Year	Total
2022/23	29.255m

Number of Parking Spaces in Car Parks Around The Ring Road

The number of parking spaces in car parks around the ring road has increased during the year following the completion of the new multistorey car park at Riverside Sunderland.

Council Car Parks	Spaces
St Marys	482
Sunniside	653
Boughton Street	56
Charles Street	28
Gorse Road	54
Nile Street	49
Tatham Street	93
West Wear Street	28
High Street West	39
Sunderland Riverside	650
Total	2,132

Public Realm Schemes Implemented

Keel Square was officially opened in 2015. High Street West public realm improvements were completed in 2017. Minster Quarter Access Road was completed in July 2019 adjacent to Gillbridge Police Station, work to transform Minster Park, Sunderland Minster Churchyard and two historic pubs within the Minster Quarter is now complete. Furthermore, improvements to public realm at Garden Place and High Street West (the Peacock Pub and St Michaels Way) have also been completed.

Public realm improvements within the Vaux are ongoing and public realm improvements are currently taking place for Holmeside and the surrounding Sunderland Station in 2022/23.

Traffic Flows Monitoring (Vehicular and Cycling)

The most recent data is the 2019 Annual Average Weekday Traffic (AAWT) from the Traffic and Accident Data Unit (TADU) which is divided by sub-area and main road. This data is summarised in the tables below. It should be noted that no traffic survey work was undertaken over 2020/21, as figures would be unreliable due to fluctuations in use of the road network during Covid-19 lockdown restrictions.

Summary flows for the central Sunderland north cordon

Site	Location	2022 AAWT
504	A1231 Wessington Way East of Castletown Way	12,258
510	C508 North Hylton Road East of Castletown Way	11,480
511	U5009 Redcar Road At Maplewood School	No new data
512	B1291 Thompson Road North East of Carley Hill Road	17,300
513	A1018 Newcastle Road South of Grange Park Avenue	16,081
514	A183 Dame Dorothy Street North East of Church Street	14,389

527	U5011 Wembley Road North of Old Mill Road	2,920
531	C509 Fulwell Road Extension North of Roker Avenue	No new data
Subtotal North of The River Wear		74,428

Summary flows for the central Sunderland south cordon

Site	Location	2022 AAWT
188	B1405 Pallion New Road West of Queen Alexandra Bridge	10,151
189	C511 Hylton Road East of Peacock Street	No new data
190	A183 Chester Road East of Kayll Road	10,695
193	A1018 Ryhope Road North of The Cedars	Missing data
194	C515 Commercial Road North of Robinson Terrace	Missing data
207	U5006 Suffolk Street South of Athol Road	No new data
208	U5031 Toward Road South of Gray Road	2,056
508	A690 Durham Road South of Meadowsid	No new data
509	C514 Tunstall Road North of Homelands Park	10,407
Subtotal South of The River Wear		33,309
Total Sunderland Central Cordon		107,737

Summary flows for the Sunderland – South Tyneside cordon

Site	Location	2022 AAWT
180	A184 Newcastle Road At District Boundary	No new data
181	A1018 Sunderland Road South of Moor Lane	13,640
182	A183 Whitburn Road North of South Bents Avenue	11,886
213	Downhill Lane, 500m East of A1290	No new data
525	C507 Hylton Lane At Borough Boundary	Missing data
5201	A1290 Washington Road South of Downhill Lane	No new data
Total		25,526

Summary flows for the outer Sunderland cordon

Site	Location	2022 AAWT
21	A1018 Ryhope Road Just North of County Boundary	No new data
112	A1231 Wessington Way East of A19 Interchange	33,660
133	B1286 St. Aidan's Terrace South of A19	9,016
183	A183 Chester Road East of A19	36,695
184	A690 Durham Road North East of A19	No new data
187	B1287 Seaview At County Boundary	7,109
238	C517 Burdon Lane West of A19	4,115
534	E435 City Way 500m East of A19 Roundabout	No new data
Total		90,595

Summary flows for the Washington cordon

Site	Location	2022 AAWT
125	A1231 Sunderland Highway West of A19	42,602
127	A195 Northumberland Way North of Stephenson Road	13,307

128	A182 Washington Highway South of A194(M)	No new data
129	A195 Western Highway East of A1(M) Interchange	Missing data
131	C503 Fatfield Bridge	2,785
507	A1290 Washington Road West of Nissan Junction	Missing data
516	A1231 C-I Link East of A194(M)	Missing data
517	U5034 Bone Mill Lane 450m East of Picktree Lane	2,815
530	C500 Peareth Hall Road 80m West of A194(M) Overbridge	No new data
532	C506 Rickleton Way 10m East Beamish Drive	No new data
533	U5051 Birtley Road West of Picktree Lane	13,084
599	A182 Washington Highway South Bonemill Lane	No new data
Total		148,716

Summary flows for the A19 South of River Tyne

Site	Location	2022 AAWT
12	A19 South of Burdon Lane Overbridge	42,811
124	A19 North of A690 Interchange	No new data
123	A19 South of Hylton Bridge	No new data
122	A19 South of Testo's Roundabout	No new data

Summary flows for the A690

Site	Location	2022 AAWT
202	A690 Durham Road East of Old Durham Road	No new data
5215	A690 Houghton Cut North of A182 Off Slip	No new data
5214	A690 Durham Road South East of High Lanes	31,064
506	A690 Durham Road at Parkside Farm	29,295
184	A690 Durham Road North East of A19	No new data
66160	A690 Durham Road South West of Bede College	No new data
508	A690 Durham Road South of Meadowside	No new data
66569	A690 New Durham Road at Burn Park	No new data

Summary flows for Newcastle Road

Site	Location	2022 AAWT
10	A1018 Wearmouth Bridge	37,844
595	A1018 North Bridge Street North of Dundas Street	No new data
513	A1018 Newcastle Road South Grange Park	16,081
66567	A1018 Shields Road South of Dovedale Road	No new data
181	A1018 Sunderland Road South of Moor Lane	13,640

Summary flows for Ryhope

Site	Location	2022 AAWT
5217	B1522 Ryhope Road North of SRR Junction	9,136
5220	B1522 Ryhope Road – North of Toll Bar Road	No new data
66162	B1522 Ryhope Road at Southmoor School	8,104
193	B1522 Ryhope Road North of The Cedars	No new data

*2017 data

Number of Road Traffic Accidents

The latest data available from the Traffic and Accident Data Unit (TADU) is set out in the Road Accidents in Tyne and Wear Annual Report (2021) which is summarised in the tables below:

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

Month	2021
January	33
February	29
March	34
April	19
May	29
June	23
July	23
August	19
September	22
October	26
November	32
December	26
Total	315
Average	26

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

Month	2022
January	0
February	1
March	0
April	1
May	0
June	2
July	1
August	0
September	0
October	0
November	1
December	1
Total	7
Average	0.6

Applications Granted Contrary To Local Highway Authority Advice

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

Travel Plans Approved

Year	Travel Plans Approved
2022/23	7

Number of Electric Vehicle Charging Points Approved

Year	Electric Charging Points Approved*
2019	6 Rapid Charging Units with 16 socket connections at West Wear Street
2020	2 rapid charges installed at Concord
2021	Number of rapid chargers installed at Concord increased from 2 to 4
2022	10 on-street fast chargers installed at various locations within city

*refers to publicly accessible charging points.

In addition to the installations identified above, a significant number of fast-charge point sockets have been installed within the new Riverside Sunderland multi-storey car park. As these were completed beyond the monitoring period, these will be picked up within the next annual report.

Improvements to the Cycle Network

There have been a number of road improvements to the Cycle Network. These include the Warden Law drainage improvement scheme, resurfacing of the Coast-to-Coast route near Pattinson Road, Washington. Moreover, there has been resurfacing of the National Route 1 at Silksworth and National Route 70 (Walney to Wear) at Burdon Road. In addition, over the course of the current monitoring year (2022/23), improvements have been made principally along Whitburn Road and the A690.

In relation to Whitburn Road, improvements have been made from the Historic Tram Shelter to Roker Ravine (700m). There has been an upgrade to the exiting cycle and pedestrian facility. This change has introduced physical segregation between the pedestrians and cycles and introduced several controlled pedestrian crossing points along its length

Along the A690, a 5.5-kilometre pedestrian / cycle route has been introduced. This is located at the city boundary with County Durham and follows the A690 alignment to Doxford International Business Park. The new route links East Rainton and Houghton to the A690/A19 junction, providing an off-carriageway facility that provides links to Rainton Bridge Business Park, Houghton Town Centre and to multiple local amenities along its route.

Minerals

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

Capacity of Permitted Sand and Gravel Reserves for Aggregate Use in Tyne & Wear

Year	Permitted reserves
2020	5,498,000

Source: North East Local Aggregates Assessment 2022

Safeguarding and Sterilisation of Mineral Resources

It is recommended in the Joint Local Aggregates Assessment that crushed rock resources in Tyne and Wear are given appropriate policy protection and safeguarded in the CSDP. These are given appropriate protection in the CSDP and safeguarded as set out in Appendix 3 of the Plan.

Planning Applications Granted in Close Proximity to Existing Waste Management Sites

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

Number of Applications Granted in MSA for Non-mineral Development

There have been 568 applications granted in MSA for non-mineral development over the monitoring period (2022/23) It is not considered that any of these applications have unduly sterilised any opportunities for future mineral extraction.

Opencast coal applications and permissions

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

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

There have been 46 applications approved within area identified as high-risk by the Coal Authority within the monitoring period (2022/23). All of those which require a Coal Mining Risk Assessment have had one submitted.

Restoration Schemes Implemented

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

Infrastructure and Delivery

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

Essential Infrastructure Projects Delivered in Line with the Infrastructure Delivery Plan

The SSTC3 to the A1231 between the junction with St. Michael's Way and Northern Spire Bridge is now complete. The official opening took place on the 3 November 2021. In addition, improvements have been completed to Testos Roundabout and Downhill Junction as well as the junction at Chester Road and Grindon Lane. Moreover, improvements have also been undertaken at Doxford Junction. Also, the eastbound approach to the A19 at the A690 has also been completed.

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

Financial year	S106 Agreements Signed	Deeds of Variation Signed
2022/23	18	3

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

Infrastructure Type	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Play	258,340	488,597	399,689	210,300	129,035	0	31,680	0	1,517,641
Ecology	103,625	738,887	2,912,560	54,006	595,908	950,525	773,570	339,191	6,468,272
Sport and Recreation	0	504,450	1,111,808	221,800	127,000	198,325	887,640	148,600	3,199,623
Education	820,096	3,262,962	4,896,680	1,502,804	1,673,330	1,187,888	3,757,016	1,204,598	18,305,374
Affordable Housing	0	0	181,802	733,000	560,331	0	0	0	1,475,133
Allotments	0	50,445	38,475	13,680	25,992	9,833	109,235	28,982	276,642
Highways	30,000	1,259,076	1,606,141	755,843	264,000	276,405	3,183,279	198,444	7,573,188
Public Transport	20,000	336,440	402,681	50,560	0	36,340	410,494	23,324	1,279,839
Total	1,232,061	6,640,857	11,549,836	3,541,993	3,375,596	2,659,316	9,152,94	1,943,042	30,942,701

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

Infrastructure Type	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Play	84,100	340,035	465,191	73,454	34,110	163,106	402,192	214,232	1,776,420
Ecology	132,950	60,000	175,459	532,349	316,328	393,381	804,185	776,843	2,388,114
Sport and Recreation	96,742	88,718	93,126	0	0	133,944	193,718	86,659	692,907
Education	296,576	609,091	951,693	352,824	389,735	1,340,817	1,500,316	1,819,850	7,260,902
Affordable Housing	237,994	178,481	485,294	0	0	486,336	618,116	500,438	2,506,659
Allotments	8,818	0	0	0	0	31,857	5,099	0	45,774
Highways	0	198,000	0	41,766	326,143	217,908	401,527	64,151	1,249,495
Public Transport	0	0	0	8,000	181,959	49,457	18,847	45,428	303,691
Public Open Space	0	0	0	0	56,257	28,204	31,088	78,776	194,325
Total	857,180	1,474,325	2,170,763	1,008,393	1,304,532	2,845,010	3,171,707	3,586,377	16,418,287

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

Infrastructure Type	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Play	184,440	226,076	168,698	0	259,942	64,242	175,363	453,185	1,531,946
Ecology	6,180	32,598	172,837	54,167	62,536	72,409	93,773	73,543	568,043
Sport and Recreation	0	0	0	0	0	132,639	90,000	179,486	402,125
Education	204,123	150,000	323,609	0	496,422	1,507,511	1,192,306	900,669	4,774,640
Affordable Housing	0	0	0	0	9,342	119,471	671,191	0	800,004
Allotments	0	0	0	0	0	0	0	0	0
Highways	170,109	49,098	0	0	58,664	463,350	342,408	78,759	1,162,388
Public Transport	0	0	0	0	0	0	0	0	0
Public Open Space	0	0	0	0	0	73,736	42,918	0	116,654
Total	564,852	457,772	665,144	54,167	886,906	2,433,358	2,607,959	1,713,413	9,383,571