

Sunderland City Council

Authority Monitoring Report 2024-25

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

October 2025

Contents

Introduction	3
Quick Reference Table	4
Duty to Cooperate	12
Local Development Scheme.....	14
Spatial Strategy and Strategic Developments	17
Healthy and Safe Communities.....	26
Homes	30
Economic Growth.....	36
Vitality of Centres	40
Built and Historic Environment.....	46
Natural Environment	52
Water, Waste and Energy	59
Sustainable Transport	68
Minerals	74
Infrastructure and Delivery.....	76

Introduction

The Annual Monitoring Report (AMR) 2024/25 provides information from the tenth 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 2024 to 31 March 2025 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	
		Main Town Centre Use (A1 - A5) Development in Houghton (sqm)	
		Main Town Centre Use (A1 – A5) Development in Houghton Primary Shopping Area (sqm)	
		Percentage Of Primary Frontages In Non-A1 Use In Designated Town Centre	
SS7	The Coalfield Housing Growth Areas	Housing Completions Within Each HGA	
		Developer Contributions Collected In Each HGA	
		Housing Mix In Each HGA	
Healthy and Safe Communities			
SP7	Healthy and Safe Communities	Life Expectancy At Birth	
		Obesity Rates	
		Air Quality	
		Water Quality	
		Number Of Hot Food Takeaway Units In The Plan Area	
		Planning Applications Requiring The Submission Of A Health Impact Assessment That Have Had One Submitted	
HS1	Quality of Life and Amenity	Air Quality	
		Water Quality	
HS2	Noise-sensitive Development	Planning Applications Requiring The Submission Of A Noise Assessment That Have Had One Submitted	
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	
Homes			
SP8	Housing Supply and Delivery	Housing Completions Against The Overall Plan Period Target For 13,410 Net Additional Homes To 2033	
		Housing Delivery Against Annual Requirement Of 745pa Net Additions	
		Windfall Delivery Of New Homes On Unallocated Sites And Small Sites	
		Housing Conversions – Gross And Net Additions And Losses	
		Housing Trajectory	
		Housing Land Availability: <ul style="list-style-type: none"> 5-Year Supply Of Deliverable Sites 15-Year Supply Of Deliverable And Developable Sites (Incl. Broad Areas) 	
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	
		Number Of Custom And Self-Build Plots Approved	

		Densities Of New Housing Developments Completed Within Each Spatial Area (Average Dwellings/Ha)	
		Percentage Of New Build Dwellings Which Meet Building Regulations MH4 (2) Accessible And Adaptable Standard	
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	Green
		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 the North East Combined Authority, Local Nature Partnerships (LNP), private sector bodies and utility and infrastructure providers.

The National Planning Policy Framework (NPPF) (2025) 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 (2025) 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 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.

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.

Sunderland City Council have also signed several Statements of Common Ground with neighbouring authorities in support of their respective Local Plans.

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 February 2025 and is publicly available on the Council's webpage here: [LDS February 2025](#).

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. A plan review was undertaken in December 2024, which determined that at that time it was considered that the Policies remained fit-for-purpose.
- 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 at that time it was considered that the Policies remained fit-for-purpose. Subsequently in July 2024 a Regulation 18 draft AAP was published for consultation, which seeks to align the AAP with the newly designated North East Investment Zone. A Regulation 19 draft of the revised AAP was published for consultation in March 2025.
- '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.

Supplementary Planning Documents are intended to expand upon or provide further details to policies in the Development Plan. New or replacement Supplementary Planning Documents will go through a consultation process in accordance with the Statement of Community Involvement. Supplementary Planning Documents are not subject to examination but are adopted by the City Council, having been informed by community and stakeholder involvement in their preparation. Once adopted, Supplementary Planning

Documents will form part of the Local Plan as non-statutory documents and will be a material consideration in the determination of planning applications.

The Council must also produce a Statement of Community Involvement (SCI) setting out how it intends to consult and involve the community in the preparation and review of local development documents and in development management decisions. The Council's current SCI was published in 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](https://www.sunderland.gov.uk/media/22415/SCI-June-2020/pdf/SCI_-_June_2020.pdf?m=637279224777130000)

Local Development Schemes (LDS) 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 preparation of the Local Plan 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	Summer Autumn 2024	Approved December 2024	Slight slippage but has now been approved.

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 Council alongside South Tyneside Council are preparing a replacement IAMP AAP. The milestones associated within this document are outlined in the table below.

Document	LDS Milestone	LDS Target	Current Progress	Progress against LDS Target
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International Advanced Manufacturing Park Area Action Plan New Plan	Regulation 18	Summer 2024	Consultation during July-Sept 2024.	Met
	Regulation 19	Spring 2025	Undertaken March to May 2025	Met
	Submission	Autumn 2025	On Track	NA
	Adoption	Winter 2026	On Track	NA

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:

2025 LDS Timetable				
SPD	Primary Consultation	Draft SPD (Regulation 12/13)	Adopted SPD (Regulation 14)	Progress
Biodiversity	Scoping Report Winter/Spring 2020	Summer 2025	Winter 2025	The biodiversity SPD Scoping Report was published for consultation in February 2020. Consideration is being given to a revised timeline for the preparation of the SPD.
Planning Obligations Update	Scoping Report: Jan-Feb 2025	Spring 2025	Autumn 2025	The revised Planning Obligations SPD will be reported to Cabinet for adoption in September 2025

Spatial Strategy and Strategic Developments

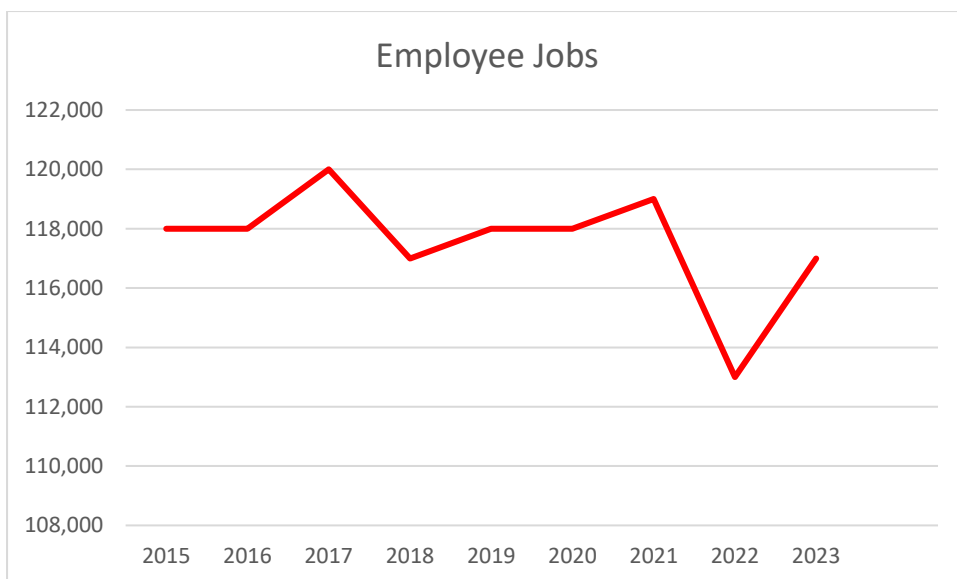
The Spatial Strategy section of the CSDP sets out policies for the overall strategy for development, growth and investment in Sunderland to 2033. It contains policies allocating strategic development sites across the spatial sub-areas and identifies locations where development should take place in order 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 2024/25 (excluding student accommodation) is 8,304. This represents a surplus of 850 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	229
2022/23	987	745	242
2023/24	896	745	151
2024/25	771	745	26
Overall	8,300	7,450	850

There were 117,000 (employee) jobs in the Sunderland Administrative Area in 2023 according to data published by the ONS¹. The number of employee jobs identified by the ONS has fluctuated over the plan period.

¹ ONS Business Register and Employment Survey



Source – ONS Business Register and Employment Survey

Employment Land (ha)

There has been 31.21 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	11,863	203,056	131,211

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
29,328	16,969	7,965	19,121	6,511	4,969

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 2024/25, this equates to over a third of that required over the plan period.

Urban Core and Vaux Strategic Site Allocation

Urban Core Areas of Change

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

student accommodation. In addition, a renewal scheme at Nile / Villiers Street (24/00562/FU4) has commenced on site for the development of 75 homes.

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 which is expected to open in early 2026.

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 (2024/25), however the new city centre campus for Sunderland College opened in Park Lane in 2015. In addition, a new surface level car park at the former Railway Club and Sinatra's Public House (22/01076/LP3) has recently been completed. Furthermore, the redevelopment of the former Civic Centre site (21/02938/FD4), located to the south of the Holmeside Quarter is currently under construction for residential development.

Stadium Village is identified for leisure-led mixed-use development and to assist in driving forward this area, the Riverside Sunderland Supplementary Planning Document (SPD) was adopted in December 2020. This document seeks comprehensive development across the whole of the Riverside Sunderland area, which includes the Stadium Village sub area. Planning permission for a new pedestrian and cycling bridge which will link up both the north and south banks of Sunderland Riverside (20/02391/LP3) was approved in March 2021 and is almost complete at time of writing this document. The bridge is now officially known as the Keel Crossing. Furthermore, the Sheepfolds Stables, a mixed-use leisure destination (22/02245/FUL) opened to the public in Summer 2024. Work has been completed on the Construction Skills Academy (22/00140/LP3) at Land South of Millennium Way and Hay Street, with the building due to open in September 2025. In July 2025, a planning application (25/01416/HY3) was submitted for the comprehensive development of the Sheepfolds area. This includes the development of up to 600 homes and various forms of commercial and mixed development.

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. Work is well underway on this development. 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 now complete,

which provides a new office development to the north of City Hall named Maker and Faber. In July 2025, it was confirmed that online food ordering platform Just Eat would be the first occupier of the building relocating from Rainton Bridge. 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. A further planning application for 16 residential units was approved in 23/24 on the Vaux site (22/00173/FU4). The application replaced a previously approved housing cluster, increasing it from 13 dwellings to 16 and was part of the 'Homes of 2030' design competition organised by the Royal Institute of British Architects. Overall Vaux will see the development of 135 homes.

Office Floorspace within the Urban Core (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 2024/25.

Application	Site	Proposal	B1(a)
23/01455 /FUL	Upper Floors 17 Fawcett Street Sunderland	Change of use of existing upper floors of property from office use to 3no flats, to include alterations to windows and doors.	-215
24/01575 /FUL	Mason Amusements 44 Holmeside Sunderland	Change of use to No.2 commercial units and No.8 residential apartments.	259
24/01110 /FUL	11A, B And C Stockton Road and Rear Of 1 Olive Street, Sunderland	Change of use from Offices (Class E) to 4no. apartments (Class C3).	-275
24/01747 /FUL	The Place, Athenaeum Street Sunderland	Change of use from offices (Use class E) to Education (Use class F1) learning and non-residential institution	-2,850
Total (sqm)			-3,081

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

There have been three permissions granted for main town centre uses within the city centre over the monitoring period, however, the net result of two of these applications netted out at zero. The net addition/loss to overall retail floorspace for 2024/25 is shown below.

City Centre	A1	A2	A3	A4	A5
Net Additional Floorspace (sqm)	0	-175	0	0	0

City Centre Primary Shopping Area	A1	A2	A3	A4	A5
Net Additional Floorspace (sqm)	0	0	0	0	0

Washington Sub-areas and Strategic Site Allocations

Economic Growth

The net addition or loss of 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
102	0	8,642	192,185	89,355

Permissions for the addition or loss of employment floorspace (sqm) on identified Employment Areas within the Washington sub-area over the monitoring period 2024/25 are set out in the table below:

Applicat ion	Site	Proposal	B1(a)	B1(b)	B1(c)	B2	B8	Allocation
24/0066 3/FUL	26 Phoenix Road Crowther, Washington NE38 0AD	Change of use from storage to jujitsu training academy.					-229	KEA10: Crowther

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

There were no planning applications within Washington Town Centre which resulted in the gain or loss of main town centre floorspace (A1-A5) in monitoring year 2024/25.

Housing Growth Areas

To date, there has been 66 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 approved 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

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

Both Marley Potts and Carley Hill areas have seen significant investment in the housing stock over the plan period to date. 105 homes have been built on the former North Hylton College site. More recently a development of 24 houses has been completed at Eastbourne Square and work has also started on the former Carley Hill School site (Cricketers Hill), which has planning consent in place for 115 dwellings, 28 homes have been delivered on this site over monitoring year 24/25.

Housing Growth Areas

There have been no completions at HGA5: Fulwell.

Economic Growth

The net addition or loss of 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
-1,884	0	-3,927	-976	5,287

Employment Permissions in North Sunderland – Allocated Employment Land

There were no applications for the addition or loss of employment floorspace (sqm) on identified Employment Areas within the North Sunderland sub-area over the monitoring period 2024/25.

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 96 affordable homes (22/00970/FUL) on a cleared site at Harrogate Street and Amberley Street, Hendon has been approved. In addition, planning consent was granted in June 2024, (23/02397/HY4) for a £450m film studio on land at the Former Groves site. Enabling works have commenced to prepare the site for development.

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
-11,351	0	6,972	7,804	23,801

Employment Permissions in South Sunderland – Allocated Employment Land

There were two permissions for the addition or loss of employment floorspace (sqm) on identified Employment Areas within the South Sunderland sub-area over the monitoring period 2024/25.

Application	Site	Proposal	B1(a)	B1(b)	B1(c)	B2	B8	Allocation
22/01123/ FU4	Land At Deptford Terrace	Erection of 6 no. general industrial (Use Class B2) or storage and distribution (Use Class B8) units; 7 no. trade warehouses with ancillary trade counters (Use Class B8) or light industrial (Use Class E (g) ii and iii) units; drive thru coffee shop (Use Class E); an EV charging station,			5,129	5,130	5,130	KEA6: Deptford
23/01526/ FU4	Former Littlewoods Home Shopping Group Commercial Road	Demolition of existing warehouse and construction of seven units for general industrial, storage and distribution or light industrial.			1,904	1,905	1,905	KEA1: Hendon
Total					7,033	7,035	7,035	

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 998 dwellings having been completed by 31 March 2025.

Housing Completions on Each Site

Year	Cherry Knowle	Chapelgarth	South Ryhope	Land North of Burdon Lane	Total
2024/25	8	66	35	153	262

Number of Affordable Homes Completed

Of the completions on SSGA sites, there were 41 affordable completions within the SSGA within the monitoring year 24/25.

Developer Contributions Collected

There has been £9,364,932 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

All four housing sites are under construction, with 998 homes already completed, including a number of affordable homes. Two school extensions have been delivered and a further extension to a primary school was completed in September 2024. The rebuilding of a secondary school was also completed in September 2024. A new SEND school has been constructed and is in operation. The Ryhope and Doxford Link Road is now fully constructed and in operation. The neighbourhood centre has outline planning permission in place.

Planning Applications Received/Granted Within Settlement Breaks

There were no planning applications which were approved in the Settlement Break over monitoring period 2024/25.

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 was one application approved within the Coalfield settlement break which related to the development of a batting line at East Rainton Cricket Club (24/02286/FUL).

Housing Growth Areas

To date, there has been 52 housing competitions associated with HGA6: Penshaw.

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

In April 2024 an application for the siting of touring caravans was partly allowed at appeal (APP/J4525/C/23/3316944), which relates to the siting/ stationing of touring caravans at Railway Street, Grasswell, Houghton Le Spring.

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
0	0	176	4,043	12,767

Employment Permissions in The Coalfield – Allocated Employment Land

There were no planning permissions for the addition or loss of employment floorspace (sqm) on identified Employment Areas within the Coalfield sub-area over the monitoring period 2024/25.

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

There were three applications which resulted in the gain or loss of main town centre floorspace within Houghton Town Centre in monitoring year 2024/25.

Application	Site	Proposal	A1 Conv	A1 Comp	A2	A3	A4	A5
24/00372/F UL	The Prospect Victoria Terrace Shiney Row Houghton-le-Spring	Erection of single storey extension to rear.			9			
24/00358/F UL	Land At Philadelphia Newbottle	Erection of retail unit (Class E) with associated access, car parking, hard and soft landscaping and associated works.	1,915					
24/01718/F UL	Chilton Wine Stores 5 North View Terrace Houghton-le-Spring	Change of use of ground floor shop unit and storage into a self contained 2 bedroom flat.	-110					
Total			1,805		9			

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
2023	76.8	77.4	79.3

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
2023	81.2	81.5	83.2

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

Overweight/ Obesity Rates

Period	Percentage of adults (aged 18+) classified as overweight or obese (%)		
	Sunderland	North East	England
2023/24	71.8	70.4	64.5

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 2024/25, ‘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 2025. This explored the composition of all designated centres within Sunderland. It identified that there were 150 hot food takeaways within Sunderland’s designated centres. This equates to a reduction relative to the previous monitoring year where 154 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 (HIA). There were six applicable applications in the monitoring period 2024/25, five of which included a HIA.

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 2024/25. Each application in the table has subsequently had the assessment approved and the condition discharged.

Application	Site	Proposal
24/00698/DIS	Land To The North of Stone Cellar Road, Usworth, Washington	Discharge of condition 13 (Noise Mitigation) attached to planning application 22/00137/FU4 - Part 5 of 9
24/00958/DIS	The Stable At the Sheepfolds Easington Street, Sunderland	Discharge of condition 8 (noise management plan) attached to 22/00106/FUL (part 1 of 6)
24/00969/DIS	The Stable At The Sheepfolds Easington Street Sunderland	Discharge of condition 9 (noise assessment) attached to 22/00106/FUL (part 2 of 6)
24/01400/DIS	Youth Offending Service Lambton House, 145 High Street West, Sunderland	Discharge of condition 5 (Noise Assessment) attached to 23/01903/FUL
24/01243/DIS	Land North of Burdon Lane Burdon, Sunderland	Discharge of condition 29 (external noise impacts) attached to 22/00853/VA4 (part 11 of 14).
24/01244/DIS	Land North Of Burdon Lane Burdon Sunderland	Discharge of condition 30 (Reserved matters noise assessment) attached to 22/00853/VA4 (part 12 of 14).
24/01391/DIS	Chapelgarth , South Of Weymouth Road Sunderland	Discharge of Condition 22 (Construction Noise and Vibration) attached to 20/02265/VA4. Part 9
24/01646/DIS	Land North Of, Burdon Lane Burdon, Sunderland	Partial Discharge of Condition 29 (29b) (External noise impacts) attached to planning application 23/00663/VA4 (Part 9 of 12)
24/01649/DIS	Land North Of Burdon Lane Burdon Sunderland	Discharge of condition 30 (Reserved matters noise assessment) attached to planning application 23/00663/VA4 (Part 10 of 12)
24/01859/DIS	Saint Cuthberts Methodist Church, Ryhope Street South Sunderland, SR2 0AA	Discharge of condition 5 (Noise Amelioration) attached to 23/00267/LP3

24/01863/DIS	Adjacent 6, Church Street Southwick, Sunderland	Discharge of condition 6 (noise management plan) attached to 23/02224/LP3
24/02205/DIS	36-39 Stockton Road And 1 Mary Street, Sunderland	Discharge of condition 7 (Scheme of noise mitigation levels) attached to planning application 23/02399/FUL (Part 4 of 4)
24/02343/DIS	1 Victoria Place, Sunderland	Discharge of condition 4 (Noise Insulation Scheme (PH)) attached to planning application 22/01961/FUL
24/02366/DIS	Land At Former Forest Estate/South Of Murton Lane, Easington Lane	Discharge of condition 10 (noise mitigation) attached to 23/02631/FU4 (part 2 of 5).
24/02461/DIS	Springwell Medical Group Springwell Road, Sunderland	Discharge of condition 4 (Noise) attached to planning application 24/00183/FUL
25/00219/DIS	Land South Of Colliery Lane Hetton-le-Hole	Discharge of condition 25 (noise) attached to 23/00747/FUL (Part 3 of 3).
25/00243/DIS	Saint Cuthberts Methodist Church, Ryhope Street South Sunderland	Discharge of condition 5 (Noise Amelioration Measures) attached to planning application 24/01763/VA3

Contaminated Land

The applications set out below are those which have had conditions attached requiring the remediation of contaminated land over the monitoring period 2024/25. Each application in the table has subsequently had the associated conditions discharged.

Application	Site	Proposal
24/02227/DIS	Land To South Of Leechmere Road Grangetown	Discharge of condition 17 (Contamination verification) attached to planning application 24/00919/VA4
25/00437/DIS	Probation Office Hylton Road Sunderland	Discharge of condition 7 (contamination phase 2) attached to 22//00148/FUL (Part 1 of 3)
25/00472/DIS	Probation Office Hylton Road, Sunderland	Discharge of condition 8 (contamination remediation) attached to 22/00148/FUL (Part 2 of 3).
25/00473/DIS	Probation Office Hylton Road Sunderland	Discharge of condition 9 (contamination verification) attached to 22/00148/FUL (Part 3 of 3).
24/00632/DIS	Land North of International Drive Sunderland	Discharge of condition 10 (Contam 1) attached to planning application 22/02384/FU4 (Part 4 of 6)
24/00633/DIS	Land North of International Drive Sunderland	Discharge of condition 11 (Contam 2) attached to planning application 22/02384/FU4 (Part 5 of 6)
24/00646/DIS	Former Usworth Sixth Form Centre, Stephenson Road Washington	Discharge of condition 15 (Contamination remediation) attached to planning application 22/00294/FU4 - Part 3 of 5
24/00854/DIS	Land North of International Drive Sunderland	Partial discharge of condition 10 (Contam 1) attached to planning application 22/02384/FU4 - Part 4 of 6
24/00855/DIS	Land North of International Drive Sunderland	Partial discharge of condition 11 (Contam 2) attached to planning application 22/02384/FU4 - Part 5 of 6
24/01389/DIS	Chapelgarth, South Of Weymouth Road Sunderland	Discharge of Condition 19 (Land Contam 4 - Verification Report) attached to 20/02265/VA4. Part 7

24/01387/DIS	Chapelgarth South Of Weymouth Road, Sunderland	Discharge of Condition 16 (Land Contam 1) attached to 20/02265/VA4. Part 5
24/01388/DIS	Chapelgarth South Of Weymouth Road, Sunderland	Discharge of Condition 18 (Land Contam 3 - Remediation Scheme) attached to 20/02265/VA4. Part 6
24/01628/DIS	12 Spring Meadows Houghton-le-Spring	Discharge of condition 7 (Land contamination) attached to planning application 16/01305/FUL
24/01719/DIS	Land To The North Of Stone Cellar Road Usworth	Discharge of condition 17 (Unexpected Contamination) attached to planning application 22/00137/FU4 - Part 2 of 2
24/01964/DIS	Chilton Meadows Day Nursery, Chilton Moor Houghton-le-Spring	Discharge of condition 5 (Contam 2) attached to planning application 21/01903/FUL (Part 2 of 5)
24/01946/DIS	Chilton Meadows Day Nursery, Chilton Moor Houghton-le-Spring	Discharge of condition 4 (Contam 1 attached to planning application 21/01903/FUL (Part 1 of 5)

Health and Safety Executive Zones

There were two applications (22/01123/FU4 and 23/01526/FU4) both relating to industrial development over monitoring period 2024/25.

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
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	229
2022/23	987	745	242
2023/24	896	745	151
2024/25	771	745	26
Overall	8,300	7,450	850

The Council has met the annual housing requirement for seven out of the ten 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 5 of the 8 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 850 dwellings against the overall requirement to date.

Small Sites Delivery (Units)

Year	Small Sites Delivery
2024/25	31

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 31 small sites completions within 2024/2025.

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

Year	Housing Conversions	Changes of Use
2024/25	2	82

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

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

Year	Number of Bedrooms				
	1	2	3	4+	Total
2024/25	16	170	276	229	691

Type of New-Build Housing

Year	Detached	Semi-Detached	Terraced	Flat	Sheltered Accom	Other	Total
2024/25	322	237	98	34	0	0	691

Tenure of New-Build Housing

Year	Market-sale	Affordable	Total
2024/25	547	144	691

Number of Custom and Self-build Plots Approved

There have been five permissions granted over monitoring period 2024/25 which meet the criteria of self and custom build, these are included in the table below.

Application	Site	Proposal
23/00976/FUL	1 Beckwith Road, Sunderland	Erection of a 2 no bedroom dwelling.
22/02525/OUT	Snippersgate Cottage, South Hetton Road, Easington Lane	Erection of a detached dwelling (All matters reserved except for access).
23/02388/FUL	Land Adjacent To, 14 Biddick Lane Fatfield, Washington	Erection of two storey detached dwelling house.
23/00956/FU4	Land At Wylam Close Stephenson, Washington	Demolition of existing dwelling and erection of new dwelling using former shipping containers
23/01421/FUL	Land At Rear Of Bede Street, Benedict Road And St Andrews Terrace	Erection of 1x single-storey residential dwellinghouse (Use Class C3)

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

SHLAA Ref No	Site Name	Sub Area	Gross site area	Total Dwellings	Dwellings Completed in 2024/25	Density*
477c1/c2/c3	Land North of Burdon Lane	Sunderland South	6.67	218	25	33
477d	Burdon Lane	Sunderland South	4.8	60	16	12.5
197	Land to the east of former Broomhill Estate	Coalfield	4.18	99	26	24

504	Doxford Park Phase 6	Sunderland South	3.95	100	14	25
440	Cragdale Gardens	Coalfield	2.99	86	7	29
107	Phases 1-6, Chester Road	Sunderland South	15.36	412	30	26
104	Former Carley Hill School	Sunderland North	4.2	115	28	7
79	Hylton Lane/Blaydon Ave, Hylton Lane	Sunderland South	2.54	71	53	28
407c	Land north east of Mount Lane, Springwell Village	Washington	3.21	75	5	23
680	Land Opposite the Mews, Redburn Row	Sunderland South	0.29	5	3	17
757	Parsons House, 20 Parsons Road	Washington	0.33	40	34	98
128	Black Boy Road land at (Site A)	Coalfield	4.78	141	16	29
342	Land at Mill Hill, Silksworth Road	Sunderland South	11.24	250	34	22
330A	Philadelphia Complex	Coalfield	27.49	465	81	17
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	18.52	450	35	24
081	Chapelgarth site	Sunderland South	49.44	750	66	15
477b1/b2/b3	Land north of Burdon Lane	Sunderland South	5	138	41	28
465	Land adjacent to Herrington Country Park	Coalfield	23.58	440	43	19
477a1-a6	Land north of Burdon Lane	Sunderland South	18.96	590	71	31
98	Ayton Village Primary School, Dunlin Drive, Ayton	Washington	1.62	56	1	35
731	Civic Centre	Sunderland South	4.8	265	26	55
421	Quarry House Lane, East Rainton	Coalfield	1.51	33	8	22

*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

Social Rent	Affordable Rent	Intermediate	Shared Ownership	Affordable Home Ownership	Total
6	116	0	15	7	144

Number of Students

Academic Year	Number of Students
2024	18,329

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

Although there were no travelling showpeople, gypsy or traveller sites approved within the monitoring year. In April 2024, one applicable appeal (APP/J4525/C/23/3316944) was partly allowed, which relates to the siting/ stationing of touring caravans at Railway Street, Grasswell, Houghton Le Spring.

Number of Homes Lost Through Demolition, Conversions and Changes of Use (gross)

Year	Demolition	Change of Use	Conversions
2024/25	4	8	4

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

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>	94	104	61	37	20	80	396	2.28%
Washington Central	18	17	8	9	3	15	70	1.95%
Washington East	17	16	6	8	2	10	59	1.79%
Washington North	29	37	25	17	10	39	157	4.81%
Washington South	13	13	9	1	2	5	43	1.23%
Washington West	17	21	13	2	3	11	67	1.79%
<u>Sunderland North</u>	172	142	76	45	27	127	589	3.26%

Castle	25	19	7	4	5	11	71	2.46%
Fulwell	35	32	23	10	6	22	128	2.59%
Redhill	23	11	9	2	2	7	54	1.5%
Southwick	34	36	15	11	5	35	136	4.42%
St Peters	55	44	22	18	9	52	200	4.56%
<u>Sunderland East</u>	311	281	178	89	47	193	1,099	5.65%
Doxford	27	18	10	4	4	12	75	2.29%
Hendon	116	101	70	45	25	60	417	10.47%
Millfield	77	68	41	19	9	64	278	6.35%
Ryhope	27	24	20	6	2	14	93	2.79%
St Michaels	64	70	37	15	7	43	236	5.27%
<u>Sunderland West</u>	166	151	76	43	27	84	547	2.84%
Barnes	42	44	19	10	8	21	144	3.46%
Pallion	35	24	13	13	6	12	103	3.55%
Sandhill	22	18	14	4	1	9	68	2.40%
Silksworth	20	22	13	6	6	12	79	2.30%
St Anne's	23	18	6	7	5	10	69	2.37%
St Chads	24	25	11	3	1	20	84	2.76%
<u>Coalfield</u>	152	126	77	40	36	98	529	3.45%
Copt Hill	51	31	24	10	7	27	150	3.91%
Hetton	44	33	20	7	15	19	138	3.89%
Houghton	30	31	18	9	6	18	112	2.97%
Shiney Row	27	31	15	14	8	34	129	3.10%
Grand Total	895	804	468	254	157	582	3,160	3.53%

Number of HMO Units and Bedspaces Permitted (2024/25)

Application	Site	Proposal	Bedspaces
24/00957/FUL	9 Elmwood Street Sunderland	Change of use from 6 bed HMO to 7 bed HMO.	7
24/02000/FUL	11 Saint Bedes Terrace, Sunderland	Change of use from 7 bed HMO to 8 bed HMO	8
24/00391/FUL	Sunderland Deaf Society Limited 35 North Bridge Street, Sunderland	Change of use from social club to a 19-bedroom house of multiple occupation with associated elevational alterations, including a dormer window, new windows, solar panels, new stairs to the basement level, removing ramp and Velux windows.	19
24/02466/FUL	Sunderland Deaf Society Limited 35 North Bridge Street, Sunderland	Change of use from social club to a 21-bedroom house of multiple occupation with associated elevational alterations, including new windows, solar panels, new stairs to the basement level, removing ramp and roof lights.	21

Number of HMO applications which were refused in the monitoring year (2024/25)

Application	Site	Proposal
24/00870/FUL	22 Athol Park Sunderland	Change of use from dwelling house to 6 bed HMO
23/01121/SUB	265 Chester Road Sunderland	Change of use from C3 (residential) to C4 (5-bedroom HMO).

24/00841/FUL	2 The Retreat Sunderland	Change of use of property to House in Multiple Occupation (Use Class C4)
24/01507/FUL	6 Beechwood Street Sunderland	Change of use from dwelling house to 7 bed HMO.

Number of Licensable HMOs in Each Electoral Ward (June 2025)

Ward	Count
Millfield	92
St. Peter's	38
Washington North	4
Washington Central	1
Washington South	2
Washington West	1
St, Michael's	31
Hendon	23
Barnes	5
Copt Hill	5
Pallion	5
Southwick	5
Hetton	4
Houghton	2
Shiney Row	1
Silksworth	1
Castle	1

Number of New Dwellings Permitted Within Curtilage of Existing Dwellings

Application	Site	Proposal	Units
23/00976/FUL	1 Beckwith Road Sunderland	Erection of a 2 no bedroom dwelling. (Amended plans received on 18.12.23) (Amended site plan received on 22.2.24)	1
22/02525/OUT	Snippersgate Cottage South Hetton Road Easington Lane	Erection of a detached dwelling (All matters reserved except for access).	1
23/02388/FUL	Land Adjacent To 14 Biddick Lane Fatfield, Washington	Erection of two storey detached dwelling house.	1
23/00956/FU4	Land At Wylam Close Stephenson Washington	Demolition of existing dwelling and erection of new dwelling using former shipping containers	1

Economic Growth

The Council is committed to supporting sustainable economic growth in order to attract inward investment and help existing businesses thrive. Sustainable economic growth is essential to maintaining and enhancing the overall prosperity of the city.

Primary Employment Area (PEA) B1, B2 and B8 Floorspace (Sqm) Additions and Losses Monitoring Year 2024/25

There were no approvals resulting in the addition or loss of floorspace on PEA land over monitoring year 2024/25.

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 2024/25 monitoring year.

Available Employment Land on Primary Employment Areas (PEAs)

The list below sets out available employment land on PEAs as of April 2025.

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 (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		27.95	

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 2024/25.

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

There were three applications approved on Key Employment Areas (KEAs) over monitoring period 2024/25.

Application	Site	B1(a)	B1(b)	B1(c)	B2	B8	KEA
22/01123/FU4	Land At Deptford Terrace, Sunderland			5,129	5,130	5,130	KEA6: Deptford
24/00663/FUL	26 Phoenix Road Crowther, Washington					-229	KEA10: Crowther
23/01526/FU4	Former Littlewoods Home Shopping Group Commercial Road Sunderland			1,904	1,905	1,905	KEA1: Hendon
Total				7,033	7,035	6,806	

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. There was one approval over 2024/25 which resulted in the loss of employment floorspace to other uses on designated PEAs. This is outlined in the table below:

Key Employment Areas Applications Which Resulted in the Loss of Development to Non B Use Classes

Application	Site	B1(a)	B1(b)	B1(c)	B2	B8	Resulting Land Use
24/00663/FUL	26 Phoenix Road Crowther, Washington NE38 0AD					-229	D2
						-229	

Available Employment Land on Key Employment Areas

The list below outlines available employment land on KEAs as of April 2025.

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 (24/25) which are not on designated KEAs or PEAs, are identified in the table below.

Application	Site	B1(a)	B1(b)	B1(c)	B2	B8
24/00811/FUL	103 Portland Road Sunderland	79				
23/01455/FUL	Upper Floors, 17 Fawcett Street Sunderland	-215				
24/01575/FUL	Mason Amusements 44 Holmeside Sunderland	259				
24/01110/FUL	11A ,B And C Stockton Road And Rear Of 1 Olive Street Sunderland	-275				
24/02216/FUL	The Durham Company Hawthorn House Blackthorn Way Sedgeleth Industrial Estate	191				
24/01201/FU4	Blacks Corner, Tram Shelter. Whitburn Road, Sunderland					8
24/01747/FUL	The Place. Athenaeum Street, Sunderland	-2,850				
Total		-2,811				8

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 2024/25.

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

The consents which relate to the gain or loss of B1(a) floor space within designated centres within monitoring year 2024/25 are outlined in the table below.

Application	Site	B1(a)	Designated Centre
23/01455/FUL	Upper Floors 17 Fawcett Street Sunderland, SR1 1RL	-215	Urban Core
24/01575/FUL	Mason Amusements, 44 Holmeside Sunderland	259	Urban Core
24/01110/FUL	11A ,B And C Stockton Road And Rear Of 1 Olive Street, Sunderland	-275	Urban Core
24/01747/FUL	The Place Athenaeum Street Sunderland	-2,850	Urban Core
Total		-3,081	

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

There was one planning application 22/01123/FU4 (referred to earlier in this report) which included the development of trade counters.

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)

App	Site	Proposal	A1 Conv	A1 Comp	A2	A3	A4	A5	Centre
24/01 250/F UL	23 Olive Street Sunderland SR1 3PE	Subdivision of ground floor to create an entrance area and cycle store. Change of use of the upper floors from class E to class C4 to form 5no. student lets with shared kitchen.			-175				Sunderland City Centre
24/01 695/F UL	3 - 4 Vine Place Sunderland SR1 3NE	Change of use from jewellery shop to a convenience store	80	-80					Sunderland City Centre
24/02 466/F UL	Sunderland Deaf Society Limited, 35 North Bridge Street Sunderland	Change of use from social club to a 21 bedroom house of multiple occupation with associated elevational alterations.					-635		Monkwearmouth District Centre
Total			80	-80	-175		-635		

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
24/01250 /FUL	23 Olive Street Sunderland SR1 3PE	Subdivision of ground floor to create an entrance area and cycle store. Change of use of the upper floors from class E to class C4 to form 5no. student lets with shared kitchen.			-175				Sunderland City Centre
24/01695 /FUL	3 - 4 Vine Place Sunderland SR1 3NE						-635		Sunderland City Centre
Total					-175		-635		

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 (rounded) (%)
Sunderland City Centre	City Centre	195	801	24%
Houghton	Town Centre	24	152	16%
Washington	Town Centre	8	154	5%

Doxford Park	District Centre	0	14	0%
Concord	District Centre	2	93	2%
Monkwearmouth	District Centre	22	100	22%
Sea Road	District Centre	3	101	3%
Chester Road	District Centre	4	80	5%
Southwick Green	District Centre	14	98	14%
Hetton	District Centre	4	49	8%
Pallion	Local Centre	6	64	9%
Pennywell	Local Centre	0	16	0%
Ryhope	Local Centre	3	44	7%
Grangetown	Local Centre	9	55	16%
Market Street (Hetton)	Local Centre	5	25	20%
Hendon	Local Centre	7	49	14%
Easington Lane	Local Centre	5	32	16%
Castletown	Local Centre	1	19	5%
Shiney Row	Local Centre	1	30	3%
Hylton Road	Local Centre	23	124	19%
Fencehouses	Local Centre	3	17	18%
Silkworth	Local Centre	7	36	19%

It should be noted that the Retail Surveys which informed the vacancy rates identified above were undertaken in Spring 2025.

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
24/01695/FUL	3 - 4 Vine Place Sunderland SR1 3NE	Change of use from jewellery shop to a convenience store	-80	Sunderland City Centre	NA	NA	Urban Core
Total			-80				

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

Retail Centre	Total Length (m) (Including Vacant)	A1 Units (m) Length Ex Vacant	Non A1 Units length Ex Vacant (m)	% Non-A1 ³
Sunderland City Centre	2,204	1,191	570	26%
Houghton	613	299	227	37%
Washington	1,378	1,143	230	17%

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	19	801	2%
Houghton	Town Centre	11	152	7%
Washington	Town Centre	0	154	0%
Doxford Park	District Centre	3	14	21%
Concord	District Centre	16	93	17%
Monkwearmouth	District Centre	9	100	9%
Sea Road	District Centre	7	101	7%
Chester Road	District Centre	9	80	11%
Southwick Green	District Centre	11	98	11%
Hetton	District Centre	3	49	6%
Pallion	Local Centre	9	64	14%

³ This has been calculated by excluding the vacant units from the overall non-A1 total.

Pennywell	Local Centre	2	16	13%
Ryhope	Local Centre	7	44	16%
Grangetown	Local Centre	5	55	9%
Market Street (Hetton)	Local Centre	4	25	16%
Hendon	Local Centre	5	49	10%
Easington Lane	Local Centre	7	32	22%
Castletown	Local Centre	2	19	11%
Shiney Row	Local Centre	5	30	17%
Hylton Road	Local Centre	11	124	9%
Fencehouses	Local Centre	2	17	12%
Silksworth	Local Centre	3	36	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 2024/25.

Washington

There have been no applications permitted for A5 use within Washington Town Centre in 2024/25.

Houghton Town Centre

There have been no permissions for new A5 uses within the Primary or Secondary Frontages of Houghton Town Centre in 2024/25.

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 (2021/22 – 2023/24)

Ward name	% in Reception	% in Year 6
Barnes	13.2%	28.6%
Castle	11.6%	34.6%
Copt Hill	10.5%	27.8%
Doxford	7.8%	20.3%
Fulwell	3.8%	15.5%
Hendon	14.5%	30.8%
Hetton	12.7%	32.1%
Houghton	9.9%	24.1%
Millfield	10.0%	24.6%
Pallion	13.6%	26.6%
Redhill	12.7%	28.3%
Ryhope	11.0%	31.3%
St Anne's	12.2%	26.5%
St Chad's	12.2%	32.1%
St Michael's	9.8%	21.7%
St Peter's	10.9%	26.1%

Sandhill	16.4%	35.3%
Shiney Row	11.6%	29.8%
Silksworth	11.9%	27.6%
Southwick	15.4%	30.5%
Washington Central	12.3%	30.4%
Washington East	9.0%	26.6%
Washington North	10.4%	29.2%
Washington South	6.4%	23.0%
Washington West	8.6%	29.3%

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

Application	Site	Proposal	D1	D2
24/00820/FU4	Biddick Academy Biddick Lane Fatfield, Washington	Change of use of former caretakers bungalow (Class C3) to provide teaching classrooms, meeting rooms and accessible toilet facilities (Class F1). Erection of 2.1m boundary fence and access gate.	89	
24/00663/FUL	26 Phoenix Road Crowther Washington NE38 0AD	Change of use from storage to jujitsu training academy.		229
24/01747/FUL	The Place Athenaeum Street Sunderland	Change of use from offices (Use class E) to Education (Use class F1) learning and non-residential institution	2,800	
24/01575/FUL	Mason Amusements 44 Holmeside Sunderland SR1 3JE	Change of use to No.2 commercial units and No.8 residential apartments.		837
24/01747/FUL	The Place Athenaeum Street Sunderland	Change of use from offices (Use class E) to Education (Use class F1) learning and non-residential institution	2,850	
24/01165/LP3	Link School Springwell Dene, Swindon Road Sunderland	Conversion of mini-bus garage and adjacent canoe store to form additional teaching spaces	89	
23/02405/FUL	8-9 Murton Street Sunderland SR1 2QY	Change of use from gym to dog boarding for day and night care, external works consist of re-introduction of window to rear		
24/00820/FU4	Biddick Academy Biddick Lane Fatfield Washington NE38 8AL	Change of use of former caretakers bungalow (Class C3) to provide teaching classrooms, meeting rooms and accessible toilet facilities (Class F1). Erection of 2.1m boundary fence and access gate.	89	
Total			5,917	1,066

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. This is currently under construction and is due to open in early 2026.

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 opened in the winter of 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. This is currently under construction.

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 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). In relation to monitoring year 2024/25, there were 25 applicable planning approvals of which 23 were compliant with NDSS.

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. There were 10 approved applicable residential applications, of which 8 complied with the M4(2) standards. No evidence was provided to demonstrate that 2 of the approved applications met 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 now complete and public realm improvements to the station area are also complete.
- A new pedestrian bridge, the Keel Crossing linking both sides of Riverside Sunderland across the river wear is due to open later in 2025.

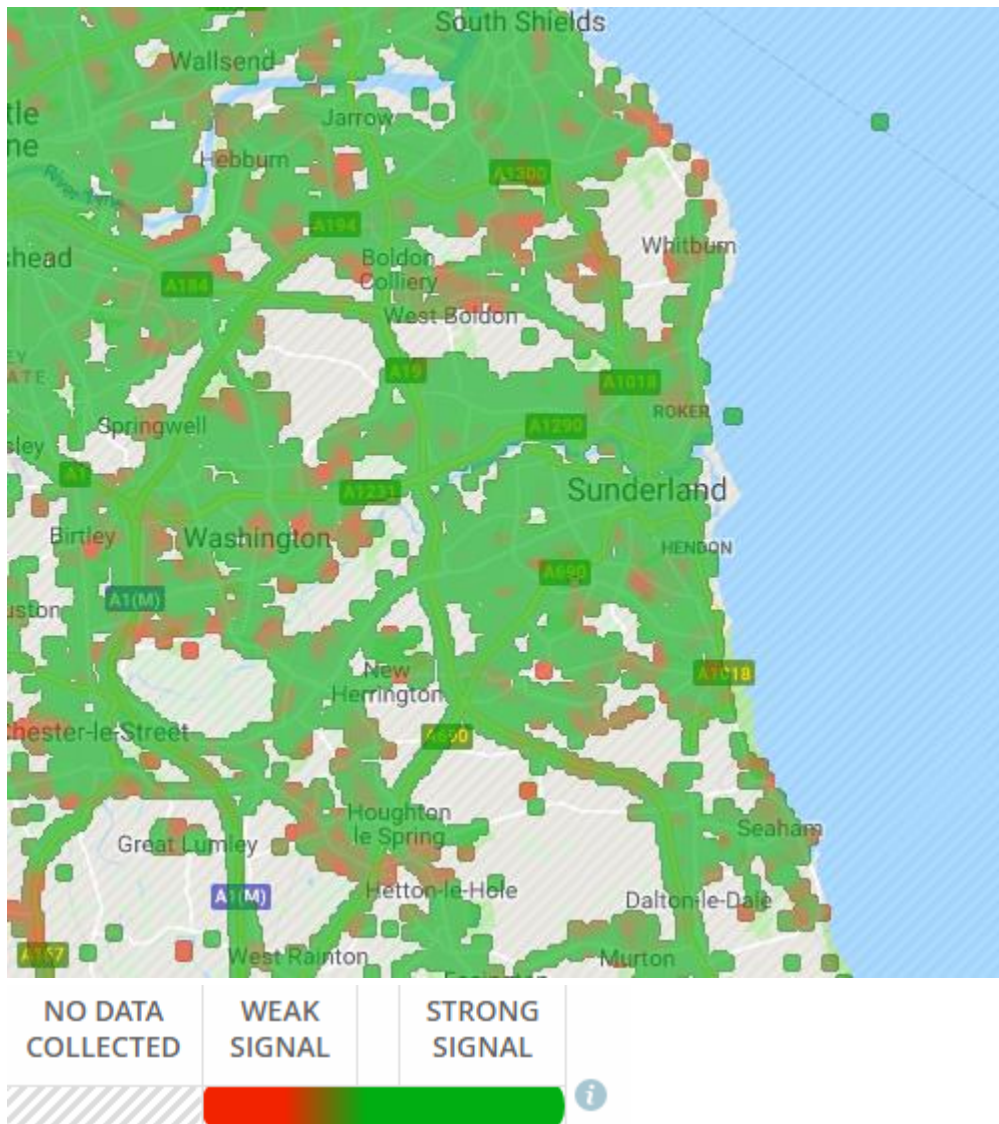
Advertisement Consent Appeals Allowed

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

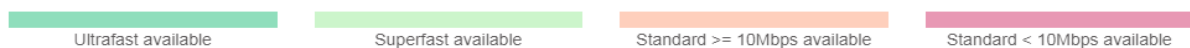


Source: [www.which.co.uk](https://www.which.co.uk/reviews/mobile-phone-providers/article/mobile-phone-coverage-map) (<https://www.which.co.uk/reviews/mobile-phone-providers/article/mobile-phone-coverage-map>)

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 have been no appeals allowed which related to heritage over the monitoring year.

'Heritage at Risk Register'

Sunderland has 10 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 2021, 2 assets were removed, Doxford House and the Church of the Holy Trinity was also removed from the Register.

Entry Name	Heritage Category	Site Subtype	Condition	Trend	Priority Category	Previous Priority Category	Designation
Old Sunderland	Conservation Area	Industrial	Very bad	Improving	F – Action Implemented		Conservation Area, 10 LBs
Old Sunderland Riverside	Conservation Area	Wide mix of uses	Very bad	Improving	F – Action Implemented		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	Very bad		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	
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	B - Action/strategy agreed but not yet implemented (where trend is declining or unknown)		Scheduled Monument

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;
- Doxford House and
- Church of the Holy Trinity, Sunderland.

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 a Character Appraisal and Management Plan that will cover both Old Sunderland and Old Sunderland Riverside Conservation Areas.

Article 4 Directions

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

Planning Conditions for Archaeological Recording (FY2024/25)

Planning Application	Archaeological Conditions Discharged
24/00463/DIS	Discharge of condition 5 (Archaeological Publication Report) attached to 21/00451/LP3.
24/00697/DIS	Discharge of condition 10 (Archaeological Excavation and Recording) attached to planning application 22/00137/FU4 - Part 4 of 9
24/01138/DIS	Discharge of Condition 7 (Archaeological Ground Works Report) attached to planning application 22/00106/FUL (Part 1 of 2)
24/01282/DIS	Discharge of conditions 3 (Archaeological Excavation and Recording) (compliance) attached to planning application 21/01542/LP3 - Part 3 of 4
24/01283/DIS	Discharge of condition 4 (Archaeological Watching Brief Condition) (compliance) attached to planning application 21/01542/LP3 - Part 4 of 4
24/01084/DIS	Discharge of conditions 5 (Archaeological Post Excavation Reports) attached to planning application 21/01542/LP3 - Part 1 of 4
24/01089/DIS	Discharge of conditions 6 (Archaeological Publication Report) attached to planning application 21/01542/LP3 - Part 2 of 4
24/01552/DIS	Discharge of condition 15 (archaeological post excavation report) attached to planning application 22/01674/VA4 - Part 1 of 3
24/01569/DIS	Plots 16, 17 And 18 Of The Former Vaux Site At Riverside Sunderland
24/01570/DIS	Plots 16, 17 And 18 Of The Former Vaux Site At Riverside, Sunderland
24/02395/DIS	Partial discharge of condition 7 (Archaeological fieldwork) attached to planning application 23/02397/HY4
25/00281/DIS	Discharge of condition 42 (Archaeological Post Excavation Report) attached to planning application 24/00880/VAR (amended to reflect the most current permission) Part 5 of 6

24/00469/DIS	Partial discharge of condition 24 (Archaeological Excavation and Recording) attached to 21/02807/HE4. (Part 1 of 3).
24/00477/DIS	Partial discharge of condition 27 (archaeological watching brief) attached to 21/02807/HE4 (part 2 of 3).
24/01295/DIS	Partial discharge of conditions 27 (Archaeological Watching Brief) attached to planning application 21/02807/HE4 (Part 2 of 2)

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 application process that none of these applications would have a significant impact upon the GI network, as illustrated in the following map.

Application	Site	Proposal
21/01001/FU4	Land East of Primate Road, Sunderland	Amended development proposal - erection of 46 no. affordable homes with associated infrastructure and landscaping.
22/02803/FU4	Land At Usworth House Farm, Peareth Hall Road, Springwell, Gateshead	Installation of renewable energy generating solar farm comprising ground-mounted photovoltaic solar arrays together with substation, tower connection, transformer stations, switchroom, site accesses, internal access tracks, security measures, access gate
22/01123/FU4	Land At Deptford Terrace, Sunderland	Erection of 6 no. general industrial (Use Class B2) or storage and distribution (Use Class B8) units- 7 no. trade warehouses with ancillary trade counters (Use Class B8) or light industrial (Use Class E (g) ii and iii) units- drive thru coffee shop (Use
22/01722/OUT	Bog Row School, Bog Row Hetton-le-Hole, Houghton-le-Spring	Outline planning permission for the construction of 7 housing units with all matters reserved.
23/02397/HY4	Land East And West Of The Southern Side Of The Northern Spire Bridge	Hybrid planning application for the creation of a film and tv studios to include the following: Detailed planning approval for the erection of soundstages with attached office buildings, production workshops, a gateway building containing security check
23/01526/FU4	Former Littlewoods Home Shopping Group, Commercial Road, Sunderland	Demolition of existing warehouse and construction of seven units for general industrial, storage and distribution or light industrial (Use Classes B2, B8 and E(g)(ii)), provision of electric vehicle charging station (sui generis), construction of drive thru
23/01981/FUL	Land At Foxcover Road, Sunderland	Erection of battery energy storage facility.
24/01984/FU4	Land East Of Farrington Row, Sunderland	Proposed development of 165no. residential dwellings, management suite, pumping station, substation, car and cycle parking, refuse storage, hard and soft landscaping, highways, drainage and associated works (additional drainage information received 12.12

Application Sites which Intersect with Green and Blue Infrastructure Corridors

Green Infrastructure Corridors



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Appeals Allowed Within Areas of Green Infrastructure

There were no appeals allowed within areas of Green Infrastructure within monitoring year 2024/25.

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
2024/25	449

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 (2024/25).

Number of Tree Preservation Orders

As of June 2024, there are 168 TPOs in force.

Greenspace

Number of Suitable Alternative Natural Greenspaces (SANGS) created

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

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

Infrastructure Type	Total
Play	£2,152,049
Ecology	£4,748,742
Sport and Recreation	£1,727,082
Allotments	£116,913

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 2024/25, 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
23/02397/HY4	Land East And West Of The Southern Side Of The Northern Spire Bridge And South Of Paul Watson Way, Sunderland	Hybrid planning application for the creation of a film and tv studios to include the following: Detailed planning approval for the erection of soundstages with attached office buildings, production workshops, a gateway building containing security check
23/01297/FU4	The Full Length Of The C2C Path (National Cycle Network Route 7) Between Barmston Lane And Track Leading To Wood House Farm (west Of The A19)	Proposed widening, re-surfacing and other improvements to shared use cycle and pedestrian path, for its entire length of 1500m between Barmston Lane and Wood House Farm.
24/00419/REM	Land South West Of Herrington Country Park, Chester Road Penshaw	Reserved matters approval for development of 118 dwellings, associated drainage and North Eastern SuDS basin, entirety of the spine road and central green corridor

		landscape works (additional drainage info received 31/07/24).
23/00731/REM	Land At Burdon Lane Burdon Sunderland	Reserved Matters application (layout, scale, appearance and landscaping) comprising 113 residential dwellings (2, 3,4 and 5 bed properties) within Development Cell A.5 of ref: 22/00853/VA4 the latest iteration of the hybrid approval 19/01497/HY4.
19/01639/FUL	Parkside Farm, Stoneygate Houghton-le-Spring	Erection of detached garage (Retrospective)
24/00610/FUL	Lowfields, Hillcrest Sunderland	Erection of a single storey rear extension.
24/00672/FUL	The Moorings Boathouse Ferryboat Lane Sunderland	Erection of two rear dormers and alterations to existing roof. (Retrospective)
23/01981/FUL	Land At Foxcover Road Sunderland	Erection of battery energy storage facility.
24/01467/LP3	Herrington Country Park, Chester Road Shiney Row	Change of use from open space/ greenspace to create extended car parking areas with associated access, landscaping, biodiversity improvements and infrastructure
24/00761/FUL	The Annex Mount Lodge, Mount Lane, Springwell	Retain temporary access road installed by NWL
24/01594/FUL	3 Herrington Pit Houses Houghton-le-Spring	Erection of garage to rear.
24/02530/FUL	1 Fairhaven Gateshead	Construction of single storey rear extension
24/02574/FU4	Land At Northern Area Playing Fields Stephenson Road Stephenson, Washington	Installation of a Battery box (Energy Storage System) with a 2.4m high palisade fence surround

Appeals on Green Belt Land

There have been no appeals allowed within the designated Green Belt within the monitoring year 2024/25.

Settlement Breaks

There were two applications approved within an area designated as Settlement Break within the monitoring year (2024/25). One related to minor development and the other related to a variation of condition application. There were no appeals allowed within areas of Settlement Breaks within the monitoring period.

Development in Open Countryside

There have been several applications approved within areas of Open Countryside over the monitoring period (2024/25). This includes applications outlined in the table below.

Application	Site	Proposal
14/01371/OUT	Coal Bank Farm Hetton-le-Hole Houghton-le-Spring DH5 0DX	Outline application for erection of 82 dwellings (all matters reserved) (additional ecology, tree, drainage and landscaping info received).
22/02525/OUT	Snippersgate Cottage South Hetton Road Easington Lane Houghton-Le-Spring	Erection of a detached dwelling (All matters reserved except for access).
24/00374/FUL	132 Lambton Drive Hetton-le-Hole Houghton-le-Spring	Erection of a two storey side extension and single storey extension to front and rear.
24/00230/FUL	Barn Cottage Robin Lane East Rainton Houghton-le-Spring	Erection of a single storey link extension between existing habitable spaces.
23/02631/FU4	Land At Former Forest Estate/South Of Murton Lane Easington Lane Houghton-le-Spring	Erection of 135 no. residential dwellings (Use Class C3) with associated access, parking, landscaping, sustainable drainage and associated infrastructure.
24/01705/HE4	Land To The North Of Nissan And East Of The A1290 Washington Sunderland	Hybrid application consisting of detailed application for A1290 junction arrangement and outline application for construction of up to 81,010 sqm of industrial space (use class B2, B8. E (g)(iii)) with all matters reserved.
24/02018/LP3	Land At Elemore Park Cafe & Garden Centre Elemore Lane Easington Lane Sunderland	Installation of steel storage container to be used for cycle storage

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

Landscape Character

There have been no appeals allowed within areas designated for landscape protection, this related to the change of use to equestrian use.

Heritage Coast

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

Creating and Protecting Views

There have been no appeals allowed within a 1km radius of identified key views and vistas across the Plan-area within the monitoring year.

Loss of Agricultural Land⁴

Application	Date	Site	Loss of Agricultural Land (including classification (ha))					
			1	2	3a	3b	4	5
23/00731/REM	24.04.24	Land At Burdon Lane Burdon Sunderland		24.39	21.41	8.47		
Total				24.39	21.41	8.47		

⁴ 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

At the end of 2023 Sunderland has 10,541 sites with photovoltaics. This equates to an installed capacity of 50.6 MW which is made up of 34.8 MW photovoltaics, 14.8 MW onshore wind and 2 MW landfill gas.

Number of Properties Identified as Being at Risk of Potential Flooding (2024)

Year	No. of properties at risk of flooding
Flood Risk Zone 2 Only	396
Flood Risk Zone 3 Only	463

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 11 flood incidents between April 2023 to March 2024 within the Sunderland Administrative Area.

Planning Applications Approved in Identified Flood Zones⁵

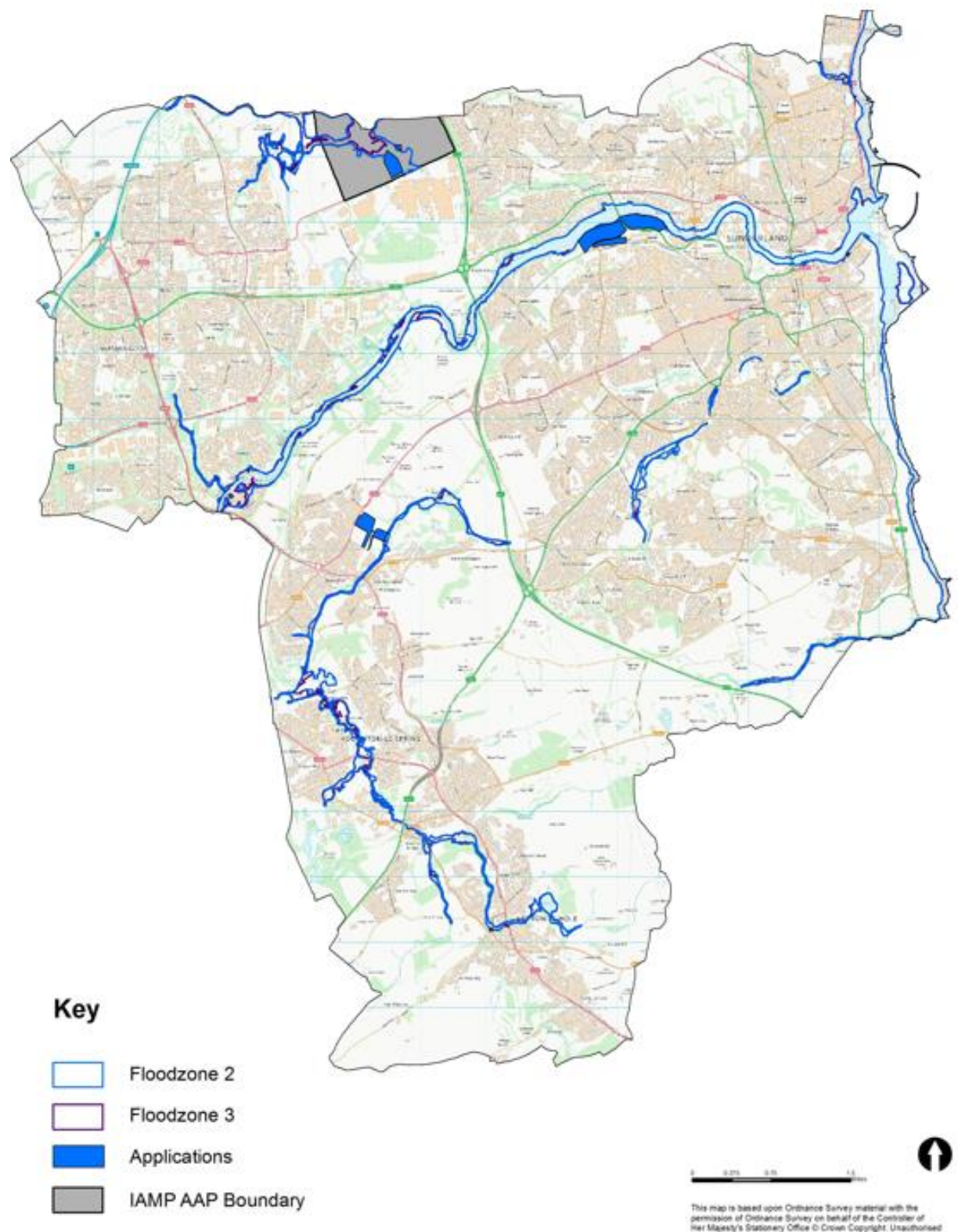
Application	Site	Proposal
22/01722/OUT	Bog Row School Bog Row Hetton-le-Hole Houghton-le-Spring	Outline planning permission for the construction of 7 housing units with all matters reserved.
23/02397/HY4	Land East And West Of The Southern Side Of The Northern Spire Bridge And South Of Paul Watson Way, Sunderland	Hybrid planning application for the creation of a film and tv studios to include the following: Detailed planning approval for the erection of soundstages with attached office buildings, production workshops, a gateway building containing security check

⁵ Please note that this also includes planning applications where the red line boundary marginally intersects with the Flood Risk Zones.

24/00058/FUL	5 Barton Close Washington	Erection of single storey rear extension.
24/00601/FUL	Bleach Green, Hollowdene Hetton-le-Hole Houghton-le-Spring	Installation of two dormers to front elevation.
23/02402/FUL	Gill House West Bridge Street Mount Pleasant Houghton-le-Spring	Erection of dwelling house. (amended plans and updated ecological statement and flood risk assessment received)
24/00672/FUL	The Moorings Boathouse, Ferryboat Lane, Sunderland	Erection of two rear dormers and alterations to existing roof. (Retrospective)
24/01521/FUL	Snop Uk Limited International Advanced Manufacturing Park Sunderland	Erection of an extension to the southern elevation of the existing building to extend the production area, with associated landscaping and engineering operations. (Revised drainage and ecology information received 05/12/2024).
24/00419/REM	Land South West Of Herrington Country Park, Chester Road Penshaw	Reserved matters approval for development of 118 dwellings, associated drainage and North Eastern SuDS basin, entirety of the spine road and central green corridor landscape works.
24/01201/FU4	Blacks Corner, Tram Shelter, Whitburn Road Sunderland	Erection of 2no new beach huts to provide for additional food and drink storage and a takeaway kiosk, additional areas of paving and the provision of a cycle rack.
24/01602/LP3	Land East Of National Glass Centre Liberty Way, Sunderland	Installation of a sculpture fabricated from corten steel.
25/00144/FUL	Roselea, 15 South View Fatfield, Washington	Erection of detached garage
24/02439/FUL	The Licensee Boars Head Hotel 134 High Street East Sunderland	Erection of single storey detached building to infill existing patio area.
24/02396/LB3	Roker Pier Marine Walk Sunderland	Maintenance works to Pier, following storm damage. Works will include repairs to decking, railings, concrete and support structures and replacement of corroded and missing steel components.

Location of Applications Which Intersect with Identified Flood Zones

Flood Zones



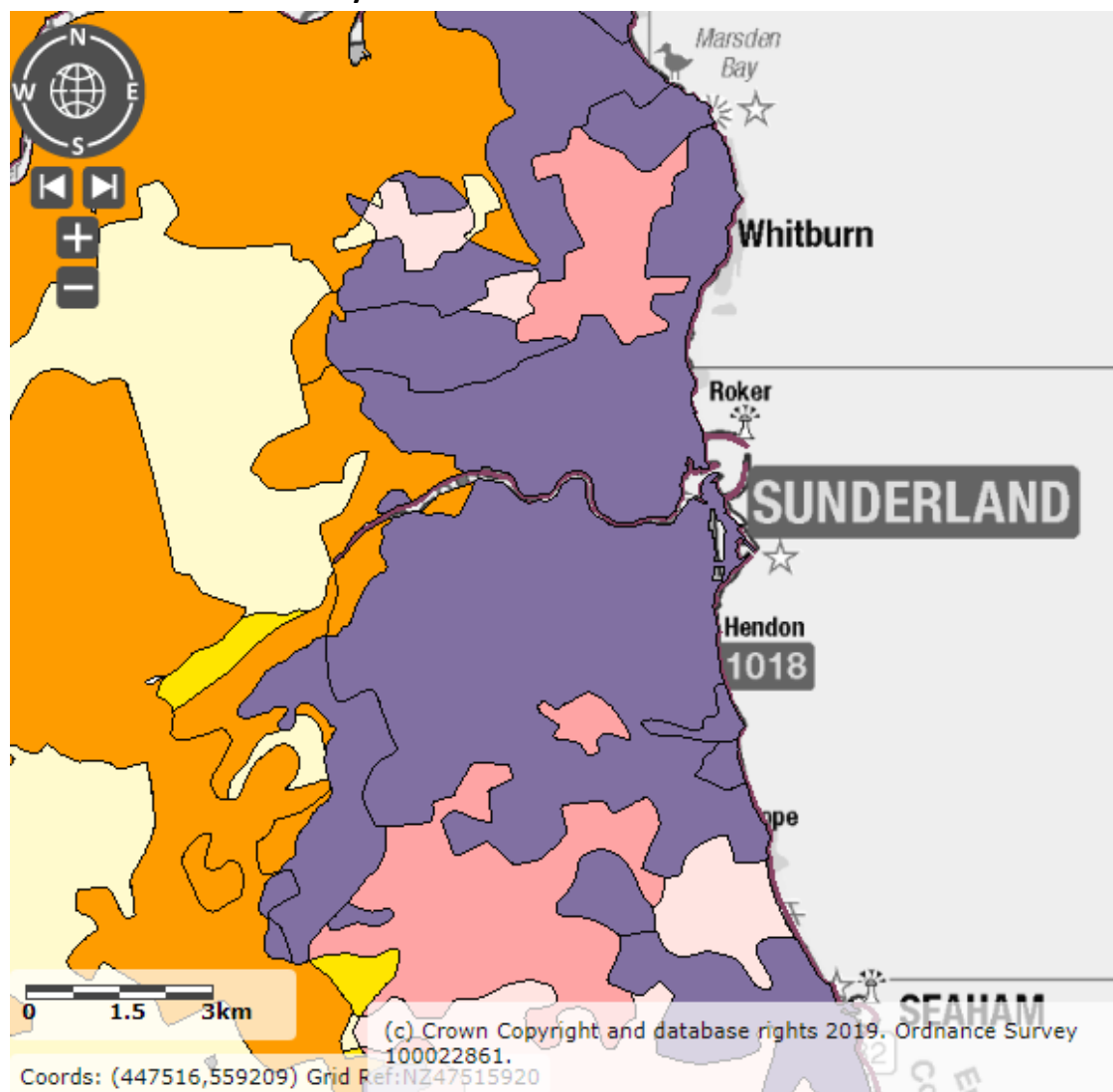
Number of New Developments Incorporating Surface Water Management Solutions

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

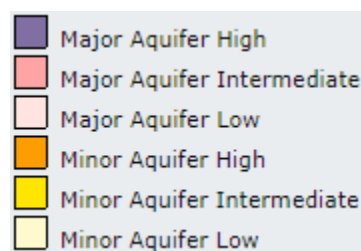
Improvement in Groundwater Quality

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



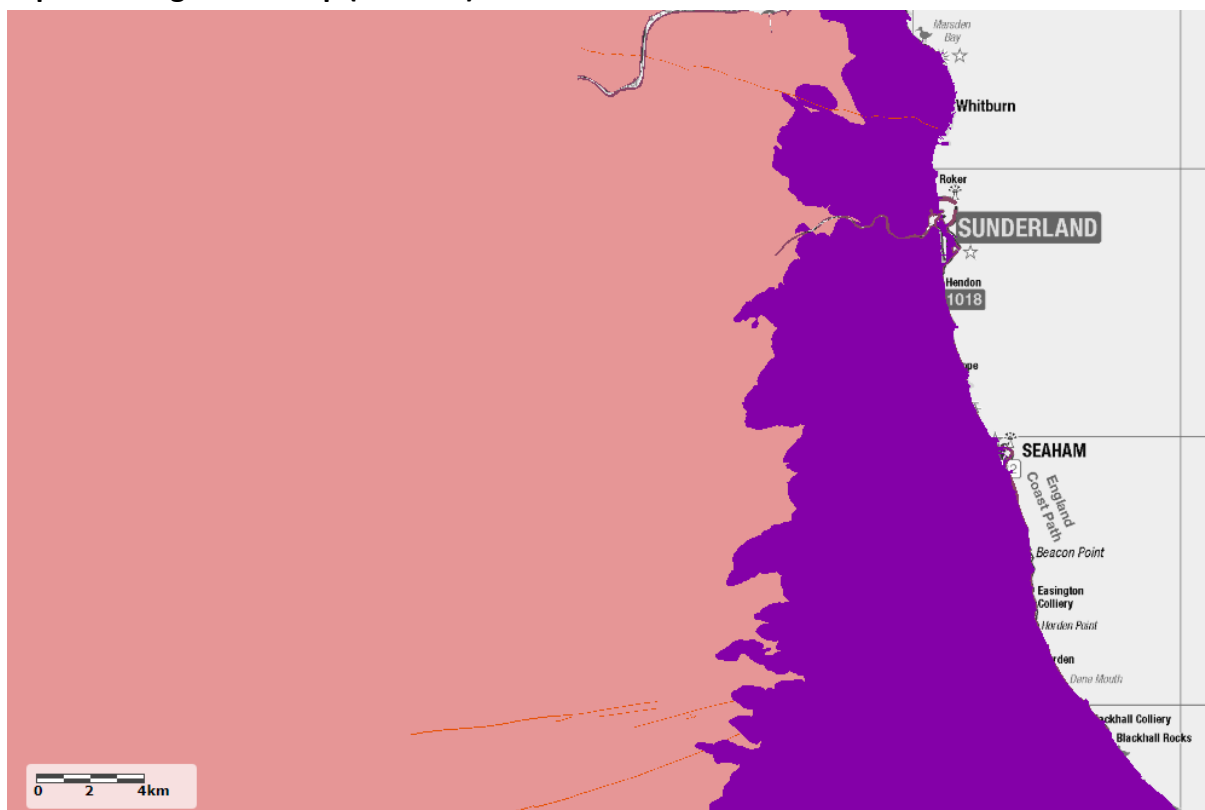
Source: Defra (2019) <https://magic.defra.gov.uk/MagicMap.aspx>



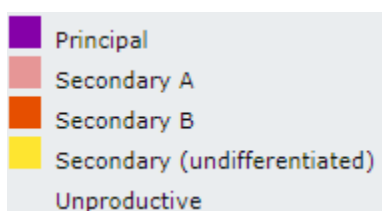
The Groundwater Vulnerability Maps show the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a single square kilometre. The groundwater vulnerability for each aquifer type is expressed as follows:

- **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>

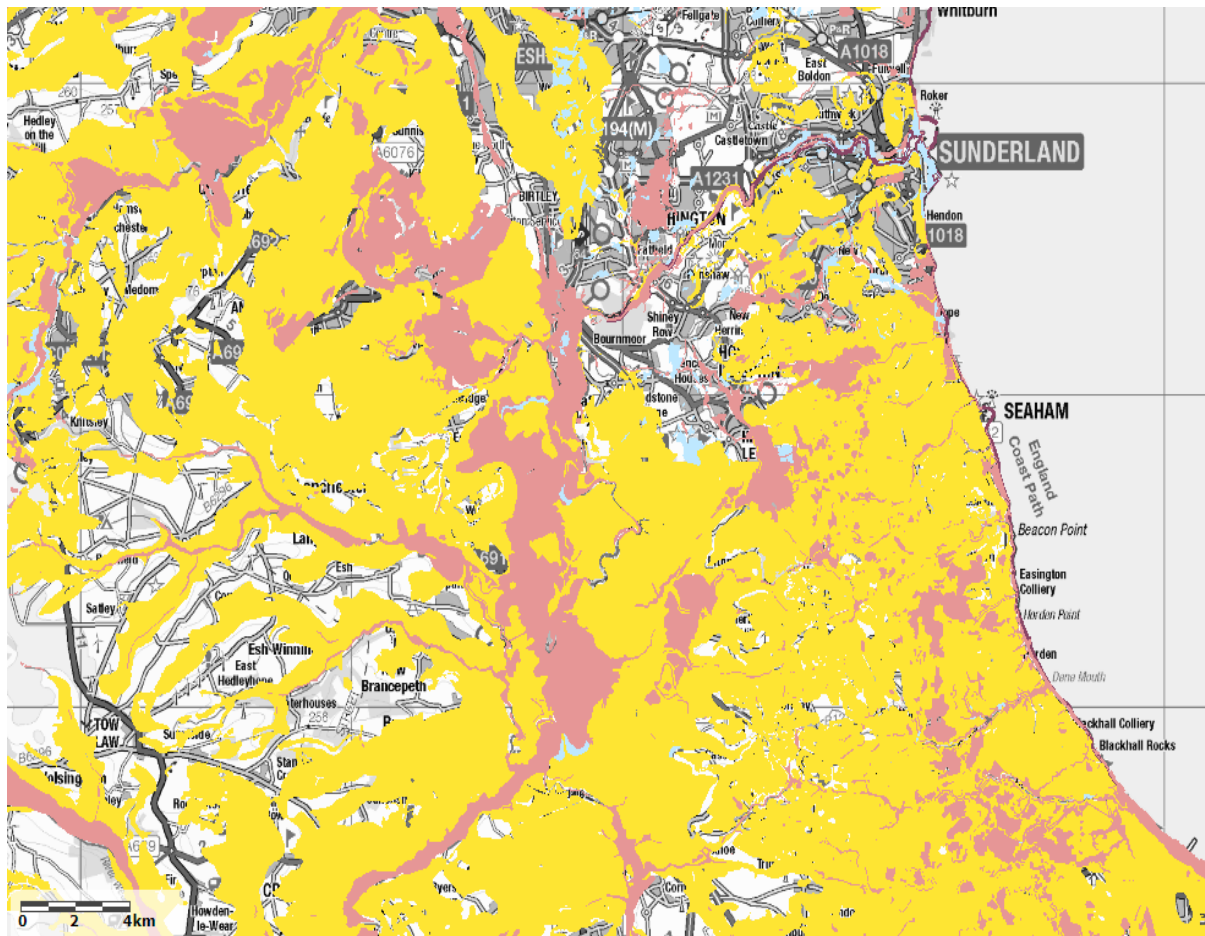


The Aquifer Designation Bedrock Geology map shows aquifer designations for bedrock aquifers in England. Bedrock geology (formerly known as 'solid' geology by the British Geological Survey) is a term used for the main mass of rocks forming the Earth and present everywhere, whether exposed at the surface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

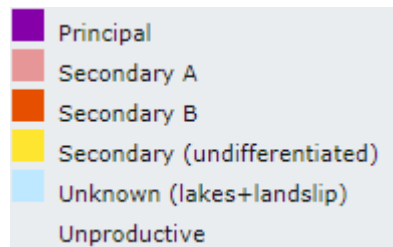
The designations identify the potential of the geological strata to provide water that can be abstracted and have been defined through the assessment of the underlying geology. The designations are attributed directly to BGS 1:50K DiGMapGB-50 data. The aquifer designations are:

- 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
J C Atkinson And Son Ltd	J C Atkinson And Son Ltd	Clinical Waste Transfer
Safety Kleen	Safety- Kleen U. K. 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
Hetton Moor Farm Quarry	Janette Husband	Inert Waste Transfer/Treatment
Monument Park	Premier Waste Recycling Limited	Material Recycling Facility
Europa Works	European Metal Recycling Ltd	Metal Recycling
Celsa Manufacturing (UK) Ltd	Ward Bros. (Steel) Limited	Metal Recycling
Thompsons of Prudhoe Springwell Quarry (Non-Haz LF)	Thompsons of Prudhoe	Non-Hazardous LF
Salisbury Street Depot	Stuart McKenzie	Non-Haz Waste Transfer
Thompson Waste Ltd	Thompson Waste Limited	Non-Haz Waste Transfer
Timberpak Ltd	Timberpak Limited	Non-Haz Waste Transfer
Max Recycle UK Ltd	Max Recycle U K Ltd	Non-Haz Waste Transfer/Treatment
5b Freezemoore Road	Grab & Deliver Ltd	Physical Treatment
Port of Sunderland	Aggregate Industries UK Ltd	Physical Treatment
Hendon Dock Process Plant	Tradebe Solvent Recycling Limited	Physical-Chemical Treatment
Pottery Road, Low Southwick	Commercial Vehicle Exports (Northern) Limited	Vehicle Depollution Facility
Sunderland Recycling Centre	Biffa Waste Services Limited	Waste recycling, Transfer & Treatment
Campground Waste Recycling Centre	Gateshead Metropolitan Borough Council	HWRC
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
J&B Recycling Limited	J&B Recycling Limited	Metal Recycling

Pallion HWRC	Sunderland City Council	HWRC
Material Recycling Facility	Veolia ES (UK) Limited	Material Recycling
Trade Parts North East	Mr Damian Banas and Mr Adam Banas	Metal Recycling
MDM Skip Hire	M O'Brien, SJ O'Brien, MJ O'Brien & DC O'Brien	Treatment
MBS Contracts Ltd	MBS Contracts Ltd	Treatment

Source: Waste Data Interrogator (2023)

Waste Facilities and Collection

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Municipal waste arisings	134,708	132,834	125,183	126,764	126,303	132,286	131,515	121,742	124,715	124,945
Municipal waste landfilled	3,175	896	588	685	582	411	448	390	562	254
Household waste collected	123,239	120,444	113,347	113,004	113,613	120,117	119,933	110,496	117,708	113,587
% of household waste recycled	29.40%	26.50%	27.10%	27.14%	27.3%	28.09%	28.76%	30.6%	29.80%	31.06%

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. In addition, the Ryhope Doxford Link Road (RDLR) was fully completed in early 2024.

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
2024	82,400,000

Metro Patronage

Year	Total
2024/25	32,200,000

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. In addition the new Station Car Park is now operating and provides 194 new car parking spaces.

Council Car Parks	Spaces
St Marys	480
Sunnside	653

Boughton Street	56
Charles Street	28
Gorse Road	54
Nile Street	49
Tatham Street	94
West Wear Street	40
Sunderland Riverside Multi Storey	657
Sheepfolds Car Park	60
Station Car Park	194

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 now completed in Holmeside and the surrounding Sunderland Station.

Traffic Flows Monitoring (Vehicular and Cycling)

The most recent data is the 2024 Annual Average Weekday Traffic (AAWT) from the Traffic and Accident Data Unit (TADU) which is divided by sub-area and main road. This data is summarised in the tables below.

Summary flows for the central Sunderland north cordon

Site	Location	2024 AAWT
504	A1231 Wessington Way East of Castletown Way	12,046
510	C508 North Hylton Road East of Castletown Way	11,946
511	U5009 Redcar Road At Maplewood School	N/A
512	B1291 Thompson Road North East of Carley Hill Road	17,453
513	A1018 Newcastle Road South of Grange Park Avenue	16,605
514	A183 Dame Dorothy Street North East of Church Street	12,908
527	U5011 Wembley Road North of Old Mill Road	2,944
531	C509 Fulwell Road Extension North of Roker Avenue	N/A
Subtotal North of The River Wear		<u>73,902</u>

Summary flows for the central Sunderland south cordon

Site	Location	2024 AAWT
188	B1405 Pallion New Road West of Queen Alexandra Bridge	10,840
189	C511 Hylton Road East of Peacock Street	N/A
190	A183 Chester Road East of Kayll Road	10,863
193	A1018 Ryhope Road North of The Cedars	7,579

194	C515 Commercial Road North of Robinson Terrace	14,006
207	U5006 Suffolk Street South of Athol Road	N/A
208	U5031 Toward Road South of Gray Road	N/A
508	A690 Durham Road South of Meadowside	N/A
509	C514 Tunstall Road North of Homelands Park	10,682
Subtotal South of The River Wear		<u>53,970</u>
Total Sunderland Central Cordon		127,872

Summary flows for the Sunderland – South Tyneside cordon

Site	Location	2024 AAWT
180	A184 Newcastle Road At District Boundary	NA
181	A1018 Sunderland Road South of Moor Lane	14,447
182	A183 Whitburn Road North of South Bents Avenue	11,226
213	Downhill Lane, 500m East of A1290	2,836
525	C507 Hylton Lane At Borough Boundary	5,535
5201	A1290 Washington Road South of Downhill Lane	N/A
Total		34,044

Summary flows for the outer Sunderland cordon

Site	Location	2024 AAWT
21	A1018 Ryhope Road Just North of County Boundary	N/A
112	A1231 Wessington Way East of A19 Interchange	N/A
133	B1286 St. Aidan's Terrace South of A19	9,900
183	A183 Chester Road East of A19	38,969
184	A690 Durham Road North East of A19	18,202
187	B1287 Seaview At County Boundary	NA
238	C517 Burdon Lane West of A19	4,175
534	E435 City Way 500m East of A19 Roundabout	MA
Total		71,246

Summary flows for the Washington cordon

Site	Location	2023AAWT
125	A1231 Sunderland Highway West of A19	N/A
127	A195 Northumberland Way North of Stephenson Road	13,368
128	A182 Washington Highway South of A194(M)	N/A
129	A195 Western Highway East of A1(M) Interchange	N/A
131	C503 Fatfield Bridge	2,911
507	A1290 Washington Road West of Nissan Junction	4,427
516	A1231 C-I Link East of A194(M)	N/A
517	U5034 Bone Mill Lane 450m East of Picktree Lane	N/A
530	C500 Peareth Hall Road 80m West of A194(M) Overbridge	N/A
532	C506 Rickleton Way 10m East Beamish Drive	N/A
533	U5051 Birtley Road West of Picktree Lane	13,248
599	A182 Washington Highway South Bonemill Lane	N/A

Total	33,954
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Summary flows for the A19 South of River Tyne

Site	Location	2024 AAWT
12	A19 South of Burdon Lane Overbridge	49,167
124	A19 North of A690 Interchange	N/A
123	A19 South of Hylton Bridge	N/A
122	A19 South of Testo's Roundabout	N/A

Summary flows for the A690

Site	Location	2024 AAWT
202	A690 Durham Road East of Old Durham Road	N/A
5215	A690 Houghton Cut North of A182 Off Slip	N/A
5214	A690 Durham Road South East of High Lanes	31,304
506	A690 Durham Road at Parkside Farm	NA
184	A690 Durham Road North East of A19	18,202
66160	A690 Durham Road South West of Bede College	N/A
508	A690 Durham Road South of Meadowside	N/A
66569	A690 New Durham Road at Burn Park	13,032

Summary flows for Newcastle Road

Site	Location	2023 AAWT
10	A1018 Wearmouth Bridge	N/A
595	A1018 North Bridge Street North of Dundas Street	N/A
513	A1018 Newcastle Road South Grange Park	
66567	A1018 Shields Road South of Dovedale Road	
181	A1018 Sunderland Road South of Moor Lane	

Summary flows for Ryhope

Site	Location	2023 AAWT
5217	B1522 Ryhope Road North of SRR Junction	16,605
5220	B1522 Ryhope Road – North of Toll Bar Road	N/A
66162	B1522 Ryhope Road at Southmoor School	9,412
193	B1522 Ryhope Road North of The Cedars	7,579

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 (2024) which is summarised in the tables below:

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

Month	2024
January	34
February	38
March	41

April	34
May	30
June	37
July	32
August	21
September	53
October	40
November	41
December	31
Total	432
Average	36

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

Month	2024
January	0
February	1
March	0
April	1
May	1
June	0
July	0
August	0
September	1
October	0
November	0
December	1
Total	5

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
2024/25	5

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. New fast charging points introduced in the Riverside Sunderland Multistorey car park.
2023	115 charge-point outlets installed at Riverside Multi-Storey car park

	12 rapid/ultra-rapid chargers in development sites approved and delivered
2024	Grant funding obtained for 79 charge-points at 35 on-street locations 30 rapid/ultra-rapid chargers in development sites approved and delivered/ in delivery

*refers to publicly accessible charging points.

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 relation to Whitburn Road, improvements have been made from the Historic Tram Shelter to Roker Ravine (700m) and 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.

The Council have completed a two-way link to the cycle network at Dame Dorothy Street which has seen the creation of a link between the seafront and the City Centre. Works are almost complete at European Way, which will see a further 1.9km extension to the network. Keel Crossing will also include cycling access which will open later in 2025.

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 Reserves for Aggregate Use in Tyne & Wear

Year	Aggregate Type	Permitted reserves
2020	Sand and Gravel	4,930,000
2020	Crushed Rock	4,710,000

Source: Tyne and Wear Local Aggregates Assessment 2023 Data

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 451 applications granted in MSA for non-mineral development over the monitoring period (2024/25). 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 35 applications approved within area identified as high-risk by the Coal Authority within the monitoring period (2024/25). 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. In addition, in early 2024, the Ryhope to Doxford Link Road was fully completed.

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

Financial year	S106 Agreements Signed	Deeds of Variation Signed
2024/25	29	2

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

The Council have published an Infrastructure Funding Statement which is updated each year. This sets out details on contributions received. It is available here:

[Planning obligations - Sunderland City Council](#)