

Strategic Housing Land Availability Assessment (2018)



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Disclaimer

The Sunderland Strategic Housing Land Availability Assessment (SHLAA) report is not a policy document. While the SHLAA identifies land with the potential to accommodate housing, it does not determine whether a site should be allocated for housing as part of the Local Plan or be granted planning permission for housing. Sites without planning permission in the SHLAA require further testing and are subject to the requirements of a planning application or further determination through site allocation processes. The SHLAA does not preclude sites from being developed for other suitable uses and does not preclude other sites which have not been submitted or assessed coming forward for housing, subject to the determination of a suitable planning application.

1 Introduction

- 1.1 The preparation of a Strategic Housing Land Availability Assessment (SHLAA) is a requirement of national planning policy. The National Planning Policy Framework (paragraph 159) states that Local Planning Authorities should “*have a clear understanding of housing need in their area*” and should “*prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period*”.
- 1.2 A SHLAA identifies the future supply of housing and the sites that are expected to deliver housing in an authority area. Sites are assessed for their overall housing potential, with realistic assumptions regarding a site’s suitability, availability, achievability and economic viability taken into consideration. This approach is identified in Housing and Economic Land Availability Assessment Planning Practice Guidance¹.
- 1.3 In summary, a SHLAA assessment will:
- Identify sites and broad locations with potential for housing;
 - Assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability)¹; and
 - Provide a five year land supply trajectory.

¹DCLG National Planning Practice Guidance: Housing and Economic Land Availability Assessment Planning Practice Guidance

2 Purpose of the Report

2.1 The SHLAA is a key component of the evidence base that underpins housing policies in the Local Plan. The SHLAA report will identify a supply of specific deliverable sites for the first five years of the plan and a supply of specific developable sites for years 6-10 and 11-15 years.

2.2 Sunderland SHLAA

This SHLAA document:

- Applies the updated SHLAA Methodology that was consulted upon between 19 October 2016 and 2 November 2016 and was subsequently endorsed by the SHLAA Partnership in (November 2016)².
- Is the 2018/19 SHLAA. It builds upon and refreshes Sunderland's 2017/18 SHLAA.
- Identifies a base date of 31 March 2018.

2.3 This SHLAA will:

- Include final assessments of all sites, including new sites submitted to the Council through the draft Core Strategy and Development Plan consultation 2017.
- Identify the potential supply of housing land over three periods up to 2032/33 and beyond;
- Provide the basis for the Council's Five Year Supply of Deliverable Sites (2018/19-2022/23) report; and
- Inform the Sunderland Core Strategy and Development Plan (CSDP) and will continue to do so until submission of the Core Strategy document for examination.

2.4 Following adoption of the Sunderland's Local Plan, the SHLAA will be used as a monitoring tool to assess the future pipeline of housing supply. This will ensure that housing can be delivered in line with the Local Plan and its housing policies.

2.5 Structure of the Report

The report will be structured as follows;

- Planning Policy Context – this section will provide an overview of national, regional and local planning policies and the requirement for Local Planning Authorities to undertake a SHLAA.
- Methodology – this section provides detail of the step by step process undertaken to identify and assess SHLAA sites, and the assumptions applied in the estimation of housing delivery of sites
- Sunderland Strategic Housing Land Availability Assessment Findings – this section summarises the outcomes of the SHLAA assessment including;
 - 1 the quantum and capacity of deliverable and developable housing sites;

²A schedule of responses is available in Appendix A of the Sunderland SHLAA Methodology (November 2016)

- 2 the quantum and capacity of housing sites not currently developable;
 - 3 the sites sieved from the SHLAA assessment due to category 1 constraints and location of greenfield sites in the open countryside; and
 - 4 the sites that have completed since the last update of the SHLAA
- Five Year Housing Supply – this section details the sources of sites that compose the five year housing supply and sets out the five year housing supply calculation.

3 Planning Policy Context

3.1 National Context

The policy context for the SHLAA is set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). The NPPF replaced, amongst many other policies, Planning Policy Statement 3, and more particularly the requirement to maintain and assess the availability of land for future housing development.

- 3.2 In accordance with paragraph 158 of the NPPF local planning authorities should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local Planning Authorities (LPAs) should ensure that their assessment of and strategies for housing and other uses are integrated, and that they take full account of relevant market and economic signals.
- 3.3 The Government views SHLAAs as *“a key component of the evidence base to support the delivery of sufficient land for housing to meet the community’s need for more homes”*. The NPPF, (para.159) requires local authorities to *“prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period”*.
- 3.4 As with previous guidance, the NPPF advocates the efficient and effective use of land, in locations that offer good access to a range of community facilities, key services, economic opportunities and infrastructure. The importance of re-using previously developed land is retained. Whilst the government has removed the regional tier of planning guidance and devolved the responsibility for setting housing/economic targets down to local authorities, the NPPF still sets out strong guidance on the considerations for setting housing figures.
- 3.5 Councils need to ensure that their Local Plans meet the ‘full, objectively assessed needs for market and affordable housing in the housing market area’, identifying and updating annually a supply of deliverable sites sufficient to provide 5 years’ worth of housing with an additional buffer of 5% to ensure choice and competition. Where there is a persistent record of under delivery (which is not defined in more detail) an additional 20% buffer is required. Beyond the first 5 years the NPPF requires local authorities to ‘identify specific, developable sites or broad locations for growth, for 6-10 years and, where possible, for years 11-15’.
- 3.6 As the Council intend to submit the Local Plan to the Secretary of State in late 2018, this SHLAA is based on the current NPPF and Planning Practice Guidance (PPG), as under the transitional arrangements, this is the Framework against which the plan will be assessed during the Examination.

3.7 Planning Practice Guidance

Planning Practice Guidance was issued in March 2014 to support the NPPF and its requirement for LPAs to undertake SHLAA assessments. The Housing and Economic Land Availability Assessment sets out the processes and inputs LPAs are required to undertake to identify a future supply of housing land.

- 3.8 The PPG states that an assessment should:
 - identify sites and broad locations with potential for development;

- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

3.9 Plan makers should have regard to the PPG in preparing their assessments to ensure a robust assessment of land availability. Where they depart from the guidance, plan makers will have to set out reasons for doing so. The assessment should be thorough but proportionate, building where possible on existing information sources outlined within the guidance.

3.10 North East

The former North East Assembly (NEA) coordinated a regional SHLAA working group to produce a Regional SHLAA Implementation Guide (March 2008) and a SHLAA database to capture site information. The working group consisted of local authority planners, Government Office North East (GONE), One North East (the Regional Development Agency at the time) and the Home Builders Federation (HBF). The Implementation Guide³ and database fulfilled a collaborative working partnership between multi agencies to ensure consistency in data collection and assessment of land availability.

3.11 Tyne and Wear Partnership

The SHLAA Tyne and Wear Partnership was set up in 2008, to enable and coordinate collaborative sub-regional working on the SHLAAs and to ensure an element of sub-regional consistency within the flexibilities provided by the regional guidance. In accordance with the national and regional guidance, a key stakeholder partnership was subsequently established comprising local authority planning and housing officers together with representatives of housebuilders/developers, Registered Providers and private sector consultants and agencies.

3.12 This partnership has coordinated the sub-regional approach to the SHLAA in the past and also produced a Tyne and Wear SHLAA Concept Paper⁴. This was developed in order to set out some key assumptions for the sub-region and provide an area-specific guidance note for Tyne and Wear that reflected local conditions. The partnership also led to formation of a Tyne and Wear SHLAA Panel that had a direct input into the methodology of each local authority SHLAA by agreeing the approach taken by each LPA and endorsing the final assessment. This SHLAA builds upon principles established during this process.

3.13 Sunderland's Local Plan

Sunderland City Council is in the process of preparing their Local Plan for the City. The Local Plan will comprise of three key documents:

- Part 1: A Core Strategy and Development Plan (CSDP), which will set out the overarching spatial strategy for development within the city over the plan period from 2015-2033, as well as containing more specific detailed Development Management policies and strategic allocations and designations;

³ Strategic Housing Land Availability Assessment regional Implementation Guide 2008

⁴ Tyne & Wear Concept Paper and Supplementary Guidance.

- Part 2: An Allocations and Designations Plan which will make the site specific allocations for housing necessary to deliver the strategic vision, and;
- Part 3: The International Advance Manufacturing Park Area Action Plan, which was prepared jointly with South Tyneside to enable the delivery of a new International Advanced Manufacturing Park on land to the north of the existing Nissan car manufacturing plant. This plan was adopted in November 2017.

3.14 In support of the Local Plan, a suite of Supplementary Planning Documents consisting of masterplans, development frameworks and design guides, and Area Action Plans will sit alongside the Local Plan to guide development of specific uses or of specific development sites.

3.15 Objectively Assessed Needs

The NPPF is clear that LPAs must identify the *“full, objectively assessed needs for market and affordable housing in the housing market area”*. An OAN can otherwise be known as a housing requirement.

3.16 An OAN should be informed by the latest evidence of population and household projections. Sunderland’s latest Strategic Housing Market Assessment (SHMA) Addendum was published in June 2018 and identifies an OAN of 745 units per annum. The final housing requirement set out within the Plan is 745 units per annum over the plan period 2015-2033. Sunderland’s housing requirement within the plan will be used to inform future updates of the SHLAA and five year supply of housing.

4 Methodology

4.1 Process

PPG details the methodology that should be implemented to produce a robust assessment of housing land. Figure 1 illustrates the inputs and processes which should be included and undertaken to produce a robust SHLAA assessment. The SHLAA Methodology (November 2016) sets out how each stage of the assessment will be achieved in more detail.

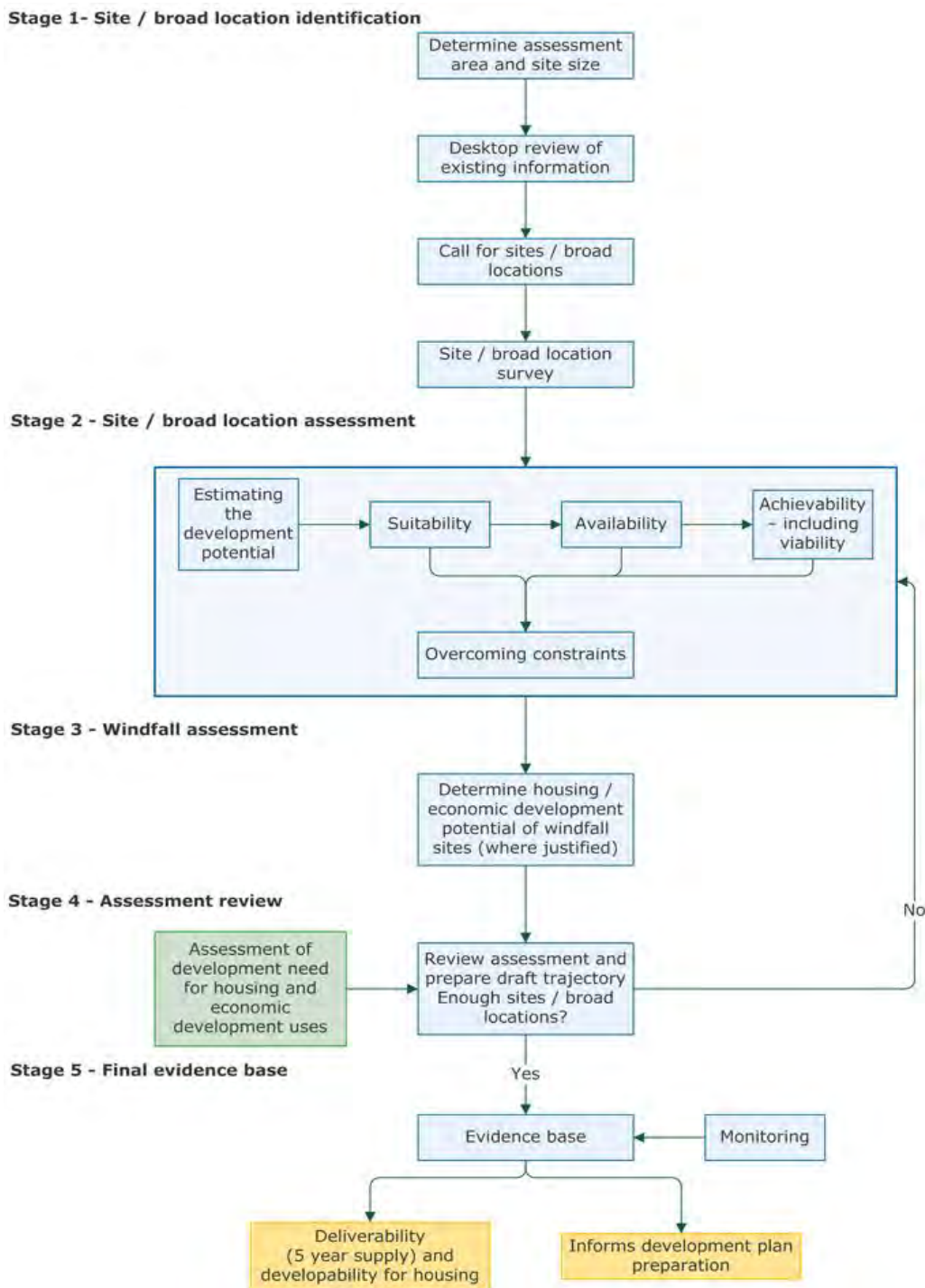


Figure 1: PPG Methodology Flow Chart

4.2 Stage 1 – Site/Broad Location Identification

4.3 Determining the Assessment Area

The SHLAA covers the geographical area of land within Sunderland City Council's administrative boundary. The area is subdivided into five localised sub areas; Washington, Sunderland North, Urban Core, Sunderland South and the Coalfield.



Figure 2: Map of Sunderland Administrative Boundary

4.4 Working in Partnership

PPG advocates a partnership approach, involving key partners and stakeholders in the SHLAA process. The Council recognises the importance of working in partnership with others and has established a renewed SHLAA Partnership which will comprise of a number of stakeholders who possess key skills and knowledge of housing and housing delivery. Members of the partnership represent the following groups:

- developers;
- those with land interests;
- land promoters;
- local property agents;
- local communities;
- partner organisations; and
- neighbourhood planning groups (where appropriate)

4.5 A small sub-group of the SHLAA partnership was selected based upon their expertise in housing delivery, to compose the SHLAA Site Assessment Panel. The assessment panel oversee the Stage 2 site assessment stage. In the preparation of this SHLAA a Panel meeting was held February 15th 2018 to discuss the sites which had been identified for inclusion. A copy of the schedule indicating changes has been included at appendix H.

4.6 Site Size

Guidance advocates the consideration of all sites or broad locations capable of delivering five or more dwellings and provides plan makers with the option of applying difference site size thresholds in their SHLAA's, where appropriately justified. In accordance with PPG, this assessment has included only those sites capable of delivering five or more dwellings.

4.7 Desktop Review of Existing Information

The Stage 1 desktop review provides a baseline position and the starting point for sites to be considered as part of the SHLAA. The SHLAA has proactively identified sites from as wide a range of sources as possible. Regard has been given to the potential sources of sites set out in both the PPG and the Regional Implementation Guide (2008). The following site sources have been used for identification of sites for this assessment:

Type of Site	Data Sources
Planning Applications Planning applications will be reviewed annually and planning application information inputted into the Sunderland SHLAA database.	Planning applications records (outline/full planning permissions) Pending applications (including awaiting S106 agreements) Expired and withdrawn applications Development starts and completions records Pre-App process/discussions
SHLAA Sites	SHLAA 2017/18

Sites including the previous call out for sites will be reviewed to ensure the site assessments are up to date and accurate.

Core Strategy and Development Management consultation responses 2017

Brownfield and Vacant/Derelict land and Buildings

Local authority records
Brownfield Sites Register

Brownfield land which is currently considered to be underutilised is a further source of potential development sites. Derelict and vacant sites will be identified through a site search process carried out by planning officers using a variety of methods including desktop survey, local knowledge and suggestions from residents through consultation exercises.

Existing/Allocated Sites

Information and progress of sites monitored against planning applications and completions and commencements data. Additional information will be sourced from planning officers (Development Management, Implementation and Policy).

Since the publication of the Unitary Development Plan (1998) a number of undeveloped allocations will be assessed to ascertain their current suitability and deliverability for housing. Sites identified within masterplans, development briefs and area action plans will also be identified and assessed.

Local Authority Land Surplus to Requirements

Local authority records
Council's Capital Programme

Sites which are surplus to the Council's requirements will be assessed for their housing potential.

Housing sites put forward during a "call for sites" consultation (see 2.2) and those received throughout the local plan process to date
Sites submitted to the Council for assessment in the SHLAA which have not already been identified through other site types above, will be assessed.

Any sites/broad locations submitted directly to the council for consideration through periods of consultation and/or submitted independently e.g. from landowners, agents, RSLs and developers etc.

Internal Site Suggestions from Council Officers e.g. Planning, Housing, Economic Development, Leisure, Education etc.

Development Briefs
Technical Assessments
Council Disposal Strategies

Table 1: Types of sites with potential for housing and data sources⁵

4.8 The SHLAA provides an assessment of a site at a specific point in time, based upon best information available to a planning officer in order to make the assessment. A site's position can inevitably change between SHLAA publications, for example as a result of grant of planning permission for housing on a site. In such instances changes to a site's status will be updated in the next annual SHLAA update. However if data is factually inaccurate the Council welcomes early engagement and accepts comments regarding inaccuracies at the earliest opportunity.

4.9 Call out for Sites/Broad Locations Survey

An original call out for sites was undertaken between 29 January 2014 and 7 March 2014. The Council publicised 'the call' via letter, email and the Council's webpage, inviting new sites to be

⁵Planning Practice Guidance, DCLG, ID 3-012-20140306

submitted for assessment in the SHLAA. The call out for sites required the submission of detailed information via a proforma which was then checked for accuracy, to the best of the Council's knowledge and transposed into the SHLAA database.

4.10 Since the formal call for sites, additional sites were submitted to the Council through Local Plan consultations, this includes the Core Strategy and Development Management consultation 2017. Sites submitted are assessed as part of the annual updates.

4.11 The Council encourages submission of new sites for assessment in the SHLAA throughout the year. In order to assess a site, as a minimum, the following information will be required to be submitted via completion of a site proforma (Appendix D):

- Details of the location and size of the site including an appropriately scaled site location plan;
- The current and proposed use of the site;
- Details of any ownership, legal or financial constraints;
- Details of infrastructure or other physical constraints;
- The scale of development proposed; and
- The timescale for bringing development forward.

4.12 New SHLAA sites submitted to the Council will be held on file and will continue to be included and assessed in annual updates to the SHLAA, to provide an accurate and current housing land supply position.

4.13 Desktop and Site Survey

All sites submitted for assessment in the SHLAA were digitised in mapping software and information about sites was recorded in a SHLAA database.

4.14 Desktop Survey

A desk top survey was undertaken in which sites were assessed against national policies and designations to establish which sites had a reasonable potential for development. NPPG advises that particular types of land or areas of designation may be excluded from a SHLAA where justified. The Regional SHLAA Implementation Guide (March 2008) is consistent with NPPG and advocates this approach, advising that the following categories of site, known as Category 1 sites, are deemed to have no housing potential. Sites were sieved out where the site was significantly covered by one or more of the designations below.

- Sites of Special Scientific Interest (SSSIs)
- Ramsar Sites
- Special Protection Areas (SPAs)
- Special Areas of Conservation (SACs)

- National Nature Reserves
 - Scheduled Ancient Monuments
 - Historic Parks and Gardens
 - Health and Safety Executive Inner Zones
 - Areas identified as flood zone 3
- 4.15 If only a small area of a site was identified by one of the above designations, the remainder of the site was subject to an assessment where it was demonstrated that mitigation of the impact of development on the category 1 designation could be achieved.
- 4.16 PPG suggests that plan makers are proactive in the identification of a wide range of sites and as part of the desktop review it is important to test again the appropriateness of other previously defined constraints, rather than to simply accept them⁶. Sunderland chose to reconsider the appropriateness of locally significant designations such as open space, employment land and settlement breaks. The 2018 update of the Greenspace Audit and Report, 2016 publication of the Strategic Land Review (SLR), Employment Land Review (ELR) 2017 and Settlement Break Review update (SBR) 2018 reviewed and identified potential sites that could be de-allocated and developed for other uses.

4.17 Site Survey

In accordance with PPG, the following information was recorded by Planning Officers at the site survey stage through site visits, which supplemented the desktop survey:

- Site size, boundaries, and location;
 - Current use(s) and character;
 - Land uses and character of the surrounding area and surrounding land use(s);
 - Character of surrounding area;
 - Physical and potential environments constraints e.g. access, steep slopes, potential for flooding, natural features of significance and location of pylons;
 - An initial assessment of whether the site is suitable for housing or housing as part of a mixed use development;
 - Where relevant, development progress; and
 - Suitability of residential use and viability.
- 4.18 National guidance advises that particular types of land or areas may be excluded from the assessment as long as they as the reasons are justified.
- 4.19 The Council has excluded:

⁶Planning Practice Guidance; Housing and economic land availability assessment Paragraph: 011 Reference ID: 3-011-20140306

- Sites capable of delivering less than five dwellings or under 0.25 hectares, in line with PPG. These sites have not been included within the SHLAA as such sites will be identified in the housing supply trajectory through a small site allowance;
- Greenfield sites in the open countryside. National and local policies promote development within and adjacent to settlements as this provides access services and facilities and promotes more sustainable methods of travel. Greenfield sites in the open countryside are considered to be disconnected and isolated from existing settlements and are unlikely to be granted planning consent for this reason and considered not suitable for development; and
- Council owned sites which are not identified on the Capital Programme for Disposal.
- Purpose built student accommodation from the SHLAA supply as this is a niche housing market and accommodation can take many forms, which may not constitute mainstream housing.

4.20 All sites within the SHLAA have had a site survey undertaken, either through the SHLAA process or through the formal process of determining a planning application. Where a site has an extant planning permission site survey information is informed by the Case Officers Report and assessment of the site.

4.21 Stage 2 - Site/Broad Location Assessment

Further to the site survey process sites were assessed for their suitability, availability and achievability for housing development. In accordance with PPG, sites can be assessed against the existing development plan, national policy, emerging policy and the market and industry requirements for housing in the market area to determine a sites development potential.

4.22 Estimating the Development Potential of a Site

The PPG indicates an estimate of the development potential of a site should be guided by existing or emerging plan policy. The guidance does indicate that where the development plan policy does not provide a sufficient basis to make a judgment then relevant existing development schemes can be used as the basis for assessment. In some locations, where considered appropriate to do so, the density will be adjusted to reflect local characteristics.

4.23 Density

The NPPF does not identify an indicative minimum net density threshold. The PPG suggests that where considered appropriate to do so, density should reflect local characteristics. Where information was available from sources such as planning applications, pre-application discussions, development briefs, masterplans or allocations the known density information was used.

4.24 In previous publications of the SHLAA, a stepped approach to housing density was applied according to location in the city. Higher densities were identified in central locations and lower densities on the periphery of settlements. However the updated SHLAA Methodology departs from this approach, instead taking a site by site approach which is considered to be more realistic and reflective of individual sites and their constraints. As a baseline, 30 dwellings per hectare was an assumed starting point for a site. A planning officer then took into account the planning application history of a site, on and off site constraints, site viability issues and the types of development likely to be achieved on the site and, where it was deemed appropriate,

a higher density of development was applied. This approach is considered to be more responsive to density requirements as it is site specific. Appendix I sets out a density schedule for the SHLAA sites.

- 4.25 In order to ensure the best use of sites, consideration has been given to where possible increasing densities. However, due to the types of housing needed in the city and the viability of higher density developments this has had little impact on the overall supply.

4.26 Gross and Net Developable Area

The developable area is the likely proportion of the site which will be available for residential development, after taking into account provision of infrastructure, open space and other land uses designed to complement housing development. For larger sites a greater percentage of the total site area is deducted in order to give this developable area that can be used for housing. This takes into account other uses that are likely to be incorporated in to larger housing schemes, for example, education provision or the need for critical infrastructure such as new roads.

- 4.27 The Tyne and Wear Strategic Housing Land Availability Assessment (SHLAA) Sub-Regional Addendum Concept Paper and Supplementary Guidance set out assumptions for estimating net developable area which are considered appropriate for the SHLAA (Figure 3). Planning Officers made an informed judgement regarding the percentage net to apply to a gross site area, based upon the type and level of constraint identified on a site. For example, a site over 2 hectares in size with multiple significant constraints including ecology and typology constraints, may have a percentage net of 50% applied to account for mitigation measures required for ecology buffers and available developable land which would make the site suitable for housing development.

Gross site area (ha)	Percentage net
Less than 0.4 ha	100%
0.4 to 2 ha	75-90%
Over 2 ha	50-75%

Table 2: Site Gross to Net Ratios

4.28 Estimating the Housing Potential of Each Site – Capacity Yield

Where there is ‘known’ information of a site capacity from planning applications, the call out for sites process or discussion with the council this will be taken into account. Where no such information has been provided, site capacity will be based on informed estimates, which may be subject to change as a detailed scheme is developed for a site. This is principally calculated from the ‘developable area’ multiplied by an appropriate housing density.

4.29 Suitability

In accordance with PPG the suitability of sites or broad locations for development should be guided by:

- The development plan, emerging plan policy and national policy;
- Market and industry requirements in that housing market area.

- 4.30 As the Unitary Development Plan for Sunderland dates back to 1998 and 2007 respectively, policies pre-date the NPPF. In order to present a consistent approach across the county, the use of local development plan policies from these sources was limited in the assessment.
- 4.31 The following factors were considered to assess a site’s suitability for development now or in the future:
- physical limitations or problems such as access, infrastructure, ground conditions, flood risk,
 - hazardous risks, pollution or contamination;
 - potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
 - appropriateness and likely market attractiveness for the type of development proposed;
 - contribution to regeneration priority areas.
- 4.32 Information gathered at Stage 1 of the SHLAA methodology (desk top survey, site survey and information submitted as part of the site submission) also informed the suitability assessment.
- 4.33 Sites designated as Category 2 sites were assessed for their suitability. Although category 2 sites are not considered to be unsuitable, there may be instances where the designations may affect the nature or extent of a development site, or the cumulative impact of Category 2 designations render a site unsuitable. Category 2 sites were assessed for suitability on a site by site basis.

Allotments	Groundwater Flooding
Archaeological Site	Green Belt
Ancient Woodland	Heritage Coast
Agricultural land grade 1-3a	Historic Landscape
AHLV/or Area of Significant Historic Landscape	HSE Middle and Outer Zones
Conservation Area	Minerals Safeguard Area
Critical Drainage	Protected Species or Habitat
Coal Referral Area	Source Protection Zone
Designated Open Space	Surface Water Flooding
Non Designated Open Space	Settlement Break
EA Flood Risk Zones 2 and 3a	Wildlife/Green Infrastructure Corridor
Existing Car Park	2km of Coastal Wildlife Corridor (HRA)
Grade I Listed Building	6km of Coastal Wildlife Corridor (HRA)
Grade II* Listed Building	Local Nature Reserves (LNRs)
Grade II Listed Building	Local Wildlife Sites (LWSs) and Local Geological Sites (LGSS)

Table 3: Category 2 Designations

- 4.34 Consultation with statutory bodies and infrastructure providers has been undertaken in the past for all SHLAA sites to ascertain site suitability from a statutory bodies’ perspective. This will be updated with further discussions/consultation with the following statutory bodies:-

- Coal Authority
- Highways England
- Historic England
- Northumbrian Water
- Sport England
- Environment Agency
- Natural England
- Northern Powergrid
- Homes England

4.35 Previously some bodies provided site specific responses, whereas others provided a higher level, strategic response. Responses were entered into the SHLAA database and informed a site's assessment of suitability.

4.36 Availability Assessment

A site was considered available for development, when, on the best information available (confirmed by the call out for sites and information from land owners and legal searches where appropriate) that land is available for development, and there was confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. In such circumstances, this will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Although generally speaking the existence of a planning permission suggests a site is available, there may be instances where it does not and this was identified in the availability conclusion for a site.

4.37 In addition to the above, a sites existing use was also considered in terms of its availability. Where an existing use is in operation on a site that requires relocation or needs to be wound down, the council took this into consideration on a 'site by site' basis. A site was considered deliverable only where it could be demonstrated clearly, by a developer, agent or landowner that the existing use would cease operation speedily, allowing for housing development to come forward on the site in the five year period. Where this could not be demonstrated a site was assessed as developable.

4.38 Where potential issues arose regarding a site's availability an assessment was made, using best available information submitted by the developer/agent/landowner, as to how and when such issues could be realistically overcome. Consideration was also given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site demonstrated a history of unimplemented permissions. In such instances, a history of unimplemented permissions required dialogue with the developer to ascertain their intent for the site and timescales for implementation of a scheme. Where clear implementation of a scheme could not be demonstrated, a site was assessed as 'not available'.

4.39 Council owned sites identified in the Capital Programme for Disposal, were identified as available for development. Council owned sites not identified in the Capital Programme were

identified as not available at this point in time. The Council's Capital Programme will continually be reviewed as part of future SHLAA updates.

4.40 In order to ensure a transparent and reasonable process, all sites are treated equally regardless of whether they are in public or private ownership. Sites lacking in precise ownership information will be assessed as 'not currently available' at this point in time until evidence is provided to the contrary.

4.41 *Achievability Assessment – including Viability*

In accordance with the PPG a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

4.42 Achievability will be affected by:

- market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
- cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and
- delivery factors – including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

4.43 Local housing market factors form part of various components of planning evidence bases, including the Viability Assessment and Strategic Housing Market Assessment. This evidence was used to underpin the assessment of sites as part of the SHLAA. The evidence includes examination of sales values, levels of sales, and market demand. Consideration was given to precise localities and the attractiveness of areas as places to live. The achievability assessment was also informed by other information which was gathered during the site survey or the desktop review.

4.44 Cost factors were informed by other evidence based studies, including Sunderland City Council Whole Plan Viability Assessment (August 2017). Cost factors were additionally informed by site survey and desk-top review which considered site specific characteristics and the potential for abnormal costs.

4.45 The Whole Plan Viability Assessment (August 2017) modelled a range of site typologies with the capability of delivering different house types and varying yields around Sunderland (Table 4).

Site typology	Dwelling numbers	Site typology	Dwelling numbers
SSGA Chapelgarth		Medium Brown	25
SSGA North of Burdon Lane		Medium Brown	15
SSGA Cherry Knowle		Small Green	7
SSGA South Ryhope		Small Green	4
Large Green	350	Green Plot	1
Large Green	175	Small Brown	11
Large Green	75	Small Brown	7
Medium Green	35	Small Brown	4
Medium Green	15	Brown Plot	1
Large Brown	500	Urban Flats	75
Large Brown	150	Urban Flats	20
Large Brown	60		

*SSGA – South Sunderland Growth Area

Table 4: Sunderland Draft Viability Assessment Site Typologies

- 4.46 This assessment provides a broad indication of whether a site is likely to be viable or not. Initial outcomes of the assessment indicated that greenfield sites within the city are viable, however brownfield land typologies in all areas were not viable and caution should be taken on relying on brownfield sites.
- 4.47 The Viability Assessment does note that brownfield sites are coming forward and whilst some of these may have benefitted from some public intervention, others are coming forward as the developer may have purchased the site at a lower cost or is able to develop the site at less than the costs used in the study. This is recognised in housing delivery where both large and small brownfield sites are being developed across Sunderland, e.g. Teal Farm, Former Lambton Cokeworks (Elba Park), High Ford Estate and Lisburn Terrace.
- 4.48 The Council have taken a cautious approach to relying on brownfield sites for inclusion in the supply however, a selection of non-consented brownfield sites have been included where it could be demonstrated that the site could be brought forward for development. A number of Gentoo schemes have been identified within the land supply, as the provider can demonstrate that they intend to deliver schemes on the site and have a track history of delivery of brownfield sites in the city area. The City Council have also undertaken a joint venture with Gentoo to bring forward the former Pennywell site, a large brownfield site which has been cleared and vacant for a number of years.
- 4.49 The Council welcomes open dialogue with owners or developers of brownfield sites that have been discounted based upon the Viability Assessment brownfield typologies, if it can be demonstrated that the site can overcome viability issues and concerns.
- 4.50 Council-owned brownfield sites without consent have been excluded with the exception of a selection of sites that are identified in the Sunderland Capital Programme for Disposal, which are expected to be marketed in the plan period. These sites have been included within the land supply as it can be demonstrated with confidence that there is intent to make the site available for housing development. In addition, the Council as landowner adopts a strategic approach to housing and its aims to meet the city's wider housing needs, particularly affordable and specialist housing. Consequently the Council can, where necessary, accept land

receipts below those values identified in the Viability Assessment, where the wider benefits can be demonstrated, making what may be considered unviable brownfield sites viable and deliverable.

- 4.51 To assist in bringing housing sites forward within the city, the City Council undertakes Master plan work to comprehensively plan an area. On smaller sites the Council are assisting in self-build by obtaining outline planning permission to de-risk sites and sub-dividing sites for self-build plots.
- 4.52 To further assist in delivering housing within the city, Sunderland Homes has been established as a trading company of Sunderland City Council. It has a remit to intervene in the housing market to address problem areas and deficiencies both with new homes and existing stock.
- 4.53 In addition, Sunderland City Council is working with Homes England (HE) through their programmes to overcome some of the barriers on Council owned land that is preventing them from being developable sites for housing. The Council has identified 11 council-owned sites across the City where there are issues such as infrastructure, allotment relocations and remediation works. It will work with HE to look at a tailored package of support with the aim of delivering housing starts on these sites sooner than set within the SHLAA.
- 4.54 In accordance with national Planning Practice Guidance the achievability assessment took into consideration the capacity of a developer(s) to complete or sell homes over a certain time period.
- 4.55 *Delivery of development***
Once the suitability, availability and achievability of sites had been assessed, and the constraints identified, the likely timescale and rate of development for each site was then identified. The timescale and rate of development is assessed at a point in time and will be continuously updated throughout the Local Plan process, with advice being sought from developers on likely timetables for construction start up, site preparation, site delivery rates and of any further constraints that may arise.

4.56 Sites with Planning Consent

The NPPF indicates that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

- 4.57 In accordance with the NPPF, all sites with permission have been assessed as deliverable in this *SHLAA report*. The Council have consulted directly with land owners and developers of sites with planning permission, in order to obtain up to date delivery information, which provides a robust five year land supply position. Unless the Council has good reason not to do so, delivery forecast information received will be accepted. Where no information is received, delivery information from previous years will be used to inform a delivery forecast. If no recent delivery information has been recorded, delivery assumptions will be applied (see Table 5).

4.58 Sites Without Planning Consent

PPG indicates that planning permission is not a prerequisite for a site to be considered deliverable within five years. However, the council has made a general assumption that sites without planning consent sites will not deliver within five years unless there is evidence to suggest otherwise.

4.59 Sites without planning consent that may start to deliver within five years include;

- sites where an application is expected to be submitted within 12 months;
- sites which have gained planning approval while the SHLAA is being collated (i.e. approved after the SHLAA publication base date); and
- sites where there is a pending application recommended for approval and are most likely to progress (this includes sites with a resolution to approve subject to a S106 agreement).

4.60 These sites were considered part of the five year land supply. Occasionally other non-consented sites may be included in the five year supply. Where this occurs reasoned justification for this will be provided. Otherwise, sites will be assumed to start to deliver within 6-10 years. Where significant constraints are identified, or sites appear to represent a later phase of an adjacent development, they will be assumed to start to deliver within 11-15 years.

4.61 Table 5 shows the delivery and build out rate assumptions that have been applied to the SHLAA sites where no information about delivery rates has been received. A standard rate of 30 dwellings per annum was used for a single developer site. It is however, acknowledged that delivery rates for single developer sites maybe higher where market demand is higher for the product on offer. Where developers indicate that a higher delivery rate is possible for their site, this will be taken into consideration and reflected in delivery forecasts for the site. Similarly, lower delivery rates in lower market areas will be considered where indicated.

Site Category	Assumption
Sites under construction	Delivery of units will continue at the previous rate. If there is no delivery history, delivery of units will start from year 1 at a rate of no more than 30 dwellings per annum
Small sites under construction or with extant permission	Delivery of units will be determined by the application of an average delivery rate, based on historical small site delivery rates, and will start to deliver from years 1. This is referred to as a small site allowance
Sites with full planning consent (including recent permissions since SHLAA base date)	Delivery of units will start from year 2 at a rate of no more than 30 dwellings per annum
Sites with outline planning consent (including recent permissions since SHLAA base date)	Delivery of units will start from year 3 at a rate of no more than 30 dwellings per annum
Developable sites with applications pending a decision (including those subject to S106 agreement)	Delivery of units will start from year 4 at a rate of no more than 30 dwellings per annum
Allocated housing sites with known recent developer interest	Delivery of units will start from year 4 at a rate of no more than 30 dwellings per annum
Developable sites on which an application	Delivery of units will start from year 4 at a rate

is expected within 12 months	of no more than 30 dwellings per annum
Other developable SHLAA sites	Delivery of units will start from year 6 at a rate of no more than 30 dwellings per annum.

Table 5: SHLAA sites with and without consent – delivery assumptions

- 4.62 Where it is known that there are two developers on a site, an assumption was made that housing will be delivered at a rate of 40-50 dwellings per annum (20-25 dwellings per annum each). This assumption has been made as two outlets on one site are likely to deliver units at a higher rate overall than a site with only one outlet. A similar housing offer is likely to be offered on a dual outlet site and therefore, sale and take up of the units is distributed between the two outlets. Similarly, multi developer sites with three or more outlets have assumed a delivery rate of 20 dwellings per annum, per outlet. Where developers have indicated higher rates of delivery, this will be reflected in the delivery forecasts for a site. The Council will continue to keep these delivery assumptions under review and seek advice from the development industry to ensure they remain appropriate. Appendix J sets out the average build rate per annum for completed sites and those which are currently under construction.
- 4.63 The NPPF requires that sites are considered to be deliverable, developable or not currently developable for housing development. The NPPF defines deliverable and developable as:
- Deliverable – a site is available now, offers a suitable location for housing development now, and is achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years; and
 - Developable – a site should be in a suitable location for housing development, and there should be a reasonable prospect that housing could be developed within 6-10 years or 11-15 years or beyond.

4.64 Stage 3 – Windfall Sites, Small Sites, Demolitions & Empty Homes

4.65 Windfall

Paragraph 48 of the NPPF states that Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the historic windfall delivery rates and expected future trends, and should not include residential gardens.

- 4.66 The SHLAA is considered to be sufficiently comprehensive enough that sites of five units or more are identified through the SHLAA process and those sites that come forward with planning permission are included through annual updates. As there is no compelling evidence that windfall sites will consistently become available in the next five year period, a windfall allowance has not been accounted for within the supply, however this will be kept under annual review.
- 4.67 Small housing sites (4 units or less) may become available that are not identified through the Local Plan process, therefore a small site allowance will be calculated annually to forecast

housing delivery on small sites based on historic trends. Small sites will be forecast from year 1, as the SHLAA site threshold of 0.25 hectares, or 5 units or more, results in their exclusion from the SHLAA housing land supply. It is appropriate to make an allowance for a nominal number of small site units that would come forward per annum, from year 1 onwards which will be kept under annual review.

- 4.68 Evidence at table 6 below indicates an annual small sites contribution of around 47 units per annum, as such 50 units per annum has been forecast from year 1 onwards.

Year	Total Gains	Total Losses	Net
2013/14	35	1	34
2014/15	57	3	54
2015/16	44	4	40
2016/17	48	0	48
2017/18	63	5	58
2013/14-2017/18	247	13	234
Average annual small sites			47

Table 6 – Small sites delivery

- 4.69 Small site assessments will be made and published annually through the council's Authority Monitoring Report (AMR). This will include an assessment of historic small sites delivery rates as well as the expected future trend. Small sites allowances will be monitored annually and adjusted upwards or downwards accordingly depending on the delivery rate and incorporated in to subsequent SHLAAs.

4.70 Demolitions

Sunderland City Council has historically experienced high levels of demolitions as a result of significant housing stock clearance and renewal undertaken by registered providers within the city area (Table 7). However, large scale demolitions of this nature are no longer anticipated to occur going forward. The Council has engaged with Gentoo, the largest registered provider in the city area who was responsible for the high rates of historical demolitions. Gentoo have indicated that they have no plans for demolitions for the foreseeable future. A number of demolitions are outstanding as part of the Hetton Downs renewal scheme, these are programmed for 2018/19 (11 dwellings) and 2019/20 (10 dwellings). As such these 21 dwellings have been taken into account. Notwithstanding the demolition of these 21 dwellings, it is safe to suppose, at this point in time, that demolition forecasts will not influence net housing delivery as they have previously done so.

	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
Demolitions	-566	-527	-216	-343	-278	-202	-3	0	-24	-38	-153

Table 7: Sunderland Demolitions 2007-2017

- 4.71 Similar to windfall sites, the nature of demolitions and net losses to housing stock can be unpredictable. However it is appropriate to account for a nominal loss attributable to demolitions going forwards as they can unexpectedly come forward through the planning process. As the demolitions for the first five-years are known these have been included (as set out above). However, with regards future demolitions, past evidence indicates that an average of 22 properties have been demolished per year (over the past ten years), when discounting the large scale demolitions undertaken by Gentoo. As such a loss of 20 units per annum from year 6 onwards has been forecast.
- 4.72 Demolitions and net losses to housing stock will be monitored on an annual basis through the Authority Monitoring Report (AMR) and demolition forecasts will be adjusted upwards or downwards accordingly, depending on the rate of demolitions and known information regarding demolition schemes known to the authority. Demolition allowances will continue to be kept under annual review.

4.73 Empty Homes

The NPPF identifies that local planning authorities should identify and bring back into use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. The PPG further supports this, stating that “Empty homes can help to contribute towards meeting housing need but it would be for individual local authorities to identify and implement an empty homes strategy. Any approach to bringing empty homes back into use and counting these against housing need would have to be robustly evidenced by the local planning authority at the independent examination of the draft Local Plan, for example to test the deliverability of the strategy and to avoid double counting (local planning authorities would need to demonstrate that empty homes had not been counted within their existing stock of dwellings when calculating their overall need for additional dwellings in their local plans)”⁷.

- 4.74 Bringing empty homes back into use is a good source of housing supply as it assists to rejuvenate streets, areas and communities blighted by long term empty properties. The Council’s strategy for empty homes is to prioritise longer term empty properties (over 6 months) in targeted areas, rather than aiming to bring a particular number or percentage back into use. As the number of long term empty properties increase and decrease over short periods of time evidence indicates (Table 8), over the past five years there has been an overall net loss of empty properties and as such no allowance has been applied.

	Unoccupied Over 6 Months	Net Returned To Use	Cumulative Net Return To Use
01/04/2012	2470		
01/04/2013	2266	204	204

⁷Planning Practice Guidance; Housing and economic land availability assessment para 39 ID 3-039-20140306

01/04/2014	2219	47	251
01/04/2015	2270	-51	200
01/04/2016	2476	-206	-6
01/04/2017	2566	-90	-96
01/04/2018	2856	-290	-386

Table 8 - Long Term Empty Property Data⁸

- 4.75 A series of implementation measures will ensure that empty properties are continually brought back into use, including; developing further financial assistance packages; use of enforcement powers to enforce property sales, where required; implementation of s215 of the Town and country Planning Act 1990 orders; and the compulsory purchase of properties. An element of funding is committed from S106 contributions, New Homes Bonus and Homes and Communities Agency funding to return empty properties back into use.⁸
- 4.76 Long term empty homes brought back into use will be monitored on an annual basis through the Authority's Monitoring Report (AMR).

4.77 Stage 4 – Assessment Review

Following the assessment of all sites, the development potential of all sites was collected to produce an indicative housing trajectory. This sets out how much housing can be provided, and at what point in the future. An overall risk assessment will be made as to whether sites will come forward as anticipated.

- 4.78 If insufficient sites were identified against objectively assessed need, then the council would have revisited its assumptions. Following the review if there were still insufficient sites, then it would have been necessary to investigate how this shortfall would be planned for. If there is evidence that the needs cannot be met locally, it would have been necessary to consider how needs might be met in adjoining areas in accordance with the Duty to Cooperate.

4.79 Identify Specific Developable Sites or Broad Locations for Housing Growth for Years 11-15

The Planning Practice Guidance allows for the investigation of potential broad locations where identifiable sites will not provide sufficient land for housing and economic land to meet the land supply requirement for 15 years (or more). Identification of broad locations for housing and other strategic development is supported by the NPPF (paragraphs 47 and 157).

4.80 Stage 5 – Final Evidence Base

4.81 SHLAA Data Outputs

This SHLAA report will produce the following outputs to ensure consistency, accessibility and transparency of the SHLAA.

⁸ A Housing Strategy for Sunderland 2017-2022 (September 2017)

1	<p>A list of all sites, or broad locations, cross-referenced to their locations on maps; This will include lists of:</p> <ul style="list-style-type: none"> • Deliverable sites (0-5 years). • Developable sites (6+ years). • Sites not considered currently developable. • Sites sieved out in the early stages of the assessment (Category 1 sites and, SCC sites without a resolution to dispose);
2	<p>An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site is viable) to determine whether a site is realistically expected to be developed and when;</p>
3	<p>Contains more detail for those sites which are considered to be realistic candidates for development. Where others have been discounted, reasons will be evidenced and justified;</p>
4	<p>The potential quantity of development that could be delivered on each site, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;</p>
5	<p>An indicative trajectory of anticipated development (will indicate for each site the year(s) in which dwellings are expected to be delivered for the first five year period and the five year bands thereafter) and consideration of associated risks.</p>

4.82 Monitoring

Once site assessments have been collated into a schedule this will be used to continuously monitor sites. The council will on an annual basis publish the Housing Trajectory, Housing Site Schedule and Five Year Land Supply position paper (Housing) as part of the Authority Monitoring Report.

4.83 Five Year Land Supply

In accordance with the NPPF, Local Planning Authorities are required to maintain a rolling five year supply of deliverable housing land. The assessment of this supply is a material consideration in the determination of residential planning applications and helps to ensure that the objectively assessed housing needs of the local area is met over the life of the plan period.

5 Sunderland Strategic Housing Land Availability Assessment Findings

- 5.1 This section of the report presents the overall findings of the SHLAA 2018. It will identify Sunderland’s deliverable and developable housing land supply and will provide a housing trajectory for information.
- 5.2 It is important to reiterate that the SHLAA is not a policy document and does not allocate land for housing. A sites identification as a deliverable or developable site does not give the site a planning status, nor does it indicate that planning permission will be granted for the site as this will be subject to the determination of more detailed information submitted as a planning application through the development management process. In addition a sites identification and suitability for housing in the SHLAA is not a presumption in favour of housing development as the most appropriate use for the site.
- 5.3 An interactive SHLAA map can be found on the Sunderland City Council website. *The* map provides an overview of the SHLAA assessment outcomes for all SHLAA sites in the 2018 SHLAA. Subsequent future updates of the SHLAA will be uploaded to the interactive map so that viewers can track the assessments of SHLAA sites.

5.4 Deliverable and Developable Housing Supply

The NPPF defines a deliverable site as one which is “available now, offers a suitable location for development now, is achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.” For a site to be considered developable it “should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.”⁹

- 5.5 In total, 136 specific sites have been identified as deliverable and developable for housing over the remainder of the emerging Local Plan period 2018/19-2032/33, (Appendix A), with a total combined indicative capacity for 10,225¹⁰ potential homes (Table 9), excluding student accommodation. Allowances for small sites (average 50pa) and demolitions (21 expected in the next two years plus an average 20pa from year 6 onwards), provides an additional 529 homes over the plan period, which would increase the housing land supply to 10,754.

Time period	Dwelling units
Deliverable 1-5 years	3,891
Developable 6-10 years	3,741
Developable 11-15 years	2,593
Total years 1-15 (within plan period)	10,225
Small Sites Allowance - Demolitions	529
Total years 1-15	10,754

Table 9: Deliverable and Developable Housing Land Supply

⁹National Planning Policy Framework, DCLG, March 2012, Paragraph 47, Footnotes 11 and 12, page 12.

¹⁰This figure excludes student accommodation and includes older persons/extra care housing schemes.

- 5.6 The most recent Strategic Housing Market Assessment (SHMA) *Addendum (April 2018)* and objectively assessed needs analysis identifies a housing requirement for Sunderland of 13,410 dwellings over the 18-year plan period. The average breakdown of dwellings over the plan period is 745 dwelling per annum.
- 5.7 With regards the full plan period and taking into account net housing completions from the beginning of the plan period 2015/16-2017/18, this contributes a further 2,479 dwellings to the supply, resulting in a total supply of 13,233 dwellings over the plan period, resulting on a shortfall of 177 dwellings.
- 5.8 Notwithstanding the above, it is considered unrealistic to expect the deliverability and developability of every SHLAA site to develop out according to the 2018 SHLAA assessment. The SHLAA is an assessment at a point in time, based on best available evidence and information. It is inevitable that difficulties may occur in bringing forward some sites identified through the SHLAA within the plan period, as sites will lapse, viability will change and detailed site investigations may stall or delay sites. To rely purely on the SHLAA supply coming forward as anticipated without any flexibility may put the deliverability of the plan at risk. As such building in a flexibility factor which will bolster the supply is considered reasonable and necessary to guard against under delivery.
- 5.9 Flexibility in the supply of housing sites will assist in ensuring deliverability and allow for an additional housing supply in Sunderland to be maintained throughout the plan period in case sites fail to deliver within the anticipated timescales.
- 5.10 The council has taken a proactive approach to identifying additional sources of land to meet the shortfall and ensure flexibility is built in to the supply, as set out in section 4. However, it has been concluded through the plan that the Green Belt boundary needs to be amended, therefore a number of potential housing sites have been identified to accommodate the shortfall and ensure flexibility in the housing supply within the plan period.
- 5.11 As such the spatial strategy within the Publication Draft Core Strategy and Development Plan allocates 11 Housing Growth Areas (HGAs)¹¹ and amends the Green Belt boundary. The HGAs will be able to accommodate approximately 1,330 new homes during the Plan period, ensuring the OAN can be achieved in full with a flexibility factor built in. These sites are considered to be the most appropriate and suitable locations for the future expansion of the existing Urban Area.
- 5.12 Details of these HGA's are included at appendix B and set out on the relevant SHLAA maps.

¹¹ The full justification for the release of these 11 sites is set out within the 2017 Stage 3 Green Belt Site Selection Report and the Green Belt Assessment Addendum 2018.

SHLAA Trajectory 2015/16 to 2032/33

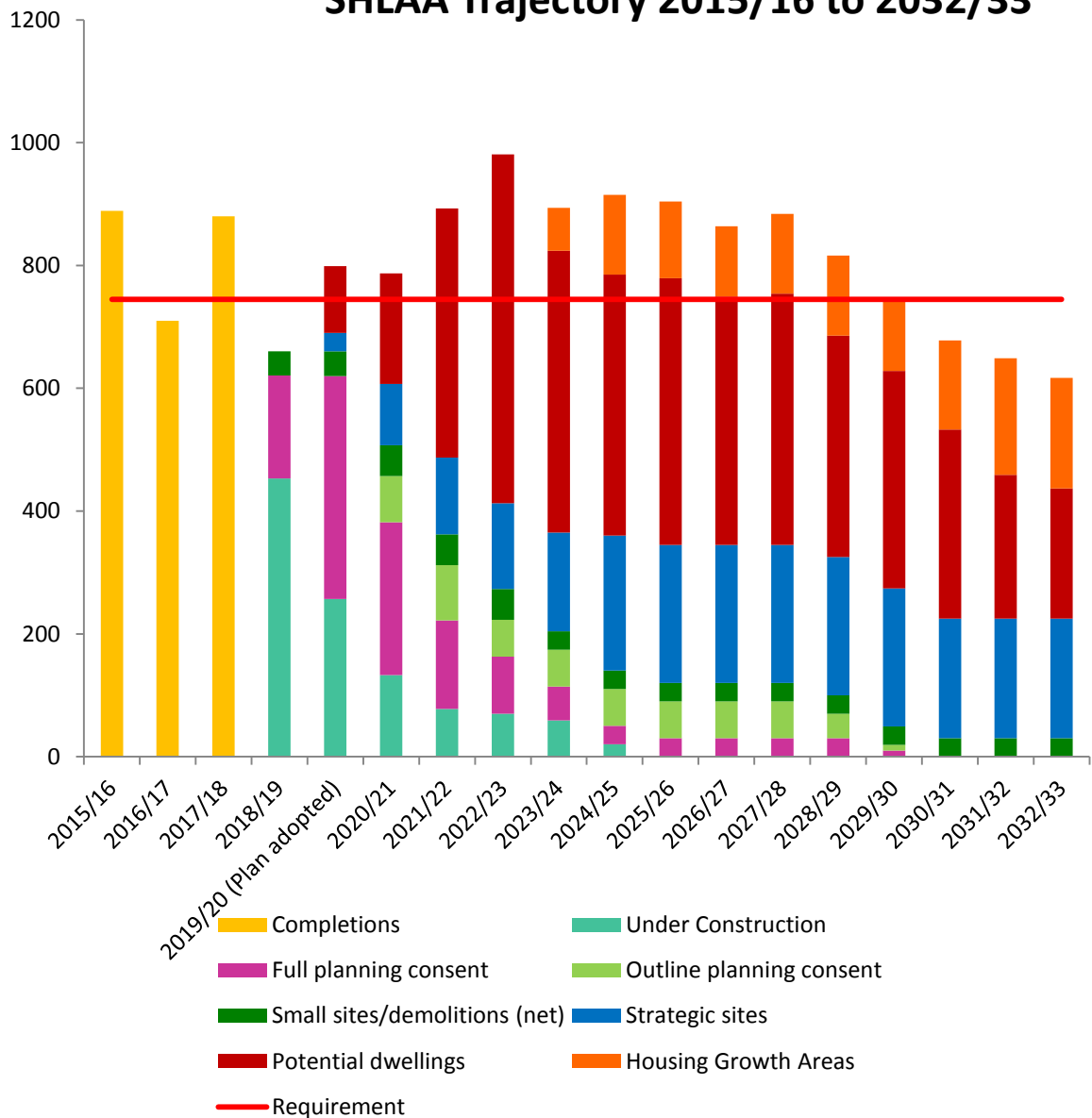


Figure 3: Housing Trajectory

5.13 In terms of brownfield and greenfield site apportionment, the identified 10,225 deliverable and developable housing supply on known sites within this SHLAA equates to 44% land supply on brownfield sites and 56% on greenfield sites. Sites under construction account for 16% of the overall deliverable and developable housing land supply and sites with planning permissions account for 32% of the overall supply.

5.14 For the deliverable supply of housing land in the next five years, a total capacity of 3,891 potential homes are forecast from 92 schemes, of which 25% are under construction and 44% have planning permissions, with the remaining 31% awaiting determination of a planning application or have known strong developer interest with a view to submission of a planning application imminently.

5.15 Table 10 identifies the distribution of the deliverable and developable land supply across the five sub-areas within Sunderland City Area. The majority of land supply is located in South Sunderland (47%) followed by the Coalfield (28%), North Sunderland (11%), Washington (7%) and the Urban Core (7%).

<i>Sub Area</i>	<i>Deliverable 0-5 years (2018/19-2022/23) (dwellings)</i>	<i>Developable 6-10 years (2023/24-2027/28) (dwellings)</i>	<i>Developable 11-15 years (2028/29-2032/33) (dwellings)</i>	<i>Sub Area Total Deliverable & Developable SHLAA sites (2018-2033)</i>
<i>Coalfield</i>	1643	964	238	2845
<i>Urban Core</i>	203	270	240	713
<i>Sunderland South</i>	1297	1748	1734	4779
<i>Sunderland North</i>	371	503	236	1110
<i>Washington</i>	377	256	145	778
<i>Total City Area</i>	3891	3741	2593	10225

Table 10: Deliverable and Developable Housing Land Supply by Sub-Area

5.16 A schedule of deliverable and developable sites can be viewed in Appendix A. The full commentary of sites suitability, availability and achievability can be found at appendix K-O.

5.17 Not Currently Developable Housing Supply Sites

Within the SHLAA 174 sites were discounted based on a number of factors;

- Unsuitable due to proposed retention of existing Unitary Development Plan allocation in emerging Local Plan;
- Evidence required to justify the viability of the site for development;
- Evidence required to justify loss of economic development land use; and/or
- Unachievable in the plan period.

5.18 Based on best available information at the time of assessment, sites were considered to have constraints which would prevent delivery of the site. However, it is important to note that a sites identification as 'not currently developable' does not exclude the site from coming forward should a suitable planning application be submitted and determined by the local planning authority. Should a site gain planning permission, a site's planning status will be updated in subsequent updates of the SHLAA and a site's categorisation will change from 'currently not developable' to 'deliverable or developable'. A list of sites 'not currently developable' can be found in Appendix C.

5.19 Sieved Housing Supply Sites

Sites discounted from the housing supply include sites that were identified in previous SHLAAs that have since completed, sites that had significant category 1 designations on the sites rendering them undevelopable, and greenfield sites in the open countryside.

5.20 Completed Sites

Sites are completed when they have no remaining units left to build out. As a result, such sites have not been assessed for their suitability, availability, achievability and deliverability. In total, 13 sites were discounted due to completion of permitted schemes since the last publication (Appendix C sets out all completed sites since 2015/16). Completion of sites will be monitored annually through the annual monitoring process and will inform future updates to the SHLAA.

5.21 Category 1 Sites

A number of sites were discounted due to significant category 1 designations. Sites with category 1 designations were sieved from further assessment and were not subject to suitability, availability and achievability assessments.

5.22 Greenfield Sites in the Open Countryside

Five sites were discounted as they were identified as greenfield sites in the open countryside. By virtue of national and local policies prioritising development within and adjacent to settlements, it is considered that greenfield sites in the open countryside, disconnected from settlements are unlikely to be granted planning consent, and may be considered not suitable for development and were sieved from further assessment and not subject to suitability, availability and achievability assessments.

6 Five Year Housing Supply

- 6.1 This SHLAA provides an update as of the 2018 housing land supply position. It provides a forecast for the five year period 1 April 2018 to 31 March 2023. The most recent Strategic Housing Market Assessment Addendum (SHMA) (April 2018) identifies the Objectively Assessed Need (OAN) for housing within the city as being 745 net additional dwellings per annum over the plan period. This equates to an 18-year plan period housing requirement for 2015-2033 of 13,410 units, which is the housing requirement set within the Publication Draft Core Strategy and Development Plan.
- 6.2 Delivery in the plan period so far (2015/16-2017/18) has recorded the completion of 2,479 dwellings (net), excluding student accommodation. This results in a surplus delivery of 244 units in the first three years of the plan period so far against the average annual requirement.
- 6.3 Sunderland City Council has chosen to apply a 5% buffer to allow for under-delivery in this SHLAA, reflecting a much improved above-target record of delivery of housing over recent years. The application of the buffer assists to bring forward housing from later in the plan period where necessary and to increase choice in the market for housing.
- 6.4 The composition of site sources of the five year supply is set out in Table 11 below.¹² The sources of supply are identified in the SHLAA Methodology (2016) and have been compiled in compliance with this land supply methodology.

	1-5 Years
<i>SHLAA Deliverable units under construction</i>	991
<i>SHLAA Deliverable units with consent</i>	1,687
<i>SHLAA Deliverable units pending approval/strong developer interest</i>	1,213
<i>Small Sites</i>	250
<i>Demolition Forecast</i>	-21
<i>5 year supply total (excluding Student Accommodation)</i>	4,120

Table 11: Sources of the Five Year Supply

Annual Housing Requirement for plan period 2015-2033	745
Five year housing requirement for 2018/19-2022/23	3,725
Actual completions for 2015-2018 (excluding student accommodation)	2,479
Over-provision or deficit of housing units against housing requirement for 2015-2018	+244
Five year housing requirement (2018/19-2022/23) minus 2015-18 oversupply +5% buffer	3,655
Identified Five Year deliverable supply of housing (number of units)	4,120
Over-provision or deficit of housing units against five year housing requirement (2018/19-2022/23)	+465
Five year supply performance against 105% of housing requirement (%)	113%
Five year supply performance against 105% of housing requirement (years)	5.6 years

Table 12: Five Year Housing Supply

¹² Appendix F details the sites included within the five-year land supply

6.5 Table 12 demonstrates that Sunderland City Council can demonstrate a full five year housing supply. The five year supply is equivalent to 5.6 years supply.

6.6 Update of the Five Year Housing Supply

An update to the five year housing supply for the period April 2019 - March 2024 will commence in 2019 and will be published at the earliest opportunity.

7 Appendix A – Schedule of Deliverable and Developable Sites

Site No	Site Name	Sub Area	Greenfield/Brown field	Status	Total Capacity	Remaining Capacity	Completions Prior to 2015/16	Completions 2015/16	Completions 2016/17	Completions 2017/18	Completions 2018/19	Completions 2019/20	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions 2025/26	Completions 2026/27	Completions 2027/28	Completions 2028/29	Completions 2029/30	Completions 2030/31	Completions 2031/32	Completions 2032/33
018	42 to 45 Nile Street	Urban Core	PDL	Permitted – not started	54	54						54													
046	Angram Drive, Grangetown	Sunderland South	Greenfield	Permitted – under construction	19	2	12	0	5	0	2														
054	Former Eagle Public House, Portsmouth Road	Sunderland South	PDL	Permitted – not started	9	9							9												
056	High Usworth School, Well Bank Road	Washington	Mixed (G75 B25)	Permitted – not started	56	56					23	19	14												
061	Former Lambton Cokeworks Site (Elba Park)	Coalfield	PDL	Permitted – under construction	359	107	138	23	57	34	33	33	33	8											
062	Ryhope and Cherry Knowle Hospital	Sunderland South	Mixed (50/50)	Permitted – not started	800	800							50	50	50	50	50	50	50	50	50	50	50	50	50
063	Vaux Brewery (site of), Gill Bridge Avenue	Urban Core	PDL	Permitted (Outline) – Not started	201	201										21	30	30	30	30	30	30	30	30	30
070	Site of Foundry (The Forge, Pallion)	Sunderland South	PDL	Permitted – under construction	43	40				3	30	10													
074	Murton Lane, Easington Lane	Coalfield	Greenfield	Permitted – under construction	387	39	158	50	90	50	30	9													
078	Farringdon Row Phase 2-4	Urban Core	Mixed (G30 B70)	No planning status	69	69														9	30	30			
079	Hylton Lane/Blaydon Ave, Hylton Lane	Sunderland North	Greenfield	Application pending	71	71								23	24	24									
080 A	Stadium Village, Sheepfolds Central	Urban Core	PDL	No planning status	50	50																30	20		
080 B	Stadium Village, Sheepfolds East	Urban Core	PDL	No planning status	70	70																			
080 C	Stadium Village, Sheepfolds Cliff Top	Urban Core	PDL	No planning status	60	60									30	30									
081	Chapelgarth site	Sunderland South	Greenfield	Permitted – not started	750	750						30	30	30	30	30	50	50	50	50	50	50	50	50	50
085	Former Groves Site, Woodbine Terrace, Pallion	Sunderland South	Mixed Use (B85 B15)	Application pending	700	700									20	20	30	50	50	50	50	50	50	50	50
086	Former Easington Lane Primary School Building	Coalfield	PDL	No planning status	75	75								15	30	30									

087	Former Dubmire Primary School, Britannia Terrace	Coalfield	PDL	No planning status	18	18																		
091	Southwick Primary School, Clarence Street	Sunderland North	Mixed Use (G50 B50)	No planning status	40	40								20	20									
093	Recreation Field, North Moor Lane, Farringdon	Sunderland South	Greenfield	No planning status	100	100														10	30	30	30	
098	Ayton Village Primary School, Dunlin Drive, Ayton	Washington	PDL	No planning status	40	40								10	30									
101	Downhill Phase 1+2, Downhill	Sunderland North	Mixed (50/50)	Permitted - under construction	88	2	0	0	48	38	2													
104	Carley Hill School, Emsworth Road	Sunderland North	Mixed (50/50)	No planning status	110	110																		
106	High Ford Estate, Flodden Road	Sunderland South	PDL	Permitted - under construction	285	200	0	0	52	33	30	30	30	30	30	30	20							
107	Phases 2-6, Chester Road	Sunderland South	PDL	No planning status	500	500								30	30	30	30	30	30	30	30	30	30	30
109	Glebe Parkway	Washington	Mixed Use (B75 G25)	Permitted - not started	59	59					0	30	29											
110	Starks Builders yard, Hunter Street	Coalfield	PDL	Permitted - not started	24	24								24										
112	Site of former Broomhill Estate.	Coalfield	Mixed (G15 B85)	Permitted - not started	128	128								23	24	24	24	33						
115	Holmelands, land adjacent to - Hawthorn Street	Coalfield	PDL	Permitted - under construction	78	33	1	0	12	32	33													
118	Belford House, Ashcroft and Belford Close	Sunderland South	Mixed (50/50)	Permitted - under construction	8	3					5	3												
128	Black Boy Road land at (Site A)	Coalfield	Greenfield	Application pending	140	140								20	30	30	30	30	30					
131	Southern House Farm, land at - North Road	Coalfield	Mixed (50/50)	Permitted - under construction	12	1	5	3	2	1	1													
138	Land at North Road	Coalfield	Greenfield	Permitted - not started	300	300								20	30	30	30	30	30	30	30	30	10	
142	Former Chilton Moor Cricket Club, Black Boy Road	Coalfield	Greenfield	Permitted - not started	45	45																		
147	Site of Greenway House, Nookside	Sunderland South	PDL	Permitted - not started	75	75								15	30	30								

149	Aster Terrace, land at back of	Coalfield	Greenfield	No planning status	80	80											20	30	30				
154 A	Seaburn Camp, Whitburn Road (North)	Sunderland North	Greenfield	Application pending	64	64						30	34										
154 B	Seaburn Camp, Whitburn Road (South)	Sunderland North	Greenfield	No planning status	10	10														10			
159	Land adjacent to The Scullery Restaurant	Sunderland South	Greenfield	No planning status	9	9														9			
163	Amberley Street and Harrogate Street, land at - Mowbray Road	Sunderland South	PDL	No planning status	79	79											19	30	30				
175	Fulwell Quarry East, land at Bell House Road	Sunderland North	Greenfield	No planning status	90	90															15	30	30
177	Former Usworth Comprehensive School	Washington	Greenfield	No planning status	200	200						20	30	30	30	30	30	30	30				
183	Ashburn House, Ryhope Road	Sunderland South	PDL	No planning status	10	10											10						
187	Bonnorsfield, land at - Palmers Hill Road	Urban Core	PDL	No planning status	80	80															10	30	30
193	SIG Combibloc Limited, Blackthorn Way	Coalfield	PDL	Permitted - under construction	158	2	56	45	31	24	2												
194	Land at Lambton Lane	Coalfield	Mixed (G60 B40)	Application pending	139	139						10	30	30	30	30	9						
197	Land to the east of former Broomhill Estate	Coalfield	Greenfield	Application pending	99	99							30	30	30	9							
214	Land to the east of former Maplewood School, Redcar Road	Sunderland North	Mixed (50/50)	No planning status	19	19															19		
258	Washington Football Club, Spout Lane	Washington	Greenfield	No planning status	46	46														16	30		
280	Former Shiney Row Centre, Success Road	Coalfield	PDL	Permitted - under construction	128	74	0	0	15	39	30	30	14										
292	Lisburn Terrace, land at	Sunderland South	PDL	Permitted - under construction	212	22	121	42	26	1	22												
293 A	Low Moorsley, land at (Ennerdale Street)	Coalfield	Mixed (B80 G20)	Application pending	82	82											22	30	30				

312	Former Junglerama, Victoria Road	Washingt on	PDL	Permitted – not started	12	12					0	12													
324	Land to the East of Durham Road and Tudor Grove	Sunderla nd South	Greenfield	Permitted – not started	8	8						8													
328	Hetton Downs Phase 2	Coalfield	Mixed Use (G20 B80)	Applicatio n pending	112	112					0	0	22	30	30	30									
330 A	Philadelphia Complex	Coalfield	Mixed (50/50)	Permitted (Outline) – Not started	500	500							20	50	50	50	50	50	50	50	50	50	50	50	
333	Fletcher Terrace, land at (Lumley Crescent)	Coalfield	Greenfield	Permitted – under constructi on	6	5					1	5													
341	Redburn Row, Land to the north of	Coalfield	Greenfield	Permitted – under constructi on	70	25					45	25													
342	Land at Mill Hill, Silksworth Road	Sunderla nd South	Greenfield	Permitted (Outline) – Not started	250	250							30	30	30	30	30	30	30	30	30	30	30	10	
355	Rushford Phase 2, Ryhope	Sunderla nd South	Greenfield	Permitted – under constructi on	150	53	0	0	38	59		30	23												
356	Burdon Road/Hall Farm Road, land at	Sunderla nd South	Greenfield	Applicatio n pending	109	109							19	30	30	30									
362	Bonner's Field Industrial Units, Bonnersfield Road	Urban Core	Mixed (50/50)	Permitted – not started	40	40							40												
367	Coaley Lane, Land south of	Coalfield	Greenfield	Permitted – not started	115	115							30	30	30	25									
380	Grangetown Autos and land to the South. East side of Ryhope Road	Sunderla nd South	PDL	Permitted – not started	46	46							16	30											
388	Ennerdale Street, Low Moorsley, Land at	Coalfield	Greenfield	Permitted (Outline) – Not started	40	40							10	30											
410	Blind Lane, Grasswell, land to North of	Coalfield	Greenfield	No planning status	21	21																		21	
413	Seaburn Amusement s, Whitburn Road	Sunderla nd North	Mixed (50/50)	Permitted (Outline) – Not started	279	279							30	30	30	30	30	30	30	30	30	30	30	30	9
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	Greenfield	Permitted – under constructi on	277	229	0	0	5	43		40	40	40	40	40	29								
421	Quarry House Lane, East Rainton	Coalfield	Greenfield	Permitted – Not started	33	33							13	20											
422	Markle Grove, land to East, East Rainton	Coalfield	Greenfield	Permitted – under constructi on	93	22	0	0	14	57		22													

563	Hylton Skills campus, north Hylton Road	Sunderland North	PDL	No planning status	100	100							10	30	30	30										
565	Phoneix Tower Business Park, Castletown Way	Sunderland North	PDL	Permitted (Outline) – Not started	140	140							20	30	30	30	30									
630	Land Adjac Saint Lukes Road	Sunderland South	PDL	Permitted – under construction	123	7	0	0	30	86	7															
632	Rear of Don Gardens	Washington	Greenfield	No planning status	62	62																	30	32		
650	Dame Margaret Field, Washington	Washington	Greenfield	No planning status	53	53																			23	30
651	Land at Tay Road, Thorney Close	Sunderland South	Greenfield	No planning status	50	50																		30	20	
654	West of Redburn Row	Coalfield	Greenfield	Application pending	27	27						27														
659	Sunnyside Central Area, Villiers Street	Urban Core	PDL	No planning status	20	20											20									
660	63 Fawcett Street	Urban Core	PDL	Permitted – not started	7	7						7														
661	12 Fawcett Street	Urban Core	PDL	Permitted – not started	5	5						5														
665	255 High Street West	Urban Core	PDL	Permitted – not started	9	9				0	9															
677	Land at Birchwood, Ford Oval	Sunderland South	Greenfield	No planning status	30	30											30									
678	South Hylton House	Sunderland South	PDL	No planning status	55	55																	25	30		
679	18-19 Murton Street	Urban Core	PDL	Permitted – not started	13	13					13															
680	Land opposite The Mews, Redburn Row	Coalfield	Greenfield	Permitted – not started	5	5				0	1	4														
682	Land at Front Road/Saint Lukes Terrace	Sunderland South	PDL	Permitted – under construction	9	7				2	7															
683	20 Murton Street	Urban Core	PDL	Permitted – not started	5	5				0	5															
684	32 Frederick Street, City Centre	Urban Core	PDL	Permitted – not started	7	7				0	7															
687	Former Hylton Castle Library, Cranleigh Road	Sunderland North	PDL	Permitted – not started	9	9					9															
688	Derwent House, Washington	Washington	PDL	Permitted – not started	48	48						48														
690	First Floor,the Old Vestry, 23 Fawcett Street	Urban Core	PDL	Permitted – not started	12	12					12															

691	Land at Stephenson Industrial Estate (Little Usworth), Sulgrave Road	Washington	Greenfield	No planning status	40	40											20	20						
692	Land to the north of Irene Avenue, Grangetown	Sunderland South	Greenfield	No planning status	60	60													30	30				
693	Former Cheadle Centre, Caithness Road, Hylton	Sunderland North	PDL	Application pending	19	19																		
695	Stanley Terrace, Chester Road, Shiney Row	Coalfield	Greenfield	Permitted – Not started	5	5																		
698	Former Hendon gardens Hotel	Sunderland South	PDL	Permitted – not started	8	8																		
699	Upper Floors 18 Fawcett Street	Urban Core	PDL	Permitted – not started	6	6																		
700	Close Street, Millfield	Sunderland South	PDL	Permitted – not started	8	8																		
701	67 John Street	Urban Core	PDL	Permitted – not started	9	9																		
702	Land adjacent to the Beehive PH, Blind Lane	Coalfield	Greenfield	Permitted (Outline) – Not started	5	5																		
703	Warm up Wearside, Westbourne Road	Sunderland South	PDL	Permitted – not started	9	9																		
704	Fence Houses Comrades Club, Station Avenue North	Coalfield	PDL	Permitted – not started	8	8																		
705	2 Grange Crescent	Urban Core	PDL	Permitted – not started	6	6																		
706	Mayholme, 31 Sea View Road	Sunderland South	PDL	Permitted – not started	7	7																		
707	Land adjacent to Moorsburn Drive	Coalfield	Greenfield	No planning status	7	7													7					
708	Land fronting Chiswick Road	Sunderland North	Greenfield	No planning status	6	6																	6	
710	Oswald Terrace South	Sunderland North	Greenfield	No planning status	5	5																	5	
711	Kidderminster Road	Sunderland North	Greenfield	No planning status	55	55										25	30							
714	Pennywell Business Centre	Sunderland South	PDL	No planning status	30	30											30							
716	Tasman Road, Thorney Close	Sunderland South	Greenfield	No planning status	5	5											5							

717	Theme Road, Thorney Close	Sunderland South	Greenfield	No planning status	5	5											5								
718	Tadcaster Road, Thorney Close	Sunderland South	Greenfield	No planning status	8	8											8								
719	Tanfield Road/Truro Road, Thorney Close	Sunderland South	Greenfield	No planning status	6	6											6								
720	Land at Dixon Square, Causeway	Sunderland North	PDL	No planning status	10	10												10							
721	The Ropery, Websters Bank	Sunderland South	Mixed Use (G40 B60)	No planning status	80	80																			
											621	759	737	843	931	794	755	749	719	724	656	598	503	429	407
											3891					3741					2593				

8 Appendix B – Schedule of Housing Growth Areas

SHLAA Ref No/Plan ref	Site Name	Sub Area	Total capacity	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
330B/HGA11	Philadelphia Complex (Extension)	Coalfield	195 (75 beyond plan period)	0	0	0	0	0	0	0	0	0	0	0	0	20	50	50
465/HGA9	Land adjacent to Herrington Country Park	Coalfield	400	0	0	0	0	0	40	40	40	40	40	40	40	40	40	40
113/HGA10	Site of Herrington Workingmen's Club	Coalfield	20	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0
416B/HGA7	Land North and West of Ferryboat Lane, North Hylton	Sunderland North	110	0	0	0	0	0	0	0	20	30	30	30	0	0	0	0
675/HGA8	Land at Newcastle Road, Fulwell	Sunderland North	80	0	0	0	0	0	0	0	0	0	0	0	15	25	25	15
407c/HGA1	Land north east of Mount Lane, Springwell Village	Washington	60	0	0	0	0	0	30	30	0	0	0	0	0	0	0	0
424A/HGA2	Stoney Lane Springwell	Washington	60	0	0	0	0	0	0	30	30	0	0	0	0	0	0	0
463A/HGA4	Land to the west of Waterloo Road, Usworth (South)	Washington	205	0	0	0	0	0	0	0	0	25	30	30	30	30	30	30
567/HGA3	Land adjacent to George Washington Golf and Country Club, Usworth	Washington	45	0	0	0	0	0	0	20	25	0	0	0	0	0	0	0
671/HGA6	Southern Playing Fields, Washington	Washington	200	0	0	0	0	0	0	0	0	20	30	30	30	30	30	30
673/HGA5	James Steel Park	Washington	30	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15

9 Appendix C – Schedule of Sites Not Currently Developable

SHLAA Ref No	Site Name	Sub Area
042	Former Bus Depot, Toward Road	Sunderland South
044	The Bunker, Stockton Road	Urban Core
053	Land rear of Thorney Close Club, Thorndale Road	Sunderland South
066	15-18 Hudson Road (West Sunnyside)	Urban Core
068	8-12 Murton Street	Urban Core
075	Halliwell Street and Brinkburn Crescent	Coalfield
076	West of Lyons Avenue	Coalfield
077	Holmeside Triangle, Park Lane	Urban Core
082	Clinton Place/City Way, East Herrington, Sunderland	Sunderland South
090	Bonnorsfield Saint Peters Wharf Phase 2 and 3, Bonnorsfield Road	Urban Core
092	Land adjacent to Monkwearmouth College, Swan Street	Sunderland North
095	Land at Thorney Close Primary School, Torquay Road	Sunderland South
117	Dawson and Usher works Hendon	Sunderland South
129	Hetton Moor House, Land to rear of Seymour Terrace	Coalfield
130	Elemore Golf Club, land adjacent to Pimlico Road	Coalfield
134	Football pitch, Colliery Lane	Coalfield
139	South Lodge Farm, North Road	Coalfield
141	Site of former Boys Club and allotment, Hetton Lyons	Coalfield
143	Land to rear of Lyons Cottage	Coalfield
144	Football pitches at Coaley Lane	Coalfield
146	Easington Lane Primary School Playing Fields, School View	Coalfield
152	North of Burdon Village, Burdon Lane	Sunderland South
156	Ex North Block, Stockton Road	Sunderland South
162	Land at High Street East	Urban Core
166	Numbers Garth and Former School, Russell Street	Urban Core
169	Former Covent Garden site, Cork Street	Sunderland South
171	Site of former Pallion Station, Ferndale Terrace	Sunderland South
172	Forrest Estate, Land at High Street	Coalfield
185	Wearmouth Hall	Urban Core
186	University Precinct, Chester Road	Sunderland South
188	Clanny House, Peacock Street West	Sunderland South
189	Forster Building, Chester Road	Urban Core
190	Technology Park, Chester Road	Urban Core
191	Priestman Building, 1-2 Green Terrace	Urban Core
192	Manor Quay	Urban Core
211	36 to 38 Roker Avenue	Sunderland North
218	Littlewoods Home Shopping Group, land adjacent to Commercial Road	Sunderland South
224	Deptford works, Pallion New Road	Sunderland South
225	Former Shipyard, Pallion New Road	Sunderland South
230	Rutland Street, Hetton, land rear of	Coalfield
238	Portobello Lane, Roker Avenue	Sunderland North
242	Emsworth Square/Epsom Square, Carley Hill	Sunderland North
243	Eastbourne Square, Carley Hill	Sunderland North

249	Galleries Car Park adjacent to Asda	Washington
250	B & Q Warehouse (former), Armstrong Road, Armstrong Industrial Estate	Washington
252	Former Hastings Court, Sulgrave	Washington
254	Fulwell Reservoir, Viewforth Terrace	Sunderland North
264	Land at Scotia Quay, Low Street	Urban Core
265	Beacon Drive, site at	Sunderland North
269	Blue House Fields, Springwell Road	Washington
270	Mount Lodge, Mount Lane	Washington
282	Land at High Street East	Urban Core
286	Land to the North of Woodbine Terrace, Pallion Riverside	Sunderland South
287	Wilden Road Pattinson, Station Road	Washington
288	Teal Farm South	Washington
293B	Land South of Coal Bank Farm	Coalfield
294A	Former Paper Mill, Commercial Road (North)	Sunderland South
294B	Former Paper Mill, Commercial Road (South)	Sunderland South
296	North Street Allotments, Silksworth	Sunderland South
298A	Usworth House Farm, land at, Paereth Hall Road (East)	Washington
298B	Usworth House Farm, land at, Paereth Hall Road (West)	Washington
299	Peareth Hall Farm, Peareth Hall Road	Washington
300	Springwell Trust Meeting House, Peareth Hall Road	Washington
301	Ferryboat Lane, land at	Sunderland North
303	Allotments, back of Ryhope Street	Sunderland South
305	Dubmire Industrial Estate - Phase 1	Coalfield
318	Moor Burn House, Dairy Lane	Coalfield
334	Holy Cross Home, Ettrick Grove	Sunderland South
340	Front Street, Fence Houses, Land to the east of	Coalfield
344	Chilton Moor Gardens site 2 (Durham Street)	Coalfield
348	Land west of Ryhope Road	Sunderland South
353	Usworth House Farm, land at - Highbury Avenue	Washington
354	Warren Lea, land rear of - Springwell Road	Washington
364	Pattinson Road, land south of (Teal Farm village Phase 1+2)	Washington
369	Units 1-22 Swan (North) Industrial Estate	Washington
370	23 Edison Road (works depot), Swan (North) Industrial Estate	Washington
372	Houghton Police Station, Dairy Lane	Coalfield
373	Gill Bridge Police Station, Gillbridge Avenue	Urban Core
374	Former Farrington Police Station, Primate Road	Sunderland South
375	Stott's Pasture, Golf Course Road	Coalfield
377	High Dubmire, Chilton Moor, Land at	Coalfield
381A	Green Belt north of Newbottle	Coalfield
381B	Green Belt north of Newbottle adjacent to settlement	Coalfield
382	Dairy Lane, Site 1, Land at	Coalfield
383	Dairy Lane, Sites 2 & 3, Land at	Coalfield
384	The Cavalier PH, Silksworth Lane	Sunderland South
385	Land at Sedgeleth Road/Blind Lane (Site 1)	Coalfield
395	Tatham Street Car Park, Sunnyside	Urban Core
398	Givens Street/Bede Street, Roker, land at	Sunderland North

401	Land East of Sulgrave Road	Washington
402	Crowther Industrial Estate, land at Brockwell Road	Washington
405A	Land at Golf Course (George Washington Hotel) Stone Cellar Road (West)	Washington
405B	Land at Golf Course (George Washington Hotel) Stone Cellar Road (East)	Washington
406	Bentall Business Park, land at Tower Road	Washington
407A	Milton Place, Mount Lane, Springwell (North)	Washington
407B	Milton Place, Mount Lane, Springwell (South)	Washington
408	Land at North and Rear of Windsor Terrace	Washington
411	Snippersgate, land at (South Hetton Road)	Coalfield
415	Uplands Way, Land to North	Washington
416A	Land at Ferryboat Lane, North Hylton	Sunderland North
418	Land at Low Mount Farm (by Leam Lane), Springwell	Washington
419	Middle Herrington Farm, Hillcrest East, Herrington	Sunderland South
424B	Stoney Lane Springwell	Washington
425	Electric Crescent Allotments	Coalfield
426B	Willow Farm land to south, Ryhope (South)	Sunderland South
427	Tilley Road, Crowther Industrial Estate	Washington
429	170-175 High Street West	Urban Core
437	Forest Lane, land at	Coalfield
444	Biddick Woods	Coalfield
446	Builders Yard, Hendon, Toward Road	Sunderland South
453	Silverstone Way, land west of,	Washington
455	Pallion Industrial Estate, European Way	Sunderland South
458	Dubmire Industrial Estate, Phase 2	Coalfield
459	Dubmire Industrial Estate Phases 3 & 4	Coalfield
460	Land North of Black Boy Road (site B)	Coalfield
463B	Land to the west of Waterloo Road, Usworth (West)	Washington
463c	Land west of Waterloo Road, Usworth (North)	Washington
464A	Land north of Graneries , Offerton	Coalfield
464B	Land to the East of The Granaries, Offerton, Sunderland	Coalfield
466	Green Belt south of New Herrington	Coalfield
496	Allen House, Scotia Quay	Urban Core
497	Panns Bank	Urban Core
518	Former Mcees Club and land to the rear, Old Mill Road	Sunderland North
520	Southwick Social Club, Church Bank	Sunderland North
529	Former Safari Coaches, James Terrace	Coalfield
530	Hillside Lodge, Tunstall Road	Sunderland South
536	Land to the north of Byer Square	Coalfield
539	Land to the west of Mulberry Way	Coalfield
541	Former Leechmere Road allotments	Sunderland South
545	Stanley Street/Gravel Walks allotments	Coalfield
551	North of Collingwood Drive	Coalfield
555	Rear of Wynyard Street	Coalfield
556	Land at Witherwack House	Sunderland North
560	The Vicarage, Vigo Lane	Washington
562	Land to the east of Silksworth Lane, by Elstob	Sunderland South

564	Land at Ryhope Road and Salterfern Lane	Sunderland South
568	Fulwell Fire Station, Station Road	Sunderland North
570	Land at Station Rd, Penshaw	Coalfield
572	Former Bishop Harland School, Downhill	Sunderland North
629	Site of former Ford and Hylton Social Club, Poole Road	Sunderland South
631	West of Silksworth Way, Doxford Park	Sunderland South
633	Bonemill Lane, Rickleton	Washington
634	Former Success Colliery	Coalfield
636	Open space at Fordfield Road, Pennywell/Ford	Sunderland South
637	Hetton Downs Square/East of Thomas Street	Coalfield
638	Land west of Tunstall Hills, Tunstall Hope Road	Sunderland South
639	Land at Lombard Street	Sunderland South
640	Land at Church Street East	Sunderland South
641	Burdon Green Belt	Sunderland South
643	Land between Penshaw and Mount Pleasant	Washington
644	Land north of Low Moorsley	Coalfield
645	Green Belt land east of Seaham Road	Coalfield
646	Glebe House Farm, Teal Farm	Washington
647	Low Mount Farm, Springwell Village	Washington
648B	Hastings Hill/Herrington Green Belt, Foxcover Lane (South West)	Sunderland South
648C	Hastings Hill/Herrington Green Belt, Foxcover Lane (West)	Sunderland South
648D	Hastings Hill/Herrington Green Belt, Foxcover Lane (North East)	Sunderland South
649	The Arches, Easington Street (Stadium Village Site F)	Urban Core
652	Old Mill Road Greenspace	Sunderland North
653	Success Football Fields	Coalfield
667	Stadium Village Site I	Urban Core
668	Stadium Village Site G	Urban Core
670	Land at Penshaw	Coalfield
672	East of Witherwack/Fulwell Quarries	Sunderland North
674	West of Cherry Knowle Hospital	Sunderland South
676	Land at East Herrington	Sunderland South
694	Albert Place, Washington	Washington
697	Land to the north of Washington Road, Sulgrave	Washington
709	Ruskin Avenue	Coalfield
712	Rear of 75 Durham Street, Fence Houses	Coalfield
713	Land to the east of Kingfisher Drive (Murton Lane)	Coalfield
715	Land to the south of Redburn Road	Coalfield
722	Land to the east of Old Mill Road, Carley Hill	Sunderland North
723	Land adjacent to Penshaw Hill Equestrian Centre	Coalfield

10 Appendix D – Completed Housing Sites (2016-17)/Sieved Sites

Completed sites		
100	Ethel Ave/Brewer Terrace, Ryhope Village	Sunderland South
120	St Hilda's Church, School and adjacent land	Sunderland North
121	Newcastle Road Baths	Sunderland North
150	Land adjacent Newbottle Primary School and former community centre, Houghton Road	Coalfield
160	East of Silksworth Lane, High Newport	Sunderland South
248	Emerson House, Emerson Road	Washington
339	Land at Gillas Lane (rear of Lingfield)	Coalfield
472	Former Hetton Community Centre	Coalfield
484	1-5 Hudson Road	Urban Core
511	Land at Burdon Lane, west of Bevan Avenue	Sunderland South
517	Former Castletown Workmen's Club, Castle View	Sunderland North
595	Fell House, Albion Terrace, Springwell	Washington
628	Former London Inn, Spout Lane	Washington
662	18 John Street	Urban Core
663	Former East Herrington Library, Farringdon	Sunderland South
664	North Moor Farm Cottages, Farringdon	Sunderland South
666	Millfield House, Hylton Road	Sunderland South
681	Community Hall, Lily Street	Sunderland South
686	11 Saint Thomas Street, City Centre	Urban Core
689	Weardale House, Washington	Washington
Sieved sites		
140	Hazard Lane	Coalfield
272	North Farm, Warden Law Site 1, Land at Gillas Lane	Coalfield
274	North Farm, Warden Law Site 3, Land at Gillas Lane	Coalfield
275	North Farm, Warden Law Site 4, Land at Gillas Lane	Coalfield
476C	Thornbeck College, land to the North	Sunderland North
542	Summerson Street	Coalfield
642	Land at East House Farm, Usworth	Washington

11 Appendix E – Sunderland SHLAA Site Proforma

Contact Details				
Your Name				
Company Name				
Contact Address				
Email Address				
Contact Tel no.				
Are you a Registered Social Landlord?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Site Details				
Site Address of the site you are suggesting for possible future housing development/Gypsy and Traveller/Travelling Showpeople provision				
Site reference no. (Only if site previously submitted and details/circumstances being updated)				
Site Area (hectares)				
I have enclosed a map clearly showing the site boundary	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
(Please note that without a clear map showing a site boundary your suggestion may not be able to be progressed further)				
Are you the owner of the land?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
If not, who is the registered owner? Please provide contact details				

What is the site/property currently used for? (If vacant/derelict please state last use)

Do you consider the site to have potential to be used for residential use only or could it be utilised for mixed-use (i.e. some combination of residential, commercial, office, industrial, institutional, or other land uses)? If mixed-use, please give an indication of the other uses.

Planning History (please include details of any existing or previous planning applications and decisions relating to the site, including application reference numbers and dates if known).

In what timescale do you believe the site will become available for development?

within next
5 years

6-10 years

11-15 years

15+ years

Please give your best estimate of when development could potentially begin if permission were to be granted, taking into account any constraints that could take some time to overcome (e.g. land ownership, decontamination, etc.)?

What are the surrounding land uses to the site?

Are you aware of any sustainability issues, physical or infrastructure constraints (e.g. topography, access, utilities, and land instability) or land ownership issues and/or viability issues that might hinder development of the site? Please answer to the best of your knowledge.

What measures would you propose that might help to overcome these constraints?

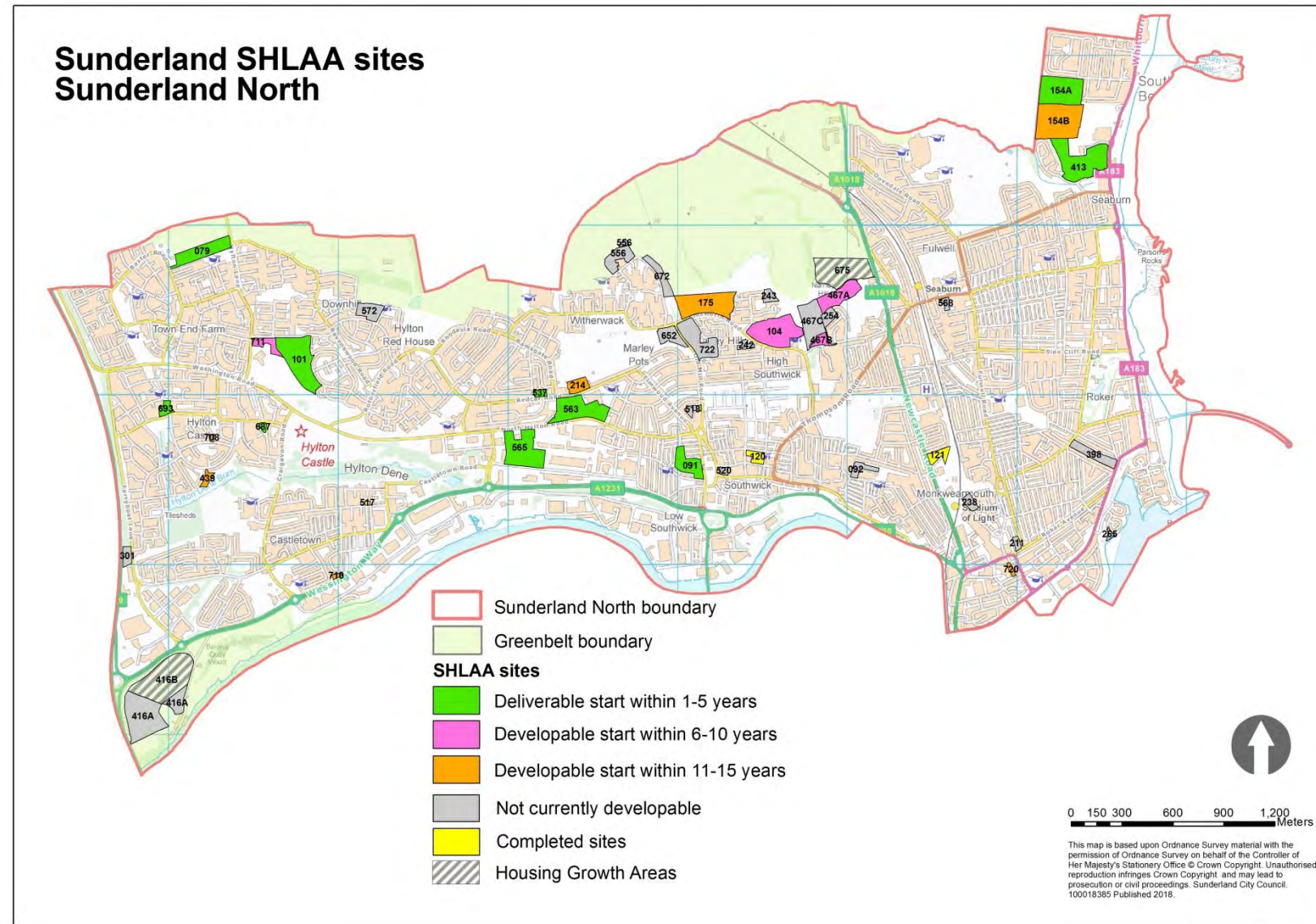
What is the estimated number of dwellings (Plots/Pitches in relation to Gypsy and Travellers and Travelling Showpeople) that you think could be provided on the site? Some matters you might like to take into account are:

- **the type of development likely to be suitable (purely residential or mixed-use)**
- **the mix of housing (house types and sizes)**
- **height and character of surrounding buildings**

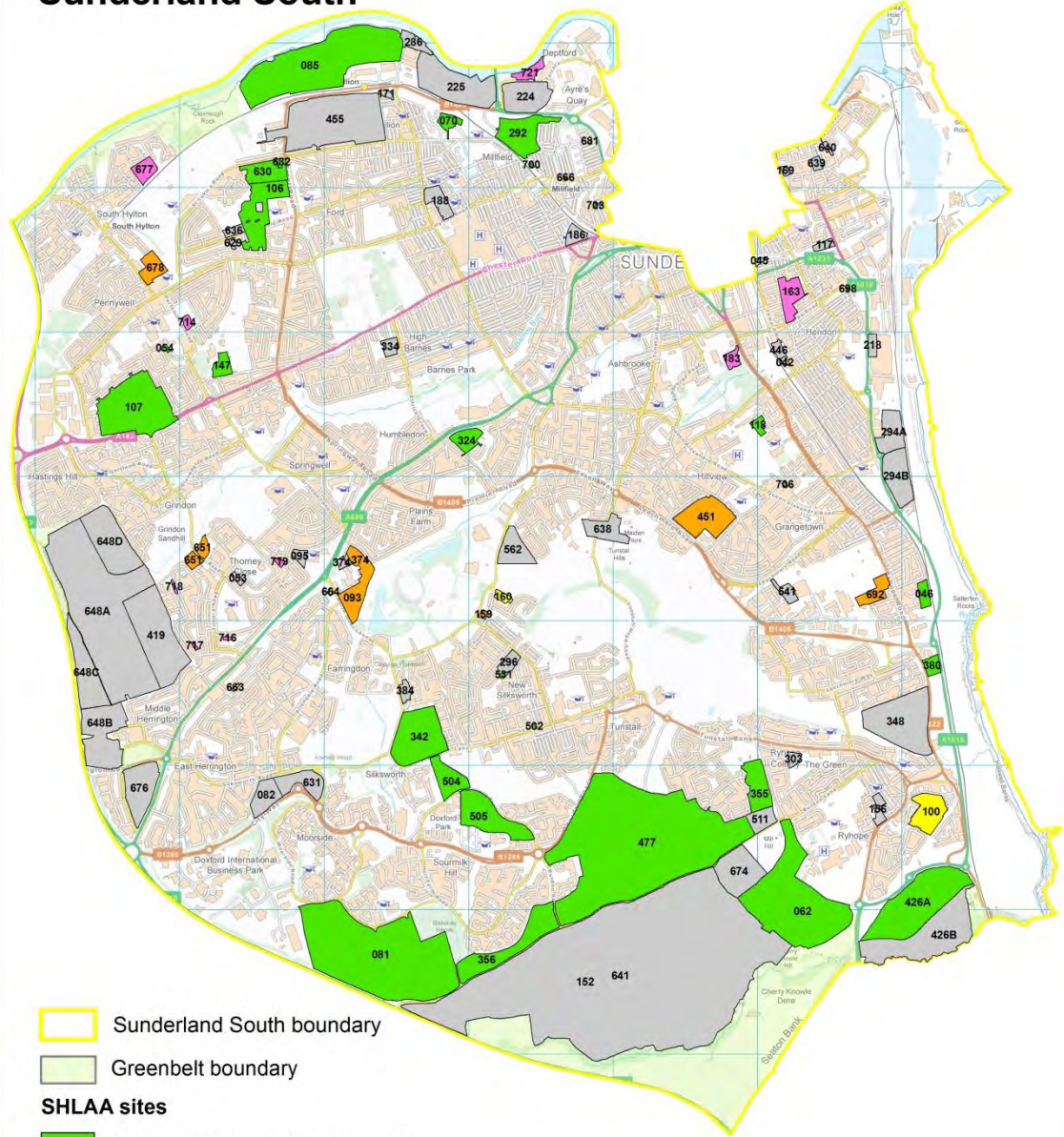
E-mail copies can be sent to: planningpolicy@sunderland.gov.uk

Paper copies can be returned to: Strategic Plans and Housing Team, Economy and Place, Sunderland City Council, Civic Centre, Burdon Road, Sunderland, SR2 7DN

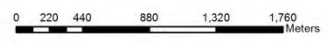
12 Appendix F – Area Maps



Sunderland SHLAA sites Sunderland South

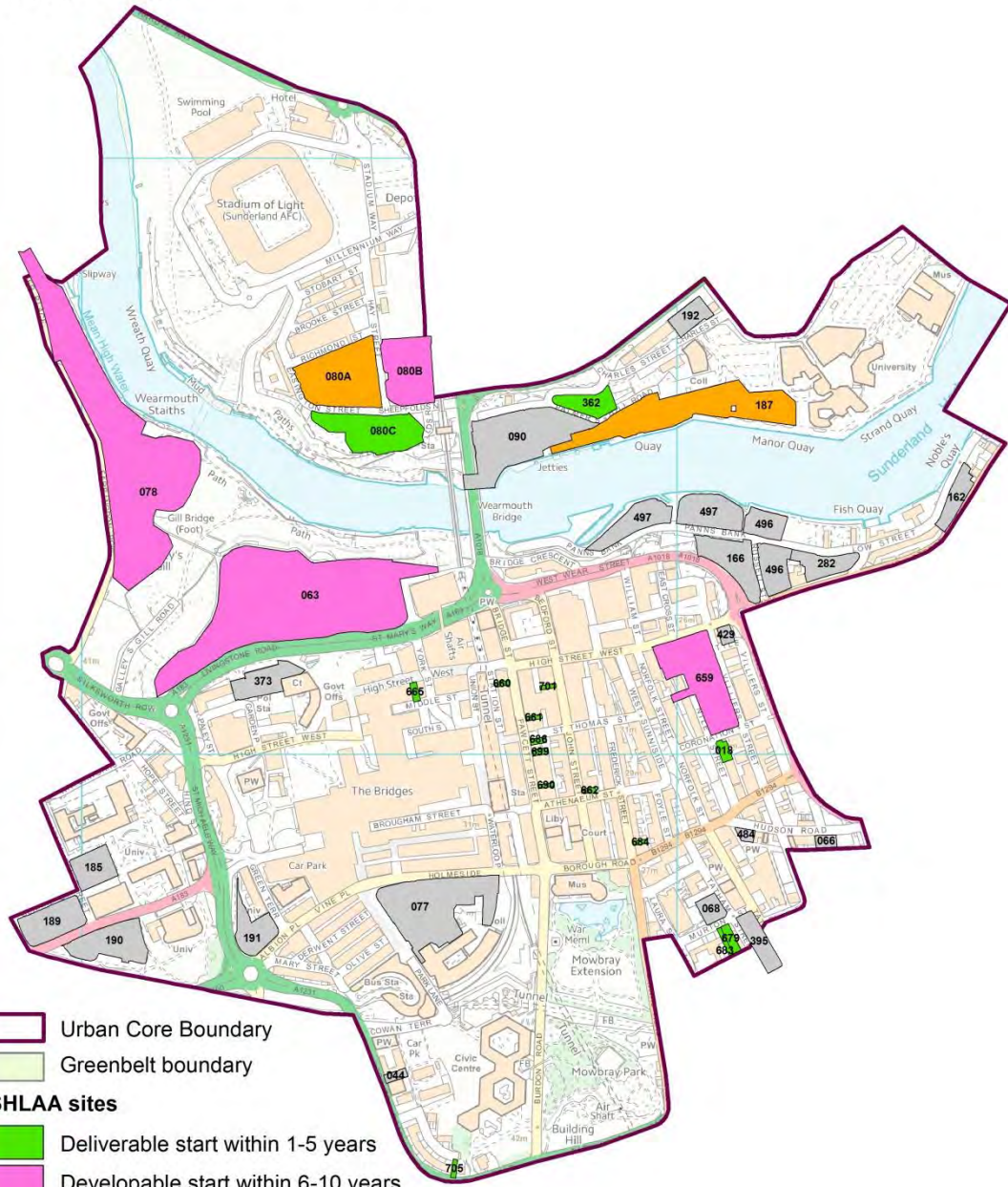


- Sunderland South boundary
- Greenbelt boundary
- SHLAA sites**
- Deliverable start within 1-5 years
- Developable start within 6-10 years
- Developable start within 11-15 years
- Not currently developable
- Completed sites
- Housing Growth Areas

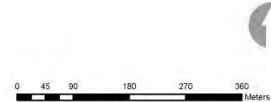


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Sunderland SHLAA sites Urban Core

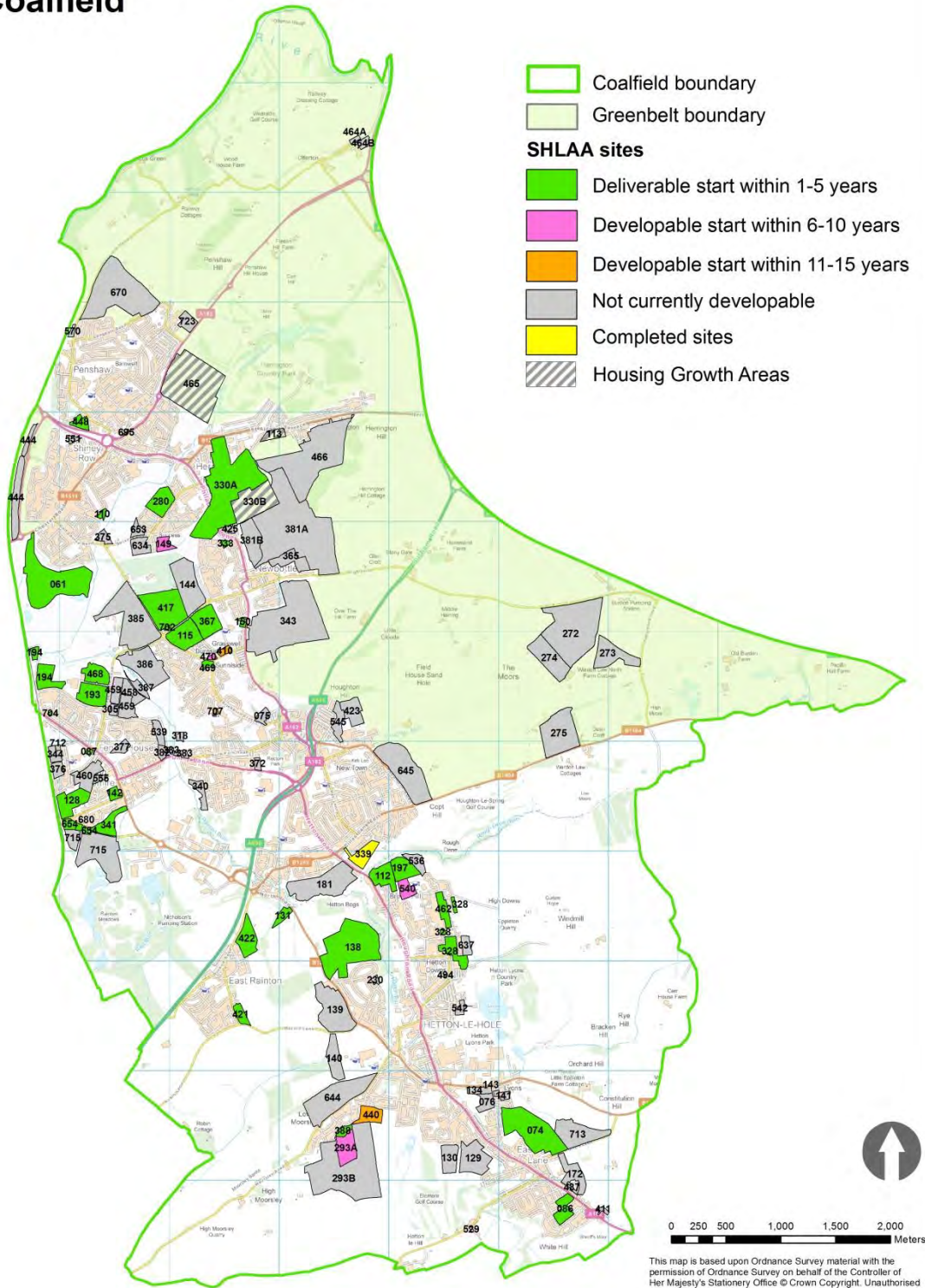


-  Urban Core Boundary
-  Greenbelt boundary
- SHLAA sites**
-  Deliverable start within 1-5 years
-  Developable start within 6-10 years
-  Developable start within 11-15 years
-  Not currently developable
-  Completed sites
-  Housing Growth Areas



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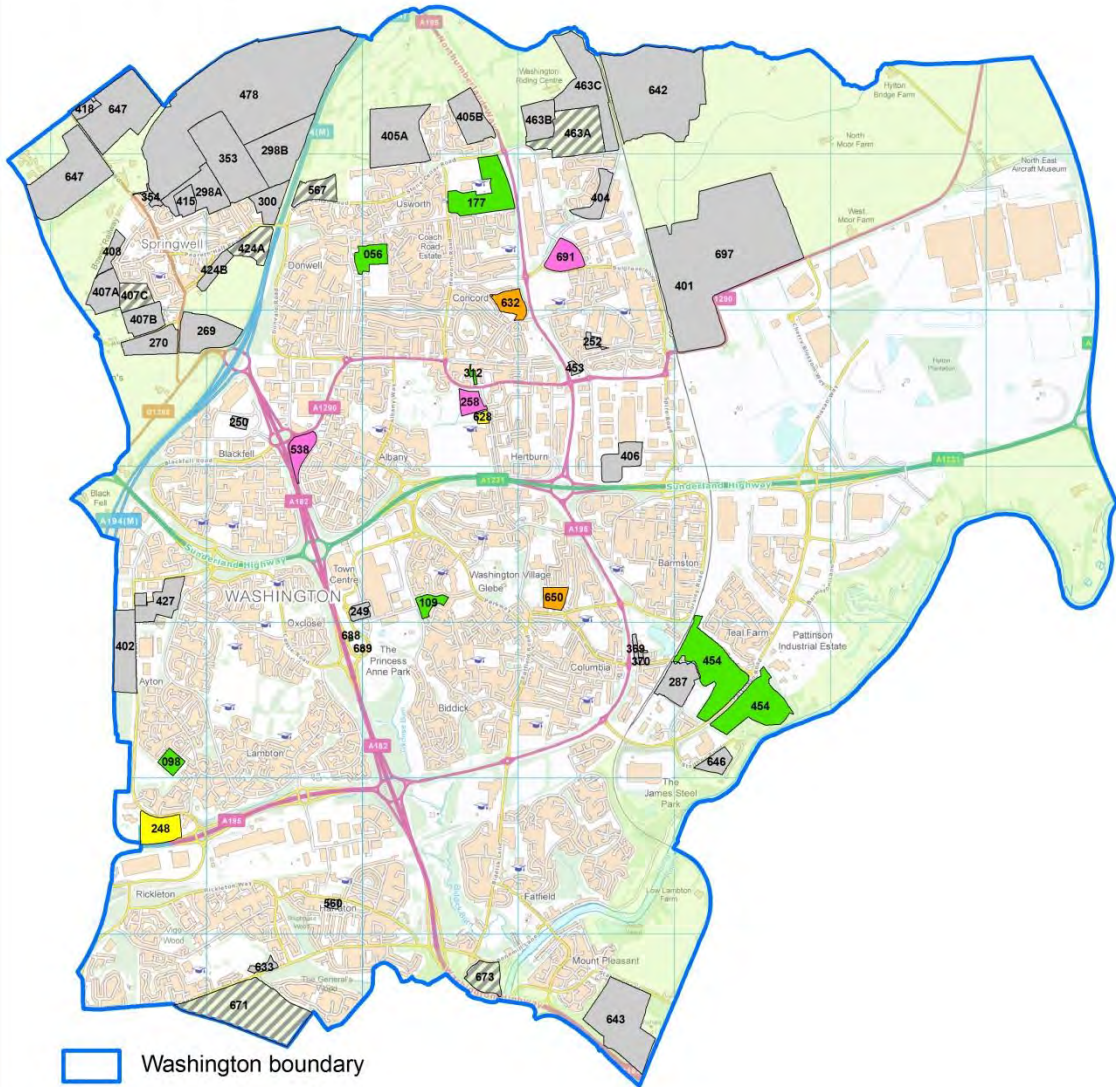
Sunderland SHLAA sites Coalfield



0 250 500 1,000 1,500 2,000 Meters

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Sunderland SHLAA sites Washington



-  Washington boundary
-  Greenbelt boundary
- SHLAA sites**
-  Deliverable start within 1-5 years
-  Developable start within 6-10 years
-  Developable start within 11-15 years
-  Not currently developable
-  Completed sites
-  Housing Growth Areas



0 187.5375 750 1,125 1,500
Meters

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13 Appendix G – Five-Year Land Supply

SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	2018/19	2019/20	2020/21	2021/22	2022/23
018	42 to 45 Nile Street	Urban Core		54			
046	Angram Drive, Grangetown	Sunderland South	2				
054	Former Eagle Public House, Portsmouth Road	Sunderland South			9		
056	High Usworth School, Well Bank Road	Washington	23	19	14		
061	Former Lambton Cokeworks Site (Elba Park)	Coalfield	33	33	33	8	
062	Ryhope and Cherry Knowle Hospital	Sunderland South			50	50	50
070	Site of Foundry (The Forge, Pallion)	Sunderland South	30	10			
074	Murton Lane, Easington Lane	Coalfield	30	9			
079	Hylton Lane/Blaydon Avenue, Hylton Lane	Sunderland North				23	24
080C	Stadium Village, Sheepfolds Cliff Top	Urban Core					30
081	Chapelgarth Site	Sunderland South		30	30	30	30
085	Former Groves Site, Woodbine Terrace, Pallion	Sunderland South					20
086	Former Easington Lane Primary School Building	Coalfield				15	30
087	Former Dubmire Primary School, Britannia Terrace	Coalfield				18	
091	Southwick Primary School, Clarence Street	Sunderland North				20	20
098	Ayton Village Primary School, Dunlin Drive, Ayton	Washington				10	30
101	Downhill Phase 1+2, Downhill	Sunderland North	2				
106	High Ford Estate, Flodden Road	Sunderland South	30	30	30	30	30
107	Phases 2-6, Chester Road	Sunderland South				30	30
109	Glebe Parkway	Washington	30	29			
110	Starks Builders Yard, Hunter Street	Coalfield	24				
112	Site of Former Broomhill Estate.	Coalfield	23	24	24	24	33
115	Holmelands, Land Adjacent to Hawthorn Street	Coalfield	33				
118	Belford House, Ashcroft and Belford Close	Sunderland South	3				
128	Black Boy Road Land at (Site A)	Coalfield			20	30	30
131	Southern House Farm, Land at North Road	Coalfield	1				
138	Land at North Road	Coalfield		20	30	30	30
142	Former Chilton Moor Cricket Club, Black Boy Road	Coalfield			15	30	
147	Site of Greenway House, Nookside	Sunderland South		15	30	30	
154A	Seaburn Camp, Whitburn Road (North)	Sunderland North				30	34
177	Former Usworth Comprehensive School	Washington				20	30
193	SIG Combibloc Limited, Blackthorn Way	Coalfield	2				
194	Land at Lambton Lane	Coalfield				10	30
197	Land to the East of Former Broomhill Estate	Coalfield					30
280	Former Shiny Row Centre, Success Road	Coalfield	30	30	14		
292	Lisburn Terrace , Land at	Sunderland South	22				
312	Former Junglerama, Victoria Road	Washington	12				
324	Land to the East of Durham Road and Tudor Grove	Sunderland South		8			
328	Hetton Downs Phase 2	Coalfield	0	22	30	30	30
330A	Philadelphia Complex	Coalfield			20	50	50

333	Fletcher Terrace, Land at (Lumley Crescent)	Coalfield	5				
341	Redburn Row, Land to the North of	Coalfield	25				
342	Land at Mill Hill, Silksworth Road	Sunderland South			30	30	30
355	Rushford Phase 2, Ryhope	Sunderland South	30	23			
356	Burdon Road/Hall Farm Road, Land at	Sunderland South		19	30	30	30
362	Bonner's Field Industrial Units, Bonnersfield Road	Urban Core			40		
367	Coaley Lane, Land South of	Coalfield			30	30	30
380	Grangetown Autos and Land to the South East Side of Ryhope Road	Sunderland South		16	30		
388	Ennerdale Street, Low Moorsley, Land at	Coalfield			10	30	
413	Seaburn Amusements, Whitburn Road	Sunderland North			30	30	30
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	40	40	40	40	40
421	Quarry House Lane, East Rainton	Coalfield		13	20		
422	Markle Grove, Land to East, East Rainton	Coalfield	22				
426A	Willow Farm land to South, Ryhope (North)	Sunderland South			20	30	30
448	Penshaw House	Coalfield		19			
454	Teal Farm North	Washington	60	52			
462	Hetton Downs Phase 1	Coalfield	6				
468	Land North of Blackthorn Way, Sedgeleth Industrial Estate	Coalfield		30	30	30	30
469	Site of Former Kentmere House	Coalfield		19			
477	Land North of Burdon Lane	Sunderland South				15	30
494	Land at Chapel Street/Edward Street	Coalfield		6			
502	Vane Arms, Silksworth	Sunderland South			7		
504	Doxford Park Phase 6	Sunderland South			23	30	30
505	Doxford Park Phase 5	Sunderland South	30	30	16		
531	Council Yard, North Street, Silksworth	Sunderland South	3				
537	Land at Redcar Road/Rawdon Road	Sunderland North		10			
563	Hylton Skills Campus, North Hylton Road	Sunderland North				10	30
565	Phoneix Tower Business Park, Castletown Way	Sunderland North				20	30
630	Land Adjacent Saint Luke's Road	Sunderland South	7				
654	West of Redburn Row	Coalfield			27		
660	63 Fawcett Street	Urban Core		7			
661	12 Fawcett Street	Urban Core		5			
665	255 High Street West	Urban Core	9				
679	18-19 Murton Street	Urban Core	13				
680	Land Opposite The Mews, Redburn Row	Coalfield	1	4			
682	Land at Front Road/Saint Luke's Terrace	Sunderland South	7				
683	20 Murton Street	Urban Core	5				
684	32 Frederick Street, City Centre	Urban Core	7				
687	Former Hylton Castle Library, Cranleigh Road	Sunderland North	9				
688	Derwent House, Washington	Washington		48			
690	First Floor, The Old Vestry, 23 Fawcett Street	Urban Core	12				
693	Former Cheadle Centre, Caithness Road, Hylton	Sunderland North		19			
695	Stanley Terrace, Chester Road, Shiney Row	Coalfield		5			
698	Former Hendon Gardens Hotel	Sunderland South		8			
699	Upper Floors 18 Fawcett Street	Urban Core		6			

700	Close Street, Millfield	Sunderland South		8			
701	67 John Street	Urban Core		9			
702	Land adjacent to the Beehive Public House, Blind Lane	Coalfield			5		
703	Warm up Wearside, Westbourne Road	Sunderland South		9			
704	Fence Houses Comrades Club, Station Avenue North	Coalfield		8			
705	2 Grange Crescent	Urban Core		6			
706	Mayholme, 31 Sea View Road	Sunderland South		7			
			621	759	737	843	931

14 Appendix H – Panel meeting site schedule

Updates discussed at SHLAA panel meeting 14 th February 2018			
Site no. 18 – 42-45 Nile St	Concerns that this site has had a number of planning applications approved and renewed over a long period of time, without any delivery.	Confirmation that work is to start on site this year. Site has now been fenced off and marketing boards in place. Agent has started to discharge planning conditions. As such, completions will remain in years 1-5, however as apartment building all completions placed into year 2020/21 rather than phased over two years.	
Site no. 062 – Ryhope and Cherry Knowle	Annual delivery too high, estimate around 50 units per year.	Site amended to 50 completions per year.	
Site no. 63- Vaux	Siglion suggested moving into year 3 (2020) as looking to drive forward the residential element of the scheme.	Site has outline planning consent for the residential element, however a reserved position has been taken with this site for the SHLAA due to number of other schemes expected to be coming forward with similar housing types, of which some are more advanced than Vaux site. Also cautious as proposing apartment scheme. Site has been moved forward from 2026/27 to 2023/24.	
Site no.78- Farringdon Row	Siglion confirmed looking to bring this forward earlier than anticipated 2027/28	Reluctant to move this site if Vaux is expected to come forward first. Other schemes expected within the area and bringing forward similar housing types, of which some are more advanced.	
Site 81- Chapelgarth	Resolution of the right of way questioned in terms of deliverability of site. Siglion confirmed likely to resolved early 2018 and completions 2019. Possible increase to 60 units per year as looking to bring another developer on the site.	Increased build rate from year 6 to 50 p/a.	
Site 85 – Groves	Due to size of site potentially increase to 50 a year.	Increased to 50 per year from year 25/26	
Site 86- Former Easington Lane school	Potentially move back a year – Council owned site identified for disposal. A Development Brief has been prepared identifying capacity of sites 086 and 146 for 75 units. The Development Brief has been out to market and discussions are on-going with a developer and nearing	Further details set out for this site and as such reluctant to move it back as in line with SHLAA methodology in terms of not expected to be a problematic site and application to be submitted this year.	

	completion. Condition of brief is that planning approval has to be gained within 12 months, and start on site within 2 years of gaining planning permission. As such planning application expected for 2018, with first completions expected 20/21.		
Site 87- Former Dubmire Primary School	Confirmation from Burrige that site can deliver earlier than set out and suggest bringing forward to year 19/20.	Site does not yet have planning consent, however application expected 2018 and as such in line with SHLAA site moved forward to year 4 from year 6.	
Site 91- Southwick primary school	Council owned site identified for disposal. Current scheme being drafted by a developer for approximately 40 units. Subject to submission (expected 2018) and determination of a detailed planning permission, this site is developable and capable of delivering around 40 units in years 1-5	Site left in.	
Site 98- Ayton Village primary school	Council owned site available for disposal. On-going pre application stage 2 discussions. Planning application anticipated to be submitted mid 2018 and on-site by 2020, with first completions 2021/22.	Site left in	
Site 104 – Carley Hill school	Potentially move this site back to avoid high levels of completions in 6-10.	Moved back to year 2025/26	
Site 138- North rd		Confirmation from Persimmon that site now has reserved matters approval and start on site mid 2018. As such site brought forward with first completions expected 2019/20.	
Site 142 Former Chilton Moor Cricket Club	Developers mentioned this in an difficult site, however Bernicia confirmed they had an offer accepted on the site	No changes.	
Site 149 –Lane at Aster Terrace	A council owned site identified for disposal. Site lies adjacent to a wildlife corridor and proposed LWS with evidence of priority species/ habitats on or in the vicinity of the site, which will require consideration and mitigation where appropriate to deliver the site. Anticipated completions within years 6-10.	Site to remain in 6-10.	
159- Land adjacent to Scullery		Small site moved back from 6-10 to 11-15	

163- Amberley St and Harrogate St	Currently 6-10 panel suggested moving it back to 111-15.	Confirmation from Home group that this site is being progressed with themselves and Back on the map as land owners and agree with timescales SHLAA sets out and hope to bring it forward sooner. No changes.	
166- Numbers Garth	Siglion confirmed this site is now available and will be looking to bring it forward in the 6-10 period.	Site considered deliverable longer term, as such put into the SHLAA at year 14.	Site potential viability issues due to location and type of dwellings that the site shape lends itself to. As such NCD until further evidence on deliverability is brought forward.
194- Lambton Lane	Conformation from Persimmon that site will deliver 10 units in 2019/20 and 30 per year after that. Site currently in year 22/23.	Site does not have planning permission yet and a number of issues outstanding, as such site brought forward to 2021/22 in line with SHLAA delivery assumptions and not to 2019/20. If the site comes forward earlier than this that will be a bonus.	
197- land east of former Broomhill Estate	Gentoo confirmed this site should be moved back and is for 99 units not 102.	Currently in 20/21, moved back to 22/23 and capacity amended.	
258—Washington Football club		Site moved to the end of 6-10 to allow those that are considered more developable to remain in 6-10 and remove booms in the middle period.	
330A- Philadelphia complex	Confirmation from agent that 2 developers on board with the scheme and anticipated 20 completions in 19/20, followed by 50 per year.	Site has outline planning permission for the residential aspect of the scheme and as such in line with the SHLAA methodology completions expected in year 3, as such the site has moved forward into year 20/21 with 20 in this first year, followed by 50 per year thereafter.	
367- Land south of Coaley Lane	Gentoo confirmed this site will not start until Homelands complete as such start in 2020/21 and down to 115 units.	Site put back to 20/21 from 18/19 and numbers reduced to 115.	
413- Seaburn Amusements	Siglion confirmed site will be coming forward earlier than SHLAA sets out (currently in year 6) and suggest completions in 2019/20.	As site has outline consent in line with SHLAA methodology this can move from year 6 to year 3. As such 30 units per year as from 2020/21.	
565- Phoneix Tower Business Park	Site has outline consent and SHLAA panel concerned that may not be a viable site as a number of developers have looked at it and not taken it forward.	Spoke to England and Lyle who are representing the applicant who have confirmed that reserved matters application is to be submitted before expiry of outline permission (which is June 2018) and have a developer on board. As such moved forward to	

		year 3 in line with SHLAA methodology.	
629- Site of former Ford and Hylton Social club	Concerns with delivering in 6-10 when no movement on site.	Site moved back to years 11-15	Further consideration of this site has concluded that the site is NCD due to viability issues and will not contribute to the Local Plan housing supply.
630- Land Adjacent to St Lukes rd	Gentoo confirmed site will be complete this year.	Site moved forward to put remaining 26 units in 17/18 year.	Site has 7 units remaining, due for completion 2018/19
639- Lombard Street	Siglion confirmed this site is now available and will be looking to bring it forward at the back end of the plan period	Site considered deliverable longer term, as such put into the SHLAA at year 15.	Further consideration of this site has concluded that the site is NCD due to viability issues and will not contribute to the Local Plan housing supply.
640- Church Street East	Siglion confirmed this site is now available and will be looking to bring it forward at the back end of the plan period	Site considered deliverable longer term, as such put into the SHLAA at year 15.	Further consideration of this site has concluded that the site is NCD due to viability issues and will not contribute to the Local Plan housing supply.
713- Land to the east of Kingfisher drive (Murton Lane)	Taylor Wimpey concerned that the site not included in the SHLAA supply and considered not currently developable based upon draft evidence (high landscape area to be retained and protected).	Explained that all the evidence we use is draft until the plan gets adopted. This site has been considered through the SHLAA and has been discounted due to being not suitable based upon its location within the open countryside, within an area of high landscape value and a green infrastructure and wildlife corridor. Discounting from the SHLAA does not preclude Taylor Wimpey from having the site considered through the formal planning application route.	

15 Appendix I – Site densities

SHLAA Ref No	Site Name	Sub Area	Net site area	Dwellings	Density	Planning Status
154B	Seaburn Camp, Whitburn Road (South)	Sunderland North	3.89	10	3	No planning status
324	Land to the East of Durham Road and Tudor Grove	Sunderland South	1.80	8	4	Permitted – not started
472	Former Hetton Community Centre	Coalfield	0.19	1	5	Completed site
131	Southern House Farm, land at - North Road	Coalfield	1.20	12	10	Permitted – under construction
183	Ashburn House, Ryhope Road	Sunderland South	0.97	10	10	No planning status
118	Belford House, Ashcroft and Belford Close	Sunderland South	0.70	8	11	Permitted – under construction
448	Penshaw House	Coalfield	1.37	19	13	Planning application pending
680	Land opposite The Mews, Redburn Row	Coalfield	0.35	5	14	Permitted – not started
356	Burdon Road/Hall Farm Road, land at	Sunderland South	7.31	109	14	Planning application pending
333	Fletcher Terrace, land at (Lumley Crescent)	Coalfield	0.36	6	16	Permitted – under construction
046	Angram Drive, Grangetown	Sunderland South	1.14	19	16	Permitted – under construction
477	Land north of Burdon Lane	Sunderland South	58.80	955	16	No planning status
115	Holmelands, land adjacent to - Hawthorn Street	Coalfield	4.31	78	18	Permitted – under construction
659	Sunniside Central Area, Villiers Street	Urban Core	1.09	20	18	No planning status
440	Cragdale Gardens, Low Moorsley	Coalfield	2.22	40	18	No planning status
691	Land at Stephenson Industrial Estate (Little Usworth), Sulgrave Road	Washington	2.72	40	18	No planning status
081	Chapelgarth site	Sunderland South	37.10	750	20	Permitted – not started
654	West of Redburn Row	Coalfield	1.30	27	20	Planning application pending
719	Tanfield Road/Truro Road, Thorney Close	Sunderland South	0.30	6	20	No planning status
078	Farringdon Row Phase 2-4	Urban Core	3.44	69	20	No planning status
451	Former Stannington Centre and adjoining greenspace, Hillview, Stannington Grove	Sunderland South	5.69	75	20	No planning status
341	Redburn Row, Land to the north of	Coalfield	2.44	70	21	Permitted – under construction
138	Land at North Road	Coalfield	14.03	300	21	Permitted – not started
154A	Seaburn Camp, Whitburn Road (North)	Sunderland North	3.00	64	21	Planning application pending
214	Land to the east of former Maplewood School, Redcar Road	Sunderland North	0.80	19	23	No planning status
538	Havannah Rd/Moorway, Albany	Washington	2.10	50	23	No planning status
101	Downhill Phase 1+2, Downhill	Sunderland North	3.53	88	24	Permitted – under construction
505	Doxford Park Phase 5	Sunderland South	6.40	155	24	Permitted – under construction
330A	Philadelphia Complex	Coalfield	20.52	500	24	Permitted (Outline) – Not started
093	Recreation Field, North Moor Lane, Farringdon	Sunderland South	4.12	100	24	No planning status
339	Land at Gillas Lane (rear of Lingfield)	Coalfield	2.51	63	25	Completed site
061	Former Lambton Cokeworks Site (Elba Park)	Coalfield	14.22	359	25	Permitted – under construction
056	High Usworth School, Well Bank Road	Washington	2.19	56	25	Permitted – not started
293A	Low Moorsley, land at (Ennerdale Street)	Coalfield	3.25	82	25	Planning application pending
707	Land adjacent to Moorsburn Drive	Coalfield	0.27	7	25	No planning status
091	Southwick Primary School, Clarence Street	Sunderland North	1.62	40	25	No planning status
422	Markle Grove, land to East, East Rainton	Coalfield	3.26	93	28	Permitted – under construction
098	Ayton Village Primary School, Dunlin Drive, Ayton	Washington	1.42	40	28	No planning status
678	South Hylton House	Sunderland South	1.90	55	28	No planning status
367	Coaley Lane, Land south of	Coalfield	3.89	115	29	Permitted – not started

342	Land at Mill Hill, Silksworth Road	Sunderland South	8.42	250	29	Permitted (Outline) – Not started
085	Former Groves Site, Woodbine Terrace, Pallion	Sunderland South	23.41	700	29	Planning application pending
650	Dame Margaret Field, Washington	Washington	1.78	53	29	No planning status
540	Hetton Downs Phase 3	Coalfield	1.52	60	29	No planning status
258	Washington Football Club, Spout Lane	Washington	1.54	46	29	No planning status
632	Rear of Don Gardens	Washington	2.07	62	29	No planning status
175	Fulwell Quarry East, land at Bell House Road	Sunderland North	3.08	90	29	No planning status
120	St Hilda's Church, School and adjacent land	Sunderland North	0.56	17	30	Completed site
421	Quarry House Lane, East Rainton	Coalfield	1.40	33	30	Permitted – Not started
439	Cricklewood Rd, land at	Sunderland North	0.40	12	30	No planning status
651	Land at Tay Road, Thorney Close	Sunderland South	1.66	50	30	No planning status
163	Amberley Street and Harrogate Street, land at - Mowbray Road	Sunderland South	2.61	79	30	No planning status
563	Hylton Skills campus, north Hylton Road	Sunderland North	2.66	100	30	No planning status
682	Land at Front Road/Saint Lukes Terrace	Sunderland South	0.29	9	31	Permitted – under construction
702	Land adjacent to the Beehive PH, Blind Lane	Coalfield	0.16	5	31	Permitted (Outline) – Not started
159	Land adjacent to The Scullery Restaurant	Sunderland South	0.29	9	31	No planning status
467B	Thornbeck College site	Sunderland North	0.46	14	31	No planning status
177	Former Usworth Comprehensive School	Washington	6.39	200	31	No planning status
469	Site of former Kentmere House	Coalfield	0.58	19	32	Permitted – Not started
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	13.88	450	32	Permitted (Outline) – Not started
410	Blind Lane, Grasswell, land to North of	Coalfield	0.64	21	32	No planning status
677	Land at Birchwood, Ford Oval	Sunderland South	1.70	30	33	No planning status
692	Land to the north of Irene Avenue, Grangetown	Sunderland South	1.79	60	33	No planning status
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	8.05	277	34	Permitted – under construction
197	Land to the east of former Broomhill Estate	Coalfield	2.84	99	34	Planning application pending
086	Former Easington Lane Primary School Building	Coalfield	2.21	75	34	No planning status
104	Carley Hill School, Emsworth Road	Sunderland North	3.15	110	34	No planning status
150	Land adjacent Newbottle Primary School and former community centre, Houghton Road	Coalfield	0.48	17	35	Completed site
537	Land at Redcar Road/Rawdon Rd	Sunderland North	0.28	10	35	Permitted – Not started
062	Ryhope and Cherry Knowle Hospital	Sunderland South	22.36	800	35	Permitted – not started
716	Tasman Road, Thorney Close	Sunderland South	0.14	5	35	No planning status
470	Site of former Gilpin House	Coalfield	0.34	12	35	No planning status
070	Site of Foundry (The Forge, Pallion)	Sunderland South	1.19	43	36	Permitted – under construction
467A	Upper Fulwell	Sunderland North	1.64	60	36	No planning status
074	Murton Lane, Easington Lane	Coalfield	10.56	387	37	Permitted – under construction
079	Hylton Lane/Blaydon Ave, Hylton Lane	Sunderland North	1.88	71	37	Planning application pending
328	Hetton Downs Phase 2	Coalfield	2.98	112	37	Planning application pending
248	Emerson House, Emerson Road	Washington	2.91	112	38	Completed site
128	Black Boy Road land at (Site A)	Coalfield	3.59	140	38	Planning application pending
710	Oswald Terrace South	Sunderland North	0.13	5	38	No planning status
717	Theme Road, Thorney Close	Sunderland South	0.13	5	38	No planning status
100	Ethel Ave / Brewer Terrace, Ryhope Village	Sunderland South	3.69	143	39	Completed site
109	Glebe Parkway	Washington	1.47	59	39	Permitted – not started
107	Phases 2-6, Chester Road	Sunderland South	12.54	500	39	No planning status

462	Hetton Downs Phase 1	Coalfield	1.70	69	40	Permitted – under construction
280	Former Shiney Row Centre, Success Road	Coalfield	3.15	128	40	Permitted – under construction
380	Grangetown Autos and land to the South. East side of Ryhope Road	Sunderland South	1.14	46	40	Permitted – not started
693	Former Cheadle Centre, Caithness Road, Hylton	Sunderland North	0.47	19	40	Planning application pending
355	Rushford Phase 2, Ryhope	Sunderland South	3.60	150	41	Permitted – under construction
292	Lisburn Terrace , land at	Sunderland South	5.09	212	41	Permitted – under construction
312	Former Junglerama, Victoria Road	Washington	0.29	12	41	Permitted – not started
194	Land at Lambton Lane	Coalfield	3.32	139	42	Planning application pending
664	North Moor Farm Cottages, Farringdon	Sunderland South	0.14	6	43	Completed site
511	Land at Burdon Lane, west of Bevan Avenue	Sunderland South	1.82	77	43	Completed site
531	Council Yard, North St, Silksworth	Sunderland South	0.14	6	43	Permitted – under construction
630	Land Adjac Saint Lukes Road	Sunderland South	2.84	123	43	Permitted – under construction
193	SIG Combibloc Limited, Blackthorn Way	Coalfield	3.62	158	43	Permitted – under construction
112	Site of former Broomhill Estate.	Coalfield	2.93	128	43	Permitted – not started
142	Former Chilton Moor Cricket Club, Black Boy Road	Coalfield	1.01	45	44	Permitted – not started
504	Doxford Park Phase 6	Sunderland South	2.99	113	44	Planning application pending
718	Tadcaster Road, Thorney Close	Sunderland South	0.18	8	44	No planning status
080A	Stadium Village, Sheepfolds Central	Urban Core	1.13	50	44	No planning status
663	Former East Herrington Library, Farringdon	Sunderland South	0.11	5	45	Completed site
106	High Ford Estate, Flodden Road	Sunderland South	6.28	285	45	Permitted – under construction
695	Stanley Terrace, Chester Road, Shiney Row	Coalfield	0.11	5	45	Permitted – Not started
388	Ennerdale Street, Low Moorsley, Land at	Coalfield	0.88	40	45	Permitted (Outline) – Not started
565	Phoenix Tower Business Park, Castletown Way	Sunderland North	2.99	140	46	Planning application pending
054	Former Eagle Public House, Portsmouth Road	Sunderland South	0.19	9	47	Permitted – not started
687	Former Hylton Castle Library, Cranleigh Road	Sunderland North	0.18	9	50	Permitted – not started
147	Site of Greenway House, Nookside	Sunderland South	1.49	75	50	Permitted – not started
121	Newcastle Road Baths	Sunderland North	0.67	34	51	Completed site
110	Starks Builders yard, Hunter Street	Coalfield	0.46	24	51	Permitted – not started
468	Land north of Blackthorn Way, Sedgeleth Industrial Estate	Coalfield	2.65	138	51	Planning application pending
720	Land at Dixon Square, Causeway	Sunderland North	0.19	10	52	No planning status
063	Vaux Brewery (site of), Gill Bridge Avenue	Urban Core	3.74	201	54	Permitted (Outline) – Not started
708	Land fronting Chiswick Road	Sunderland North	0.11	6	54	No planning status
149	Aster Terrace, land at back of	Coalfield	1.42	80	56	No planning status
721	The Ropery, Websters Bank	Sunderland South	1.39	80	57	No planning status
187	Bonnersfield, land at - Palmers Hill Road	Urban Core	1.63	80	58	No planning status
454	Teal Farm North	Washington	9.35	566	60	Permitted – under construction
087	Former Dubmire Primary School, Britannia Terrace	Coalfield	0.30	18	60	No planning status
413	Seaburn Amusements, Whitburn Road	Sunderland North	4.24	279	65	Permitted (Outline) – Not started
714	Pennywell Business Centre	Sunderland South	0.44	30	68	No planning status
711	Kidderminster Road	Sunderland North	0.77	55	71	No planning status
080C	Stadium Village, Sheepfolds Cliff Top	Urban Core	0.82	60	73	No planning status
494	Land at Chapel Street/Edward Street	Coalfield	0.08	6	75	Permitted – not started
502	Vane Arms, Silksworth	Sunderland South	0.09	7	77	Permitted – not started
704	Fence Houses Comrades Club, Station Avenue North	Coalfield	0.10	8	80	Permitted – not started
706	Mayholme, 31 Sea View Road	Sunderland South	0.08	7	87	Permitted – not started

080B	Stadium Village, Sheepfolds East	Urban Core	0.80	70	87	No planning status
700	Close Street, Millfield	Sunderland South	0.08	8	100	Permitted – not started
681	Community Hall, Lily Street	Sunderland South	0.05	6	120	Completed site
160	East of Silksworth Lane, High Newport	Sunderland South	0.62	75	121	Completed site
666	Millfield House, Hylton Road	Sunderland South	0.04	5	125	Completed site
683	20 Murton Street	Urban Core	0.04	5	125	Permitted – not started
703	Warm up Wearside, Westbourne Road	Sunderland South	0.06	9	150	Permitted – not started
628	Former London Inn, Spout Lane	Washington	0.50	79	158	Completed site
686	11 Saint Thomas Street, City Centre	Urban Core	0.03	5	166	Completed site
484	1-5 Hudson Road	Urban Core	0.06	10	167	Completed site
517	Former Castletown Workmens Club, Castle View	Sunderland North	0.07	12	171	Completed site
679	18-19 Murton Street	Urban Core	0.07	13	185	Permitted – not started
665	255 High Street West	Urban Core	0.04	9	225	Permitted – not started
661	12 Fawcett Street	Urban Core	0.02	5	250	Permitted – not started
698	Former Hendon gardens Hotel	Sunderland South	0.03	8	266	Permitted – not started
699	Upper Floors 18 Fawcett Stret	Urban Core	0.02	6	300	Permitted – not started
705	2 Grange Crescent	Urban Core	0.02	6	300	Permitted – not started
684	32 Frederick Street, City Centre	Urban Core	0.02	7	350	Permitted – not started
660	63 Fawcett Street	Urban Core	0.02	7	350	Permitted – not started
701	67 John Street	Urban Core	0.02	9	450	Permitted – not started
662	18 John Street	Urban Core	0.02	10	500	Completed site
690	First Floor,the Old Vestry, 23 Fawcett Street	Urban Core	0.02	12	600	Permitted – not started
018	42 to 45 Nile Street	Urban Core	0.06	54	900	Permitted – not started
689	Weardale House, Washington	Washington	0.05	48	960	Completed site
688	Derwent House, Washington	Washington	0.05	48	960	Permitted – not started
362	Bonner's Field Industrial Units, Bonnersfield Road	Urban Core	0.32	363	1134	Permitted – not started

16 Appendix J – Average build rates ¹³

SHLAA Ref.	Dwelling numbers	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Average Per Year
061	Over 150			35	46	27	31	23	56	34	36.00
074	Over 150			24	20	30	30	51	92	49	42.29
106	Over 150					21	25	20	51	32	29.80
193	Over 150					25	31	47	31	24	31.60
292	Over 150				39	34	50	40	25	1	37.60
417	Over 150								6	43	24.50
454	Over 150			1	12	40	46	25	4		25.40
505	Over 150							12	42	39	31.00
	Average			29.50	29.25	29.50	35.50	31.14	38.38	36.83	32.87

100	101 to 150						79	64			71.50
248	101 to 150					35	35	40	2		36.67
280	101 to 150								14	39	26.50
355	101 to 150				2	6	5	4	39	59	19.17
630	101 to 150								29	89	59.00
	Average				2.00	20.50	39.67	36.00	27.33	62.33	31.31

101	51 to 100								50	38	58.67
111	51 to 100		14	2	11	10					14.80
115	51 to 100				2	11	28	17	14	32	34.33
288	51 to 100								21	21	28.00
339	51 to 100							36	24	4	32.00
341	51 to 100								4	45	32.67
422	51 to 100								15	57	48.00
462	51 to 100							10	27	50	43.50
511	51 to 100					14	22	24			30.00
657	51 to 100									62	62.00
	Average		14.00	2.00	11.00	11.67	25.00	21.75	22.14	38.63	18.27

037	11 to 50								21		21.00
046	11 to 50	1	11						5		5.67
070	11 to 50									3	3.00
121	11 to 50						3	29			16.00
131	11 to 50						5	2	2	1	2.50
150	11 to 50									18	18.00
517	11 to 50								12		12.00
	Average	1.00	11.00				4.00	15.50	10.00	7.33	8.14

¹³ Those fields highlighted in orange have not been included in the average per year as this distorts the final average figure.

118	Up to 10									5	5.00
333	Up to 10									1	1.00
531	Up to 10							2		1	1.50
663	Up to 10									5	5.00
664	Up to 10								4	2	3.00
681	Up to 10									6	6.00
	Average							2.00	4.00	3.33	3.11

**Extra Care
Units**

120	11 to 50									22	22.00
160	51 to 100									74	74.00
628E	51 to 100								79		79.00

17 Appendix K – Site schedules

Site No	Site Name	Sub Area	Greenfield/Brownfield	Status	Comment On Suitability	Comment On Availability	Comment On Achievability	Comment On Deliverability
018	42 to 45 Nile Street	Urban Core	PDL	Permitted – not started	Site lies within the city centre which is regarded as an area of HLV. Site lies within 2km of coastal wildlife corridor and is therefore subject to HRA. Within Sunnyside Conservation Area and settings of listed buildings in Villiers Street and Nile Street. Low incidence of potential groundwater flooding. Mitigation required.	No known constraints to availability at this point in time. Availability determined by granting of planning permission.	Achievability determined by granting of planning permission. Viability Assessment Typology: Urban Flats 75. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, however, planning permission granted for 54 apartments and site cleared as such considered deliverable in first five years. Further investigation into this site has revealed that the applicant is in the process of discharging the planning conditions and the site is currently being marketed as such expected completion date is considered realistic.
046	Angram Drive, Grangetown	Sunderland South	Greenfield	Permitted – under construction	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission	Viability Assessment Typology: Medium Greenfield 35. Site suitability established through grant of planning permission. Site currently under construction	Site suitability, availability and achievability established through grant of planning permission. Site is currently under construction and is expected to deliver 19 units in the 0-5 year period.
054	Former Eagle Public House, Portsmouth Road	Sunderland South	PDL	Permitted – not started	Grant of planning permission indicates suitability for housing	Site availability established through grant of planning permission.	Viability Assessment Typology: Small Brown 11. Site achievability established through grant of planning permission. However, the site is accessible from the front only and the Council are aware of ownership issues with Gentoo Land which are currently being resolved.	Grant of planning permission for 9 dwelling units. Subject to resolution of ownership/access issues the site is considered deliverable later in the five year period.
056	High Usworth School, Well Bank Road	Washington	Mixed (G75 B25)	Permitted – not started	Site lies on the boundary of the historic village of High Usworth. Site includes wet/marsh area, scrubland and associated nesting habitat. Priority species foraging in the area. Known groundwater flooding into adjacent properties from site. Surface water flooding - % of land within 1 in 1000 incidence (10%). Site forms natural greenspace. Mitigation required.	Council owned site identified for disposal. Preferred bidder identified.	Viability Assessment Typology: Large Greenfield 75. Mid to high market value area, with steady rates of recent delivery and high developer interest. Above average prices in immediate area. Site specific considerations (incidence of groundwater flooding of nearby properties, buffer zone likely required due to proximity to nesting	Council owned site available for disposal. Planning application approved for 56 units. Gentoo have confirmed that start on site Jan 2018, with first completions programmed for 18/19.

							habitats, net developable area/yield may be reduced due to proximity these constraints).	
061	Former Lambton Cokeworks Site (Elba Park)	Coalfield	PDL	Permitted – under construction	Site suitability established through grant of planning permission. Site size has been reduced due to SFRA.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Greenfield 350. Site achievability established through grant of planning permission. Site currently under construction.	Site suitability, availability, achievability established through grant of planning permission. Site is currently under construction. Remaining units expected to continue to deliver in the 0-5 year period and beyond.
062	Ryhope and Cherry Knowle Hospital	Sunderland South	Mixed (50/50)	Permitted – not started	Mitigation required. Site is PDL and greenfield (50/50 split). TPOs on site. Site lies within 2km of coastal wildlife corridor and is therefore subject to HRA. SANGS likely to be required for the site. The site is also in close proximity to ponds and Great Crested Newts and forms part of the strategic wildlife corridor linking the coast and Cherry Knowle Dene inland towards Houghton and Hetton. Potential impact on LWS and ancient semi-natural woodland. Site is adjacent and within setting of Ryhope Engines Museum/Pumping Station, A SAM including Grade II listed buildings. Local archaeological significance. Site within a source protection zone and is affected in parts by 1:30 incidence surface water flooding 5%) 1 in 100 (10%) and 1 in 1000 (15%). Low incidence potential of groundwater flooding to the south of the site. Possible contamination from hospital uses. The site forms part of a strategic green infrastructure corridor linking Houghton to Cherry Knowle Dene and the Coast. It incorporates amenity and natural greenspace and once provided sports pitches. Construction of the Ryhope to Doxford link road is integral to the scheme. Concern regarding impact to A19/B1404 junction will likely require mitigation.	Submission of a hybrid planning application (16/01524/HYB) indicates that the site is being made available for development and developer is interested in the site.	Viability Assessment Typology: Cherry Knowle Abnormals: Demolition of existing buildings could throw up some unexpected remediation issues/costs. In addition costs associated with the provision of SANGS and biodiversity mitigation and impact of development on A19/B1404 junction could prove costly in terms of mitigation Mid to high market value area.	A current hybrid application is under consideration, which will consider detailed submission documents. Site constraints have been overcome, only outstanding issue is SANG, which can be resolved. Subject to determination of the application (304 units detailed 496 units outline), demolition of existing buildings and site preparation, the site could start to deliver units from year 2020/21 onwards. Site currently being advertised by developer. Two developers on site, developer has confirmed expected completion rate of 50 per year.

063	Vaux Brewery (site of), Gill Bridge Avenue	Urban Core	PDL	Permitted (Outline) – Not started	Site suitability established through grant of planning permission. Mitigation required. Site lies within the city centre and at the top of the River Wear Gorge - both areas regarded for their higher landscape and historic value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear. Potential impact on Wearmouth Riverside LWS. Local archaeological significance within setting of Grade II listed Wearmouth Road and Railway Bridges, Magistrates Courts and Bishopwearmouth Conservation Area. The site partly lies within a critical drainage area and partly within a source protection zone. A small portion of the site is affected by 1:30 incidence surface water flooding (2%) 1 in 100 (3%) and 1 in 1000 (5%). Low incidence potential of groundwater flooding. Potential contamination from previous brewery use. The site lies on the edge of the River Wear strategic GI corridor.	Site availability established through grant of planning permission	Viability Assessment Typology: Large Brownfield 150. Site achievability established through grant of planning permission. Site currently under construction.	Site suitability, availability and achievability established through grant of planning permission for 201 residential units. Site could feasibly start to deliver housing in the 6-10 & 11-15 year periods.
070	Site of Foundry (The Forge, Pallion)	Sunderland South	PDL	Permitted – under construction	Site suitability established through grant of planning permission. Low incidence of groundwater flooding. 1:1000 surface water flooding (20%). Previous industrial site - contamination feasible. Part of site is former waste site. Site forms private natural greenspace in Audit. Access from Neville Road. Mitigation required.	Site availability established through grant of planning permission. University have indicated that a developer is interested in the site which is currently on the market.	Viability Assessment Typology: Large Brownfield 60. Site achievability established through grant of planning permission.	Site suitability, availability and achievability established through grant of planning permission. Site is currently under construction, with completions expected by 2020.
074	Murton Lane, Easington Lane	Coalfield	Greenfield	Permitted – under construction	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Greenfield 350. Site achievability established through grant of planning permission. Site currently under construction.	Site suitability, availability and achievability established through grant of planning permission. Site is currently under construction and is expected to deliver the remaining 153 units within the 0-5 year period.

078	Farrington Row Phase 2-4	Urban Core	Mixed (G30 B70)	No planning status	Mitigation required. Site lies within the River Wear Gorge, an area considered to be higher landscape value with significant historic value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear and partly incorporates Wearmouth Riverside LWS. Original coal staithes dating back to 1820 of archaeological significance. The site lies within a critical drainage area and contains a small area of land affected by 1:30 incidence of surface water flooding (1%) 1 in 100 (2%) and 1 in 1000 (2%) . Low incidence of potential groundwater flooding. Possibly contamination from past industrial uses on site. The site partly provides natural and amenity greenspace associated with Festival Park and the riverside walkway. This forms part of the River Wear Strategic GI corridor. Pylons affect part of the site	Council owned site identified for disposal and development.	Viability Assessment Typology: Large Brownfield 60. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site specific considerations (small incidence on site of surface water flooding, buffer zone likely required due to proximity to River Wear Gorge HRA, strategic wildlife corridor and Wearmouth Riverside LWS, net developable area/yield may be reduced due to proximity to these designations, HRA, pylons on site). Abnormal costs that may affect site viability include potential contamination from previous industrial use and surface water flooding.	Site is considered to be suitable, available and achievable, subject to successful marketing and disposal of the site by the Council and the submission and determination of a suitable planning application. Taking this into account and the potential for site preparation/remediation, the site could deliver around 69 units starting in year 2027/28.
079	Hylton Lane/Blaydon Ave, Hylton Lane	Sunderland North	Greenfield	Application pending	Mitigation required. Site in close proximity to nearby designated AHLV and Downhill Old Quarry Wildlife Site and Local Geodiversity Site (about 300-350m away) within S Tyneside. Within 6km of coast, therefore subject to HRA. Northumbrian Water has raised issues with sewer capacity. Low incidence potential of groundwater flooding. Forms amenity greenspace and part of a GI corridor.	Gentoo owned site available for development.	Viability Assessment Typology: Large Greenfield 75. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to AHLV and LWS, net developable area/yield may be reduced due to proximity to this designation).Gentoo have resolved drainage issues so not considered to impact upon the achievability for the site. Design for site currently being progressed.	Further discussions with Gentoo have indicated that the main constraint to the site was NWL concerns with capacity, however Gentoo have had substantial discussions with both NWL and the LLFA and a solution has been reached, as such a planning application has now been submitted and is under consideration. First completions expected in year 5.

080A	Stadium Village, Sheepfolds Central	Urban Core	PDL	No planning status	PDL site in a central, riverside location. The site is currently allocated for mixed use development. Historic riverside landscape, coal mining, coal staithes/ shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner of the site.	A masterplan for Stadium Village was prepared in 2010 and is currently being reviewed (anticipated November 2016).	Viability Assessment Typology: Large Brownfield 60. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However the masterplan will demonstrate achievability of the site. Achievability will also be based on the relocation of existing, operating businesses, therefore the site has been identified as achievable in years 11-15 as it is expected that uncertainties regarding relocation of business uses will be resolved prior to this date.	In principal the site's suitability is established through previous and emerging masterplanning. Delivery of the site is subject to relocation of existing business uses, sale of the site, grant of planning permission and site preparation timescales. Site being brought forward as part of HCA funding bid as such has to be identified as potential housing site in SHLAA. The site has been identified as achievable within the 11-15 period as it is expected that uncertainties regarding relocation of business uses will be resolved prior to this date.
080B	Stadium Village, Sheepfolds East	Urban Core	PDL	No planning status	PDL site in a central, riverside location. The site is currently allocated for mixed use development. Historic riverside landscape, coal mining, coal staithes/ shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner of the site.	A masterplan for Stadium Village was prepared in 2010 and is currently being reviewed.	Viability Assessment Typology: Large Brownfield 60. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However the masterplan will demonstrate achievability of the site. Achievability will also be based on the relocation of existing, operating businesses, therefore the site has been identified as achievable by 2026/27 as it is expected that the uncertainties regarding relocation of business uses will have been resolved by then.	In principal the site's suitability is established through previous and emerging masterplanning. Delivery of the site is subject to relocation of existing business uses, sale of the site, grant of planning permission and site preparation timescales. Site subject to HCA funding bid. The site has been identified as achievable by 2026/27 as it is expected that the uncertainties regarding relocation of business uses will have been resolved by then.
080C	Stadium Village, Sheepfolds Cliff Top	Urban Core	PDL	No planning status	PDL site in a central, riverside location. Historic riverside landscape, coal mining, coal staithes/shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former	A masterplan for Stadium Village was prepared in 2010 and reviewed in 2017. Council owned site identified for disposal. Site marketed early 2018.	Viability Assessment Typology: Large brownfield 60. Masterplan will demonstrate site is achievable in the current market and economic climate.	In principal the site's suitability is established through previous and emerging masterplanning. The site is Council owned and is identified for disposal and marketing early 2018, with planning application expected later in 2018. Delivery of the site is subject to sale of the site, grant of planning permission and site preparation timescales. Delivery of first units anticipated in year 5.

					Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner of the site.			
081	Chapelgarth site	Sunderland South	Greenfield	Permitted – not started	Site suitability established through grant on planning permission. Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Site availability established through grant of planning permission.	Viability Assessment Typology: Chapel Garth. Site achievability established through grant of planning permission.	Site suitability, availability and achievability established through grant of planning permission. Subject to site preparation and lead in times for unit delivery, housing could start to deliver from year 3. Outline Consent granted, reserved matters for Phase 1, 160 dwellings granted May 17.
085	Former Groves Site, Woodbine Terrace, Pallion	Sunderland South	Mixed Use (B85 B15)	Application pending	Site lies within the River Wear Limestone Gorge, and is high landscape and historic landscape value. Lies within 6km of coast therefore subject to HRA. Site forms part of the strategic wildlife corridor of the River Wear, requires mitigation. Priority habitat/species on and adjacent to the site that would be directly and indirectly impacted upon. Local archaeological significance associated with the River Wear and adjacent to historic riverside settlement. Within GI corridor. Subject to groundwater flooding and surface water flooding. Site subject to landfill. Site to be dissected by new Wear bridge, due for completion in 2018, which may improve access to the site. Site size has been reduced due to SFRA.	Developer interest in the site indicates availability for a mixed use scheme. A revised masterplan has been undertaken for the site. Planning application submitted in 2017 for the site.	Viability Assessment Typology: Large Brownfield 500. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (site remediation, ground conditions, highway and access improvements, buffer zone may be required due to proximity to wildlife corridor and priority species and habitat on site, surface water and groundwater flooding). Potential abnormal costs from remediating contamination and stabilising any ground condition issues relating to former industrial use, along with providing suitable access, could impact viability - however scale of development may support costs without being prohibitive.	Subject to the determination of a suitable planning applications, the implementation of suitable mitigation measures to address site specific issues and constraint, and the completion of the new Wear bridge crossing (anticipated 2018), the site could come forward for development within the back end of 1-5 year period and provide a sustainable mixed use development capable of delivering around 700 dwellings. Outline planning application submitted December 2017. Anticipated two developers on site due to site size, as such completions stepped up from year 2025/26 to 50 per annum.

086	Former Easington Lane Primary School Building	Coalfield	PDL	No planning status	Former school site (PDL). Site has limited constraints on site. Site lies within a critical drainage area and source protection zone. Low incidence potential of groundwater flooding.	Council owned site identified for disposal and currently out to market, with developer interest shown in site.	Viability Assessment Typology: Large Brownfield 60. Low to mid market value area. Limited constraints though to affect site viability. Council owned site being promoted through a Development brief, with developer interest in the site.	Council owned site identified for disposal. A Development Brief has been prepared identifying capacity of sites 086 and 146 for 75 units. The Development Brief has been out to market and discussions are on-going with a developer and nearing completion. Condition of brief is that planning approval has to be gained within 12 months, and start on site within 2 years of gaining planning permission. As such planning application expected for 2018, with first completions expected 20/21.
087	Former Dubmire Primary School, Britannia Terrace	Coalfield	PDL	No planning status	PDL site. Site lies within critical drainage area. Low incidence potential of groundwater flooding. Currently provides amenity greenspace. No other significant issues identified on site.	Council owned site identified for disposal and initial discussions with developers have taken place.	Viability Assessment Typology: Medium Brownfield 15. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However, the site has generated interest from SME builders and as such is considered achievable.	The site is considered suitable subject to overcoming on site constraints. The site is available and has interest from developers with planning application anticipated this year (2018). As such the site is considered deliverable within years 1-5.
091	Southwick Primary School, Clarence Street	Sunderland North	Mixed Use (G50 B50)	No planning status	Site is adjacent to and within the setting of the grade II listed Holy Trinity Church - the eastern part of the site once formed the grounds of the church. Within 6km of coast, therefore subject to HRA. Part of site is subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Part of site includes amenity greenspace, which should be considered for retention and upgrading. Potential school capacity issues.	Council owned site identified for disposal. Developer interest in the site with a scheme being drawn up for consideration.	Viability Assessment Typology: Medium Brownfield 25. Council working with developer to draw up a feasible development scheme.	Council owned site identified for disposal. Current scheme being drafted by a developer for approximately 40 units. Detailed planning permission expected within 12 months, this site is deliverable and capable of delivering around 40 units at the back end of years 1-5.
093	Recreation Field, North Moor Lane, Farringdon	Sunderland South	Greenfield	No planning status	Requires mitigation. Site lies within 6km of coastal wildlife corridor and is therefore subject to HRA. Lies within proximity of ponds, with evidence of protected species present. Indirect impact on nearby proposed Local Wildlife Site. Lies adjacent to the former Hetton Colliery Railway. Small proportion of the site is affected by 1:30 incidence surface water flooding.	Council owned site identified for disposal.	Viability Assessment Typology: Large Greenfield 75. Low to mid market value area with moderate levels of developer interest. Site specific considerations (ecology and biodiversity, proximity to proposed LWS which may require a buffer, HRA, surface water flooding).	Site is considered developable subject to the determination of a suitable planning application and the implementation of appropriate mitigation measures, where required, to mitigate ecology, biodiversity and flooding constraints. Site could deliver around 100 units starting within the 11-15 year period.

					Low incidence potential of groundwater flooding. The site provides amenity greenspace, including a former sports pitch. Site size has been reduced due to SFRA.		Potential abnormal costs associated with surface water flooding may affect the viability of the site.	
098	Ayton Village Primary School, Dunlin Drive, Ayton	Washington	PDL	No planning status	Site provides ground for breeding birds and foraging. The site lies within a critical drainage area and coal referral area. School capacity issues to be overcome.	Council owned site identified for disposal.	Viability Assessment Typology: Medium Brownfield 25. Mid to high market value area, with steady rates of recent delivery and high developer interest. Average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to LNR and AHLV, net developable area/yield may be reduced due to proximity to this designation and impact of priority species). Potential abnormal costs from surface water flooding could impact upon the viability of the site	Council owned site available for disposal. Discussions on-going and pre application stage 2 discussions have taken place. Planning application anticipated to be submitted 2018 and on-site by 2020, with first completions 2021/22.
101	Downhill Phase 1+2, Downhill	Sunderland North	Mixed (50/50)	Permitted – under construction	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Brownfield 60. Site achievability established through grant of planning permission. Site currently under construction.	Site suitability, availability and achievability established through grant of planning permission. Site is currently under construction and expected to deliver 88 units in the next five years. Applicant confirms site nearing completion and to be fully complete by Aug 2017.
104	Carley Hill School, Emsworth Road	Sunderland North	Mixed (50/50)	No planning status	Mitigation required. The site is linked to Fulwell Quarries and the wildlife corridor to the north of the city as well as in close proximity to a SSSI and a LNR. Within 2km of coast, therefore subject to HRA. Local archaeological importance. Site provides amenity greenspace. Low incidence potential of groundwater flooding.	Council owned site identified for disposal.	Viability Assessment Typology: Large Brownfield 150. Low to mid market value area. Site specific considerations (ecology and biodiversity, proximity to SSSI and LNR which may require a buffer, HRA, local archaeology).	Known developer interest for the site. Planning application anticipated for the site. Subject to the determination of a detailed planning application, this site could deliver units within years 6-10 at a rate of 30 units per annum once site is established.
106	High Ford Estate, Flodden Road	Sunderland South	PDL	Permitted – under construction	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission	Viability Assessment Typology: Large Brownfield 150. Site achievability established through grant of planning permission. Site currently under construction.	Site suitability, availability and achievability established through grant of planning permission. Site is currently under construction and is anticipated to deliver within the 0-5 year period and beyond.

107	Phases 2-6, Chester Road	Sunderland South	PDL	No planning status	Mitigation required. Within 6km of coast, therefore subject to HRA. Site lies within critical drainage area and is partly affected by 1:30 incidence of surface water flooding. Impact on A183/A19 junction to consider. Suitability established for housing due to previous residential use.	Registered provider/developer on board have indicated that a housing application is likely to be submitted in 2018.	Viability Assessment Typology: Large Brownfield 500. Registered provider/developer has indicated that an application for a scheme of 500 units is anticipated early in 2017 indicating, after many years, the market has improved, the site is achievable and progress of the site is moving forward.	Previous residential use of the site determines its suitability for housing. Development of the site would develop a significant brownfield site within Sunderland and contribute to wider renewal and regeneration priorities. Planning application under consideration for 118 dwellings (Phase 1). This site forms part of the joint venture between the City Council and Gentoo and as such housing needs to be delivered in first 5 years, giving certainty that phase 1 (118 units) will be delivered in years 1-5. As such delivery of units forecasted from years 4 at this point in time. The remainder of the units depend upon the phased delivery of highway infrastructure.
109	Glebe Parkway	Washington	Mixed Use (B75 G25)	Permitted – not started	Site suitability established through grant of planning permission. Mitigation required. Site lies in proximity to ponds and LWS. A small proportion of the site is designated green space (amenity greenspace). The site lies with a GI corridor linking Princess Anne Park and Glebe Park. The site lies within a critical drainage area and is partly affected by 1:100 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Site availability established through grant of planning permission.	Viability Assessment Typology: Medium Greenfield 35. Site achievability established through grant of planning permission.	Site considered suitable, available and achievable. Site is expected to start to deliver 59 units, with the first units forecast to deliver in year 4.
110	Starks Builders yard, Hunter Street	Coalfield	PDL	Permitted – not started	Site suitability established through grant of planning permission. Site is adjacent to a wildlife corridor - impacts to stream/ burn. Lies alongside a Public Right of Way and a Green Infrastructure Corridor. Local archaeological importance. Within a Critical Drainage Area with low incidence potential of groundwater flooding.	Site availability established through grant of planning permission.	Viability Assessment Typology: Medium Brownfield 25. Site achievability established through grant of Planning Permission.	Site granted full planning permission 2017, as such first completions expected in 2018/19
112	Site of former Broomhill Estate.	Coalfield	Mixed (G15 B85)	Permitted – not started	Suitability of site established through grant of planning permission	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Brownfield 150. Site achievability established through grant of planning permission. Building Control Initial Notice accepted.	Sites suitability, availability and achievability established through grant of planning permission. Site is anticipated to start delivery of units on 0-5 years.

115	Holmelands, land adjacent to - Hawthorn Street	Coalfield	PDL	Permitted – under construction	Suitability of site established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large brownfield 60. Site achievability established through grant of planning permission.	Site suitability, availability and achievability established through grant of planning permission. Site under construction expected to complete delivery in the 0-5 year period.
118	Belford House, Ashcroft and Belford Close	Sunderland South	Mixed (50/50)	Permitted – under construction	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Small Brown 7. Site achievability established through grant of planning permission. Site currently under construction.	Site suitability, availability and achievability established through grant of planning permission. Site is currently under construction. Site expected to deliver 8 units in the 0-5 year period.
128	Black Boy Road land at (Site A)	Coalfield	Greenfield	Application pending	Mitigation required. The site forms part of a wildlife corridor. Water body present/priority habitats on site. Increased impact on Rainton Meadows LWS. Forms natural greenspace. Lies within Critical Drainage Area, with low incidence potential of groundwater flooding and 1:30 incidence surface water flooding.	Site available for development with large volume housebuilder interest.	Viability Assessment Typology: Large Greenfield 175. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate locality towards the slightly lower range for wider area. Site specific considerations (environmental/ecological mitigation, surface water flooding mitigation). No significant abnormal costs identified.	Outline planning application minded to approve at June 2017 planning committee, subject to signing of S106 agreement. Agreement to be signed summer 2018. Site is considered to be suitable, available and achievable and is forecast to deliver within the 1-5 year period.
131	Southern House Farm, land at - North Road	Coalfield	Mixed (50/50)	Permitted – under construction			Viability Assessment Typology: Medium Greenfield 15.	Site initially approved for 8 dwellings and further planning applications approved for additional 4 dwellings, taking site capacity to 12, with 11 complete and 1 expected to be complete 18/19.
138	Land at North Road	Coalfield	Greenfield	Permitted – not started	Suitability of site established through the grant of outline planning permission for up to 300 dwellings.	Site availability established through grant of outline planning permission.	Viability Assessment Typology: Large Greenfield 350. Site achievability established through grant of outline planning consent.	Outline permission granted July 2016, Reserved matters application 300 dwellings approved 2018 As such this site is considered deliverable and could start to deliver units in years 1-5.
142	Former Chilton Moor Cricket Club, Black Boy Road	Coalfield	Greenfield	Permitted – not started	Site suitability established through grant of outline planning permission. Mitigation required. Former cricket field, now forms natural greenspace. Lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Site availability established through grant of planning permission.	Viability Assessment Typology: Medium Greenfield 35. Site achievability established through grant of planning permission. Site specific issues (access from Black Boy Road requires improvements to Front Street junction and surface water flooding requires mitigation)	Sites suitability, availability and achievability established through grant of planning permission. Subject to the submission and determination of a detailed planning application, delivery of units could be expected in the 0-5 year period.

147	Site of Greenway House, Nookside	Sunderland South	PDL	Permitted – not started	Mitigation required. Site contains Tree Preservation Orders. Within 6km of coast, therefore subject to HRA. Protected species evident on site. Local historic significance. Provides private greenspace and woodland, part of a green infrastructure corridor. Lies within a Critical Drainage Area and partly affected by 1:30 incidence surface water flooding.	Planning application approved for 75 units establishes the availability of site for housing development.	Granting of planning permission establishes achievability of site. Viability Assessment Typology: Large Brownfield 60. Low market value area, with steady rates of recent delivery and moderate rates of developer interest. Below average prices in immediate area. Site specific considerations (TPOs, incidence on site of surface water flooding, HRA, net developable area/yield may be reduced due to impact of priority species on site). Potential abnormal costs from surface water flooding could impact upon the viability of the site.	Interest in developing the site for housing. Full application approved. Site could start to deliver units within 1-5.
149	Aster Terrace, land at back of	Coalfield	Greenfield	No planning status	Mitigation required. The site lies adjacent to a wildlife corridor and proposed LWS with evidence of priority species/ habitats on or in the vicinity of the site. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding. Local archaeological significance.	A council owned site identified for disposal.	Viability Assessment Typology: Medium Greenfield 75. Viability Assessment Typology indicates that this typology of site is likely to be viable.	A council owned site identified for disposal. Site lies adjacent to a wildlife corridor and proposed LWS with evidence of priority species/ habitats on or in the vicinity of the site, which will require consideration and mitigation where appropriate to deliver the site. Development brief to be out to market 2018/19 with preferred developer to be on site within 2 years of this. Anticipated completions within years 6-10.
154A	Seaburn Camp, Whitburn Road (North)	Sunderland North	Greenfield	Application pending	Mitigation required. Part of the coast - HLV. Also in close proximity to nearby designated AHLV within S Tyneside. Close proximity to coast, therefore subject to HRA. Would impact on priority species, especially wintering birds. Forms part of the coastal green infrastructure corridor and provides amenity greenspace. Within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Local archaeological significance.	University of Sunderland owned site have indicated that the site could be made available to come forward for 140 units.	Viability Assessment Typology: Large Greenfield 75. Mid to high market value area, with steady rates of recent delivery and high developer interest. Above average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to coastal AHLV, HRA, net developable area/yield may be reduced due to proximity to this	Subject to suitable mitigation being provided due to the sites proximity to the coastal wildlife corridor, HRA being satisfied and mitigation for surface water flooding, the site has the potential to accommodate around 64 units. Planning application pending. Pre-application discussions have taken place.

							designation and impact of priority species). Potential abnormal costs from surface water flooding could impact upon the viability of the site	
154B	Seaburn Camp, Whitburn Road (South)	Sunderland North	Greenfield	No planning status	Mitigation required. Part of the coast - HLV. Also in close proximity to nearby designated AHLV within S Tyneside. Close proximity to coast, therefore subject to HRA. Would impact on priority species, especially wintering birds. Forms part of the coastal green infrastructure corridor and provides amenity greenspace. Within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Local archaeological significance. School capacity issues.	Council owned site identified for disposal.	Viability Assessment Typology: Medium Greenfield 15. Mid to high market value area, with steady rates of recent delivery and high developer interest. Above average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to coastal AHLV, HRA, net developable area/yield may be reduced due to proximity to this designation and impact of priority species). Potential abnormal costs from surface water flooding could impact upon the viability of the site.	Subject to appropriate mitigation measures to minimise the impact upon the coastal wildlife corridor, priority species and surface water flooding, this site has the potential to deliver around 10 units in the 11-15 year period.
159	Land adjacent to The Scullery Restaurant	Sunderland South	Greenfield	No planning status	Mitigation required. Site lies within 6km of coastal wildlife corridor and is therefore subject to HRA. The site also forms the edge of a wildlife corridor and is in close proximity to ponds with evidence of protected species in the area. Low incidence potential of groundwater flooding. The site lies on the edge of a Green Infrastructure corridor, linking Silksworth Recreation Centre to the Tunstall Hills.	No known constraints to availability at this point in time.	Viability Assessment Typology: Small Greenfield 7. Mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site specific considerations (buffer zone may be required due to proximity to wildlife corridor, net developable area/yield may be reduced due to proximity to this designation and impact of priority species). A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Subject to appropriate mitigation measures being implemented, site could deliver a small development of around 9 units.

163	Amberley Street and Harrogate Street, land at - Mowbray Road	Sunderland South	PDL	No planning status	Mitigation required. Site lies within 2km of the coastal wildlife corridor and therefore is subject to HRA. Local archaeological significance. Site lies within critical drainage area and provides amenity greenspace.	No known constraints to availability at this point in time.	Viability Assessment Typology: Large Brownfield 60. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However, the site is being progressed by Back on the Map and a Registered Provider.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, however the site is being progressed by Back on the Map and a registered provider and as such considered developable during the plan period, with completions expected in years 6-10.
175	Fulwell Quarry East, land at Bell House Road	Sunderland North	Greenfield	No planning status	Mitigation required. Greenfield site located on the edge of settlement. The site is adjacent to the Fulwell Quarries LNR which is identified as an area of HLV, belonging to the Magnesian Limestone Escarpment. The site lies within 6km of the coastal wildlife corridor and is therefore subject to Habitats Regulations Assessment (HRA). The northern part of the site falls within the Fulwell Quarries LNR boundary. The site forms natural greenspace (part of which is protected as LNR). The whole site forms part of the east-west wildlife corridor that runs between Sunderland and South Tyneside. Much of the site has local archaeological interest in relation to past quarrying activity at Fulwell Quarries. The northern part of the site falls within the Source Protection Zone. Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. The western part of the site is subject to contamination/land fill.	Council owned site identified for disposal.	Viability Assessment Typology: Large Greenfield 75. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to LNR and AHLV, net developable area/yield may be reduced due to proximity to this designation and impact of priority species). Potential abnormal costs from surface water flooding could impact upon the viability of the site.	Site is suitable for development subject to suitable mitigation measures to safeguard the LNR and AHLV. The site lies within 6km of the coastal wildlife corridor and is therefore subject to Habitats Regulations Assessment (HRA). Council owned site identified for disposal in the longer term.

177	Former Usworth Comprehensive School	Washington	Greenfield	No planning status	Mitigation required. Former school site provides a mixed greenfield and brownfield site. The site forms part of a wildlife corridor and is within proximity to ponds and water voles. Part of the site is subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Site lies within a coal referral area and is part of a north-south Green Infrastructure alongside the A195 and forms playing fields/amenity greenspace. School capacity issues.	Council site identified for disposal. Site anticipated to go to market with a Development Brief in 2018.	Viability Assessment Typology: Large Greenfield 175. Mid market value area, with steady rates of recent delivery and high developer interest. Average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, forms part of wildlife corridor, buffer zone likely required due to proximity to wildlife corridor and around surface water flooding, net developable area/yield may be reduced). Potential abnormal costs from surface water flooding and relocation of playing pitch provision could impact upon the viability of the site.	Council owned site identified for disposal. Site is anticipated to go to the market with a Development Brief in 2018. It is anticipated that planning permission will be submitted towards the end of 2018. As such first completions expected in 21/22.
183	Ashburn House, Ryhope Road	Sunderland South	PDL	No planning status	Mitigation required. The site lies within Ashbrooke which is regarded as an area of higher landscape value. Site lies within the 2km of the coastal wildlife corridor and therefore subject to HRA. Site contains Ashburn House Grade II listed building, building (and gardens) dates back to 1830's. Surrounded by land within Ashbrooke Conservation area. The site lies within a critical drainage area. The site contains mature trees and lies within a GI corridor that seeks to link Mowbray park, Backhouse Park and Tunstall Hills.	University have indicated that developer interest has been secured and parties will enter into sale contract once outstanding legal issues have been addressed.	Viability Assessment Typology: Small Brownfield 7. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. However, from local knowledge, this area is a very good market area and in this location housing development is considered viable.	The University are disposing of the land and there is developer interest in the site. The sites is subject to a number of covenants before it can be released. The University have confirmed that these are in the process of being overcome and as such anticipate progression with the site over the next few years. It is therefore considered that completions will be expected on the site within years 6-10. The Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, however, local knowledge indicates that this site is within a good market area and the university have confirmed developer interest, as such is considered achievable.

187	Bonnarsfield, land at - Palmers Hill Road	Urban Core	PDL	No planning status	Mitigation required. Historic riverside industrial landscape, Magnesian Limestone Gorge and views from and setting of Wearmouth Bridge. Site forms part of the River Wear corridor and there is evidence of priority species within the area. Within 2km of coast, therefore subject to HRA. The site lies within the wider setting of the Grade I listed St Peter's Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monuments and site of exceptional archaeological importance. Also situated directly adjacent and within the immediate setting of Grade II listed Monkwearmouth Bridge and Railway Bridge. Lies within river GI corridor and includes amenity greenspace and the C2C cycleway. Lies within Critical Drainage Area, with low incidence potential of groundwater flooding and partly affected by surface water flooding.	University have indicated that the site is available for development.	Viability Assessment Typology: Large Greenfield 75. Medium to high value market area, with modest rates of recent delivery and moderate developer interest. Site specific considerations (landscape, HRA, ecology, biodiversity, archaeology and historic setting mitigation).	University site available for development. Subject to the submission and determination of a detailed planning application and implementation of appropriate mitigation, the site could deliver residential development in the 11-15 year period.
193	SIG Combibloc Limited, Blackthorn Way	Coalfield	PDL	Permitted – under construction	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Brownfield 150. Site achievability established through grant of planning permission. Site currently under construction.	Site suitability, availability and achievability established through grant of planning permission. Site currently under construction and expected to continue to deliver the remaining units in the 0-5 year period.

194	Land at Lambton Lane	Coalfield	Mixed (G60 B40)	Application pending	Mitigation required. Mixed site, approximately 60% greenfield and 40% brownfield located on the periphery of Fencehouses. The site is currently allocated as employment land, however, the ELR recommends that the land is no longer used for employment purposes. The site lies within a critical drainage area and coal referral area, and is partly affected by Flood Zones. The site has proximity to ponds, the Moors Burn and proposed LWS with priority species present in the area, which may require mitigation. Part of the site forms existing natural green space and provides an area of public open space. The area is part of a green infrastructure corridor and a Public Right of Way crosses the land. Existing access to the site will require upgrade and improvement. Site size has been reduced due to SFRA.	Large volume housebuilder on board.	Viability Assessment Typology: Large Greenfield 175. Existing access to the site needs to be improved. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two form entry school.	Subject to site obtaining planning permission in the next 12 months with a consent period of three years, and factoring in in site commencement and preparation timescales, it is expected that this site will deliver units in the last year of 5 year period and bulk within the 6-10 year period.
197	Land to the east of former Broomhill Estate	Coalfield	Greenfield	Application pending	Site suitability established through grant of planning permission for 102 dwellings. The site forms part of the Settlement Break which could be rounded off north west of Byer Square to the north east corner of Broomhill Estate. However, an appropriate buffer zone must be established to protect Rough Dene Burn LWS.	Site availability established through grant of planning permission	Viability Assessment Typology: Large Greenfield 75. The approved scheme shows access from the west with a new link road proposed to the south. Site achievability established through grant of planning permission	Site's deliverability established through grant of planning permission for 102 dwellings. Further application pending for 99 units, site considered capable of delivering 99 units commencing in the 0-5 year period.
214	Land to the east of former Maplewood School, Redcar Road	Sunderland North	Mixed (50/50)	No planning status	Mitigation required. Former school site, approximately 50% greenfield, 50% brownfield. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Priority species within the vicinity of the site. The western part of the site is affected by electricity pylons. The former school site includes an outdoor sports pitch. School capacity issues. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Priority species	Council owned site identified for disposal.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However the site forms part of a masterplan for the wider Sunderland North area and as such the site is considered achievable later in the plan period. There are some issues around access to	Site considered suitable, available and achievable in the longer term, subject to overcoming constraints and ensuring adequate school places available, as well as being planned comprehensively as part of the Masterplan.

					within the vicinity of the site. The western part of the site is affected by electricity pylons. The former school site includes an outdoor sports pitch.		the site, public transport and pedestrian crossings which are expected to be resolved within the medium term. Also further development in the area will require an increase in school capacity.	
258	Washington Football Club, Spout Lane	Washington	Greenfield	No planning status	Local archaeological significance. The site forms part of Albany Park which supports a wildlife corridor through north Washington. Evidence of priority species in the area. Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. The site provides a Northern League standard football ground and also provides formal parkland (part of Albany Park). The site also supports the GI corridor through Albany Park. School capacity issues.	No known constraints at this point in time. Developer interest in the site.	Viability Assessment Typology: Medium Greenfield 35. Mid to high market value area, with steady rates of recent delivery and high developer interest. Above average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to LWS, net developable area/yield may be reduced due to proximity to this designation and impact of priority species). Potential abnormal costs from surface water flooding and potential relocation of Northern League standard football ground could impact viability.	Site considered suitable, available and achievable at this point in time subject to overcoming site constraints, which can be investigated further and be overcome. The site would also require the submission and determination of a suitable planning application, the site could deliver around 46 units.
280	Former Shiney Row Centre, Success Road	Coalfield	PDL	Permitted – under construction	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Greenfield 175. Site achievability established through grant of planning permission. Site is currently under construction.	Sites suitability, availability and achievability established through grant of planning permission. Site is currently under construction and is forecast to continue to deliver units in the 0-5 year period.
292	Lisburn Terrace, land at	Sunderland South	PDL	Permitted – under construction	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Brownfield 150. Site achievability established through grant of planning permission. Site under construction.	Site suitability, availability, achievability established through grant of planning permission. Site currently under construction. Site expected to deliver remaining 23 units in the 0-5 year period.
293A	Low Moorsley, land at (Ennerdale Street)	Coalfield	Mixed (B80 G20)	Application pending	Site constraints and development boundary are under discussion with land owner through planning application. Constraints can potentially be mitigated against and boundary reduced, as such anticipated to be suitable within the SHLAA time period.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Greenfield 75. Site achievability established through grant of planning permission.	Site still under consideration through planning application, with mitigation issues to resolve and possible boundary changes to development site. As these discussions are ongoing and expected to be resolved early 2018, anticipated outline consent mid 2018, as such completions

								programmed for 6-10year time period.
312	Former Junglerama, Victoria Road	Washington	PDL	Permitted – not started	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission for housing.	Viability Assessment Typology: Urban Flats 20. Site achievability established through grant of planning permission.	Suitability, availability and achievability of the site has been established through grant of planning permission. The site is expected to deliver the 12 consented units within 0-5 year period.
324	Land to the East of Durham Road and Tudor Grove	Sunderland South	Greenfield	Permitted – not started	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Small Greenfield 7. Site achievability established through grant of planning permission. No known constraints to achievability and viability at this point in time.	Site suitability, availability and achievability established through grant of planning permission. Site expected to deliver 8 units within the 0-5 year period.
328	Hetton Downs Phase 2	Coalfield	Mixed Use (G20 B80)	Application pending	Mitigation required. The site is in proximity to ponds and priority species roosting in the area and part of the site forms amenity green space. Lies within a Source Protection Zone and Critical Drainage Area. Subject to medium incidence groundwater flooding.	Council owned site identified for disposal as Phase 2 of the Hetton Downs Renewal Area. Site has gone to market and a preferred developer has been identified.	Viability Assessment Typology: Large Greenfield 175. Low to mid market area, whoever, steady rates of recent delivery and developer interest. Site specific considerations (ecology and biodiversity, groundwater flooding mitigation).	This site will form the second phase of the Hetton Downs Renewal Area. Phase 1 is due for completion June 2018. Preferred developer identified for the site. Subject to submission and determination of a detailed planning application, which is expected to be determined mid 2018. As such, this site could start delivering phase 2 in the 1-5 year period.
330A	Philadelphia Complex	Coalfield	Mixed (50/50)	Permitted (Outline) – Not started	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission	Viability Assessment Typology: Large Brownfield 500. Section 106 agreed. Site achievability established through grant of planning permission for large volume housebuilder.	Sites suitability, availability and achievability established through grant of planning permission. Delivery of this large scale site is anticipated to commence in the 0-5 year period and continue deliver over the next 15 years. Developer has indicated two developers on site, as such annual delivery increased to 50pa, with first completions expected year 3.
333	Fletcher Terrace, land at (Lumley Crescent)	Coalfield	Greenfield	Permitted – under construction	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Small Greenfield 17. Site achievability established through grant of planning permission	Site deliverability established through grant of planning permission. Site considered capable of delivering 6 units in the 0-5 year period.
341	Redburn Row, Land to the north of	Coalfield	Greenfield	Permitted – under construction	Site suitability established through grant of planning permission. Section 106 agreed.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Greenfield 75. Site achievability established through grant of planning permission. Site is currently under construction	Site deliverability established through grant of planning permission for 70 units. Site is currently under construction, therefore the site is expected to deliver 70 units in the 0-5 year period.

342	Land at Mill Hill, Silksworth Road	Sunderland South	Greenfield	Permitted (Outline) – Not started	Outline planning permission is awaiting determination. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. It is also linked to Foxhole Wood and Doxford Park. The site also lies in close proximity to priority habitats and species. Local archaeological significance. Site is situated just outside the boundary and within the setting of Silksworth Hall Conservation Area. The site falls within a critical drainage area and source protection zone. The site provides natural greenspace and forms part of the Green Infrastructure corridor that links Foxhole Wood to Burdon, splitting Silksworth and Doxford Park.	Site is available for housing development. An outline application is currently awaiting determination.	Viability Assessment Typology: Large Greenfield 350. Viability Assessment Typology indicates that this typology of site is likely to be viable. Mid market value area, with moderate rates of recent delivery and moderate developer interest. Site specific considerations (ecology and biodiversity considerations may require a buffer and reduced capacity to mitigate impact on priority species and habitats).	Outline application approved 2017. Applicant still needs to submit and have determined a detailed planning application, the site is considered developable and capable of delivering around 250 units commencing in year 3.
355	Rushford Phase 2, Ryhope	Sunderland South	Greenfield	Permitted – under construction	Suitability of site identified through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Greenfield 175. Site achievability established through grant of planning permission	Site suitability, availability and achievability established through grant of planning permission. Site under construction.
356	Burdon Road/Hall Farm Road, land at	Sunderland South	Greenfield	Application pending	Mitigation required. Needs to be considered in line with the South Sunderland Growth Area Masterplan. Approximately half of the site is identified as Grade 2 arable land. Site lies within 6km of the coastal wildlife corridor and therefore subject to HRA. The site lies in proximity to ponds, ancient woodland and priority species roosting, and forms part of strategic wildlife corridor linking the coast inland towards Houghton and Hetton. The site lies in a critical drainage area and source protection zone. There have been specific incidences of surface water flooding across this land and affecting adjacent properties - subsequently a flood risk has been carried out by the Council to seek solutions to resolve flooding. The site forms part of strategic GI corridor linking the coast inland towards Houghton and Hetton.	Interest in the site for housing development. Full application pending consideration.	Viability Assessment Typology: Large Greenfield 175. Mid to high market value area, with steady rates of recent delivery and high developer interest. Site specific considerations (ecology and biodiversity, buffer may be required to retain strategic wildlife and GI corridor, surface water flooding)	Full application pending decision and S106 discussions underway. Subject to the determination of the application the site could deliver in years 1-5.

362	Bonner's Field Industrial Units, Bonnersfield Road	Urban Core	Mixed (50/50)	Permitted – not started	Historic riverside industrial landscape, Magnesian Limestone gorge and views from and setting of the listed Wearmouth Bridge. The site forms part of the River Wear corridor and priority species have been found in the proximity of the site. The site lies within the wider setting of the Grade I listed St Peter's Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monument and a site of exceptional archaeological importance. It is also situated in close proximity to and within the immediate vicinity of the Grade II listed Monkwearmouth Bridge and Railway Bridge. The site lies on a steep slope and there are possible contamination issues due to previous uses. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding. Site suitability established through grant of planning consent.	No known constraints to availability at this point in time. Established through grant of planning consent.	Viability Assessment Typology: Urban Flats 75. Site achievability established through grant of planning consent.	Site has planning permission for 363 units, of which 323 units for students and 40 young professional units. As such 40 units set out as deliverable within years 1-5. (Student accommodation info set out within 362B ref no.
367	Coaley Lane, Land south of	Coalfield	Greenfield	Permitted – not started	Mitigation required. 2016 Settlement Break Review states that the site does not act or resemble a Settlement Break and the history of settlement separation is negligible, as is the impact to the setting of the Newbottle Conservation Area. UK species within the vicinity of the site and there is potential habitat for farmland birds. Forms part of a narrow GI corridor, and the site bounds a cycleway. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding.	No known constraints to availability at this point in time. Site put forward for SHLAA consideration in 2008 indicates that the site is available for housing.	Viability Assessment Typology: Medium Greenfield 75. Low to mid market value area. Site specific considerations (ecology and biodiversity, buffer may be required to retain GI corridor).	Site identified as not acting or resembling a settlement break in the 2016 Settlement Break Review. Site is available and achievable and has the potential to deliver around 115 units. Developer confirms start on site 2020 delivering 30 units per year. Planning application pending, awaiting S106 to be signed.
380	Grangetown Autos and land to the South. East side of Ryhope Road	Sunderland South	PDL	Permitted – not started	Suitability of site indicated by grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Brownfield 20. Site achievability established through grant of planning permission	Site suitability, availability and achievability established through grant of planning permission. Site is expected to deliver 46 units in the 0-5 year period.

388	Ennerdale Street, Low Moorsley, Land at	Coalfield	Greenfield	Permitted (Outline) – Not started	The site is allocated as Housing in the UDP. The site lies on the edge of a wildlife corridor and is in proximity to a SSSI and LWS. Site lies within a critical drainage area, source protection zone and has incidence of surface water and groundwater flooding. Suitability determined by granting of planning permission.	No known availability constraints at this point in time. Planning permission approval indicates that the site is available for development.	Viability Assessment Typology: Medium Greenfield 35. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (buffer zone likely required due to adjacent wildlife corridor and proximity to a SSSI and LWS).	Site has outline planning permission for 40 units, subject to the submission and determination of a detailed planning application, this site could deliver units in year 4.
410	Blind Lane, Grasswell, land to North of	Coalfield	Greenfield	No planning status	Mitigation required. Evidence of priority species in the vicinity of the site. Part of a narrow GI corridor. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding.	No known constraints to the availability of the site at this point in time.	Viability Assessment Typology: Medium Greenfield 15. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Limited site specific considerations (buffer zone may be required to preserve element of GI corridor and protect priority species in the vicinity).	Subject to the submission and determination of a detailed planning application, the site is considered developable and capable of delivering around 21 units in the 11-15 year period.
413	Seaburn Amusements, Whitburn Road	Sunderland North	Mixed (50/50)	Permitted (Outline) – Not started	The site is considered suitable for development and a Stage 2 enquiry is being considered for a mixed use development, including 279 residential units. Mitigation is required. EA flood risk zone 3B to the south of the site. Has not been sieved as a category 1 site as appropriate buffer around this zone could be applied. Forms part of the wildlife and GI coastal corridor, therefore subject to HRA. Priority species on and in close proximity of site. Area of high landscape value. Within a Critical Drainage Area with pockets of 1:30 incidence surface water flooding, and the southern part of the site includes Category 1 Flood Zone 3. Low incidence potential of groundwater flooding. Site size has been reduced due to SFRA.	No known constraints to availability at this point in time. Known developer interest to develop around 279 units on the site.	Viability Assessment Typology: Large Greenfield 175. Mid to high market value area, with steady rates of recent delivery and high developer interest. Above average prices in immediate area. Site specific considerations (incidence on site of surface water flooding and flood zone 3B, buffer zone likely required around flood zone 3 designation and also due to proximity to coastal AHLV, HRA, net developable area/yield may be reduced due to proximity to this designation and impact of priority species). Potential abnormal costs from surface water flooding could impact upon the viability of the site.	Known developer interest in the site. The site has a hybrid planning application approved with 279 residential units subject to the outline consent. Subject to submitting reserved matters and the implementation of appropriate mitigation measures the site could deliver from year 3 onwards.
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	Greenfield	Permitted – under construction	Site suitability established through grant of planning permission for 277 dwellings which addressed significant concerns.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Greenfield 350 S106 agreement in place. Site achievability established	Site suitability, availability and achievability established through grant of planning permission. Site under construction expected to deliver units in the 0-5, 6-10 periods.

							through grant of planning permission and commencement of the site.	
421	Quarry House Lane, East Rainton	Coalfield	Greenfield	Permitted – Not started	The site is potentially suitable for development. The 2016 Settlement Break Review identifies that the south west portion of the Settlement Break is 750m wide and the potential impact to both the green corridor and Settlement Break is more limited- as such, some minor infilling in this area may be feasible. Would require mitigation. TPO's on site, agricultural land quality not known. The site forms part of a wildlife corridor and GI linking Hetton Bogs and the open countryside/ Magnesian Limestone Escarpment. Local archaeological significance. Within a Critical Drainage Area with low incidence potential of groundwater flooding.	No known constraints to availability at this point in time. Site submitted for SHLAA consideration in 2009 which would indicate availability for development. Planning application under consideration.	Viability Assessment Typology: Medium Greenfield 35. Low to mid market value area. Site specific considerations (ecology and biodiversity, buffer may be required to retain GI corridor, archaeology, TPOs).	Site identified as not acting or resembling a settlement break in the 2016 Settlement Break Review. Site is considered available and achievable. Planning application approved early 2018 for 33 units, as such completions expected years 1-5.
422	Markle Grove, land to East, East Rainton	Coalfield	Greenfield	Permitted – under construction	Site suitability established through grant of planning permission for 93 dwellings.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Greenfield 75. Site achievability established through grant of planning permission.	Site suitability, availability and achievability established through grant of planning permission. Site under construction. Delivery of 93 units expected in the 0-5 year period.
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	Greenfield	Permitted (Outline) – Not started	Mitigation required. Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Potential adverse impacts to ancient semi natural woodland and LWS. Local archaeological significance. A small part of the site is affected by 1:30 incidence surface water flooding (1% 1 in 100 (1%) and 1 in 1000 (<5%). Low incidence potential of groundwater flooding. The site forms part of a strategic GI corridor linking the coast inland towards Houghton and Hetton. Site is affected by the alignment of a major gas pipeline.	An agreement through the pre-application process for 450 units on the site. Willing landowner, intends to make site available for housing.	Viability Assessment Typology: Large Greenfield 350. An agreement through pre-application process for 500 units on the site. Mid to high market value area, with steady rates of recent delivery and high developer interest. Above average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to coastal wildlife corridor (HRA), semi natural woodland, alignment with major gas pipeline, Water Main and Public Sewer crosses the site and would require diversion or to be placed in suitable easement, net	The principle of housing has been agreed on the site and outline consent approved by planning committee As such, subject to a detailed planning application addressing various site constraints through appropriate mitigation measures, the site could accommodate 450 units which could start to deliver from 2021/22 onwards, subject to the necessary consents.

							developable area/yield may be reduced due to proximity to multiple designations/sensitivities). Potential abnormal costs from major gas pipeline, water and sewer mains diversion/easement and requirement for potential physical strategic highways measures, which could impact upon the viability of the site.	
439	Cricklewood Rd, land at	Sunderland North	PDL	No planning status	Site suitability established through its previous use as a housing estate, and is identified as an area for housing improvements.	Gentoo owned site, identified as a potential development site.	Viability Assessment Typology: Small Brownfield 20. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However, small site in an area where small builders are delivering, as such considered achievable within the plan period.	Site considered developable within the back end of the plan period.
440	Cragdale Gardens, Low Moorsley	Coalfield	Greenfield	No planning status	Mitigation required. Existing amenity greenspace. The site lies near to ponds and a LWS and forms the edge of a wildlife and GI corridor. Lies within a Critical Drainage Area and Source Protection Zone. Partly affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.	The land owner intends on bringing the site forward within the timescales of this SHLAA.	Viability Assessment Typology: Large Greenfield 75. Viability Assessment Typology indicates that this typology of site is likely to be viable.	Site available for development within the plan period. Currently open space, however in an area which has above average, but low quality, as such upgrades to nearby greenspace would be required. To be brought forward back end of the plan period.
448	Penshaw House	Coalfield	Mixed (50/50)	Application pending	Mixed site, approximately 50% greenfield and 50% brownfield. Mitigation required. Evidence of priority species roosting and foraging in the area. Site contains Grade II listed building Penshaw House and its walled garden. A small part of the site is affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding. Amenity greenspace within the grounds of the former children's home which is partly designated as open space. Site potentially suitable for sensitive change of use and	Council owned site identified for disposal currently at planning application stage.	Viability Assessment Typology: Medium Brownfield 15. Abnormals: Potential abnormal costs associated with site constraints including, the Grade II listed buildings and mitigation for roosting and foraging priority species.	Site identified as suitable, available and achievable. Subject to the grant of planning permission, mitigation implementation and site preparation timescales, the site could deliver housing within 1-5 years.

					refurbishment of listed building and new residential development within the curtilage of the site.			
451	Former Stannington Centre and adjoining greenspace, Hillview, Stannington Grove	Sunderland South	PDL	No planning status	Mitigation required. The site lies within the Ashbrooke/ Tunstall/ Grangetown area which is considered to be of higher landscape value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site includes amenity greenspace and forms part of a local GI corridor. Part of site should be laid out to public open space due to the lack of this within the area.	Council owned site identified for disposal.	Viability Assessment Typology: Me Large Brownfield 60. Mid to high market value area, with steady rates of recent delivery and high developer interest. Above average prices in immediate area. Site specific considerations (proximity to Ashbrooke/Tunstall/Grangetown area of higher landscape value, within 2km of the coastal wildlife corridor - HRA).	Subject to disposal of the site, approval by Sport England for releasing the site and the implementation of mitigation measures, where appropriate, this site has the potential to deliver around 100 units in the 11-15 year period. Due to the lack of open space within this area, it is anticipated that only half of the site will be developed and the remainder will be laid out as public open space.
454	Teal Farm North	Washington	PDL	Permitted – under construction	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Brownfield 500. Site achievability established through grant of planning permission. Site currently under construction.	Site suitability, availability and achievability established through grant of planning permission. Site currently under construction and expected to deliver the remaining 181 units within the 0-5 year period.
462	Hetton Downs Phase 1	Coalfield	PDL	Permitted – under construction	Suitability of site established through grant of planning permission.	Availability of site established through grant of planning permission. No known constraints	Viability Assessment Typology: Large Brownfield 60. Achievability of site established through grant of planning permission. Site is currently under construction.	Site suitability, availability and achievability established through grant of planning permission. Site is currently under construction and is expected to deliver the remaining units in the 0-5 year period.

467A	Upper Fulwell	Sunderland North	Greenfield	No planning status	<p>Mitigation required. Site adjacent to Fulwell Quarries area and is in close proximity to the designated SSSI on site 467c; Impacts of development may require mitigation and a buffer zone to the east end of the site. The Fulwell Quarries area forms part of the Magnesian Limestone Escarpment and is identified as HLV. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site is linked to the wildlife corridor that follows the northern boundary of the city. Priority species are within close proximity to the area. Local archaeological significance relating to past quarrying and waggonway activity in the area. The site is directly adjacent to Fulwell Acoustic Mirror a SAM and Grade II listed building which will require mitigation. 1:30 incidence of surface water flooding occurs on part of the site (<5%) 1 in 100 (<5%) 1 in 1000 (10%). Low incidence potential of groundwater flooding. The site lies within a coal referral area. Former quarrying uses may result in contamination issues on site. Site provides amenity greenspace, natural greenspace and a football pitch. Site forms part of a GI corridor that extends from Fulwell Quarries southwards towards the River Wear.</p>	<p>Council owned site with willingness to dispose. Wider masterplan for the area is currently being developed.</p>	<p>Viability Assessment Typology: Large Greenfield 75.</p> <p>Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to SSSI, SAM and LNR, net developable area/yield may be reduced due to proximity to this designation and impact of priority species).</p>	<p>The sites suitability will require appropriate mitigation of the SSSI, Fulwell Acoustic Mirror (SAM) and Fulwell Quarries LNR and protected species within the vicinity. Site will also be subject to HRA due to its proximity to the coastal wildlife corridor. A developer has been agreed who is designing scheme out. Sports pitches and access remaining issues in the process of being resolved. Subject to a suitable scheme coming forward and the above issues being satisfied, the site could be expected to deliver around 60 units within the 6-10 year time period.</p>
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467B	Thornbeck College site	Sunderland North	Mixed (B60 G40)	No planning status	Mitigation required. PDL site with interest for housing. Site in proximity to the Fulwell Quarries area which includes designated SSSI. The Fulwell Quarries area forms part of the Magnesian Limestone Escarpment and is identified as HLV. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site is in proximity to the Fulwell Quarries SSSI and LNR and is linked to the wildlife corridor that follows the northern boundary of the city. Priority species are within close proximity to the area. Local archaeological significance relating to past quarrying and waggonway activity. The site is directly adjacent to Fulwell Acoustic Mirror a SAM and Grade II listed building. 1:30 incidence of surface water flooding occurs on part of the site (<5%) 1 in 100 (<5%) 1 in 1000 (10%). The southern part of the site also falls within the critical drainage area. Low incidence potential of groundwater flooding. The site lies within a coal referral area.	Pre-application advice sought for housing in 2011, demonstrates availability of the site for housing development. Privately owned.	Viability Assessment Typology: Medium Brownfield 15. Low to mid market value area, Site specific considerations (ecology and biodiversity, buffer may be required due to proximity to SSSI and LNR, HRA, archaeology and SAM)	The sites suitability will require appropriate mitigation of the SSSI, Fulwell Acoustic Mirror (SAM) and Fulwell Quarries LNR and protected species within the vicinity. Site will also be subject to HRA due to its proximity to the coastal wildlife corridor. Subject to a suitable scheme coming forward and the above issues being satisfied, the site could be expected to deliver around 14 units within the 6-10 year time period.
468	Land north of Blackthorn Way, Sedgeleth Industrial Estate	Coalfield	Mixed (G85 B15)	Application pending	Site suitability established through grant of outline planning application for up to 138 dwellings	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Greenfield 175. Site achievability established through grant of planning permission.	Outline planning application to be approved imminently once S106 agreement signed, which is expected early 2018. Subject to the submission and determination of a detailed planning application the site could expect to start to deliver housing in year 4 and continue to deliver into the 6-10 year period.
469	Site of former Kentmere House	Coalfield	PDL	Permitted – Not started	PDL site within existing residential area. Mitigation required. Site is located within a critical drainage and is partly affected by surface water flooding. Low incidence potential of groundwater flooding. Site is within a coal referral area. Site provides (amenity) greenspace. Potential for priority species roosting and foraging which may require mitigation. Access potential from the East off Blind Lane. School capacity issues.	Council owned site with resolution to dispose. The site has been out to market and developer on board.	Viability Assessment Typology: Medium Brownfield 15. Low to mid market value area. Council owned site been out to market. Developer interest in the site suggests that potential viability issues can be overcome.	Planning application approved early 2018 for 19 bungalows, as such delivery of units could be expected in the 1-5 year period.

470	Site of former Gilpin House	Coalfield	PDL	No planning status	Mitigation required. There are protected species roosting in the area. The site lies within a critical drainage area. Low incidence potential of groundwater flooding and 1 in 1000 incidence of surface water flooding. Site provides (private) amenity greenspace. Access potential from the West off Blind Lane.	Council owned site with resolution to dispose. It is anticipated that the site will be going to market imminently. There is developer interest for 12 dwellings on the site.	Viability Assessment Typology: Urban Flats 20. Low to mid market value area. Council owned site that is going to market imminently. Developer interest in the site suggests potential viability issues can be overcome.	Subject to disposal of the site and planning consent being granted for a suitable scheme, delivery of units could be expected in the 6-10 year period.
477	Land north of Burdon Lane	Sunderland South	Greenfield	No planning status	Site forms part of the South Sunderland Growth Area. Mitigation required. Approx 75% of the site is identified as 2 or 3a agricultural land. Though the area is not considered to be of a higher landscape character, it does afford significant viewpoints towards the coast, Tunstall Hills and Cleadon. Site lies within 2km of coastal wildlife corridor therefore subject to HRA. The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. The site contains or is in close proximity to ponds, priority species and habitats. Site is within wider setting of Ryhope Engines Museum/Pumping Station, a SAM including Grade II* and Grade II listed buildings. Local archaeological significance. Site lies within critical drainage area and source protection zone with pockets of 1:30 incidence surface water flooding. Electricity pylon. The site forms part of green infrastructure corridor linking the coast inland towards Houghton and Hetton, as well as providing key links towards the Tunstall Hills and Gilley Law. The site also provides areas of natural green space.	Consortium of developers identified for development of the site.	Viability Assessment Typology: North of Burdon Lane. Site achievability established through site masterplan.	Site forms part of the South Sunderland Growth Area and has been masterplanned. A consortium of willing house builders on board with the masterplan and delivery of 955 units. Subject to planning consents, this site is expected to delivery 955 units throughout the plan period, through multi-outlet delivery. A planning application has been submitted(invalid) by Persimmon Homes for part of the site, as such site moved forward into the back end of years 1-5.
494	Land at Chapel Street/Edward Street	Coalfield	Greenfield	Permitted – not started	Site suitability established through grant of planning permission for 6 dwellings.	Site availability established through grant of planning permission.	Viability Assessment Typology: Single Plot Green. Site achievability established through grant of planning permission.	Site suitability, availability and achievability previously established through planning permission. Forecasts delivery of units within the 1-5 year period.

502	Vane Arms, Silksworth	Sunderland South	PDL	Permitted – not started	Previous lapsed permission demonstrates sites suitability for housing.	Site is available as it is currently vacant and ceased to operate as a public house.	Viability Assessment Typology: Small Brown 4. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However the site has a valid planning permission for 7 units.	Planning permission granted in 2017 for conversion to 7 apartments. As such expected to deliver in years 1-5.
504	Doxford Park Phase 6	Sunderland South	PDL	Application pending	Previous residential site demonstrates suitability. Mitigation required. TPOs align western boundary of site. Site lies within 6km of coastal wildlife corridor therefore subject to HRA. The site lies in proximity to ponds with evidence of priority species in close proximity to the site. The site bounds the Silksworth Hall Conservation Area. Site lies within a critical drainage area and source protection zone and contains a small area affected by 1:30 incidence surface water flooding. Site contains small pockets of amenity greenspace and forms part of a narrow GI corridor linking Foxhole Wood to Tunstall Lodge and Burdon.	Developer on board with interest in the scheme.	Viability Assessment Typology: Large Brownfield 150. Developer on board interested in bringing forward the site. Earlier phases (4 & 5) have sold extremely well. Abnormal site costs associated with proximity to ponds, priority species, conservation area, critical drainage area, surface water flood risk and source protection zone likely.	Site considered to be suitable, available and achievable, subject to implementation of mitigation measures and grant of planning permission. (Potential HRA issues). Planning application programmed to be submitted Feb/March 2018 as such site is expected to start to deliver units back end of 1-5.
505	Doxford Park Phase 5	Sunderland South	PDL	Permitted – under construction	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Brownfield 150. Site achievability established through grant of planning permission.	Site suitability, availability and achievability established through grant of planning permission. Site under construction. Delivery of all units anticipated in 0-5 year period.
531	Council Yard, North St, Silksworth	Sunderland South	PDL	Permitted – under construction	Suitability of site established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Small Brown 7. Site achievability established through grant of planning permission. Site currently under construction.	Site suitability, availability and achievability established through grant of planning permission. Site currently under construction and expected to deliver 3 units in the 0-5 year period.

537	Land at Redcar Road/Rawdon Rd	Sunderland North	PDL	Permitted – Not started	Site within 6km of coast, therefore subject to HRA. Lies partly within a Source Protection Zone. School capacity issues within the area. Site otherwise free from significant constraints.	Council owned site identified for disposal. Planning application pending for 10 bungalows. No known constraints to availability at this point in time.	Viability Assessment Typology: Small Brown 7. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, mature tree belt provides habitat for bird species, within critical drainage and coal referral area). Abnormal costs may be associated with surface water flooding and coal shafts which may require significant engineering solutions to make the site feasible for housing. Recent interest in the site indicates that despite its constraints, the site is feasible and potentially viable for housing development.	Council owned site is considered suitable, available and achievable for development. Planning permission granted early 2018. completions expected years 1-5.
538	Havannah Rd/Moorway, Albany	Washington	Greenfield	No planning status	Mitigation required. Mature shelter belt to the east of the site provides woodland habitat for bird species. This part of the site is council owned and would be retained to prevent traffic noise from the elevated highway affecting existing residential development. Site is located in a critical drainage area and is affected by 1:30 incidence surface water flooding (5%), 1 in 100 (10%) and 1 in 1000 (20%). The site lies in a coal referral area. The site is a natural greenspace containing a mature tree belt along the boundary of Havannah Road. The site contains long grassland interspersed with shrubs.	No known constraints to site availability at this point in time. Site has previously been suggested for housing by the site owner.	Viability Assessment Typology: Large Greenfield 75. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, mature tree belt provides habitat for bird species, within critical drainage and coal referral area). Abnormal costs may be associated with surface water flooding and coal shafts which may require significant engineering solutions to make the site feasible for housing.	Subject to the submission and determination of a suitable planning application and the implementation of appropriate mitigation measures to address site specific constraints. The site could deliver around 50 units (due to topography and trees on the site approximately 60% of site could be used). Site is part privately owned and part by council. However, Council have verbally indicated initially that no major objections to selling the site.

540	Hetton Downs Phase 3	Coalfield	Mixed (G85 B15)	No planning status	Mitigation required. The site is linked to a wildlife corridor and there is evidence of priority species within or in the vicinity of the site. There is a recreational impact potential on the nearby LWS. The site lies adjacent to the alignment of the Hetton Colliery Railway. Provides 1 sports pitch. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding.	Site identified for disposal as Phase 3 of the Hetton Downs Renewal Area. Site is subject to further consultation and relocation of some on site uses. Subject to this, the site is expected to go to market in 2017.	Viability Assessment Typology: Large Greenfield 75. Low to mid market value market area, with low rates of recent delivery and limited developer interest. Site specific considerations (sports pitch provision, impact on adjacent LWS). Potential abnormal costs associated with relocation of existing uses on the site may impact upon viability.	This site will form the last phase of the Hetton Downs Renewal Area. Phase 1 is currently under construction with phase 2 expected to follow shortly after. Subject to the relocation of existing on site uses, market disposal (anticipated in 2018) and submission and determination of a detailed planning application, this site could deliver the phase 3 in the 6-10 year period.
563	Hylton Skills campus, north Hylton Road	Sunderland North	PDL	No planning status	Mitigation required. Within 6km of coast. Therefore subject to HRA. Priority species within and in vicinity of site. Electricity pylons affect the western part of the site. The site provides some amenity green space to an area with limited greenspace overall. Partly falls within a Source Protection Zone and is partly affected by surface water flooding. Low incidence potential of groundwater flooding. School capacity issues.	Located within an area of wider masterplanning. College campus closed, therefore availability to the market for development.	Viability Assessment Typology: Large Brownfield 60. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However, a brief has been prepared for the site and actively marketing the site.
565	Phoenix Tower Business Park, Castletown Way	Sunderland North	PDL	Permitted (Outline) – Not started	Outline planning permission has been granted for 140 dwellings and a S106 is being progressed.	Site availability established through grant of outline planning permission.	Viability Assessment Typology: Large Brownfield 150. Site achievability established through grant of planning permission. A S106 is currently in progress.	Site suitability, availability and achievability established through grant of planning application. Site expected to start to deliver units in year 4 of the 0-5 years period. Reserved matters application submitted and pending consideration.
630	Land Adjacent Saint Luke's Road	Sunderland South	PDL	Permitted – under construction	Site suitability established through grant of planning permission. Site is currently under construction.	Site availability established through grant of planning permission. Site is currently under construction.	Viability Assessment Typology: Large Brownfield 150. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, However the site is currently under construction.	Site is currently under construction and is expected to deliver all units in year 1-5 period.

632	Rear of Don Gardens	Washington	Greenfield	No planning status	Mitigation required. Site forms part of a wildlife corridor. Former Usworth Colliery railway siding. Eastern edge of the site affected 1:30 incidence surface water flooding (<5%), 1 in 100 (5%) and 1 in 1000 (10%). Development of the site would result in loss of a low value open space that is located within an area with high levels of greenspace. The site also forms part of a narrow GI corridor running alongside the A195. Partly affected by 1:30 surface water flooding. Low incidence potential of groundwater flooding.	Council owned open space site, surplus to requirements and located within an area with high levels of greenspace. Site could be made available for housing.	Viability Assessment Typology: Large Greenfield 75. Low to mid market value area. With moderate rates of recent delivery and moderate developer interest. Site specific considerations (surface water run-off, part of GI and wildlife corridor). Potential abnormal costs which may affect site viability include surface water flooding.	Site is suitable, available and achievable and could deliver housing in the 11-15 year period, subject to site marketing, sale of site, grant of planning permission and site preparation timescales. However, the site is not being brought forward at this point in time as Council are progressing other options in the immediate area.
650	Dame Margaret Field, Washington	Washington	Greenfield	No planning status	Mitigation required. Evidence of priority species roosting in area. Site lies adjacent to Washington Village Conservation Area. Site is located in critical drainage area. Medium incidence potential of groundwater flooding. % of land within 1 in 1000 surface water flooding (<5%). Site is currently used as a sports field/amenity greenspace/natural greenspace. School capacity and road access issues to address.	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Medium Greenfield 35. Viability Assessment Typology indicates that this typology of site is likely to be viable. Mid to high market value area, with higher rates of recent delivery and high developer interest. Site specific considerations (incidence of surface water and groundwater flooding, within critical drainage area). Abnormal costs may be associated with surface water and groundwater flooding which may require significant engineering solutions to make the site feasible for housing.	Subject to the submission and determination of a detailed planning application, the site is considered developable and capable of delivering around 53 units in the 11-15 year period.
651	Land at Tay Road, Thorney Close	Sunderland South	Greenfield	No planning status	Mitigation required. Greenfield site, occupied by two football pitches that are surplus to requirements. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site also forms part of the Barnes Park wildlife corridor and lies adjacent to a proposed LWS and lies within 500m of ponds. Local archaeological importance. The site lies within a critical drainage area. Low incidence potential of groundwater flooding. Site provides sports pitches and lies within	Council owned site surplus to requirement as part of the Parklife release programme.	Viability Assessment Typology: Medium Greenfield 35. Viability Assessment Typology indicates that this typology of site is likely to be viable.	The council owned site is surplus to requirement as part of the Parklife release programme package of sites. Sport England issues to be overcome. Expected delivery on site 11-15.

					Barnes Park GI corridor. A right of way follows the eastern site edge.			
654	West of Redburn Row	Coalfield	Greenfield	Application pending	Site suitability established through grant of planning permission for 27 dwellings.	Site availability established through grant of planning permission	Viability Assessment Typology: Medium Greenfield 35. Site achievability established through grant of planning permission.	Site suitability, availability and achievability established through grant of outline planning permission. Full planning application pending consideration for 53 units by Gleeson homes. Delivery of units expected in the 0-5 year period, however yield to remain at 27 until permission granted for 53 units.
659	Sunniside Central Area, Villiers Street	Urban Core	PDL	No planning status	Mitigation required. Site lies within the city centre which is regarded as an area of higher landscape value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site partly lies within Old Sunderland Riverside Conservation Area and within settings of Grade II listed buildings. The site lies within a source protection zone. Low incidence potential of groundwater flooding.	Council owned site identified for disposal.	Viability Assessment Typology: Medium Brown 25. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site specific considerations (buffer zone likely required due to proximity to city centre HLV and Old Sunderland Riverside Conservation Area, net developable area/yield may be reduced due to proximity to these designations, HRS, Source Protection Zone).	Site is considered to be suitable, available and achievable, subject to successful marketing and disposal of the site by the Council and the submission and determination of a suitable planning application. Taking this into account and the potential for site preparation/remediation, the site could deliver around 20 units in the 6-10 year period.
660	63 Fawcett Street	Urban Core	PDL	Permitted – not started	Suitability of site established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Urban Flats 20. Site achievability established through grant of planning permission	Site suitability, availability and achievability established through grant of planning permission for 7 residential units. Site could feasibly deliver housing in the 0-5 year period.
661	12 Fawcett Street	Urban Core	PDL	Permitted – not started	Suitability of site established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Urban Flats 20. Site achievability established through grant of planning permission	Site suitability, availability and achievability established through grant of planning permission for 5 residential units. Site could feasibly deliver housing in the 0-5 year period.
665	255 High Street West	Urban Core	PDL	Permitted – not started	Suitability of site established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Urban Flats 75. Site achievability established through grant of planning permission.	Site suitability, availability and achievability established through grant of planning permission for 9 residential units. Site could feasibly deliver housing in the 0-5 year period.

677	Land at Birchwood, Ford Oval	Sunderland South	Greenfield	No planning status	Greenfield site located next to existing residential development. Access from Birchwood. Site located within regional wildlife corridor which is also within a strategic green corridor. Incidence of surface water flooding and ground water flooding <25%.	Council owned site with registered provider/developer interested in part of the site.	Viability Assessment Typology: Large Greenfield 75. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (buffer zone may be required due to being within wildlife corridor, incidence of surface water and groundwater flooding). Abnormal costs associated with surface water and groundwater flooding may impact upon the viability of the site.	Site is considered to be suitable, available and achievable, subject to successful marketing and disposal of the site by the Council and the submission and determination of a suitable planning application. Factoring in site constraints in relation to requirements for green space, SUDS and drainage and preparation lead in times, the site could deliver around 30 units in the 6-10 year period.
678	South Hylton House	Sunderland South	PDL	No planning status	PDL site. TPOs and amenity green space on site. Low incidence of surface water flooding and groundwater flooding (<25%)	Council owned site with potential for disposal - no known constraints to site availability at this point in time. Buildings still in operation, not expected for closure/demolition until 6-10 period.	"Viability Assessment Typology: Large Brownfield 60. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However, from local knowledge site location considered a good market area and the spacious site surroundings contribute to the achievability of housing on this site. Local market area, however due to built up nature of the area no middle market sites available as such expect interest in site from developers.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However site is considered suitable subject to overcoming constraints, which are not major. Site brief being prepared by City Council. Market area from local knowledge is considered achievable. Site deliverable subject to availability.
679	18-19 Murton Street	Urban Core	PDL	Permitted – not started	Suitability determined by granting of Planning Permission.	Availability determined by granting of Planning Permission.	Viability Assessment Typology:- Medium Brownfield 15. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land.	Conversion of bedsits to apartments in City Centre location. Planning permission granted as such considered deliverable within years 1-5.

							Achievability determined by granting of Planning Permission.	
680	Land opposite The Mews, Redburn Row	Coalfield	Greenfield	Permitted – not started	Suitability established through the approval of planning permission.	Availability established through the approval of planning permission.	Achievability established through the approval of planning permission.	Site given full planning permission for 1 dwelling and outline for 4, buildings still on site. Completions expected year1-5.
682	Land at Front Road/Saint Luke's Terrace	Sunderland South	PDL	Permitted – under construction	Suitability established through granting of planning permission.	Availability established through granting of planning permission.	Achievability established through granting of planning permission.	Site forms part of a wider regeneration programme (connected with site 630) and was initially reserved for retail use, however now to come forward as a housing scheme, as such completions expected in years 1-5.
683	20 Murton Street	Urban Core	PDL	Permitted – not started	Suitability established by granting of planning permission.	Availability established by granting of planning permission.	Achievable established by granting of planning permission.	5 units net, deliverable within years 1-5 due to having a valid planning consent in place.
684	32 Frederick Street, City Centre	Urban Core	PDL	Permitted – not started	Suitability established through granting of planning permission.	Availability established through granting of planning permission.	Achievability established through granting of planning permission.	7 studio apartments. Vacant building. Considered deliverable having a valid planning consent in place.
687	Former Hylton Castle Library, Cranleigh Road	Sunderland North	PDL	Permitted – not started	Suitability established through granting of planning permission.	Availability established through granting of planning permission.	Achievability established through granting of planning permission.	9 units to be delivered. Buildings still on site and part of site still owned by Council at time of planning consent. As such completions set out for year 2.
688	Derwent House, Washington	Washington	PDL	Permitted – not started			Viability Assessment Typology: Large brownfield 60. The site is considered unviable within the draft viability assessment, due to being brownfield. However developer has already undertaken a change of use to two office blocks within the immediate area and as such considered viable.	Developer has already undertaken a change of use to two office blocks within the immediate area and as such expect completions in year 2.
690	First Floor, the Old Vestry, 23 Fawcett Street	Urban Core	PDL	Permitted – not started	Prior approval not required as such suitability considered acceptable.	Site is considered available.	Site is considered unviable within the draft viability assessment, due to being brownfield and in a city centre location. However as the proposal does not require planning consent and information has been submitted to the LPA as part of the prior approval procedure, there is interest in developing the site, as such it is considered achievable.	The site is considered deliverable for 12 units to the upper floors.

691	Land at Stephenson Industrial Estate (Little Usworth), Sulgrave Road	Washington	Greenfield	No planning status	Site is suitable subject to site investigation works to overcome constraints and suitable vehicular access can be provided. Existing trees and topography of site act as buffer to industrial uses.		Viability Assessment Typology: Large Greenfield 75. Viability Assessment Typology indicates that this typology of site is likely to be viable as the residual value per hectare in this area exceeds the indicative threshold value per hectare.	Good market area, limited sites within the area. Site is available, and developer interest as such site could possibly deliver 40 dwellings in years 6-10.
692	Land to the north of Irene Avenue, Grangetown	Sunderland South	Greenfield	No planning status	A suitable site, subject to providing equivalent amount of open space for cemetery and same capacity. Minor flood risk to east of site, which can be mitigated against.	Greenfield site, council owned, land available.	Viability Assessment Typology: Large Greenfield 75. Viability Assessment Typology indicates that this typology of site is likely to be viable as the residual value per hectare in this area exceeds the indicative threshold value over hectare.	Site is council owned and reserved as cemetery extension. However a further parcel of land adjoining the cemetery has been identified as a potential extension area and as such site is considered deliverable in the longer term.
693	Former Cheadle Centre, Caithness Road, Hylton	Sunderland North	PDL	Application pending	The site is considered suitable.	Council owned site, part of release programme. Buildings on site not in use.	Developer lined up to take forward site.	Site to be released, developer agreed, planning application submitted 2017 for 19 dwellings. Site needs clearing, however expected completions within year 5 as developer needs planning permission in place by end of March 2018 in accordance with land sale.
695	Stanley Terrace, Chester Road, Shiney Row	Coalfield	Greenfield	Permitted – Not started	Site is considered suitable.	The site is vacant, cleared site and being brought forward by the City Council, as such it is considered available.	This is an area where the draft viability assessment indicates the site would not be viable due to the residual value not exceeding the existing use value or alternative use value. However, the proposal is for bungalows, which are very sought after city wide and as such the site is considered achievable.	Site is considered deliverable for 5 bungalows as being brought forward by Sunderland Housing Company who seek to deliver housing that the general market does not deliver. Site gained planning approval late 2017.
698	Former Hendon gardens Hotel	Sunderland South	PDL	Permitted – not started	Established through planning consent.	Established through planning consent.	Established through planning consent.	Established through planning consent.
699	Upper Floors 18 Fawcett Street	Urban Core	PDL	Permitted – not started	Site suitability established through planning consent.	Site availability established through planning consent.	Site achievability established through planning consent.	Site deliverability established through granting of planning consent. Completions expected in years 1-5.
700	Close Street, Millfield	Sunderland South	PDL	Permitted – not started	Established through planning consent.	Established through planning consent.	Established through planning consent.	Planning permission in place, as such site considered deliverable.
701	67 John Street	Urban Core	PDL	Permitted – not started	Established through granting of planning consent.	Established through granting of planning consent.	Established through granting of planning consent.	Deliverability established through granting of planning consent.

702	Land adjacent to the Beehive PH, Blind Lane	Coalfield	Greenfield	Permitted (Outline) – Not started	Established through the granting of planning permission.	Established through the granting of planning permission.	Established through the granting of planning permission.	Deliverability established through the granting of outline planning consent for 5 units. Expected completions 20/21, following submission and grant of full consent.
703	Warm up Wearside, Westbourne Road	Sunderland South	PDL	Permitted – not started	Established through the granting of planning permission.	Established through the granting of planning permission.	Established through the granting of planning permission.	Deliverability established through the granting of planning consent. Expected completions years 1-5.
704	Fence Houses Comrades Club, Station Avenue North	Coalfield	PDL	Permitted – not started	Established through the granting of planning permission.	Established through the granting of planning permission.	Established through the granting of planning permission.	Deliverability established through granting of planning permission for 8 units. Completions expected in years 1-5.
705	2 Grange Crescent	Urban Core	PDL	Permitted – not started	Established through granting of planning consent.	Established through granting of planning consent.	Established through granting of planning consent.	Deliverability established through granting of planning consent. Expected completions years 1-5.
706	Mayholme, 31 Sea View Road	Sunderland South	PDL	Permitted – not started	Established through the granting of planning consent.	Established through the granting of planning consent.	Established through the granting of planning consent.	Deliverability established through the granting of planning consent. 7 units expected completions years 1-5.
707	Land adjacent to Moorsburn Drive	Coalfield	Greenfield	No planning status	Surface water flooding 1:30 -50% of site, potentially possible to mitigate against, however this main impact upon viability of site. Possible coal seam, further consultation with Coal Authority. Designated open space.	Site has been put forward by land owner and as such is considered available.	Site put forward by Gentoo who have past delivery record of house building within the city. However possible viability issues due to the amount of land within the site affected by surface water flooding. Dwellings numbers may need to be reduced.	Site considered deliverable, however site capacity may come down due to 50% of the site being affected by surface water flooding.
708	Land fronting Chiswick Road	Sunderland North	Greenfield	No planning status	Site considered suitable.	Site put forward by land owner as such considered available.	Site put forward by Gentoo who have past delivery record of house building within the city.	Site is considered suitable, available and achievability as such developable within the 11-15 year period.
710	Oswald Terrace South	Sunderland North	Greenfield	No planning status	Designated open space and potential ground water flooding. Site is considered suitable for housing.	Site has been put forward by land owner as such no constraints to availability.	Site typology small greenfield 4 as such considered viable.	Site is considered developable in the 11-15 year period.
711	Kidderminster Road	Sunderland North	Greenfield	No planning status	Site is considered suitable subject to mitigating against site constraints and retaining a green corridor north/south.	Site has been put forward by landowner as such considered available.	Landowner has recently developed a site to the east of this site and this is the next phase. Considered achievable provided viable when site constraints have been mitigated against, which the landowner suggests they can.	Site considered deliverable, subject to mitigating for on-site constraints and retaining a green corridor through the site, north/south. Planning application anticipated to be submitted for consideration April 2018. As such site considered deliverable from year 6 onwards.
714	Pennywell Business Centre	Sunderland South	PDL	No planning status	Site considered suitable subject to site constraints being overcome.	A number of units at the centre are still occupied, however site put forward by land owner who has alternative premises to relocate these business to as such considered available.	Site typology indicates the site is unviable due to brownfield status. However, evidence indicates site is considered viable.	Site is considered deliverable in years 6-10. Yield based upon 70dpha, due to the nature of the area and surrounding uses.

716	Tasman Road, Thorney Close	Sunderland South	Greenfield	No planning status	Site constraints relate to critical drainage, open space and HRA. The loss of open space will need to be taken into consideration when considering a site proposal, by compensating the loss of the site.	Site has been put forward by land owner, as such considered available.	Small infill site, considered achievable as generates interest from SME builders.	Site considered deliverable within 6-10 period.
717	Theme Road, Thorney Close	Sunderland South	Greenfield	No planning status	Site constraints relate to critical drainage, open space and HRA. The loss of open space will need to be taken into consideration when considering a site proposal, by compensating the loss of the site.	Site has been put forward by land owner, as such considered available.	Small infill site, considered achievable as generates interest from SME builders.	Site considered deliverable within 6-10 period.
718	Tadcaster Road, Thorney Close	Sunderland South	Greenfield	No planning status	Site constraints relate to critical drainage, open space and HRA. The loss of open space will need to be taken into consideration when considering a site proposal, by compensating the loss of the site. Local archaeological site.	Site has been put forward by land owner, as such considered available.	Small infill site, considered achievable as generates interest from SME builders.	Site considered deliverable within 6-10 period.
719	Tanfield Road/Truro Road, Thorney Close	Sunderland South	Greenfield	No planning status	Site constraints relate to critical drainage, open space and HRA. The loss of open space will need to be taken into consideration when considering a site proposal, by compensating the loss of the site.	Site has been put forward by land owner, as such considered available.	Small infill site, considered achievable as generates interest from SME builders.	Site considered deliverable within 6-10 period.
720	Land at Dixon Square, Causeway	Sunderland North	PDL	No planning status	The site in isolation would have problems with access and amenity and mitigation would have to be put in place due to its backland position. However, the wider area, in conjunction with this site is considered suitable for housing development should a more comprehensive site area be brought forward. As such the site itself is considered suitable, subject to mitigation for the amenity of potential residents, however a more comprehensive scheme would be preferable.	The site is available for development.	The site is considered achievable but not until a more comprehensive scheme can be brought forward.	The site is considered developable within the plan period, however not until the 11-15 period, due to the comprehensive planning required to bring forward the wider area. The site is considered to be in a suitable location for housing and regeneration but would need the wider immediate area to be brought forward to ensure amenity and access issues can be overcome.
721	The Ropery, Websters Bank	Sunderland South	Mixed Use (G40 B60)	No planning status	Site is considered suitable subject to overcoming site constraints.	Site has more than one owner and as such discussions have taken place with landowners who are in agreement in principle, as such it is considered available.	Site is considered achievable.	Site is considered developable once the SSTC3 is in place (anticipated completion date of 2021). Conversion of existing listed buildings and new build.

Site Name	Sub Area	Ref	Comment On Suitability	Comment On Availability	Comment On Achievability	Comment On Deliverability
Former Bus Depot, Toward Road	Sunderland South	042	Site lies within 2km of the coastal wildlife corridor and is therefore subject to HRA. Local archaeological significance. Previous industrial use, contaminants possible. Lies within a Critical Drainage Area and is partly affected by surface water flooding. Mitigation required.	No known constraints to availability at this point in time.	Viability Assessment Typology: Urban flats 20. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.
The Bunker, Stockton Road	Urban Core	044	Site lies on the edge of the city centre and Ashbrooke which are both regarded as AHLV. Site lies within 2km of the coastal wildlife corridor and is therefore subject to HRA. The site falls within Ashbrooke Conservation Area and contains an historic building. The site lies within a critical drainage area. Mitigation required.	No known constraints to availability at this point in time.	Viability Assessment typology: Urban flats 20. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
Land rear of Thorney Close Club, Thorndale Road	Sunderland South	053	Existing disused car park located adjacent to existing restaurant and housing development. Site is predominantly flat. Existing access into the site would require improvement to support development. Site susceptible to low incidence groundwater flooding which would require mitigation where appropriate. Site located within a Critical Drainage Area. Site lies within 6km of coastal wildlife corridor and would be subject to Habitats Regulation Assessment (HRA)	Willing landowner to dispose or develop for housing. No obstacle to development	Viability Assessment Typology: Medium Brownfield 15. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Redundant car park site within existing residential area and in close proximity to local services and facilities. Site is within a Critical Drainage Area and would require a Flood Risk Assessment. Site also within 6km of coastal wildlife corridor and would be subject to a Habitats Regulation Assessment (HRA). Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
15-18 Hudson Road (West Sunnyside)	Urban Core	066	Site lies within 2km of coastal wildlife corridor and therefore subject to HRA.	No known constraints to availability at this point in time.	Viability Assessment Typology: Urban Flats 20. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
8-12 Murton Street	Urban Core	068	Site lies within 2km of coastal wildlife corridor and is therefore subject to HRA. Within wider setting of Mowbray Park Registered Historic Park and Garden, Sunnyside Conservation Area and listed buildings in Tavistock Place and Tatham Street.	No known constraints to availability at this point in time.	Viability Assessment Typology: Medium Brown 15. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.

Halliwell Street and Brinkburn Crescent	Coalfield	075	Currently in use as a car park. Mitigation required. Evidence of priority species roosting in the vicinity. Site linked to former Houghton Colliery site, which now forms greenspace and part of a wildlife corridor. Local archaeological importance on site. Lies within a critical drainage area. Part of the site is affected by 1:30 incidence flooding. Low incidence potential of groundwater flooding. Lies within a coal referral area which may require mitigation. Potential for contamination from former colliery uses. Existing access would require improvement to provide access to the site.	Council owned site identified as low priority for disposal. Uncertainty regarding sites availability within the plan period at this point in time, therefore site has been assessed as not available at this point in time.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	The site's availability for housing development is uncertain at the present time and remains in operational use as a car park. In addition the Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
West of Lyons Avenue	Coalfield	076	UDP Housing Site Designation; Mitigation required. Proximity to ponds, water voles and bat roosts and increased impact on Local Wildlife Site. Lies within Critical Drainage Area and Source Protection Zone, and also high incidence potential of groundwater flooding. 1:100 surface water flooding affects site.	No known constraints to site availability at this point in time.	Viability Assessment Typology: Medium Greenfield 35. UDP housing designation. Site has not been brought forward within the plan period of the UDP or thereafter. This is considered attributable to market issues and the numbers of developments taking place in the vicinity of the site. Ecology and biodiversity constraints may also play a part in rendering this site unachievable. As the site has not come forward as an existing local plan allocation, it is reasonable to assume that there must be site viability and achievability constraints associated with the site. Therefore, the site has been assessed as not achievable at this point in time.	The site is not considered deliverable or developable at this point in time as it has failed to come forward as an existing UDP housing site allocation. Potential issues with site achievability discounts this site from Sunderland's housing supply at this point in time.
Holmeside Triangle, Park Lane	Urban Core	077	Mitigation required. The site lies within the city centre which is regarded as an area of higher landscape and historic value. Site lies within 2km of the coastal wildlife corridor and therefore will require HRA. Eastern edge of site is in relatively close proximity and within setting of grade II listed buildings, grade II* listed cenotaph and Mowbray Park Registered Historic Park and Garden. The site is partly affected by 1 in 100 incidence surface water flooding (5%). Possible contamination from past industrial uses.	No known constraints to availability at this point in time.	Viability Assessment Typology: Urban Flats 75. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
Clinton Place/City Way, East Herrington, Sunderland	Sunderland South	082	Greenfield site. Mitigation required. Within 6km of coast, therefore subject to HRA. Priority habitat/species on site. Site lies within the critical drainage area and Source Protection Zone. Site provides natural greenspace and forms part of a narrow Green Infrastructure corridor/cycleway. A public right of way passes through the site. Formerly, the site was partly landfilled which may result in contamination issues that require mitigation.	Council owned site surplus to requirements. Potential to be used as overflow car parking for Doxford International Business Park. As such uncertain regarding the site's availability for housing, at this point in time.	Viability Assessment Typology: Large Greenfield 75. Viability Assessment Typology indicates that this typology of site is likely to be viable.	Potential issues with site availability discounts this site from Sunderland's housing supply at this point in time.

Bonnarsfield Saint Peters Wharf Phase 2 and 3, Bonnarsfield Road	Urban Core	090	Mitigation required. Historic riverside industrial landscape, Magnesian Limestone Gorge and views from and the setting of the Wearmouth Bridge. Site also forms part of the River Wear strategic wildlife corridor, with evidence of priority species (including breeding birds) in the area. The site lies within the wider setting of the Grade I listed St Peter's Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monuments and site of exceptional archaeological importance. Also situated directly adjacent and within the immediate setting of Grade II listed Monkwearmouth Bridge and Railway Bridge. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding. Possible contamination from past industrial uses. Includes amenity greenspace, forms part of the C2C cycleway and the River Wear GI Corridor.	No known constraints to availability at this point in time.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Potential issues with site achievability discounts this site from Sunderland's housing supply at this point in time. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable.
Land adjacent to Monkwearmouth College, Swan Street	Sunderland North	092	The site has previously had planning permission for 28 dwellings.	No known constraints to availability at this point in time.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Lapsed permission indicates that there may be viability/achievability issues associated with bringing the site forward for development.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.
Land at Thorney Close Primary School, Torquay Road	Sunderland South	095	Access not feasible. Access road would be required through the grounds of the school. Site lies within critical drainage area. Site has low incidence potential of groundwater flooding. The site provides natural greenspace, with additional private amenity greenspace to the south-east.	There are no known availability constraints at this time.	viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Development of the site is not achievable due to the access having to come through the (operational) school grounds.	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Dawson and Usher works Hendon	Sunderland South	117	Mitigation required. Site lies within 2km of coast and is therefore subject to HRA. The site is also within close proximity of priority species roosting. Part of the site is affected by 1:100 incidence surface water flooding (<5%) and 1 in 1000 (10%). Potential contamination from previous scrap yards and garage uses. Site lies on the edge of a GI corridor which follows the adjacent railway cutting.	No known constraints to availability at this point in time.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.

Hetton Moor House, Land to rear of Seymour Terrace	Coalfield	129	The site is not considered suitable for residential development due to significant access, hydrology and biodiversity concerns. The site forms part of the Moorsley Magnesian Limestone Escarpment area. The site has proximity to ponds and contains priority habitats and species. The site has been subject to a Woodland Trust grant for tree planting. Currently provides natural green space and a Public Right of Way.	No known constraints to site availability at this point at time.	Viability Assessment Typology: Large Greenfield 175. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate locality towards the slightly lower range for wider area. Site specific considerations (biodiversity, groundwater flooding and access from the local road network). Significant abnormal costs associated with access provision will render the site unviable.	Site not developable at this point in time due to significant access, hydrology and biodiversity constraints that are expected to affect site viability and achievability.
Elemore Golf Club, land adjacent to Pimlico Road	Coalfield	130	The site is not considered suitable for residential development due to significant hydrology, accessibility and biodiversity constraints. Forms part of the Moorsley Magnesian Limestone Escarpment area which is considered to be of higher landscape quality. Agricultural land quality not known. The site is within proximity to ponds and contains priority habitats and species. Proximity to LWS. Site forms part of a Green Infrastructure corridor providing natural greenspace and a Public Right of Way.	No known constraints to site availability at this point in time.	Viability Assessment Typology: Large Greenfield 75. There are a number of constraints affecting the site which have an impact on it viability including biodiversity and its proximity to various habitats, high potential for groundwater flooding and accessibility.	Significant issues associated with hydrology, accessibility and biodiversity impact upon the site's suitability and achievability and discount this site from Sunderland's housing supply at this point in time.
Football pitch, Colliery Lane	Coalfield	134	Mitigation required. The site is in the vicinity of ponds and water voles. Green Infrastructure corridor. Lies within a Critical Drainage Area and Source Protection Zone with high incidence potential of groundwater flooding. Access issues from Colliery Lane subject to land ownership issues being resolved.	Site transferred to Fire Service for new station and community facility February 2011.	Viability Assessment Typology: Medium Greenfield 15. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, access issues from Colliery Lane due to land ownership, may result in an abnormal cost which could render the site unviable.	The site is not available for development at this point in time. In addition, ownership issues require resolution in order to gain suitable access to the site. Until these issues are resolved the site has been assessed as not achievable at this point in time.
South Lodge Farm, North Road	Coalfield	139	The site is not considered suitable for development due to the detrimental impact on the Settlement Break and open countryside as well as significant access, hydrology and biodiversity constraints. Part of a wildlife corridor with evidence of priority species on or in the vicinity of the site, especially beside the stream. The site is located in proximity of a SSSI/LNR and forms a major part of a Green Infrastructure corridor linking Hetton Bogs with the open countryside of the Magnesian Landscape Escarpment.	No known constraints to availability at this point in time.	Viability Assessment Typology: Large Greenfield 175. The site has some major constraints that would require significant mitigation such as biodiversity, flooding and green infrastructure.	Significant issues associated with hydrology, accessibility and biodiversity impact upon the site's suitability and achievability and discount this site from Sunderland's housing supply at this point in time.

Site of former Boys Club and allotment, Hetton Lyons	Coalfield	141	Mitigation required. Lies within a wildlife corridor with evidence of priority species on or in the vicinity of the site. Potential recreational impact on LWS. The site is partially made up of allotments forming part of a Green Infrastructure corridor linking Hetton Lyons to Easington Lane. Lies within a Critical Drainage Area and Source Protection Zone, with medium incidence potential of groundwater flooding and evidence of 1:30 incidence surface water flooding.	No known constraints to availability at this point in time	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water and groundwater flooding, impact on priority species, proximity to LWS, Green Infrastructure corridor, within critical drainage area and source protection zone). Abnormal costs may be associated with surface water flooding and coal shafts which may require significant engineering solutions to make the site feasible for housing.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
Land to rear of Lyons Cottage	Coalfield	143	Mitigation required. Proximity to ponds, priority species and LWS. Allotments to rear of properties. Lies within a Critical Drainage Area and Source protection Zone. High incidence potential of groundwater flooding.	No known constraints to availability at this point in time.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.
Football pitches at Coaley Lane	Coalfield	144	The site is not considered suitable for residential development due to the fundamental impact on the Newbottle - Sedgelych Settlement Break which the 2016 Settlement Break Review proposes to retain. Development on the site would close the Green Infrastructure link between Philadelphia and Houghton. In addition there are issues of hydrology and the loss of sports fields.	Site currently in use as football pitches for junior football. Site not available at this point in time.	Viability Assessment Typology: Large Greenfield 75. Low to mid market value area, with steady rates of recent delivery and moderate rates of developer interest. Below average prices in immediate area. Site specific considerations (biodiversity, flooding and green infrastructure). Potential abnormal costs associated with relocation of junior football pitches elsewhere, which could impact upon the viability of the site.	Site not suitable for development. Development would compromise the settlement break between Philadelphia and Houghton and would close the green infrastructure corridor. In addition, the site is currently in use as football pitches and is not available at this point in time. Therefore the site is not considered developable.
Easington Lane Primary School Playing Fields, School View	Coalfield	146	The site lies within a critical drainage area and source protection zone. Low incidence potential of groundwater flooding and surface water flooding (1 in 1000 incidence (5%)).	Council owned site identified for disposal and currently going to market. It is anticipated that a Development Brief will go to market in the next 6 months.	Viability Assessment Typology: Medium Greenfield 35. Viability Assessment Typology indicates that this typology of site is likely to be viable	see site 086.

North of Burdon Village, Burdon Lane	Sunderland South	152	<p>Site not suitable as within designated Green Belt.</p> <p>Site lies within 6km of coastal wildlife corridor therefore is subject to HRA. The site lies in proximity to ponds and roosting for priority species. It forms part of the strategic wildlife corridor linking the coast inland towards Hetton and Houghton. Adjoins historic settlement of Burdon (a proposed conservation area) and within setting of Grade II listed Burdon Hall.</p>	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Large Greenfield 75.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable.</p>	Site not suitable as within designated Green Belt, with multiple site constraints.
Ex North Block, Stockton Road	Sunderland South	156	<p>Mitigation required. Site lies within 2km of coastal wildlife corridor therefore subject to HRA. Site lies within source protection zone and is partly affected by 1:100 surface water flooding (<5%) and 1 in 1000 (10%). The site provides greenspace for the local area in which the area is deficient. Improvements to adjacent roundabout may be required.</p>	Council owned site identified as low priority for disposal. Uncertainties regarding the sites availability for housing.	<p>Viability Assessment Typology: Medium Greenfield 35.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable</p>	Potential issues with site availability discounts this site from Sunderland's housing supply at this point in time.
Land at High Street East	Urban Core	162	<p>Site provides important greenspace within a Conservation Area.</p> <p>The site lies within the River Wear Gorge and historic east end - both areas are regarded as higher landscape value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear. The site forms part of the historic East End riverside, is part of the Old Sunderland Riverside Conservation Area and falls within the setting of Grade I listed St Peters Church/remains Monkwearmouth Anglos Saxon Monastery SAM and Grade II listed buildings on Low Road and High Street East. The site lies within a Source Protection Zone. Low incidence potential of groundwater flooding. The site provides amenity greenspace along the riverside and forms part of the River Wear Green Infrastructure.</p>	Council owned site. There are no known availability constraints at this time.	<p>Viability Assessment Typology: Small Green 7.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable. However, development of the site would require significant mitigation in some areas such as landscape, biodiversity, historic environment and green infrastructure which may result in abnormal costs which may make the site unviable and unachievable.</p>	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.

Numbers Garth and Former School, Russell Street	Urban Core	166	Mitigation required. The site lies within the city centre-east end and at the top of the River Wear Gorge - both areas are regarded as higher landscape and historic value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear. The site lies within Old Sunderland and Riverside Conservation Area and with setting of the Grade I listed St Peters Church/Monkwearmouth Anglo Saxon and Monastery SAM, Grade II listed Wearmouth Bridge and Grade II listed buildings along High Street West and East. Site lies within a source protection zone. Low incidence potential of groundwater flooding. The site forms part of the River Wear Strategic GI corridor. Part of the site provides natural greenspace.	Signion have confirmed that the site is available for housing.	Viability Assessment Typology: Large Brownfield 20. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Site considered developable outside the plan period and subject to overcoming site constraints.
Former Covent Garden site, Cork Street	Sunderland South	169	Mitigation required. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. Former East End Garth. Lies within the historic village boundary of the East End. The site lies within the source protection zone. Low incidence potential of groundwater flooding. The site provides amenity greenspace.	Council owned site identified as low priority for disposal. Uncertainties regarding the sites availability for housing.	Viability Assessment Typology: Small Brownfield 7.	The site's availability for housing in the plan period is uncertain due to the site's low priority for disposal at this point in time.
Site of former Pallion Station, Ferndale Terrace	Sunderland South	171	Mitigation required. PDL, site lies within 6km of coastal wildlife corridor and is therefore subject to HRA. Local archaeological significance on site - former railway site which would require mitigation. Low incidence potential of groundwater flooding. The site provides amenity greenspace and forms part of the Metro Cycleway from South Hylton to Sunderland. School capacity issues.	Council owned site identified as low priority for disposal. Uncertainties regarding the sites availability for housing.	Viability Assessment Typology: Small Brownfield 11. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Site has been available for disposal for a number of years but it is yet to be sold and developed. Site may have abnormal costs associated with archaeological significance and biodiversity constraints on site.	Potential issues with site availability and achievability discounts this site from Sunderland's housing supply at this point in time.
Forrest Estate, Land at High Street	Coalfield	172	Mitigation required. PDL site. Evidence of priority species in vicinity of site. Lies within a critical drainage area and source protection zone. Medium incidence potential of groundwater flooding. A Public Right of Way crosses the site. Access from roundabout on Murton Lane.	Council owned site identified as low priority for disposal. However, it is available.	Viability Assessment Typology: Large Brownfield 150. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However, the site forms part of an HCA accelerated construction bid and a such is considered achievable within the back end of the plan period.	Council owned site identified as low priority for disposal. There is ongoing development in close proximity to the site and nearby sites 086 and 146 have been released onto the market. Site forms part of HCA Accelerated Construction bid.

Wearmouth Hall	Urban Core	185	PDL site within critical drainage area. Incidence of surface water flooding. Site currently in operational use by the university.	University building in current operation, therefore not available for development at this point in time. University have indicated that the site is unlikely to be developed for housing at this point in time.	Viability Assessment Typology: Small Brownfield 11. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Site is not currently available for development at this point in time. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
University Precinct, Chester Road	Sunderland South	186	Mitigation required. Within 6km of coastal wildlife corridor therefore site is subject to HRA. Local archaeological importance (original alignment of Hetton Colliery Railway). Site lies within a critical drainage area. Site links to a narrow GI corridor that follows the alignment of the former Hetton Colliery Railway, from Silksworth to the River Wear (Festival Park). Provides a small proportion of amenity greenspace. Restricted road access issues.	Currently in operational use as student accommodation. Not available at this point in time, although University indicates that the site may become available in years 6-10.	Viability Assessment Typology: Medium Brownfield 25. Site specific constraints (HRA, local archaeology). Possible abnormal costs associated with restricted access to the site and demolition and remediation of the site, may impact upon site viability. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	University has indicated that the site is in current operational use as student accommodation, which may become available in the 6-10 year period and would require demolition and remediation of the site. However, uncertainties regarding whether the site will be made available for housing at this point in time remain and associated development costs of the previously developed site may affect the sites viability and deliverability at this point in time.
Clanny House, Peacock Street West	Sunderland South	188	Mitigation required. Site lies within 6km of coastal wildlife corridor and therefore is subject to HRA. The site is partly affected by 1:100 incidence of surface water flooding (<5%) and 1 in 1000 (5%). Part of the site provides amenity greenspace. School capacity issues.	Currently in operational use as student accommodation. Not available at this point in time, although University indicate that the site may become available in years 6-10.	Viability Assessment Typology: Large Brownfield 60. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	University has indicated that the site is in current operational use as student accommodation, which may become available in the 6-10 year period and would require demolition and remediation of the site. However, uncertainties regarding whether the site will be made available for housing at this point in time remain and associated development costs of the previously developed site may affect the sites viability and deliverability at this point in time.
Forster Building, Chester Road	Urban Core	189	Mitigation required. The site lies within the City Centre which is regarded as an area of higher landscape value. Site lies within 6km of the coastal wildlife corridor and therefore is subject to HRA. The site lies within a critical drainage area. The site contains a portion of amenity greenspace (verge).	University building in current operation, therefore not available for development at this point in time. University have indicated that the site could be made available for housing however it is unclear at this point in time, what timescales for marketing.	Viability Assessment Typology: Medium Brownfield 15. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Site is not currently available for development at this point in time, although it is acknowledged that it may be made available for development at some point in the future. Should this be the case the site will be reviewed in the context of new information submitted to SCC for consideration. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.

Technology Park, Chester Road	Urban Core	190	Mitigation required. The site lies within the city centre which is regarded as an area of higher landscape value. Site is within 6km of coastal wildlife corridor and therefore subject to HRA. Within a critical drainage area.	University Technology Park in current operation, therefore not available for development at this point in time. University have indicated that the site could be made available for housing however it is unclear at this point in time what the timescales are.	Viability Assessment Typology: Medium Brownfield 15. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Site is not currently available for development at this point in time, although it is acknowledged that it may be made available for development at some point in the future. Should this be the case the site will be reviewed in the context of new information submitted to SCC for consideration. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
Priestman Building, 1-2 Green Terrace	Urban Core	191	Mitigation required. The site lies within the city centre which is regarded as an area of higher landscape value. Site lies within 2km of the coastal wildlife corridor and therefore is subject to HRA. Forms part of the Bishopwearmouth Conservation Area and site includes significant historic buildings of townscape importance. Also within settings of Grade II listed buildings. Local archaeological value/historic village. The site lies within the critical drainage area and is partly affected by 1:30 incidence surface water flooding (5%) 1 in 100 (5%) 1 in 1000 (20%).	University building in current operation, therefore not available for development at this point in time. University have indicated that the site could be made available for housing however it is unclear at this point in time, what timescales for marketing.	Viability Assessment Typology: Medium Brownfield 15. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Site is not currently available for development at this point in time, although it is acknowledged that it may be made available for development at some point in the future. Should this be the case the site will be reviewed in the context of new information submitted to SCC for consideration. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
Manor Quay	Urban Core	192	Site located within a regional wildlife corridor which also serves as a strategic green corridor. Site within a critical drainage area, with incidence of surface water and ground water flooding (<25%).	University building in current operation, therefore not available for development at this point in time. University have indicated that the site is unlikely to be developed for housing at this point in time.	Viability Assessment Typology: Small Brownfield 7. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Site is not currently available for development at this point in time. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
36 to 38 Roker Avenue	Sunderland North	211	Site suitability established through grant of planning permission in 2003 for 24 apartments. This permission has since expired.	There is a thriving business on the site and the land owner has no intention of developing at this point in time.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. There are some constraints effecting the site that may impact on the achievability including groundwater flooding.	Potential issues with site availability and achievability discounts this site from Sunderland's housing supply at this point in time.

Littlewoods Home Shopping Group, land adjacent to Commercial Road	Sunderland South	218	<p>Not suitable as site forms existing employment land within the middle blast zone from the port petroleum depot.</p> <p>Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. The site also lies in close proximity to ponds and there is potential impact to nearby LWS. The site lies within a critical drainage area. Within HSE middle blast zone from Port petroleum depot. Possible contamination from previous industrial uses.</p>	There are no known availability constraints at this time.	<p>Viability Assessment Typology: Medium Brownfield 25.</p> <p>Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Low market value area, with low rates of recent delivery and low developer interest. There are a number of constraints on the site that would require significant mitigation including biodiversity and contamination which may make the site unachievable.</p>	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Deptford works, Pallion New Road	Sunderland South	224	<p>Site to be retained for employment uses as indicated in the ELR.</p> <p>Lies within an area of historic and high landscape value along the River Wear. Site lies within 6km of the coastal wildlife corridor therefore is subject to HRA. The site also forms a key part of River Wear wildlife corridor. Site is adjacent and within setting of Grade II listed Queen Alexander Bridge. Local archaeological significance relation to shipbuilding and historic riverside village. Site is partly affected by 1:30 incidence surface water flooding (1%), 1 in 100 (5%) and 1 in 1000 (15%). Eastern side of site with HSE middle and outer blast zones (Deptford). Potential contamination from past industrial uses. The site includes woodland screening and lies within the River Wear strategic GI corridor.</p>	The site is available.	<p>Viability Assessment Typology: Large Brownfield 150.</p> <p>Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. There are a number of issues that would require significant mitigation and could make development unachievable such as biodiversity, flooding, contamination and access. School places are limited in the area and development will put further pressure on these places.</p>	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Former Shipyard, Pallion New Road	Sunderland South	225	Lies within an area of historic and high landscape value along the River Wear. Site lies within 6km of coastal wildlife corridor and is therefore subject to HRA. The site also forms a key part of the River Wear wildlife corridor. Site is adjacent and within setting of grade II listed Queen Alexander Bridge. Local archaeological significance relating to shipbuilding and historic riverside village. Part of the site falls within the functional floodplain of the River Wear, and the site includes pockets of 1:30 incidence surface water flooding (5%). Low incidence potential of groundwater flooding.	ELR recommends that the site could potentially be allocated for other uses. However there is uncertainty around the availability of land for residential use at this point in time.	<p>Viability Assessment Typology: Large Brownfield 150.</p> <p>Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.</p>	Potential issues with site availability and achievability discounts this site from Sunderland's housing supply at this point in time.

Rutland Street, Hetton, land rear of	Coalfield	230	Significant mitigation required, including establishing a vehicular access. The site lies close to Hetton Bogs SSSI/LNR and LWS which has European and UK species/habitat protection in relation to priority species and habitat. The Hetton Burn provides and important Wildlife Corridor with links to Hetton Park, Rough Dene Burn, Rainton Bridge and East Rainton. The site currently provides buffering to the adjacent LWS. The site comprises an area of public open space that leads into Hetton Park. Lies within a Critical Drainage Area, with medium incidence potential of groundwater flooding, and some surface water flooding. Lies within a Coal Referral Area.	No known availability constraints to development at this point in time.	Viability Assessment Typology: Medium Greenfield 15. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site specific considerations (significant highway and access improvements, buffer zone likely required due to proximity to SSSI/LNR & LWS, net developable area/yield may be reduced due to proximity to these designations). Potential abnormal costs from enabling site access could impact viability.	Subject to significant highway and access improvements and buffer zone likely required due to proximity to SSSI/LNR & LWS, the site has the potential to deliver a small housing development. As an appropriate access point cannot be identified the site is not currently developable.
Portobello Lane, Roker Avenue	Sunderland North	238	Mitigation required. Lies within 2km of coast and is therefore subject to HRA. The site has local archaeological importance and lies within a Critical Drainage Area. Previous industrial use. Access issues and noise mitigation issues to resolve.	Private site put forward by landowner for development - no known constraint to availability at this point in time.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (HRA, archaeology, within critical drainage area). Abnormal costs may be associated with site remediation from previous industrial use, access and noise which may require significant engineering solutions to make the site feasible for housing.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
Emsworth Square/Epsom Square, Carley Hill	Sunderland North	242	Mitigation required. Within 6km of coast, therefore subject to HRA. Priority species in the vicinity of the site and close proximity to a SSSI and LNR- connected to wildlife corridor. Site provides amenity greenspace. Low incidence potential of groundwater flooding. School capacity issues. Access to the site would require the demolition of 2 new properties.	Land is owned by Gentoo who have long term plans for the site, but not necessarily within the timescales of the plan.	Viability Assessment Typology: Medium Greenfield 15. Viability Assessment Typology indicates that this typology of site is likely to be viable.	Site considered developable after the plan period.

Eastbourne Square, Carley Hill	Sunderland North	243	Mitigation required. Within 6km of coast, therefore subject to HRA. Site is linked with Fulwell Quarries and the wildlife corridor along the northern city boundary. There are priority species within the vicinity of the site and it is in close proximity to a SSSI/LNR. The site contains amenity greenspace and lies on the edge of a Green Infrastructure corridor that connects Fulwell Quarries towards the River Wear and also the Green Belt north of the city. Local archaeological importance. Part of site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. School capacity issues.	Land is owned by Gentoo who plan to deliver site outside of the plan period.	Viability Assessment Typology: Medium Greenfield 15. Viability Assessment Typology indicates that this typology of site is likely to be viable.	Site to be brought forward after the plan period.
Galleries Car Park adjacent to Asda	Washington	249	Site lies in proximity to ponds. The site lies within a critical drainage area and the eastern part of the site is affected by 1:100 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Existing galleries car park. Land ownership issues result in uncertainty regarding sites availability.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. The site is allocated in the UDP for new commercial/retail development. School capacity issues. It is anticipated that any new development will require further expansion of at least one existing primary school which may make such a small site unviable.	Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.
B & Q Warehouse (former), Armstrong Road, Armstrong Industrial Estate	Washington	250	Mitigation required. The site lies within a Coal Referral Area and Critical Drainage Area. Low incidence potential of groundwater flooding. Highways issues to resolve. School capacity issues to resolve.	Planning application for retail use outstanding on the site 05/00412/REM. Application scheme implemented through commencement of access works.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Significant issue with access to the site which may affect the achievability of the site. Also schools in Washington are at or near to full capacity, therefore any new development will require further expansion of at least one existing primary school.	Potential issues with site availability and achievability discounts this site from Sunderland's housing supply at this point in time.
Former Hastings Court, Sulgrave	Washington	252	Mitigation required. Low incidence potential of groundwater flooding. Site provides existing amenity greenspace. School capacity issues.	Registered provider/developer has expressed that the site is available for housing, but is not high on the priority list for development at the present time.	Viability Assessment Typology: Medium Greenfield 35. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site has minimal site specific considerations that would constrain development.	Site has minimal site specific constraints and is owned by a registered provider with a history of developing sites within the city area. Located in an area of low to mid market value, with moderate developer interest, this site could come deliver around 22 units beyond the plan period.

Fulwell Reservoir, Viewforth Terrace	Sunderland North	254	Mitigation required. Significant access issues to overcome due to site level differences and limited options off existing residential streets. Within 2km of coast, therefore subject to HRA. The western boundary of the site adjoins a SSSI. Priority species on and in vicinity of site. The site is linked to Fulwell Quarries and the wildlife corridor along the northern city boundary. The 19th Century Fulwell Reservoir is being investigated for potential listing. The site provides natural greenspace and lies on the edge of a Green Infrastructure corridor that connects Fulwell Quarries toward the River Wear and also to the Green Belt north of the city. Low incidence potential of groundwater flooding. School capacity issues.	NWL have expressed development potential interest in the site.	Viability Assessment Typology: Medium Greenfield 15. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, significant site constraints that may affect viability include: access issues and demolition/disposal of existing former reservoir may compromise the viability of the site for such small scale development.	NWL have aspirations to take forward an outline application for 20 dwellings. At present the site has significant highways access issues which would require significant mitigation to overcome. In addition the site has extensive biodiversity concerns which would again, require significant mitigation. Significant constraints therefore render the site not suitable for development at this point in time.
Land at Scotia Quay, Low Street	Urban Core	264	Mitigation required. Lies within the River Wear gorge and historic east end - both areas are regarded as high landscape and historic value. Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. Site forms part of the historic east end riverside, is part of the Old Sunderland Riverside Conservation Area, and is surrounded by Grade II listed buildings - Roseline Warehouse, Bonded Warehouse and Exchange and Exchange Building. It also falls within the wider setting of Grade I listed St Peter's Church/remains Monkwearmouth Anglo Saxon Monastery SAM, Grade II listed Wearmouth Bridge and Grade II listed buildings along High Street East. The site lies within a source protection zone and beside the River Wear. Low incidence potential of groundwater flooding. The site forms part of the River Wear GI corridor.	Site is not available for housing. Application approved for office development.	Viability Assessment Typology: Small Brownfield 7. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. The site would require significant mitigation if it were to be developed. Issues such as landscape, biodiversity and historic environment would need to be resolved.	Site is no longer available and achievability discounts this site from Sunderland's housing supply.
Beacon Drive, site at	Sunderland North	265	The site is an existing operational car park. The site forms part of the River Wear strategic wildlife corridor with priority species in the vicinity of the site. There is an existing Right of Way and also provides parking and access to the river bank. Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. Incidence of surface water and groundwater flooding and is within a critical drainage area. The site would be more suitable for a mixed use development supporting leisure and tourism.	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Urban Flats 20. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.

Blue House Fields, Springwell Road	Washington	269	<p>Site not suitable as within designated Green Belt.</p> <p>The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. The site is subject to TPOs. The site forms part of a wildlife corridor between Springwell Village and Washington. Evidence of priority species on and in vicinity of site. The site partly lies within a critical drainage area and includes an area subject to 1:30 incidence surface water flooding. Known flood issues from groundwater/saturated ground. The site would involve the full width of the GI corridor that runs north-south between Springwell Village and Washington.</p>	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Large Greenfield 175.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable</p>	Site not suitable as within designated Green Belt, with multiple site constraints.
Mount Lodge, Mount Lane	Washington	270	<p>Site not suitable as within designated Green Belt.</p> <p>The sandstone vernacular of the buildings and the prominent views lend weight to this area being of HLV. Site forms part of the wildlife corridor between Springwell Village, Washington and Gateshead. Proximity to ponds and evidence of priority species on and in vicinity of site. The site is within the wider landscape setting to the Bowes Railway Scheduled Monument. The site partly lies within a critical drainage area and includes an area subject to 1:30 incidence surface water flooding. Known flood issues from ground water/saturated ground. The site would involve the full width of the GI corridor that runs north-south between Springwell Village and Washington.</p>	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Large Greenfield 75.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable</p>	Site not suitable as within designated Green Belt, with multiple site constraints.
Land at High Street East	Urban Core	282	<p>Mitigation required. The site lies within the River Wear Gorge and historic East End - both areas are regarded as higher landscape and historic value. Site lies within 2km of the coastal wildlife corridor and therefore subject to HRA. The site also forms part of the strategic wildlife corridor. Site forms part of the historic east end riverside, is part of the Old Sunderland Riverside Conservation Area, and is surrounded by Grade II listed buildings - Roseline Warehouse, Bonded Warehouse and Exchange Building. It also falls within the wider setting of Grade I listed St Peter's Church/remains Monkwearmouth Anglo Saxon Monastery SAM, Grade II listed Wearmouth Bridge and Grade II listed buildings along High Streets East. The site lies within a source protection zone. Low incidence potential of groundwater flooding. The site partly provides natural greenspace, and forms part of the River Wear GI corridor. Potential for sensitive conversion of existing Grade II listed building and new build opportunity.</p>	Part of site currently in operational use as a licensed premises (Quayside Exchange). Not available at this point in time.	<p>Viability Assessment Typology: Medium Brownfield 15.</p> <p>Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. There are some issues that will require significant mitigation and may make the development of the site unachievable including landscape, biodiversity and historic environment.</p>	The site has potential for sensitive conversion of existing Grade II listed building and new build opportunity, subject to mitigation of biodiversity, ecology, historical landscape and conservation constraints. However part of the site is currently in operational use as a licensed premises (Quayside Exchange) and is therefore unavailable. In addition the multiple constraints to development that would require mitigation, coupled with the potential costs of demolition, remediation and development of the site may render this site unviable at this point in time.

Land to the North of Woodbine Terrace, Pallion Riverside	Sunderland South	286	Mitigation required. Lies within an area of historic and high landscape value along the River Wear. Site lies within 6km of the coastal wildlife corridor, and is therefore subject to HRA. The site also forms a key part of the River Wear wildlife Corridor. Local archaeological significance relating to shipbuilding and historic riverside village. The northern edge of the site forms the edge of the River Wear. Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Surface water flooding % of land within 1 in 30 (5%), 1 in 100 (5%) and 1 in 1000 (10%). The site lies within the River Wear strategic Green Infrastructure corridor.	ELR recommends that the site could be de-allocated for employment uses. It is unknown at this point in time whether there would be an intention/willingness to develop for housing.	Viability Assessment Typology: Medium Brownfield 60. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
Wilden Road Pattinson, Station Road	Washington	287	The site lies in proximity to ponds and there is evidence of priority species in the area. Site of former chemical works and beside former Washington railway station. The site lies within a critical drainage area and is partly affected by 1:30 incidence surface water flooding (<1%). Low incidence potential of groundwater flooding. The site includes a proportion of amenity green spaces and informal natural greenspaces associated with the existing industrial estate.	Site to be retained for employment use.	Viability Assessment Typology: Large Greenfield 175. Viability Assessment Typology indicates that this typology of site is likely to be viable. The site would require significant mitigation to overcome flooding issues. It lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding.	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply.
Teal Farm South	Washington	288	Site suitability established through grant of planning permission. Under construction.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Greenfield 75. Site achievability established through grant of planning permission. Site currently under construction.	Completion data and delivery forecast for Teal Farm against site 454.
Land South of Coal Bank Farm	Coalfield	293B	The site would constitute a major incursion into the countryside, impact an area of High Landscape Value and is a remote site. The site lies in proximity to ponds, a SSSI and a LWS. The site would constitute a major incursion into the Green Infrastructure corridor linking Hetton and Easington Lane with County Durham.	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Large Greenfield 350. Viability Assessment Typology indicates that this typology of site is likely to be viable. However the site is in low to mid market value market area, with low rates of recent delivery and limited developer interest due to rural location. Site specific considerations (ecology and biodiversity, HLV, SSSI, LWS, GI corridor mitigation).	Potential issues with site suitability discounts this site from Sunderland's housing supply at this point in time.

Former Paper Mill, Commercial Road (North)	Sunderland South	294A	Mitigation required. Site lies within 2km of the coastal wildlife corridor and therefore subject to HRA. The north east part of the site also falls within the Hendon Sidings Proposed Local Wildlife Site area. The site contains pockets of land affected by 1:30 incidence surface water flooding (5%). Low incidence potential of groundwater flooding. Site lies within HSE blast zones from nearby gas cylinders on Commercial Road. The site forms part of the coastal strategic GI corridor and includes a public right way. Possible contamination from previous uses. Site required for employment purposes.	Site is a redundant former Paper Mill. Intent to develop the site previously for housing although planning permission lapsed.	Viability Assessment Typology: Large Brownfield 150. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Abnormals: Potential contamination from previous use and low market value area together with the HRA implications may render this site unachievable at this point in time. The recent lapsed permission supports that the site may not be viable at this point in time.	Lapsed permission for housing suggests that there may have been viability issues from bringing the site forward. Evidence indicates the site is required for employment purposes. At this point in time the site is considered to be not suitable and the achievability is uncertain and therefore not deliverable/developable.
Former Paper Mill, Commercial Road (South)	Sunderland South	294B	Mitigation required. Site lies within 2km of the coastal wildlife corridor and therefore subject to HRA. The north east part of the site also falls within the Hendon Sidings Proposed Local Wildlife Site area. The site contains pockets of land affected by 1:30 incidence surface water flooding (5%). Low incidence potential of groundwater flooding. Site lies within HSE blast zones from nearby gas cylinders on Commercial Road. The site forms part of the coastal strategic GI corridor and includes a public right way. Possible contamination from previous uses. Site required for employment purposes.	Site is a redundant former Paper Mill. Intent to develop the site previously for housing although planning permission lapsed.	Viability Assessment Typology: Large Brownfield 60. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Abnormals: Potential contamination from previous use and low market value area together with the HRA implications may render this site unachievable at this point in time. The recent lapsed permission supports that the site may not be viable at this point in time.	Lapsed permission for housing suggests that there may have been viability issues from bringing the site forward. Evidence indicates the site is required for employment purposes. At this point in time the site is considered to be not suitable and the achievability is uncertain and therefore not deliverable/developable.
North Street Allotments, Silksworth	Sunderland South	296	Not suitable as the site provides designated allotments. Site lies within 6km of the coastal wildlife corridor, and is therefore subject to HRA. The site is affected by 1 in 30 incidence surface water flooding (20%). 1 in 100 (25%) and 1 in 1000 (30%). The entire site provides allotments	Entire site provides allotments. Site is not available for housing at this point in time.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. The site is effected by 1:30 incidence of surface water flooding and would require significant mitigation which may make its development unachievable.	Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.

Usworth House Farm, land at, Paereth Hall Road (East)	Washington	298A	<p>Site not suitable as within designated Green Belt.</p> <p>The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. The site also includes TPOs. Proximity to ponds and evidence of priority species on the site. The site forms part of a regionally significant wildlife corridor along the northern edge of the city. The site is within the wider landscape setting to the Bowes Railway Scheduled Monument.</p>	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Large Greenfield 175.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable.</p>	Site not suitable as within designated Green Belt, with multiple site constraints.
Usworth House Farm, land at, Paereth Hall Road (West)	Washington	298B	<p>Site not suitable as within designated Green Belt.</p> <p>The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. The site also includes TPOs. Proximity to ponds and evidence of priority species on the site. The site forms part of a regionally significant wildlife corridor along the northern edge of the city. The site is within the wider landscape setting to the Bowes Railway Scheduled Monument.</p>	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Large Greenfield 175.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable</p>	Site not suitable as within designated Green Belt, with multiple site constraints.
Peareth Hall Farm, Peareth Hall Road	Washington	299	<p>Site not suitable as within designated Green Belt.</p> <p>The site includes Usworth House and grounds (which pre-dates Springwell Village) and the area is considered to be of a higher landscape value. The grounds of the house contain TPOs. The site forms part of a narrow wildlife corridor following the edge of the A194(M). Evidence of priority species in the area. Site includes grade II listed Usworth Hall. It is also within the wider landscape setting to the Bowes Railway Scheduled Ancient Monument. Site forms part of the GI corridor although this is limited by development at Peareth Hall Road.</p>	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Medium Greenfield 35.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable. However, principle of access for the units required needs to be demonstrated and existing access is insufficient.</p>	Site not suitable as within designated Green Belt, with site constraints.
Springwell Trust Meeting House, Peareth Hall Road	Washington	300	<p>Site not suitable as within designated Green Belt.</p> <p>The grounds of the house contain TPOs. The site forms part of a narrow wildlife corridor following the edge of the A194(M). Evidence of priority species in the area. Site forms part of the GI corridor although this is limited by development at Peareth Hall Road.</p>	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Medium Brownfield 25.</p> <p>Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land - relocation of church.</p>	Site not suitable as within designated Green Belt with site constraints.
Ferryboat Lane, land at	Sunderland North	301	<p>The site is adjacent to the A19 and provides a buffer to existing properties.</p> <p>The site provides a woodland shelter belt and forms a major part of a narrow Green Infrastructure corridor north-south beside the A19 linking the River Wear to the Green Belt north of Town End Farm. The shelter belt helps to reduce the impact of the A19 on neighbouring properties.</p>	No known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Medium Greenfield 15.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there are some significant constraints on the site that may affect the achievability. There are significant constraints regarding green infrastructure and issues due to proximity to the A19, relating to noise and air pollution.</p>	Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.

Allotments, back of Ryhope Street	Sunderland South	303	Grade II allotments to be retained. Site lies in close proximity to the 2km of the coastal wildlife corridor and therefore subject to HRA. The allotments are Grade II listed. Part of the site is affected 1:30 incidence (5%) 1 in 100 (10%) and 1 in 1000 (15%). Low incidence potential of groundwater flooding. The site provides listed allotments (back of Ryhope Street)	Grade II allotments to be retained.	Viability Assessment Typology: Medium Greenfield 15. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there are a number of issues which would require significant mitigation including biodiversity, historic environment, flooding and green infrastructure. Abnormal cost may be associated with relocation of Grade II allotments,	Grade II allotments to be retained. Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.
Dubmire Industrial Estate - Phase 1	Coalfield	305	The Employment Land Review recommends that the site is retained as employment land to meet identified needs. The site is in the vicinity of roosting priority species. The site is allocated as employment land. Lies within a Critical Drainage Area, partly subject to surface water flooding, and with low incidence potential of groundwater flooding.	ELR recommends that the site is retained as employment land.	Viability Assessment Typology: Medium Brownfield 20. The site is designated for employment purposes in the Unitary Development Plan and is to be retained for this purpose. There are also issues with flooding and infrastructure on the site which may also effect achievability.	Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.
Moor Burn House, Dairy Lane	Coalfield	318	The principle aim of the Settlement Break has worked. Whilst Fence Houses and Houghton-le-Spring have grown, they have retained distinct and separate identities chiefly due to the physical separation by this Settlement Break. As such this should be protected as a Green Infrastructure corridor which should seek to preserve and enhance the landscape and historic character of the area and hydrological issues.	There are no known availability constraints at this time.	Viability Assessment Typology: Small Brownfield 11. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. There are a number of constraints effecting the site which could have an impact on achievability such as biodiversity, flooding, green infrastructure and infrastructure.	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Holy Cross Home, Ettrick Grove	Sunderland South	334	Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. The site is also in proximity to ponds and priority species and would indirectly impact on a nearby Local Wildlife Site. The grounds of Holy Cross are identified as containing burials. Low incidence of potential of groundwater flooding.	No known constraints to availability at this point in time.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.

Front Street, Fence Houses, Land to the east of	Coalfield	340	<p>The site is not suitable due to fundamental flooding (Category 1) and access issues. The Settlement Break should be protected as Green Infrastructure corridor, which should seek to preserve and enhance the landscape and historic character of the area, and for hydrological issues.</p> <p>Includes Flood Zone 3B - Category 1, although does not cover the whole site. The principle aim of the Settlement Break has worked. Whilst Fence Houses and Houghton-le-Spring have grown, they have retained distinct and separate identities, chiefly due to the physical separation of the Settlement Break. Agricultural land quality not known. The limited accessibility to the site would be via existing estate roads. The site forms part of the Green Infrastructure corridor and a Public Right of Way passes across the site. Also forms part of the Moors Burn wildlife corridor and functional floodplain and includes priority species on site.</p>	There are no known availability constraints at this time	<p>Viability Assessment Typology: Medium Greenfield 35.</p> <p>Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, green infrastructure corridor, wildlife corridor, settlement break). Abnormal costs may be associated with flood zone 3B which may require significant engineering solutions to make the site feasible for housing. Therefore at this point in time the site has been assessed as not achievable at this point in time.</p>	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Chilton Moor Gardens site 2 (Durham Street)	Coalfield	344	Requires mitigation. Agricultural land quality not known. Provides buffering to the adjacent woodland LWS. Evidence of protected species in the vicinity of the area. The site connects to a Green Infrastructure corridor and a Public Right of Way passes to the edge of the site. Lies within a Coal Referral Area. Also lies within a Critical Drainage Area and is affected in parts by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. School capacity issues.	No known constraints to development. Large volume housebuilder interested in the site.	<p>Viability Assessment Typology: Medium Greenfield 35.</p> <p>Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to LWS, net developable area/yield may be reduced due to proximity to this designation and impact of priority species). Potential abnormal costs from surface water flooding could impact viability.</p>	Subject to the implementation of appropriate mitigation measures for ecology, biodiversity and surface water flooding, the site is considered developable and capable of delivering around 27 units outside the plan period.

Land west of Ryhope Road	Sunderland South	348	<p>Not considered suitable for residential development due to the fundamental impact on settlement break land and due to the cumulative impact of other constraints such as, 1:30 incidence of surface water flooding, Green Infrastructure contribution and its relationship with the Tunstall Hills.</p> <p>The site helps to form the backdrop to the Tunstall Hills and is identified as an area of higher landscape value. Site lies in close proximity to the 2km coastal wildlife corridor and therefore is subject to HRA. The site also forms a wildlife corridor linking the coast to the Tunstall Hills and Silksworth Recreation Centre. Potential impact on Tunstall Hills SSSI and LNR. Local archaeological significance - small quarry to North. The centre of the site contains a small burn and there is considerable area of land affected by 1:30 incidence surface water flooding (10%). Low incidence potential of groundwater flooding. The site forms a GI corridor linking the coast to the Tunstall Hills and Silksworth. National cycle route No 1 passes through the site. Part of site has been landfilled.</p>	There are no known availability constraints at this time.	<p>Viability Assessment Typology: Large Greenfield 350.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, settlement break, green infrastructure, landscape and visual impact, HRA, proximity to SSSI and LNR, archaeology). Abnormal costs may be associated with surface water flooding and archaeology which may require the implementation of significant engineering solutions to make the site feasible for housing.</p>	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Usworth House Farm, land at - Highbury Avenue	Washington	353	<p>Site not suitable as within designated Green Belt.</p> <p>The sandstone vernacular of the village and prominent views lend weight to this area being a higher landscape value. The site also includes TPOs. Proximity to ponds and LWS and there is evidence of priority species on site. The site forms part of a regionally significant wildlife corridor along the northern edge of the city. The site is within the wider landscape setting to the Bowes Railway Scheduled Monument.</p>	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Large Greenfield 350.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable.</p>	Site not suitable as within designated Green Belt, with multiple site constraints.
Warren Lea, land rear of - Springwell Road	Washington	354	<p>Site not suitable as within designated Green Belt.</p> <p>The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Proximity to ponds and proposed LWS and there is evidence of priority species on the site. The site forms the edge of a regionally significant wildlife corridor along the northern edge of the city. The site is directly adjacent to Bowes Railway Scheduled Ancient monument and the grade II listed building Red Hill House. The southwest corner of the site acts as amenity greenspace</p>	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Medium Greenfield 35.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable.</p>	Site not suitable as within designated Green Belt, with numerous site constraints.

Pattinson Road, land south of (Teal Farm village Phase 1+2)	Washington	364	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission.	Viability Assessment Typology: Large Brownfield 500. Site achievability established through grant of planning permission. Site currently under construction.	Completion data and delivery forecast for Teal Farm against site 454.
Units 1-22 Swan (North) Industrial Estate	Washington	369	Site to be retained for employment uses. Site lies within proximity to Willow Pond. Site lies within critical drainage area. Low incidence potential of groundwater flooding	Site to be retained for employment uses. Not available	Viability Assessment Typology: Medium Brownfield 15. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. The site is allocated for employment purposes with buildings on site. The majority of schools in Washington are at capacity and any new development will require further expansion of at least one existing primary school. This may have a detrimental effect on the achievability of a site of this size.	Site to be retained for employment uses. Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
23 Edison Road (works depot), Swan (North) Industrial Estate	Washington	370	Site to be retained for employment use. Site lies within proximity to Willow Pond. The site lies within a critical drainage area. Low incidence potential of groundwater flooding.	Site to be retained for employment use. Not available.	Viability Assessment Typology: Small Brownfield 11. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. The site is allocated for employment uses and has a business operating from it. The majority of schools are at or near capacity and it is anticipated that any new development will require further expansion of at least one primary school. This could have a detrimental impact on the achievability of the site's development.	Site to be retained for employment use. Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Houghton Police Station, Dairy Lane	Coalfield	372	Site suitability established through grant of planning permission. Site includes a Grade 2 listed building. Evidence of priority species in the area. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding. School capacity issues.	Approved application for offices for the Police Station and interest in the Magistrate's Court for offices suggest that the site is not available for housing at this time.	Viability Assessment Typology: Small Brown 7. The area has had steady rates of delivery recently which has increased pressure on local schools. There is now a need for a new two form entry school in the area. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Potential issues with site availability and achievability discounts this site from Sunderland's housing supply at this point in time.

Gill Bridge Police Station, Gillbridge Avenue	Urban Core	373	Mitigation required. The site lies within the city centre which is regarded to be of higher landscape and historic value. Site lies within 2km of coastal wildlife corridor and therefore is subject to HRA. On edge of Bishopwearmouth Conservation Area, adjacent grade II listed Magistrates Courts and wider settings of listed buildings in Bishopwearmouth Archaeological Interest as within former medieval village of Bishopwearmouth. The site lies within a critical drainage area. Low incidence of potential groundwater flooding. Site contains a small amount of amenity greenspace and lies in proximity to Keel Square public realm.	No known constraints to availability at this point in time.	Viability Assessment Typology: Medium Brownfield 15. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.
Former Farringdon Police Station, Primate Road	Sunderland South	374	Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. The site also lies in proximity to ponds and priority species. The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Recent interest in the site for retail and assembly and leisure uses, indicates that this site is unlikely to be available for housing development at this point in time.	Viability Assessment Typology: Medium Brownfield 15. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Site is not considered deliverable/developable at this point in time as interest in the site for retail & assembly and leisure uses has been expressed recently. This would suggest that the site is unlikely to be available for housing at this point in time.
Stott's Pasture, Golf Course Road	Coalfield	375	Not suitable due to fundamental impacts on the Settlement Break and major flooding and biodiversity issues. Partly lies within Category 1 (Flood Zone 3). Agricultural land quality not known. The Settlement Break has enabled the settlements of Shiney Row and Philadelphia to retain a distinctive urban boundary for over 40 years and Green Infrastructure corridor through the site. From a wildlife perspective the corridor connects the area to the wider green space expanses of Elba Park and Sedgelych. There is evidence of priority species within and in the vicinity of the site. Includes Flood Zone 3B, 1:30 incidence surface water flooding, low incidence potential of groundwater flooding, and falls within a Critical Drainage Area.	There are no known availability constraints at this time.	Viability Assessment Typology: Medium Greenfield 15. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, green infrastructure corridor, wildlife corridor, settlement break, priority species). Abnormal costs may be associated with flood zone 3B which may require significant engineering solutions to make the site feasible for housing. Therefore at this point in time the site has been assessed as not achievable at this point in time.	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
High Dubmire, Chilton Moor, Land at	Coalfield	377	Existing allotment site (not of high quality, and in area where allotment provision is high). Lies within a Coal Referral and Critical Drainage Areas. Access to the site would need to be gained through existing residential streets. A Public Right of Way passes through the site. Incidence of surface water and ground water flooding.	Site is designated as allotments which are currently in use. No indication at present whether it is appropriate to decommission the allotment site, therefore the site has been assessed as unavailable at this point in time.	Viability Assessment Typology: Medium Greenfield 15. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there may be costs and legalities associated with decommissioning the allotments which may impact upon the sites viability.	Site is currently operating as allotments. It is unclear at this point in time, whether the allotments will be decommissioned and the site will be made available for development. At this point in time, due to availability uncertainties, the site is not developable.

Green Belt north of Newbottle	Coalfield	381A	Site not suitable as within designated Green Belt. Area of High Landscape Value with priority species on site and close proximity to protected wildlife sites. Part of a Critical Drainage Area and Source Protection Zone	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Large Greenfield 350. Viability Assessment Typology indicates that this typology of site is likely to be viable.	Site not suitable as within designated Green Belt
Green Belt north of Newbottle adjacent to settlement	Coalfield	381B	Site not suitable as within designated Green Belt.	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Large Greenfield 75. Viability Assessment Typology indicates that this typology of site is likely to be viable	Site not suitable as within designated Green Belt
Dairy Lane, Site 1, Land at	Coalfield	382	Mitigation required. Forms part of a wildlife and GI corridor and there is evidence of priority bird species in the area. The site has assisted in Fence Houses and Houghton-le-Spring retaining separate identities. However, the new road to the east of this site has made an obvious impact to the nature of the settlement break and the release of this area of land would only have a minor adverse impact upon the settlement break. Site lies within a Coal Referral Area and Critical Drainage Area, with low incidence potential of groundwater flooding. Possible access issues.	No known constraints to availability at this point in time.	Viability Assessment Typology: Medium Greenfield 15. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (buffer zone likely required due to being within wildlife corridor with priority bird species noted within the area).	Subject to the submission and determination of a detailed planning application to address site constraints, the site is considered suitable, available, achievable and developable, however delivery of units not forecast until after the plan period due to the amount of development happening in the immediate area.
Dairy Lane, Sites 2 & 3, Land at	Coalfield	383	The site is not suitable for development due to a fundamental impact on the Settlement Break, as well as Category 1 Flood Zone 3. Development would cause a detrimental impact on the Moors Burn Wildlife Corridor where priority species have been recorded and there is evidence of these roosting in the area. An electricity pylon crosses the centre of the site. The Settlement Break provides an important green wedge between Fence Houses and Houghton-le-Spring, which have remained two distinct and physically separate communities.	No known constraints to availability at this point in time.	Viability Assessment Typology: Medium Greenfield 15. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the site has significant constraints on site(flood zone 3 and electricity pylons) that would likely impact upon the viability of a small development site.	The site is fundamental to the Settlement Break and significant site constraints could render the site unachievable. Therefore, at this point in time the site has been assessed as not developable.
The Cavalier PH, Silksworth Lane	Sunderland South	384	Mitigation required. Much of site subject to TPOs. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. It is also linked to Foxhole Wood and Doxford Park. The site includes mature trees, lies in proximity to ponds and priority species, a SSSI and a proposed Local Wildlife Site. The site lies within a Critical Drainage Area. The site lies on the edge of a Green Infrastructure corridor and provides informal natural greenspace (woodland). Local archaeological importance.	Currently in operational use as a public house. Not currently available at this point in time.	Viability Assessment Typology: Small Brownfield 7. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Abnormals: TPOs on site. Site demolition and clearance may compromise the viability of such a small scheme.	Site suitability would require mitigation. However the site is unavailable at the present time as it remains in use as a public house. Taking into consideration site constraints and potential mitigation, the viability of a small scheme of this nature may be compromised. The site has been assessed as not deliverable at this point in time.

Land at Sedgeleth Road/Blind Lane (Site 1)	Coalfield	385	<p>The site is not suitable for development due to fundamental impact on the Settlement Break as well as significant flooding and infrastructure issues to be overcome.</p> <p>The site forms part of the Settlement Break to separate Success, Newbottle and Burnside/ Sunnyside. The site forms a key wildlife and GI corridor connection from the Moors Burn to Elba Park, Herrington Burn and Newbottle area and is adjacent to ponds with evidence of priority species in the area. An electricity pylon crosses part of the site. Lies within a Coal Referral Area. Lies within a Critical Drainage Area, partly affected by Flood Zone 2, as well as 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.</p>	There are no known availability constraints at this time.	<p>Viability Assessment Typology: Large Greenfield 350.</p> <p>Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, flood zone 2, Green Infrastructure corridor, proximity to ponds and priority species, within critical drainage and coal referral areas). Abnormal costs may be associated with surface water flooding, flood zone 2 and coal shafts which may require significant engineering solutions to make the site feasible for housing. The cumulative impact of housing development in the area has resulted in pressure which equates to the need for a new two-form entry school.</p>	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Tatham Street Car Park, Sunnyside	Urban Core	395	Car park currently in use. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. Mitigation required.	Council owned site identified as low priority for disposal. Uncertainties regarding the sites availability for housing at this point in time.	<p>Viability Assessment typology: Small Brownfield 7.</p> <p>Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.</p>	Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.
Givens Street/Bede Street, Roker, land at	Sunderland North	398	Mitigation required. Within 2km of coast, therefore subject to HRA. The site lies near to ponds and there is evidence of priority species in close proximity to the site. The site formed part of the North Dock railway line. There is limited greenspace in the area.	Council owned site. The site is designated open space and there is low open space in the area, therefore the site would not be made available for development at this point in time.	<p>Viability Assessment Typology: Large Greenfield 75.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there are some significant issues on the site that may affect achievability including biodiversity and green infrastructure</p>	Potential issues with site availability and achievability discounts this site from Sunderland's housing supply at this point in time.

Land East of Sulgrave Road	Washington	401	<p>Site not suitable as within designated Green Belt.</p> <p>EA flood risk zone 3B to the north of the site. Has not been sieved as a category 1 site as appropriate buffer around this zone could be applied. 50% net developable area used to account for the 3B flood risk zone. Direct impact on two LWSs; Severn Houses wetland and grassland and Usworth Pond, which have European and UK protection in relation to a wide variety of habitats and species. The site forms part of an important strategic wildlife corridor. The northern boundary of the site forms the functional floodplan of the Usworth Burn. Parts of the site are subject to 1:30 incidence surface water flooding (5%). The site forms a significant section of GI corridor north south, linking Usworth Pond southwards to Severn Houses and Barmston Pond LNR.</p>	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Large Greenfield 350.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable</p>	Site not suitable as within designated Green Belt, with multiple site constraints.
Crowther Industrial Estate, land at Brockwell Road	Washington	402	<p>Site to be retained for employment uses.</p> <p>Site lies within a critical drainage area and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. The site lies within the coal referral area. Pylons and high voltage lines run along the edge of the site. Small section of landscaping provides natural and amenity greenspace.</p>	Site to be retained for employment uses. Not available.	<p>Viability Assessment Typology: Large Brownfield 350.</p> <p>Viability Assessment Typology indicates that this typology of site is unlikely to be viable.</p>	Site to be retained for employment uses. Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.
Land at Golf Course (George Washington Hotel) Stone Cellar Road (West)	Washington	405A	<p>Site not suitable as within designated Green Belt.</p> <p>The south of the site contains tree preservation orders. The site forms part of a major wildlife corridor to the north of Washington and lies in proximity to ponds. Evidence of priority species on site and in vicinity. Proximity to a proposed LWS. Site includes local archaeological significance. The site falls within a coal referral area. The site forms part of an existing Golf Course.</p>	No clear evidence submitted that landowner supports the proposal.	<p>Viability Assessment Typology: Large Greenfield 350.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable</p>	Site not suitable as within designated Green Belt, with multiple site constraints.
Land at Golf Course (George Washington Hotel) Stone Cellar Road (East)	Washington	405B	<p>Site not suitable as within designated Green Belt.</p> <p>The south of the site contains tree preservation orders. The site forms part of a major wildlife corridor to the north of Washington and lies in proximity to ponds. Evidence of priority species on site and in vicinity. Proximity to a proposed LWS. Site includes local archaeological significance. The site falls within a coal referral area. The site forms part of an existing Golf Course.</p>	No clear evidence submitted that landowner supports the proposal.	<p>Viability Assessment Typology: Large Greenfield 175.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable</p>	Site not suitable as within designated Green Belt, with multiple site constraints.

Bentall Business Park, land at Tower Road	Washington	406	<p>Site to be retained for employment use as set out in the ELR.</p> <p>The site is partly affected by 1:100 incidence surface water flooding (2%). Medium incidence potential of groundwater flooding. Formerly a waste site, may be issues relating to contamination. The site may indirectly impact upon the GI corridor.</p>	Site to be retained for employment use. The site is not available at this time.	<p>Viability Assessment Typology: Large Brownfield 60.</p> <p>Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. The site is to be retained for employment land and if it were to come forward for residential there are some areas that would require significant mitigation including access and primary school provision in the area.</p>	Site to be retained for employment use. Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.
Milton Place, Mount Lane, Springwell (North)	Washington	407A	<p>Green belt site.</p> <p>Site access could only be achieved through neighbouring site (408). Site 408 not considered suitable for development at this point in time due to operational and noise issues associated with substrate extraction from Thompson's quarry, to north of the site. Access to the site is therefore unachievable.</p> <p>The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Agaric land quality not known. Proximity to ponds and a LWS. Evidence of priority species on an in vicinity of site. The site forms part of a wildlife corridor along the south and west of Springwell Village, between Washington and Gateshead. The site bounds the Bowes Railway SAM and includes additional local archaeological significance and is located alongside the proposed Springwell Village Conservation Area. Forms part of a GI corridor running between Springwell Village, Washington and Gateshead.</p>	There are no known constraints to availability at this point in time.	<p>Viability Assessment Typology: Large Greenfield 175.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there are a number of issues effecting the site that would require significant mitigation including landscape, biodiversity, flooding, operational and noise impacts from neighbouring aggregates business, possible remediation from previous landfill uses, heritage, green infrastructure. Site access cannot be demonstrated at this point in time, therefore site is not achievable at this point in time. The nearby schools are at or near capacity and any new development will require expansion of at least one existing primary school.</p>	Green Belt site. Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.

Milton Place, Mount Lane, Springwell (South)	Washington	407B	<p>Site not suitable as within designated Green Belt.</p> <p>The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Agaric land quality not known. Proximity to ponds and a LWS. Evidence of priority species on an in vicinity of site. The site forms part of a wildlife corridor along the south and west of Springwell Village, between Washington and Gateshead. The site bounds the Bowes Railway SAM and includes additional local archaeological significance and is located alongside the proposed Springwell Village Conservation Area. Forms part of a GI corridor running between Springwell Village, Washington and Gateshead.</p>	Northumbrian Water have identified the site for a reservoir.	<p>Viability Assessment Typology: Large Greenfield 75.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable. There are a number of issues effecting the site that would require significant mitigation including landscape, biodiversity, historic environment, flooding, green infrastructure and access. The nearby schools are at or near capacity and any new development will require expansion of at least one existing primary school.</p>	Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.
Land at North and Rear of Windsor Terrace	Washington	408	<p>Neighbouring land to the north of the site is an operational aggregates extraction business. Operational and noise issues associated with substrate extraction from Thompson's quarry render this site unsuitable for housing development at this point in time.</p> <p>The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Agaric land quality not known. Proximity to ponds and a LWS. Evidence of priority species on and in vicinity of site. The site forms part of a wildlife corridor along the south and west of Springwell Village, between Washington and Gateshead. The site bounds the Bowes Railway SAM and includes additional local archaeological significance and is located alongside the proposed Springwell Village Conservation Area. Forms part of a GI corridor running between Springwell Village, Washington and Gateshead. A public right of way runs to the southern boundary of the site. Part of the site is affected by 1:30 incidence surface water flooding (10%), 1in 100 (10%) & 1 in 1000 (10%). Known groundwater flooding issues. The whole site has been subject to landfill activity.</p>	There are no known availability constraints at this point in time.	<p>Viability Assessment Typology: Medium Greenfield 35.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the site has constraints which would require significant mitigation including landscape, biodiversity, flooding, operational and noise impacts from neighbouring aggregates business, possible remediation from previous landfill uses and heritage. The nearby schools are also near to or at capacity and development will require further expansion of at least one existing primary school.</p>	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.

Snippersgate, land at (South Hetton Road)	Coalfield	411	<p>There are access issues to the site and any development would encroach into the open countryside, beyond the existing building line.</p> <p>The site lies on the edge of a wildlife and GI corridor and there is evidence of priority species in the area. Lies within a Critical Drainage Area and Source Protection Zone, with low incidence potential of groundwater flooding.</p>	There are no known availability constraints at this time.	<p>Viability Assessment Typology: Medium Greenfield 15.</p> <p>Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (access issues, critical drainage area, coal referral area, source protection zone). Abnormal costs may be associated with access to the site. Until the principle of access can be achieved, the site is not considered achievable at this point in time</p>	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Uplands Way, Land to North	Washington	415	<p>Site not suitable as within designated Green Belt.</p> <p>The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Proximity to ponds and a LWS. Evidence of priority species on and in vicinity of site. Forms part of a regionally significant wildlife corridor along the northern edge of the city. The site is within the wider landscape setting to the Bowes Railway SAM.</p>	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Medium Greenfield 35.</p> <p>Access into site unknown and not clarified, could involve circuitous route, therefore an abnormal cost that may affect site viability.</p>	Site not suitable as within designated Green Belt, with multiple site constraints.
Land at Ferryboat Lane, North Hylton	Sunderland North	416A	<p>Site not suitable as within designated Green Belt.</p> <p>The site lies within an Area of HLV beside the Magnesian Limestone Escarpment and key viewpoint of the River Wear from the A19 bridge and Claxheugh Rock. Within 6km of coast, therefore subject to HRA. The site forms a major section of the River Wear wildlife corridor and priority species have been recorded in the area. Site is partly affected by 1:30 incidence surface water flooding, and has low incidence potential of groundwater flooding.</p>	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Large Greenfield 75.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable</p>	Site not suitable as within designated Green Belt, with multiple site constraints.
Land at Low Mount Farm (by Leam Lane), Springwell	Washington	418	Site not suitable as within the Green Belt.	Site is available as being promoted by land owner.	<p>Viability Assessment Typology: Medium Greenfield 35.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable.</p>	The site is not suitable due to its Green Belt location

Middle Herrington Farm, Hillcrest East, Herrington	Sunderland South	419	Site lies on the Limestone Clay Plateau and within an area of higher landscape value. It is also adjacent to a scheduled ancient monument. The site is also identified as grade 2 agricultural land. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. The site also forms part of a wildlife corridor linking Barnes Park Extensions to the wider Green Belt between Sunderland and Houghton le Spring. It lies in close proximity to ponds and proposed Local Wildlife Sites and would impact upon priority species, including farmland birds. Local and national archaeological significance. The site is adjacent to the Hastings Hill cursus and causeyard enclosure scheduled ancient monument and is within the setting of the Hastings Hill Round Barrow SAM. The site lies within the critical drainage area and is partly affected by 1:30 incidence surface water flooding. The site lies within a GI corridor linking Barnes Park Extensions to the Green Belt to the west of Sunderland. It is unclear how access can be achieved to the site at this point in time via Trevelyan Court to the Gentoo estate at the east. Developer is intending to submit further information/preliminary studies regarding archaeology, flood risk and highways, which will be considered in subsequent reviews of the SHLAA.	Private site put forward by landowner for development - principle of access to site has not yet been demonstrated via Trevelyan Court. It is proposed that access could be gained from Gentoo housing to the east, however agreement needs to be demonstrated.	Viability Assessment Typology: Large Greenfield 175. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the site is within close proximity of the SAM and SSSI which will likely require significant buffers to the sites. In addition, suitable access through the estate to the east may incur significant costs that may impact upon the sites viability. Therefore at this point in the time the site has been assessed as not achievable due to site constraints. Further evidence base studies are expected from the developer and dialogue with the landowner/developer will be undertaken in subsequent SHLAA reviews.	Site not suitable as within designated Green Belt, with significant multiple site constraints.
Stoney Lane Springwell	Washington	424B	Site not suitable as within designated Green Belt. The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Evidence of priority species on and in vicinity of site. Development could impact upon wildlife corridor between Washington and Springwell Village. Parts of the site are affected by 1:30 incidence surface water flooding (5%). Site would affect the full width of the green infrastructure corridor between Springwell Village and Washington.	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Medium Greenfield 35. Viability Assessment Typology indicates that this typology of site is likely to be viable	Site not suitable as within designated Green Belt, with multiple site constraints.
Electric Crescent Allotments	Coalfield	425	Currently used as allotment gardens (not identified as high quality and in area where allotment provision is high). The site is located adjacent to the Grade II listed building (former NCB Power Station). Site lies within a Critical Drainage Area with low incidence potential of groundwater flooding.	Site is designated as allotments which are currently in use. No indication at present whether it is appropriate to decommission the allotment site, therefore the site has been assessed as unavailable at this point in time.	Viability Assessment Typology: Medium Greenfield 15. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there may be costs and legalities associated with decommissioning the allotments which may impact upon the sites viability.	Site is currently operating as allotments. It is unclear at this point in time, whether the allotments will be decommissioned and the site will be made available for development. At this point in time, due to availability uncertainties, the site is not developable.

Willow Farm land to south, Ryhope (South)	Sunderland South	426B	Site not suitable as within designated Green Belt. Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Potential adverse impacts to ancient semi natural woodland and LWS. The site forms part of a strategic GI corridor linking the coast inland towards Houghton and Hetton.	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Medium Greenfield 35. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the proximity of the coast and to ancient semi-natural woodland will be a major factor and subject to Habitats Regulations Assessment, most likely necessitating a major buffer that would impact on site viability.	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Tilley Road, Crowther Industrial Estate	Washington	427	Site to be retained for employment use. Mitigation required. Site is located within a critical drainage area and is prone in parts, to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Pylon running along the south western corner of the site along Crowther Road. Site includes some pockets of amenity greenspace associated with the employment area.	Site to be retained for employment use as identified in the ELR.	Viability Assessment Typology: Large Brownfield 150. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Significant mitigation would be required with regards to flooding. The site is currently allocated as employment land and is located within a critical drainage area and is prone in parts to 1:30 incidence of surface water flooding. The majority of schools are at or near capacity and new development will require further expansion of at least one existing primary school.	Site to be retained for employment use. Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.
170-175 High Street West	Urban Core	429	Mitigation required. Site lies within the city centre which is regarded as an area of higher landscape value. Site lies within 2km of the coastal wildlife corridor therefore subject to HRA. The site incorporates 2 Grade II listed buildings and lies within Old Sunderland Riverside Conservation Area, and the setting of surrounding Grade II listed buildings. Site lies within a source protection zone. Low incidence potential of groundwater flooding	No known constraints to availability at this point in time.	Viability Assessment Typology: Urban Flats 20. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Abnormals: Grade II listed building in dilapidated condition, within conservation area.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.
Forest Lane, land at	Coalfield	437	Flooding mitigation required- lies within a Critical Drainage Area and Source Protection Zone. Medium incidence potential of groundwater flooding.	No known constraints to availability at this point in time.	Viability Assessment Typology: Medium Brownfield 15. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, however the site is within the boundary of an accelerated construction bid.	Site in low market value area. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. Site considered to be developable after the plan period.

Biddick Woods	Coalfield	444	Site not suitable as within designated Green Belt. The site acts as a buffer zone to the adjacent LWS and there are priority species within, and in the vicinity, of the site. Forms part of a wildlife and GI corridor. The site is adjacent to the former Leamside Line. Lies within a Critical Drainage Area and partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Site also lies within a Coal Referral Area.	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Large Greenfield 75. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, considerable abnormal costs may be incurred, relating to access and infrastructure, which require resolution. A buffer may be required to Leamside Line that would affect site layout considerably	Site not suitable as within designated Green Belt, with various site constraints.
Builders Yard, Hendon, Toward Road	Sunderland South	446	Mitigation required. Site lies within 2km of coastal wildlife corridor therefore subject to HRA. Site lies above culverted Hendon Burn and lies within Critical Drainage Area. Partly affected by 1:100 incidence surface water flooding. Possible contamination from previous uses.	No known constraints to availability at this point in time.	Viability Assessment Typology: Medium Brownfield 20. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
Silverstone Way, land west of,	Washington	453	Dense shelter belt woodland, providing habitat for bird species. Low incidence of groundwater flooding.	Site no longer required for employment purposes.	Viability Assessment Typology: Medium Greenfield 15. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site has minimal site specific considerations that would constrain development.	Site is unsuitable as a dense shelter belt woodland providing habitat for bird species and acting as a buffer from noise to residential properties opposite.
Pallion Industrial Estate, European Way	Sunderland South	455	Existing employment land to be retained - industrial uses/bad neighbour potential. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. The site is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Industrial uses mean that contamination may be present. A small amount of natural greenspace (shelter belt) exists to the west of the site.	ELR identifies the site should remain for employment uses.	Viability Assessment Typology: Large Brownfield 500. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. There are a number of issues with the site that would require significant mitigation and may make its development unachievable. This includes biodiversity, flooding and access. School places in the area are limited and potential to further increase the capacity of existing schools is limited	Existing employment land to be retained. Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.

Dubmire Industrial Estate, Phase 2	Coalfield	458	Existing employment land to be retained - industrial uses/bad neighbour potential. The site forms part of the Moors Burn wildlife corridor and has evidence of priority habitats and species on the site, within the burn and roosting in the area. Minor archaeological site (mill race to nearby mill).	The ELR identifies the site should be retained for employment purposes.	Viability Assessment Typology: Medium Greenfield 35. Viability Assessment Typology indicates that this typology of site is likely to be viable. There are a number significant constraints on site that could potentially affect the achievability of the site including biodiversity, wildlife corridors and archaeology. The cumulative effect of housing in the area has resulted in the need for a new two form entry school.	Existing employment land to be retained. Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.
Dubmire Industrial Estate Phases 3 & 4	Coalfield	459	Existing employment land to be retained- industrial uses/bad neighbour potential. The site lies in proximity to ponds with priority species and also close to roosting sites. There is potential for contamination on the site.	The ELR identifies the site should be retained for employment purposes.	Viability Assessment Typology: Large Brownfield 150. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. The site lies within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding which could have an impact on the achievability of the site. The cumulative impact of development in the area creates the need for a new two form entry school.	Existing employment land to be retained. Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.
Land North of Black Boy Road (site B)	Coalfield	460	The 2012 Green Space Audit identifies that the existing allotments are not of high quality and in area of high allotment provision. The site scores poorly as greenspace and may be considered suitable for development should considerable issues be overcome. Mitigation required: the site is linked to a wider wildlife corridor to the south and there is evidence of priority species in the vicinity of the area. There is archaeological significance in the north half of the site. Falls within a Critical Drainage Area and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	There is a restrictive covenant on the site until 2017. Land sale between British Coal and Sunderland City Council dated 28 November 1997 indicates a restrictive covenant over the general development of the council owned, northern part of the site.	Viability Assessment Typology: Large Greenfield 75. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Below average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to proximity of wildlife corridor and impact on priority species). Potential abnormal costs associated with surface water flooding and potential allotment replacement, could affect the viability of the site. The cumulative impact of development in the area also means there is now a need for a new two form entry school.	The site is not considered developable at this point in time due to a restrictive covenant affecting the availability of the site. In addition, wider potential viability issues associated with surface water flooding and potential allotment replacement may affect the achievability of the site.

Land to the west of Waterloo Road, Usworth (West)	Washington	463B	Site not suitable as within designated Green Belt. Provides sports fields (part of Northern Area Playing Fields). The site forms part of a significant wildlife corridor which runs along the northern edge of the city. Development of the site could significantly impact upon the connectivity of habitats, including nearby LWSs. The site lies in proximity to ponds and there is evidence of priority species on and in the vicinity of the site. Evidence of 1:30 incidence surface water flooding. Lies within a Coal Referral Area.	Proposal not supported by landowner (City Council).	Viability Assessment Typology: Large Greenfield 75. Not achievable, as site proposal not supported by landowner.	Site not suitable as within designated Green Belt, with multiple site constraints.
Land west of Waterloo Road, Usworth (North)	Washington	463c	Site not suitable due to Green Belt location.	Site is available as being promoted by landowner/developer.	Viability Assessment Typology: Large Greenfield 175. Not achievable, as site proposal not supported by landowner.	Site is within the Green Belt and has site constraints.
Land north of Graneries , Offerton	Coalfield	464A	Site not suitable as within designated Green Belt. In Green Belt and area of high landscape value. Lies within wildlife and GI corridor. Low incidence potential of groundwater flooding.	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Small green 7. Viability Assessment Typology indicates that this typology of site is likely to be viable	Site not suitable as within designated Green Belt.
Land to the East of The Granaries, Offerton, Sunderland	Coalfield	464B	Site not suitable as within designated Green Belt. Area of High Landscape Value and within a strategic wildlife corridor.	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Small Brownfield 7. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, however the developer has submitted information that supports achievability.	Site not suitable as within designated Green Belt.
Green Belt south of New Herrington	Coalfield	466	Site not suitable as within designated Green Belt. The site forms the backdrop to the Magnesian Landscape Escarpment (an area of HLV). The site is adjacent to Herrington Hill Woodland LWS and in close proximity to Herrington Hill SSSI. The site forms part of the Green Infrastructure linking the River Wear to County Durham. Lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding.	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Large Greenfield 350. Viability Assessment Typology indicates that this typology of site is likely to be viable- however there is uncertainty how suitable road access can be achieved into site	Site not suitable as within designated Green Belt, with multiple site constraints.

Allen House, Scotia Quay	Urban Core	496	Mitigation required. Site lies within the River Wear Gorge and historic East End - both areas are regarded as higher landscape value and historic value. The site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear. The site forms part of the historic East End riverside, is part of the Old Sunderland Conservation Area, and is within settings of grade II listed Wearmouth Bridge and grade II buildings along Low Row and High St East. It also falls within the wider setting of grade I listed St Peter's Church/ remains of Monkwearmouth Anglo Saxon Monastery SAM. The site lies within a source protection zone and adjoins the River Wear. Low incidence potential of groundwater flooding. Site forms part of the River Wear GI corridor.	Site currently in use for student accommodation and businesses. Expiry of leasehold interest in Sep 2028. Potential delivery post 2028 subject to acquisition of planning permission.	Viability Assessment Typology: Large Brownfield 60. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. There are some issues which would require significant mitigation which may make the development of the site unachievable. These include landscape, biodiversity and historic environment.	Site potentially suitable, subject to sufficient mitigation of biodiversity, ecology, historical landscape and conservation constraints. However, University indicated that the leasehold interest for the site expires in September 2028. Therefore at this point in time the site is unavailable but may become available at the back end of the 11-15 year period. Factoring in time for collation, submission and determination of a planning application and then site demolition, remediation and preparation timescales, delivery is unlikely until year 16 or 17. Due to the previously developed nature of the site and the constraints identified, there may be abnormal costs to development which may compromise the sites viability and deliverability at this point in time.
Panns Bank	Urban Core	497	Mitigation required. Site lies within the River Wear Gorge and historic East End - both areas are regarded as higher landscape value and historic value. The site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear. The site forms part of the historic East End riverside, is part of the Old Sunderland Conservation Area, and is within settings of grade II listed Wearmouth Bridge and grade II buildings along Low Row and High St East. It also falls within the wider setting of grade I listed St Peter's Church/ remains of Monkwearmouth Anglo Saxon Monastery SAM. The site lies within a source protection zone and adjoins the River Wear. Low incidence potential of groundwater flooding. Site forms part of the River Wear GI corridor.	Site currently in use for student accommodation. Expiry of leasehold interest in Sep 2024. Potential availability from 2024 onwards subject to acquisition of planning permission.	Viability Assessment Typology: Large Brownfield 50. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. There are a number of issues that would require significant mitigation and would make development of the site unachievable including landscape, biodiversity and historic environment. The site is also occupied by student accommodation.	Site potentially suitable, subject to sufficient mitigation of biodiversity, ecology, historical landscape and conservation constraints. However, University indicated that the leasehold interest for the site expires in September 2024. Therefore at this point in time the site is unavailable but may become available at the end of the 6-10 year period. Factoring in time for collation, submission and determination of a planning application and then site demolition, remediation and preparation timescales, delivery is unlikely until the period 11-15 years. Due to the previously developed nature of the site and the constraints identified, there may be abnormal costs to development which may compromise the sites viability and deliverability at this point in time.
Former Mcees Club and land to the rear, Old Mill Road	Sunderland North	518	Mitigation required. Within 6km of coast, therefore subject to HRA. Low incidence potential of groundwater flooding. School capacity issues.	Premises still operating as a club, therefore not available at the present time.	Viability Assessment Typology: Urban Flats 75. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Site not available at the present time. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.

Southwick Social Club, Church Bank	Sunderland North	520	Mitigation required. Within 6km of coast, therefore subject to HRA. Priority species are within close proximity to the area. The site is situated opposite and within the setting of the Grade II listed Holy Trinity Church. The site lies within the historic village of Southwick. Low incidence potential of groundwater flooding. School capacity issues.	No known constraints to availability at this point in time.	Viability Assessment Typology: Urban Flats 20. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Issues of infrastructure and school places would need to be addressed.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
Former Safari Coaches, James Terrace	Coalfield	529	The site previously had planning permission for 7 dwellings which established the sites suitability for housing development.	Site availability was established through grant of planning permission which has since lapsed. No known changes to availability.	Viability Assessment Typology: Urban Flats 20. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Lapsed permission indicates that there may have been issues regarding the sites achievability/viability at this point in time.	Site not considered developable at this point in time. Recent lapsed permission indicates that there may be issues regarding site viability/achievability. In addition, the Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.
Hillside Lodge, Tunstall Road	Sunderland South	530	Site suitability established through grant of planning permission. However, this has now lapsed.	Site availability established through grant of planning permission. However, planning permission not taken up and as such question whether site is available.	Viability Assessment Typology: Small Brown 4. Considered a good market area and lapsed permission contributes to recognising this, as such considered achievable.	Site suitable, considered available during the plan period and achievable, however as planning permission was not implemented considered to deliver later in the plan period. (3 units net). Discounted as small site.
Land to the north of Byer Square	Coalfield	536	Not suitable for development due to a fundamental impact on the Settlement Break and other significant issues including biodiversity, loss of greenspace, encroachment into the open countryside and flooding. The site partly forms the backdrop to Copt Hill Scheduled Ancient Monument. Agricultural land quality not known. The Settlement Break has helped to sustain and retain an impression of separateness and distinctiveness between the communities of Houghton-le-Spring and Hetton-le-Hole. The site has undulating topography and is subject to past landfill. The site provides quality greenspace and a Public Right of Way runs through the site.	No known constraints to availability at this point in time.	Viability Assessment Typology: Medium Greenfield 35. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there are a number of significant constraints effecting the site including landscape and townscape, historical setting (SAM) biodiversity, flooding, green infrastructure and access. There is also significant pressure on local school capacity on the area.	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.

Land to the west of Mulberry Way	Coalfield	539	The site is potentially suitable for development as it is above the floodplain, not critical to the Green Infrastructure corridor and the new road could form a new western boundary to the Settlement Break. Mitigation required: Potential issues as site provides private natural greenspace and is part of a wildlife and GI corridor with evidence of priority species in area. Within a Critical Drainage Area with minor pockets of 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	No known constraints to availability at this point in time,	Viability Assessment Typology: Medium Greenfield 35. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, buffer zone likely required due to being part of wildlife corridor and priority species).	Potential issues with suitability due to site being an area of greenspace and the area having shortfalls. Site not considered developable at this point in time. Site is considered viable, however this is uncertain due to the amount of housing being delivered in the area and the costs associated with off-setting open space.
Former Leechmere Road allotments	Sunderland South	541	Mitigation required. Site lies within 2km of coastal wildlife corridor therefore subject to HRA. In proximity of ponds. The site is partly affected by 1:100 incidence surface water flooding (5%) and 1 in 1000 (5%). Surface water reservoir would require removal to realise full site development. The site provides natural greenspace (formerly allotments).	No known constraints to availability at this point in time.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
Stanley Street/Gravel Walks allotments	Coalfield	545	The southern part of the site has not been used for employment purposes and ELR suggests a de-allocation of the site. The site provides 2 separate allotment areas, plus amenity greenspace. The southern part of the site lies within the historic settlement of Houghton and beside the edge of the Magnesian Limestone Escarpment. The site lies along the edge of a wildlife corridor and any development may have an adverse indirect impact to neighbouring SSSI and LWS from a recreational and social perspective. Falls within a Critical Drainage Area with low incidence potential of groundwater flooding.	Part of site is designated as allotments which are currently in use. No indication at present whether it is appropriate to decommission the allotment site, therefore the site has been assessed as unavailable at this point in time.	Viability Assessment Typology: Large Greenfield 75. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there may be costs and legalities associated with decommissioning the allotments which may impact upon the sites viability.	Part of site is currently operating as allotments. It is unclear at this point in time, whether the allotments will be decommissioned and the site will be made available for development. At this point in time, due to availability uncertainties, the site is not developable.
North of Collingwood Drive	Coalfield	551	Mitigation required. Provides natural greenspace. Falls within a Critical Drainage Area and partly affected by surface water flooding. Low incidence potential of groundwater flooding. There may be some issues of accessibility to be overcome.	No known constraints to development at this point in time.	Viability Assessment Typology: Medium Greenfield 15. Viability Assessment Typology indicates that this typology of site is likely to be viable. However it is unclear at this point how access to the site will be achieved. Therefore at this point in time the site has been assessed as not achievable.	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Rear of Wynyard Street	Coalfield	555	Mitigation required. Provides greenspace and forms part of a wildlife corridor with evidence of priority species in the area. Lies within a Critical Drainage Area and is partly affected by surface water flooding. Low incidence potential of groundwater flooding. Access issues to overcome. School capacity issues to overcome.	No known constraints to availability at this point in time.	Viability Assessment Typology: Medium Greenfield 15. Viability Assessment Typology indicates that this typology of site is likely to be viable. However it is unclear at this point how access to the site will be achieved. Therefore at this point in time the site has been assessed as not achievable.	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.

Land at Witherwack House	Sunderland North	556	Mitigation required. Within 6km of coast, therefore subject to HRA. The site forms the edge of the wildlife and GI corridor between Sunderland and South Tyneside and links to Fulwell Quarries. The site lies within close proximity to a SSSI and LNR. Lies within a Source Protection Zone and is partly affected by surface water flooding.	Council owned site, with low priority for disposal at the present time. Availability of the sit for development uncertain at this point in time.	Viability Assessment Typology: Medium Greenfield 35. Viability Assessment Typology indicates that this typology of site is likely to be viable	Potential issues with site availability discounts this site from Sunderland's housing supply at this point in time.
The Vicarage, Vigo Lane	Washington	560	Site suitability established through grant of planning permission which has since expired.	No known constraints to availability at this point in time.	Viability Assessment Typology: Urban Flats 20. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.
Land to the east of Silksworth Lane, by Elstob	Sunderland South	562	Mitigation required. Land adjacent to Settlement break. Site is allocated for sports facilities but is no longer required for such use. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. It also forms part of a wildlife corridor between Silksworth Recreation Centre and Tunstall Hills. The site lies in proximity to ponds (proposed LWS) and a LNR. Priority species are evident on and close to the site. Within critical drainage area. Low incidence potential of groundwater flooding. The site forms part of a GI corridor linking Silksworth Recreation Centre to the Tunstall Hills. A small proportion of the site has previously been used for allotment purposes.	Council owned site with the potential for disposal.	Viability Assessment Typology: Large Greenfield 75. Mid to high market value market area, with moderate rates of recent delivery and moderate developer interest. Site specific considerations (part of GI corridor so a buffer may be required due to impact on nearby LNR and priority species, HRA required).	Site considered to be suitable and achievable subject to appropriate mitigation of ecology and biodiversity. However it is not currently available. A
Land at Ryhope Road and Salterfern Lane	Sunderland South	564	Mitigation required. Site lies within 2km of coastal wildlife corridor therefore subject to HRA. Low incidence potential of groundwater flooding.	No known constraints to availability at this point in time.	Viability Assessment Typology: Large Brownfield 20. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Site superseded by site number 380.
Fulwell Fire Station, Station Road	Sunderland North	568	Former Fire Station site (PDL). Mitigation required. Site lies in proximity (under 2km) of the coastal wildlife corridor and is therefore subject to HRA. Site is within historic village of Fulwell. Site within critical drainage area. Access potential from Station Road.	TWFRS surplus to requirements. The Fire Station has been relocated.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	The former fire station site is surplus to requirements but it is unclear if TWFRS intend to develop the site for housing or market the site in the plan period. Therefore the site is not available for development at this point in time. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.

Land at Station Rd, Penshaw	Coalfield	570	Mitigation required. The site is in close proximity to James Steel Park and Mount Pleasant Lake LWS. The site has potential local archaeological interest. The site experiences some minor surface water flooding. Low incidence potential of groundwater flooding. The western edge of the site includes an area of open space adjacent to a multi user route which follows the former railway line and green infrastructure corridor. Access potential from eastern boundary.	Council owned site with potential for retail use. Uncertainty regarding the site's availability for housing at this point in time.	Viability Assessment Typology: Small Brownfield 7. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Site identified for potential retail use, calls into questions the sites availability for housing development at this point in time. For this reason, the site is not developable at this point in time.
Former Bishop Harland School, Downhill	Sunderland North	572	50/50 greenfield, brownfield site. Mitigation required. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site also lies close to a pond and SSSI and has evidence of priority species. Site links to the wildlife corridor between Sunderland and South Tyneside. Large part of the site is affected by 1:30 incidence surface water flooding which will require mitigation. Site includes playing fields and amenity greenspace.	Council owned site identified as low priority disposal. Uncertainty regarding sites availability within the plan period at this point in time.	Viability Assessment Typology: Large Brownfield 50. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.	Potential issues with site availability and achievability discounts this site from Sunderland's housing supply at this point in time.
Site of former Ford and Hylton Social Club, Poole Road	Sunderland South	629	Site suitability established through grant of planning permission.	Site availability established through grant of planning permission	Viability Assessment Typology: Urban Flats 20. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. Concerns over non-delivery of site when planning permission was in place. Potential viability issues.	Site suitability, availability and achievability established through grant of planning permission. However, permission expired and as such concerns over viability. As such site removed from supply.
West of Silksworth Way, Doxford Park	Sunderland South	631	Mitigation required. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Priority species and habitats evident on site. Includes the alignment of the 1822 Hetton Colliery railway. The site lies within a critical drainage area and source protection zone. It is affected by 1:30 incidence surface water flooding. The site provides natural greenspace and forms part of a narrow GI corridor/cycleway. Site partly landfilled. Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	No known constraints to availability.	Viability Assessment Typology: Large Greenfield 75. Mid to high market value market area, with moderate rates of recent delivery and moderate developer interest. Site specific considerations (part of GI corridor so a buffer may be required due to impact on priority species, HRA required, surface water flooding, water main and public sewer require diversion or placed in suitable easement). Abnormals that may affect site viability include surface water flooding and potential contamination issues from previous landfill.	Site considered to be suitable, available and achievable. Subject to the implementation of appropriate mitigation measures to deal with site constraint and ensuring delivered at right time. Possible concerns with market saturation due to SSGA, as such outside of the plan period. The site could deliver around 92 units.

Bonemill Lane, Rickleton	Washington	633	Mitigation required. Brickfield adjacent to colliery in mid 19th century. Low incidence potential of groundwater flooding. Site forms part of a GI corridor that links southwards the River Wear. Site is currently designated public open space, but it is a small part of a much wider area of open space and is clearly separated from remainder of open space by tree belt.	No known constraints to site availability at this point in time.	Viability Assessment Typology: Medium Greenfield 15. Mid to high market value market area, with moderate rates of recent delivery and high developer interest. Site specific considerations (part of GI corridor).	Site is currently designated public open space, but it is a small part of a much wider area of open space and is clearly separated from remainder of open space by tree belt. Subject to the submission and determination of a suitable planning application and implementation of appropriate mitigation measures, the site could deliver around 20 units 15+ years.
Former Success Colliery	Coalfield	634	The site plays a major role as part of the Settlement Break that maintains the distinction between Shiney Row and Success/ Philadelphia. Mitigation required. The site lies within an important wildlife and GI corridor linking to Elba Park and priority species are present on site. There is potential for direct impact on the adjacent proposed LWS. Former colliery site - potential archaeological interest. Lies within a Coal Referral Area. Within a Critical Drainage Area with low incidence potential of groundwater flooding.	There are no known availability constraints on the site at this time.	Viability Assessment Typology: Large Greenfield 75. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there are some constraints affecting the site that may have an impact of the achievability of the site including biodiversity, landscape, flooding, green infrastructure and access.	The site plays a major role as part of the Settlement Break that maintains the distinction between Shiney Row and Success/ Philadelphia. Potential cumulative issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Open space at Fordfield Road, Pennywell/Ford	Sunderland South	636	Mitigation required. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Former quarry - potential for contamination/land instability. The site forms part of the Blackie open space (it is also identified for a youth and community facility in the 1998 UDP). The site forms part of a GI corridor that links the River Wear to the King George V Park and Silksworth. School capacity issues.	Private site put forward by registered provider/developer for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Medium Greenfield 15. Viability Assessment Typology indicates that this typology of site is likely to be viable.	Concerns over the suitability of the site due to the loss of open space and the GI corridor. As such the site is not considered developable at this point in time.
Hetton Downs Square/East of Thomas Street	Coalfield	637	Mitigation required. The site lies within an important wildlife corridor and is subject to European and UK species/ habitat protection. The site acts as a buffer to a neighbouring LWS (pond). Site is allocated as amenity greenspace. Lies within a Critical Drainage Area and Source Protection Zone, partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. In close proximity to neighbouring former colliery site.	Site not being brought forward at this point in time.	Viability Assessment Typology: Medium Greenfield 35. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (buffer zone likely required due to being within wildlife corridor subject to European and UK species/habitat protection, incidence of surface water flooding).	Due to the amount of development in the immediate area, the site is not being brought forward at this point in time. As such, subject to further work in terms of site constraints the site is considered developable in 15+ years.

Land west of Tunstall Hills, Tunstall Hope Road	Sunderland South	638	Site forms part of the backdrop to the Tunstall Hills and is identified as an area of AHLV. Quality of agricultural land not known. TPOs along the western boundary of the site. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Also forms part of the wildlife corridor linking the Tunstall Hills to Silksworth Recreation Centre and the coast. Evidence of priority species on and in vicinity of site. Local archaeological significance. Low incidence potential of groundwater flooding. The site forms part of the GI corridor linking Silksworth to the coast. The site also incorporates a public bridleway leading to the Tunstall Hills. 2016 Settlement Break Review identifies that the Settlement Break in this location should be retained, therefore the site is not suitable for housing in context of the evidence base and constraints on the site.	Site available. Heads of Terms have been agreed with Avant Homes and an Option Agreement is expected to be signed in due course.	Viability Assessment Typology: Large Greenfield 75. Viability Assessment Typology indicates that this typology of site is likely to be viable. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (AHLV, wildlife corridor, HRA Steeplement Break and GI corridor). Abnormal costs may be associated with surface water flooding and coal shafts which may require significant engineering solutions to make the site feasible for housing. Development of the site will require significant mitigation when it comes to landscape and biodiversity which may make it unachievable. There are also concerns regarding the existing road network constrained with limited junction capacity to the south west. There are also visibility and road alignment issues.	Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Land at Lombard Street	Sunderland South	639	Mitigation required. Forms part of historic east end and part of a conservation area. Lies within 2km of coast, therefore subject to HRA. Archaeological significance. The site lies within a source protection zone. Low incidence potential of groundwater flooding. Possible contamination from past industrial uses.	Siglion confirm that the site will be available beyond the plan period.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. The site will require significant mitigation with regards to landscape and biodiversity which may make its development unachievable. Potentially considered achievable in the longer term.	The site is considered suitable subject to overcoming site constraints. The site is available in the longer term and it is anticipated that the site will be achievable at this point in time. As such the site is considered deliverable after the plan period.
Land at Church Street East	Sunderland South	640	Mitigation required. Forms part of the historic east end and part of a conservation area. Site lies within 2km of the coastal wildlife corridor therefore subject to HRA. Site lies within a source protection zone. Low incidence potential of groundwater flooding. Possible contamination from past industrial use.	Siglion confirm that the site will be available beyond the plan period.	Viability Assessment Typology: Urban Flats 75. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. There are issues regarding landscape, biodiversity and the historic environment that would require significant mitigation and may make development of the site unachievable. As such the site is considered achievable in the longer term.	he site is considered suitable subject to overcoming site constraints. The site is available in the longer term and it is anticipated that the site will be achievable at this point in time. As such the site is considered deliverable after the plan period.

Burdon Green Belt	Sunderland South	641	Site not suitable as within designated Green Belt. Fundamental to purposes of Green Belt. Evidence of higher quality agricultural land adjacent to this area. Incorporates historic village of Burdon. TPOs around Burdon Village. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The area falls partly within a Source Protection Zone and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Site also incorporates or lies in close proximity to ponds and LWS with European protected species present in area. Incorporates historic village of Burdon (a proposed Conservation Area) which includes Grade II listed Burdon Hall. The entire site forms a strategic GI corridor linking Houghton and the Coast. Rights of way cross the site.	There are no known availability constraints at this time.	Viability Assessment Typology: Large Greenfield 350. Viability Assessment Typology indicates that this typology of site is likely to be viable .There are numerous issues on the site that will require significant mitigation and may make the development unachievable such as landscape, biodiversity, historic environment, flooding, ground conditions, green infrastructure and infrastructure.	Site not suitable as within designated Green Belt. Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Land between Penshaw and Mount Pleasant	Washington	643	Site not suitable as within designated Green Belt. The development of the site would effectively block a wildlife corridor between Lambton Estate and Cox Green. The site lies in close proximity to ponds with evidence of priority species on and in the vicinity of the site.	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Large Greenfield 175. Viability Assessment Typology indicates that this typology of site is likely to be viable.	Site not suitable as within designated Green Belt, with multiple site constraints.
Land north of Low Moorsley	Coalfield	644	The site is not suitable for development due to significant incursion into the open countryside, biodiversity and infrastructure issues. The site lies within a wildlife and GI corridor linking Pitlington and High Moorsley to Hetton Bogs and lies in proximity to a number of SSSI's and LWS's, acting as a buffer zone. Evidence of priority habitats on and in the vicinity of the site. Agricultural land Grade 3A. Lies within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.	No known constraints to site availability at this point in time.	Viability Assessment Typology: Large Greenfield 175. Viability Assessment Typology indicates that this typology of site is unlikely to be viable. Site specific considerations (incidence of surface and groundwater flooding, GI corridor, proximity to SSSIs and LWSs and priority habitats, within critical drainage area). Abnormal costs may be associated with surface water flooding which make the site unviable.	The site is not suitable for development due to significant incursion into the open countryside, biodiversity and infrastructure issues. Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.
Green Belt land east of Seaham Road	Coalfield	645	Site not suitable as within designated Green Belt. Site lies in close proximity to ponds, SSSI and LWS. There is evidence of priority species on and in vicinity of the site. Site located within wider setting of Copt Hill Scheduled Ancient Monument. The north west part of the site lies within the historic village boundary of Houghton. Part of site lies within the critical drainage area.	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Large Greenfield 350. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, potential abnormal cost/delay may be incurred as a result of potential need to relocate or create new allotment provision elsewhere.	Site not suitable as within designated Green Belt, with multiple site constraints.

Glebe House Farm, Teal Farm	Washington	646	<p>Site not suitable as within designated Green Belt.</p> <p>The site lies within the River Wear Valley AHLV. The site forms part of the River Wear wildlife corridor and is in close proximity to ponds. Evidence of priority species on and in vicinity of site. Site located within the wider setting of grade II listed Victoria Viaduct. The site lies within a critical drainage area. The site forms part of the River Wear GI.</p>	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Large Greenfield 75.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable</p>	Site not suitable as within designated Green Belt, with multiple site constraints.
Low Mount Farm, Springwell Village	Washington	647	<p>Site not suitable as within designated Green Belt.</p> <p>The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Site forms part of wildlife corridor between Washington and Springwell Village. The site lies in proximity to ponds, with evidence of priority species on and in vicinity of site. Site bounds Bowes Railway SAM. Other local archaeological significance. Parts of the site are affected by 1:30 incidence surface water flooding. Western part of the farm is identified as a Minerals Safeguarded Area. Pylons across site. Part of the site comprises old quarry spoil and inert landfill.</p> <p>Site would affect the full width of the green infrastructure corridor between Springwell Village and Washington.</p>	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	<p>Viability Assessment Typology: Large Greenfield 350.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable. However, pylons cross site, proximity to Scheduled Monument, lies within a Minerals Safeguarding Area with evidence of past landfill - all affect viability of site.</p>	Site not suitable as within designated Green Belt, with multiple site constraints.
Hastings Hill/Herrington Green Belt, Foxcover Lane (South West)	Sunderland South	648B	<p>Site not suitable as within designated Green Belt. The site is adjacent to two scheduled ancient monuments, the Hastings Hill Round Barrow, curses and causeyard enclosure Scheduled Ancient Monuments, and other smaller sites of local archaeological significance. It is also within proximity to the setting of the grade II listed Middle Herrington Farm. Most of the area comprises grade 2 or 3a agricultural land and it forms an area of HLV with the Magnesian Limestone Escarpment. Much of the adjacent site (648A) is also protected as a scheduled ancient monument, thereby constituting significant historic landscape (Category 1 designation). Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site within close proximity of a SSSI. Potential adverse impact on farmland bird species. The site lies within a critical drainage area and source protection zone and contains areas affected by incidence surface water flooding. Site forms an essential part of the GI corridor leading into Barnes Park Extensions, and also forms part of the wider strategic corridor running between the River Wear and County Durham. Public rights of way runs through the site.</p>	Private site put forward by landowner for development.	<p>Viability Assessment Typology: Large Greenfield 175.</p> <p>Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the site is within close proximity of the SAM and SSSI which will likely require significant buffers to the sites. In addition surface water flooding mitigation may require substantial engineering solutions which may impact upon viability of the site. Further evidence base studies are expected from the developer and dialogue with the landowner/developer will be undertaken in subsequent SHLAA reviews. Therefore at this point in the time the site has been assessed as not achievable due to site constraints.</p>	Site not suitable as within designated Green Belt, with significant multiple site constraints. Further evidence studies are anticipated from the developer to demonstrate the principle of access, archaeology, flood risk and highways can be mitigated. This evidence will be reviewed in subsequent reviews of the SHLAA.

Hastings Hill/Herrington Green Belt, Foxcover Lane (West)	Sunderland South	648C	Site not suitable as within designated Green Belt. The site is adjacent to two scheduled ancient monuments, the Hastings Hill Round Barrow, curses and causeyard enclosure Scheduled Ancient Monuments, and other smaller sites of local archaeological significance. It is also within proximity to the setting of the grade II listed Middle Herrington Farm. Most of the area comprises grade 2 or 3a agricultural land and it forms an area of HLV with the Magnesian Limestone Escarpment. Much of the adjacent site (648A) is also protected as a scheduled ancient monument, thereby constituting significant historic landscape (Category 1 designation). Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site within close proximity of a SSSI. Potential adverse impact on farmland bird species. The site lies within a critical drainage area and source protection zone and contains areas affected by incidence surface water flooding. Site forms an essential part of the GI corridor leading into Barnes Park Extensions, and also forms part of the wider strategic corridor running between the River Wear and County Durham. Public rights of way runs through the site.	Private site put forward by landowner for development.	Viability Assessment Typology: Large Greenfield 75. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the site is within close proximity of the SAM and SSSI which will likely require significant buffers to the sites. In addition surface water flooding mitigation may require substantial engineering solutions which may impact upon viability of the site. Further evidence base studies are expected from the developer and dialogue with the landowner/developer will be undertaken in subsequent SHLAA reviews. Therefore at this point in the time the site has been assessed as not achievable due to site constraints.	Site not suitable as within designated Green Belt, with significant multiple site constraints. Further evidence studies are anticipated from the developer to demonstrate the principle of access, archaeology, flood risk and highways can be mitigated. This evidence will be reviewed in subsequent reviews of the SHLAA.
Hastings Hill/Herrington Green Belt, Foxcover Lane (North East)	Sunderland South	648D	Site not suitable as within designated Green Belt. The site is adjacent to two scheduled ancient monuments, the Hastings Hill Round Barrow, curses and causeyard enclosure Scheduled Ancient Monuments, and other smaller sites of local archaeological significance. It is also within proximity to the setting of the grade II listed Middle Herrington Farm. Most of the area comprises grade 2 or 3a agricultural land and it forms an area of HLV with the Magnesian Limestone Escarpment. Much of the adjacent site (648A) is also protected as a scheduled ancient monument, thereby constituting significant historic landscape (Category 1 designation). Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site within close proximity of a SSSI. Potential adverse impact on farmland bird species. The site lies within a critical drainage area and source protection zone. Site forms an essential part of the GI corridor leading into Barnes Park Extensions, and also forms part of the wider strategic corridor running between the River Wear and County Durham. Public rights of way runs through the site.	Private site put forward by landowner for development.	Viability Assessment Typology: Large Greenfield 175. Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the site is within close proximity of the SAM and SSSI which will likely require significant buffers to the sites. Further evidence base studies are expected from the developer and dialogue with the landowner/developer will be undertaken in subsequent SHLAA reviews. Therefore at this point in the time the site has been assessed as not achievable due to site constraints.	Site not suitable as within designated Green Belt, with significant multiple site constraints. Further evidence studies are anticipated from the developer to demonstrate the principle of access, archaeology, flood risk and highways can be mitigated. This evidence will be reviewed in subsequent reviews of the SHLAA.

The Arches, Easington Street (Stadium Village Site F)	Urban Core	649	Mitigation required. PDL site occupies a central location and a highly visible strategic position. The site is currently allocated for mixed use development. Historic riverside landscape, coal mining, coal staithes/ shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. Within 2km of coast, therefore subject to HRA. The site forms part of the River Wear wildlife and GI corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner of the site.	Site currently in operational use. Intention for disposal (private landowner), but unsure as to whether this would be for housing.	Viability Assessment Typology: Urban Flats 20. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. Achievability will also be based on the relocation of existing, operating businesses, therefore the site has been identified as not achievable at this point in time due to uncertainties regarding relocation of business uses. Abnormals: Grade II listed building on site, currently in operational use.	Delivery of the site is subject to relocation of existing business uses, sale of the site, grant of planning permission and site preparation timescales. Not certain as to whether this site is to be taken forward as a housing site and viability issues. As such not considered developable.
Old Mill Road Greenspace	Sunderland North	652	Mitigation required. Lies within 6km of coast, therefore subject to HRA. The site forms the east-west wildlife corridor that runs between Sunderland and South Tyneside. Much of the site has local archaeological interest in relation to past quarrying activity. The site is subject to past landfill/ waste and historic quarrying. Low incidence potential of groundwater flooding. Coal Referral Area. School capacity issues.	Council owned site identified as low priority for disposal at this point in time and not expected to come forward until after the plan period due to prioritisation of other council sites within immediate area.	Viability Assessment Typology: Medium Greenfield 35. Viability Assessment Typology indicates that this typology of site is likely to be viable	Site not a council priority as such not expected to be available until after plan period.
Success Football Fields	Coalfield	653	Agricultural land quality not known. The site forms part of the Settlement Break between that maintains the distinction between Shiney Row and Success/ Philadelphia. Mitigation required. Forms part of a wildlife and GI corridor linking to Elba Park, with priority species on site. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding. Also lies within a Coal Referral Area.	Site is being considered as a potential location for school provision. Uncertainty at this point in time as to whether site is available for housing development.	Viability Assessment Typology: Medium Greenfield 35. Viability Assessment Typology indicates that this typology of site is likely to be viable. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (forms part of wildlife and Green Infrastructure corridor, settlement break, within critical drainage and coal referral area).	Potential issues with site availability discounts this site from Sunderland's housing supply at this point in time.
Stadium Village Site I	Urban Core	667	The site is currently allocated for mixed use development. Mitigation required. Historic riverside landscape, coal mining, coal staithes/ shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner of the site.	A masterplan for Stadium Village was prepared in 2010 and is currently being reviewed. It is not anticipated that this site will not be brought forward for housing.	Viability Assessment Typology: Large Brownfield 60. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However the masterplan will demonstrate achievability of the site. Achievability will also be based on the relocation of existing, operating businesses, therefore the site has been identified as not achievable at this point in time due to uncertainties regarding relocation of business uses.	Site not being brought forward for housing and is not considered viable.

Stadium Village Site G	Urban Core	668	PDL site occupies a central location and a highly visible strategic position. The site is currently allocated for mixed use development. Mitigation required. Historic riverside landscape, coal mining, coal staithes/ shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner of the site.	A masterplan for Stadium Village was prepared in 2010 and is being reviewed, Not anticipated to bring this site forward as a housing site.	Viability Assessment Typology: Medium Brownfield 25. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However the masterplan will demonstrate achievability of the site. Achievability will also be based on the relocation of existing, operating businesses, therefore the site has been identified as not achievable at this point in time due to uncertainties regarding relocation of business uses.	Site is not being brought forward for housing and viability issues are of concern.
Land at Penshaw	Coalfield	670	Site not suitable as within designated Green Belt. Area of High Landscape Value, within setting of Penshaw Monument and with protected species present.	Private site put forward by landowner for development - no known constraints to site availability at this point in time.	Viability Assessment Typology: Large Greenfield 350. Viability Assessment Typology indicates that this typology of site is likely to be viable	Site not suitable as within designated Green Belt, with multiple site constraints.
East of Witherwack/Fulwell Quarries	Sunderland North	672	Site not suitable as within designated Green Belt. Amenity greenspace with numerous public footpaths cross the site and provide access to the outdoor sports fields beyond. Site forms part of the eastern boundary of a wildlife corridor. The local wildlife corridor also includes an extensive woodland plantation to the west of the boundary to the site. Upper two thirds of site is within a Source Protection Zone. Former landfill waste site to the southern part of the site.	Landowner has not put site forward for development at this point in time.	Viability Assessment Typology: Medium Greenfield 35. Viability Assessment Typology indicates that this typology of site is likely to be viable, but a low market area so little developer interest.	Site not suitable as within designated Green Belt, with multiple site constraints.
West of Cherry Knowle Hospital	Sunderland South	674	Site not suitable as within designated Green Belt. Site identified within the South Sunderland Growth Area Masterplan as to provide Sustainable Accessible Natural Greenspace (SANG) for the adjacent HCA development area.	Private site put forward by landowner for development. Site identified as Sustainable Accessible Natural Greenspace (SANGS) within the South Sunderland Growth Area Masterplan, therefore not available at this point in time.	Viability Assessment Typology: Cherry Knowle. Viability Assessment Typology indicates that this typology of site is likely to be viable.	Site not suitable or available as within designated Green Belt and is identified as Sustainable Accessible Natural Greenspace (SANGS) within the South Sunderland Growth Area Masterplan.
Land at East Herrington	Sunderland South	676	Site not suitable as within designated Green Belt. Southern portion of the site is amenity greenspace in the Green Belt. Within 6km of coast, therefore subject to HRA. Site within critical drainage area. Small portion of northern boundary of site with high incidence of surface water flooding. Site within Critical Drainage Area and source protection zone with evidence of 1:30 incidence surface water flooding. Archaeological site covers majority of site. Ridge and furrow present on site.	Council owned site with potential for disposal - no known constraints to site availability at this point in time.	Viability Assessment Typology: Large Greenfield 75. Coal Board covenant but expected to be resolved.	Site not suitable as within designated Green Belt, with multiple site constraints.

Albert Place, Washington	Washington	694	Site is considered suitable subject to constraints being mitigated against.	The site is considered available.	The site is considered viable in the draft viability assessment, due to its greenfield status.	The site is being brought forward by Sunderland Housing Company who seek to deliver housing that the general market fails to bring forward. In this instance, bungalows. Planning application has been submitted. The site is considered deliverable. Site removed from supply as amended planning application reduces dwellings down to 4.
Land to the north of Washington Road, Sulgrave	Washington	697	The site is within the Green Belt and has flood zone 3 areas.	The site has been put forward by land owner, as such considered available.	Uncertain as to how constraints to site will impact on viability.	Site not suitable as within designated Green Belt, with site constraints.
Ruskin Avenue	Coalfield	709	Designated open space and potential surface and ground water flooding. Wildlife corridor and GI corridor. Small site which has access issues. As such not considered suitable.	Land owner has put the site forward.	Site typology small greenfield indicates site is viable, subject to any site constraints.	Designated open space, would need to justify loss of this. Access issues to the site due to being a backland site. Not considered developable at this point in time.
Rear of 75 Durham Street, Fence Houses	Coalfield	712	Includes 1:100 surface water flooding. Site would need the wider area to also be developed to ensure a suitable development is achievable.	Site is not available until longer term.	Greenfield site considered to be viable subject to any site constraints.	Site considered unsuitable due to the wider area needing to be developed in conjunction with this small site. Site is not currently available.
Land to the east of Kingfisher Drive (Murton Lane)	Coalfield	713	Site is within an area of high landscape value and within the green infrastructure corridor and wildlife corridor. Greenfield site within the open countryside.	Site has no known legal or ownership problems.	Delivery of Taylor Wimpey site to the west demonstrates strong demand for new housing in the area. Greenfield site as such typology suggests site would be viable.	Greenfield site within the open countryside-within an area of high landscape value, site forms part of a strategic GI/wildlife corridor as such the site is not considered suitable and therefore not deliverable.
Land to the south of Redburn Road	Coalfield	715	Flood Zone 3B to northern tip- as such this area has been removed from the site location plan. Ground water flooding and surface water flooding on the site. Site within the Green Infrastructure and wildlife corridor. Coal referral area. Possible protected species on the site due to close proximity to Rainton Meadows nature reserve. Site is within the open countryside. Potential archaeological site. Potential landfill. Agricultural land grade 3B.	Site has been put forward by land owner as such it is considered that there are no constraints to availability.	Considered a good market area, with a buoyant market. Greenfield site typology indicates site would be viable. However site is heavily constrained and this may impact upon the sites viability.	300 dwellings at 30dph. Site not considered suitable due to site constraints, and proximity to Rainton Meadows Nature Reserve. Greenfield site within the open countryside.
Land to the east of Old Mill Road, Carley Hill	Sunderland North	722	Site is considered suitable, subject to overcoming site constraints. Topography of site may constrain numbers.	Site is not available.	Landowner has past record of delivery within the city and as such the site is considered achievable.	Site is currently unavailable and as such not considered developable.
Land adjacent to Penshaw Hill Equestrian Centre	Coalfield	723	Within Green Belt	The land owner has confirmed that the land is available	The site viability is unknown at this point due to pylons on the site.	The site is not considered suitable due to its Green belt status

