

EX19.004



Core Strategy and Development Plan 2015-2033

Housing Implementation Strategy

September 2019



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1 Introduction

The National Planning Policy Framework (NPPF) (March 2012) identifies a requirement for Local Planning Authorities to produce a Housing Implementation Strategy (HIS) to manage the delivery of a full range of housing, describing how delivery of a five-year supply of housing land will be maintained to meet housing delivery targets. In addition, the HIS should identify a housing trajectory to illustrate the level of housing expected to deliver within the plan period. The Framework states that Local Planning Authorities should:

*“...set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target”
(Paragraph 47)*

A revised NPPF was published in July 2018 (and subsequently updated in 2019) which superseded NPPF 2012, and no longer requires a HIS, but requires a Housing Delivery Test (HDT) to be met.

The Sunderland Core Strategy and Development Plan 2015-2033 (CSDP) was prepared in accordance with the 2012 NPPF and was submitted to the Planning Inspectorate on 21 December 2018 during transitional arrangements. The ‘soundness of the Plan is therefore being determined against the 2012 Framework, which requires the preparation of a HIS.

A Planning Inspector held a series of examination hearing sessions in May/June 2019 which culminated in the issue of a Post Hearing Advice Note, which was issued to the Council in July 2019. This note identifies a series of Main Modification recommendations to make the Plan sound, which have been reflected in this strategy.

This HIS has been prepared in support of the Sunderland CSDP, in accordance with NPPF 2012 paragraph 47. This strategy sets out the Council’s approach to managing the delivery of a full range of housing, over the plan period to meet the identified housing target of 13,410 dwellings (745 dwellings per annum).

In accordance with NPPF paragraph 47 (2012), this HIS includes;

- a housing trajectory that covers both market and affordable housing;
- identifies sources of housing supply for the five-year period (base date 31 March 2019);
- identifies sources of housing supply for the whole plan period (base date 31 March 2019);
- assesses the risks to housing delivery and identifies appropriate management and mitigation solutions, where appropriate; and
- sets out the framework for the monitoring and review of delivery of the Plan’s housing.

2 Sunderland's Objectively Assessed Housing Need

In accordance with the NPPF, Local Planning Authorities are required to calculate an Objectively Assessed Housing Need (OAHN) and then provide through its Local Plan, a sufficient supply of sites to meet these identified needs.

The OAHN for Sunderland is 13,410 net additional dwellings over the Plan period from 2015 to 2033, which equates to an annual requirement of 745 net additional dwellings. This uses the demographic baseline as a starting point and then provides an uplift to this to support economic growth.

As the Council's Core Strategy and Development Plan was submitted under the transitional arrangements, the housing need calculation has been based on the 2012 NPPF and associated Planning Practice Guidance and has not been calculated using the standardised Local Housing Need calculation.

Further detail on the OAHN calculation can be found within the Sunderland SHMA Addendum (April 2018).

3 Core Strategy and Development Plan Housing Strategy

The CSDP identifies a minimum housing requirement of 13,410 dwellings, to be delivered over the plan period. This equates to 745 dwellings per annum.

The following policies of the CSDP, seek to deliver market and affordable housing to achieve the minimum housing requirement during the plan period;

1. SP1 Spatial Strategy – 1i) seeks to deliver 13,410 new homes to create sustainable and mixed communities which are supported by adequate infrastructure;
2. SS1 The Vaux – seeks to deliver a minimum of 200 new homes on the mixed-use site;
3. SS2 Washington Housing Growth Areas – seek to deliver 340 homes across 4 sites;
4. SS4 North Sunderland Housing Growth Area – seeks to deliver 80 homes on 1 site;
5. SS6 South Sunderland Growth Area – seeks to deliver approximately 3000 new homes;
6. SS7 The Coalfield Housing Growth Areas – seeks to deliver around 625 homes across 3 sites;
7. SP8 Housing Supply and Delivery – seeks to deliver 745 new homes per year through the development of SHLAA sites, sites allocated in the Allocations and Designations Plan, Housing Growth Areas and strategic sites, the conversion and change of use of properties, development of windfall sites; and the development of small sites; and
8. H2 Affordable Homes – seeks to deliver a minimum 15% affordable housing on sites of 10 units or more or 0.5ha in size.

4 Housing Trajectory & Sources of Supply

As the CSDP plan period has commenced, it is necessary to identify the quantum of housing delivered through housing completions so far. This along with evidence of sources of future housing supply, provide the framework for a housing trajectory.

4.1 Completions

Since the start of the CSDP plan period, between 1 April 2015 to 31 March 2019, there has been 3,180 net additional housing completions. Annually this is broken down by financial years as follows;

- 2015/16 – 889 dwellings (net)
- 2016/17 – 710 dwellings (net)
- 2017/18 – 880 dwellings (net)
- 2018/19 – 701 dwellings (net)

The housing requirement for 2015-2019 equated to 2,980 dwellings over this period and therefore delivery has exceeded the housing requirement by 200 units to date.

4.2 Commitments

In regard to commitments going forward, the Council has identified sites with outline planning permission, full planning permission and those that are under construction. In line with SHLAA Methodology and PPG Guidance, forecasting delivery of committed units has been undertaken in conjunction with developers, landowners and agents to ensure that commitment forecasts are accurate and robust within the housing trajectory.

Table 1 identifies that commitments are forecast to provide 3,199¹dwellings within the plan period.

TABLE 1: SUNDERLAND COUNCIL’S COMMITMENTS

Commitment category	Dwelling units
Outline Permission	824
Full Planning Permission	1040
Units under construction	1335

4.3 Strategic Sites

The CSDP identifies two strategic sites that will deliver 2,506 dwellings within the plan period. These sites are located at The Vaux within the Urban Core and South Sunderland Growth Area (SSGA) to the South of Sunderland.

The Vaux site, which will provide 201 new homes and has planning permission in place, will seek to create a sustainable urban neighbourhood and a new gateway into the Urban Core.

The South Sunderland Growth Area will seek to deliver a new sustainable community providing a choice of high quality homes in a landscaped setting, well connected to the surrounding area and new and existing local facilities. It will create a new high quality, vibrant and distinctive

¹ This figure excludes Strategic Sites, of which 2,000 units have planning permission in place (1,536 outline permission/464 full permission or Reserved Matters), 1,650 of these are to be delivered within the plan period, taking the total commitments in the plan period to 4,849 dwellings.

neighbourhood through provision of around 3000 new homes (of which 2,000 already have planning permission in place), 10% affordable housing, a new primary school, a local centre and green infrastructure provision.

TABLE 2: SUNDERLAND COUNCIL’S STRATEGIC SITES

Strategic Site	Dwelling units
The Vaux	201
South Sunderland Growth Area	2305

Due to the strategic nature of the South Sunderland Growth Area and the size of the strategic designation 640 of the 3,000 dwellings are expected to be delivered outside of the plan period.

4.4 Housing Growth Areas

The CSDP identifies eight Housing Growth Areas, that will deliver 1,045 houses across the city. Their locations are strategic in nature (by virtue of the fact that they would result in Green Belt release) and will assist the delivery of housing in accordance with the spatial strategy and to meet needs and demands. Table 3 identifies the Housing Growth Areas, by sub area within Sunderland.

TABLE 3: SUNDERLAND COUNCIL’S HOUSING GROWTH AREAS

Housing Growth Area	Sub Area	Dwelling units	Delivery Period
HGA1 South West Springwell	Washington	60	6-10 years
HGA3 North of High Usworth	Washington	45	6-10 years
HGA4 North of Usworth Hall	Washington	205	6-10 years
HGA5 Fatfield	Washington	30	6-10 years
HGA8 Fulwell	North Sunderland	80	6-10 years
HGA9 Penshaw	Coalfield	400	6-10 years
HGA10 New Herrington	Coalfield	30	6-10 years
HGA11 Philadelphia	Coalfield	195	6-10 years

4.5 Windfall allowance

Paragraph 48 of the NPPF states that Local planning authorities may make an allowance for windfall sites 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.

The Strategic Housing Land Availability Assessment (SHLAA) indicates that forecasts for large site windfalls (sites of 5 units or more) within a housing trajectory is not required. The SHLAA is considered to be sufficiently comprehensive that it picks up large sites through annual SHLAA updates. As there is no compelling evidence that large windfall sites will consistently become available, a windfall allowance has not been accounted for within the supply at this point in time, however this will be kept under annual review.

In regard to small windfall delivery (sites of 4 units or less), as these sites are not considered through the SHLAA process it is feasible to expect that such sites will become available during the plan period

and deliver housing, particularly as small sites have delivered consistently over the last decade (Table 4). Therefore, a small site allowance of 50 units per annum is justified and applied to the housing trajectory. This approach will be kept under annual review.

Double counting of the supply is avoided as small sites (4 units or less) are not considered through the SHLAA process and are therefore not counted within any of the SHLAA supply categories when determining the housing supply, e.g under construction, with planning permission, pending approval, etc.

TABLE 4: SMALL SITE DELIVERY OVER 10 YEARS

Year	Total Gains	Total Losses	Net
2009/10	109	9	100
2010/11	80	8	72
2011/12	72	7	65
2012/13	56	1	55
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
2018/19	56	5	51
2009/10 – 2018-19	620	43	577
Average annual dwellings from small sites (between 1 and 4 dwellings)	57.7		

4.6 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. 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 2019/20 (10 dwellings). As such these 10 dwellings have been taken into account. Notwithstanding the demolition of these 10 dwellings, it is safe to assume at this point in time, that demolition forecasts will not influence net housing delivery as they have previously done.

As the demolitions within the first five-years are known these have been accounted for, it is also considered reasonable to account for an annual demolition rate for the remainder of the plan period. The average loss over a ten-year period (discounting the large-scale demolitions undertaken by Gentoo) was considered appropriate, this resulted in an average loss of 22 dwellings per year and as such a loss of 20 dwellings per annum has been included from 2023/24 onwards when determining the housing supply. As a result the total demolitions for the remainder of the plan period 2019/20-2023/24 is 210, of which 30 are within the first five-years.

5 Overall Housing Supply Position

Paragraph 47 of the NPPF (2012) makes it clear that local planning authorities should identify and update annually a supply of deliverable and developable sites to deliver housing over a fifteen-year period. The housing land supply position is a net position which forecasts demolitions to the housing stock and also takes account of the contribution of large sites (5 units or more) and small sites (4 units or less) to the housing supply. Table 5 presents the housing land supply position for the plan period of the CSDP to 2033 and also identifies the land supply beyond the CSDP plan period.

TABLE 5: HOUSING SUPPLY POSITION

	Dwelling Units
Within Plan period 2019/20 – 2032/33	
Deliverable Years 1-5	4312
Developable Years 6-10	3834
Developable Years 11-14	2413
Small sites allowance & Demolitions	490
Within Plan period - Total 1-14 Years*	11049
Beyond Plan period 2033/34 (Year 15)	335
Beyond Plan period Year 16+	928

*Includes HGA sites

6 Housing Delivery

The NPPF requires local planning authorities to prepare a housing trajectory to illustrate the expected rate of delivery of housing for the plan period. The housing trajectory for the CSDP period 2015-2033 is included in Appendix 1.

The housing trajectory is updated annually to provide a housing supply position as at 31 March, each year. It sets out the expected rate of housing delivery to the end of the CSDP plan period and identifies all housing completions recorded since the start of the CSDP plan period. The most current housing trajectory runs from 1 April 2015 to 31 March 2033.

As identified in Chapter 4 of this report, the housing trajectory distinguishes between the different sources of supply and identifies completions, commitments, strategic sites, HGA's, small site windfall and demolitions contributing towards net housing delivery within Sunderland. Table 6 identifies the sources of housing supply and their contribution to the housing trajectory over the plan period.

TABLE 6: HOUSING TRAJECTORY SOURCES OF SUPPLY

Source	Dwelling numbers	
	2015/16-2018/19	2019/20-2032/33
Completions	3,180	
Units under construction		1,335
Outline planning permission		824
Full planning permission		1,040
Small sites		700
Demolitions		-210
Strategic sites to be allocated in the CSDP		2,506
Housing Growth Areas to be allocated in the CSDP		930
Other SHLAA sites to be allocated in the Allocations and Designations Plan		3,924
Dwellings	3,180	11,049
Total dwellings		14,229
Requirement		13,410
Over supply		819

The delivery rates for each site undergo annual update in line with the guidelines set out in the Council's SHLAA methodology. For large sites with planning consent (those of five units or more), the Council will consult directly with land owners and developers, to obtain up to date delivery information about a site. 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 obtained, delivery assumptions will be applied. For sites without planning consent the Council will make a general assumption that such sites will not deliver within five years unless there is evidence

to suggest otherwise. Sites without planning consent that may start to deliver within five years may 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).

These sites will be 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. Table 7 summarises the delivery assumptions applied to sites.

TABLE 7: DELIVERY ASSUMPTIONS

Site Category	Assumptions
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 pre 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 year 1. This is referred to as a small site windfall 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 is expected within 12 months	Delivery of units will start from year 4 at a rate 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.

The housing trajectory indicates that the Council can meet the Plan’s OAHN of 13,410 units and that a supply of housing land will be maintained over the Plan period. However, in accordance with the Inspector’s recommendations the Council are committed to ensuring that a buffer of approximately 10% is provided. As set out within the Council’s response to the Inspector’s Note, the Council is confident that an adequate buffer can be maintained by allocating sites within the A&D Plan through supplementing existing deliverable and developable sites identified within the SHLAA with the following additional potential sources of supply:

- potential accelerated construction on existing larger sites which currently extend beyond the plan period;
- inclusion of other sites within the Existing Urban Area which have become available since the publication of the latest SHLAA; and
- potential for an early release of the Safeguarded Land.

The trajectory indicates that delivery rates are expected to peak within the next five years, after adoption of the CSDP. This is when strategic sites will contribute to housing delivery along with HGA sites. Due to the size and nature of strategic and HGA sites, some of these sites will also contribute towards housing delivery beyond the plan period.

Five Year Housing Land Supply

In accordance with the NPPF, Local Planning Authorities are required to maintain a rolling five-year supply of deliverable housing sites with an additional buffer of 5% to ensure choice and competition in the market or a 20% buffer where there has been a record of persistent under delivery of housing. A 5% buffer has been applied to the five-year housing requirement as since the start of the plan period in 2015 housing completions have cumulatively exceeded the requirement.

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.

The sites within the five-year land supply are considered deliverable as they have been assessed and assumptions made in line with the SHLAA methodology. Sites included within the five-year land supply include those which are currently under construction, which equates to 26% of the overall five-year supply, sites which have planning permission in place and based on the most up to date information will deliver when expected (25% of the supply). The supply is also made up of sites which have planning applications pending a decision, where the decision is forthcoming and also includes those sites which have been reported to the Council's planning committee and are minded to approved subject to signing S106 legal agreement, as well as sites where discussions have taken place and planning applications are expected within 12 months (44% of the supply). Appendix 2 sets out the status of each individual site that contributes to the five-year housing land supply and the justification for its inclusion.

Table 8 sets out the sources of the five-year land supply. The table summarises the five-year housing land position as at 31st March 2019 which indicates that when measured against the housing requirement figure of 745 dwellings per annum there are sufficient deliverable sites in place for the next six years including a 5% buffer.

TABLE 8: SOURCES OF FIVE-YEAR SUPPLY

Source of Five-year Supply	2019/20-2023/24
SHLAA Deliverable units under construction	1175
SHLAA Deliverable units with consent	1142
SHLAA Deliverable units pending approval/strong developer interest	1995
Small Sites	250
Demolition Forecast	30
Five-year supply total (excluding Student Accommodation)	4532
Annual Housing Requirement for plan period 2015-2033	745
Five-year housing requirement for 2019/20-2023/24	3725
Actual completions for 2015-2019 (excluding student accommodation)	3180
Over-provision or deficit of housing units against housing requirement for 2015-2019	+200
Five-year housing requirement (2019/20-2023/24) minus 2015-19 oversupply +5% buffer	3701
Identified Five Year deliverable supply of housing (number of units)	4532
Over-provision or deficit of housing units against five-year housing requirement (2019/20-2023/24)	+831
Five-year supply performance against 105% of housing requirement (%)	122%
Five-year supply performance against 105% of housing requirement (years)	6.1 years

7 Potential Risks to Housing Delivery

At this point in time, the preparation of the CSDP is thought to be sufficiently robust to demonstrate that housing delivery will be delivered in line with the housing trajectory over the course of the CSDP plan period. However, as the plan period progresses other factors may play a part in slowing down or halting the delivery of housing in line with the trajectory. These potential factors are considered below.

7.1 Brexit & Housing Market Economy Changes

It is the Government's intention to leave the European Union (EU) by 31 October 2019. It is recognised that housing delivery and the strength of the UK's economy go hand in hand. Therefore, there is the potential for Brexit to bear some impact on housing delivery within the Plan period of the CSDP. In an atmosphere of economic and political uncertainty, there is the risk of interest rate rises and falling real wages which leads to a weaker consumer market. However, at this point in time, it is unknown how hard Brexit will impact the housing market and the house building industry. Much of this will depend on whether the UK leaves the EU with a deal or not.

It is well documented that the housebuilding industry relies heavily on EU workforce to bolster the skilled trades and labourers it employs, and the supply chains that support the industry. Therefore, the UK's departure from the EU has the potential to impact upon the house building industry's workforce and as a result the delivery of new homes.

In 2017, the House Builders Federation undertook a census² to identify the composition of the workforce, their labour force origins and their intentions to stay within the industry, post-Brexit. The survey reported that within the North East region, 7.9% of the workforce were non-UK. Whilst this was comparatively low compared to other UK regions, there is the potential for Brexit to impact on the house building industry's workforce in a post-Brexit scenario. In addition, there may be further impacts upon the supply chains that support house builders in terms of their workforces and materials which could have more untold impacts on the North East regions ability to build and deliver houses.

Consequently, slowdowns in housing supply have the potential to increase build costs, which may be passed on to the buyer. In combination with potential fluctuations in house prices and potential market slowdown there may be supply shortages which may keep house prices rising faster than average earnings.

Whilst the impacts cannot be precisely quantified at this point in time, Brexit is most certainly a risk that will require scrutiny over the course of the Plan period, and in particular the next five years, after the CSDP's adoption.

7.2 Site Viability

As with most cities, brownfield sites are often pepper-potted around the urban area. Previously developed sites often have higher than average remediation or ground preparation costs associated with their development. The [Whole Plan Viability Assessment 2017](#) identifies that some brownfield

² House Builders Federation: [Home Building Workforce Census 2017](#)

sites, at the present time, are developable but may not be able to provide affordable housing on site or provide financial contributions towards other infrastructure. However, looking forward and bearing in mind other influencing factors such as Brexit and market changes, some brownfield sites may become unviable and could risk a slow down in the delivery of housing. This is particularly significant for smaller brownfield sites where land values and development costs are marginal or larger brownfield sites where remediation and ground preparation costs are significantly higher.

7.3 Unlocking infrastructure

The [Infrastructure Delivery Plan \(IDP\)](#) identifies the essential infrastructure to support the proposals identified in the CSDP and the emerging Allocations and Designations Plan. This document is reviewed on an annual basis and the Council work closely with infrastructure providers to update the document to reflect the latest infrastructure position.

An infrastructure schedule is located within the plan identifying the infrastructure schemes required to support development, ranging from transport through to education schemes. Within the schedule, funding sources are identified for the delivery of infrastructure. Some infrastructure delivery relies upon funding bids to central government. At present this does not pose a risk to the delivery of housing, as all essential infrastructure schemes identified within the schedule are deliverable. However, should some desirable infrastructure schemes become “essential” within the Plan period there is a risk that government funding is not secured to deliver the necessary infrastructure to support housing development. Alternatively, government funding initiatives may cease, which would also have an impact on the delivery of some infrastructure schemes.

8 Management of Housing Delivery

The Council will use a range of methods to manage housing delivery throughout the Plan period of the CSDP.

8.1 Monitoring

The Monitoring and Implementation Framework identifies a range of indicators through which the Council will monitor housing supply and delivery. These indicators will be monitored annually and trigger and action points have been identified to ensure that under delivery of housing prompts a response to rectify the situation. The Council will report on monitoring performance through an Annual Monitoring Report which will be published annually, with a base date 31 March each year.

Should the monitoring of the housing supply identify early warning signs that housing supply will not be delivered in line with the housing trajectory, the Council will commit to work with relevant stakeholders to bring problem sites forward as soon as possible. Other measures include use of powers to support delivery, utilising Permission in Principle, exploring opportunities to speed up delivery of allocated sites and a review of the plan, appropriate evidence and consideration of the release of safeguarded land.

8.2 Allocations and Designations Plan

The Council is commencing work on the Allocations and Designations Plan which will identify sufficient housing allocations across the city to deliver Sunderland's OAHN of 13,410 over the plan period and a buffer of approximately 10% to ensure delivery. The formulation of this document which the Council are committed to bringing forward as quickly as possible to support housing delivery, will give developers and landowners more assurance and certainty that their site is suitable for housing, through the local plan process.

During the Allocations and Designations Plan's production process, a number of evidence base documents will be reviewed to determine whether there are additional sites that have the potential to come forward for housing, for example, further work on the quality and suitability of greenspaces will be undertaken, which may yield additional sites that will be assessed for their suitability, availability and deliverability for housing through the SHLAA process. Sites assessed through the SHLAA will then inform the site identification and allocation process. Once SHLAA sites are adopted as housing allocations, it will provide more certainty regarding housing supply and deliverability, from year 6 onwards.

The Council will also give consideration to whether there is a need for an early release of the safeguarded land identified within the CSDP.

8.3 Evidence Base Updates

As mentioned above, some of the potential risks to housing delivery exist around site viability and infrastructure provision. To mitigate the risks, the Council have committed to update the IDP and SHLAA annually. This process will facilitate open and constructive dialogue with infrastructure providers and developers/landowners, which will highlight site and area issues which the Council can work to resolve, before they impact upon housing delivery. Should issues be identified that threaten housing delivery, these will be identified within the Authority Monitoring Report as potential threats and a course of action identified.

8.4 Sale of Council Owned Land

The SHLAA identifies a number of sites that the Council intend to dispose of for housing. These sites have been approved for disposal and are expected to contribute towards housing supply at various points throughout the Plan period. Should a problem regarding housing delivery be identified through the monitoring review process, the Council has the ability to release additional sites for disposal to the market, in order to reinvigorate or compensate for other sites should their circumstances and deliverability change. The Council would work with successful winning tenders to facilitate the quick delivery of housing, where possible.

8.5 Bidding for Public Sector Funding

The Council has successfully bid for public sector funding to bring forward development sites in the past and will continue to bid for funding from these sources going forward.

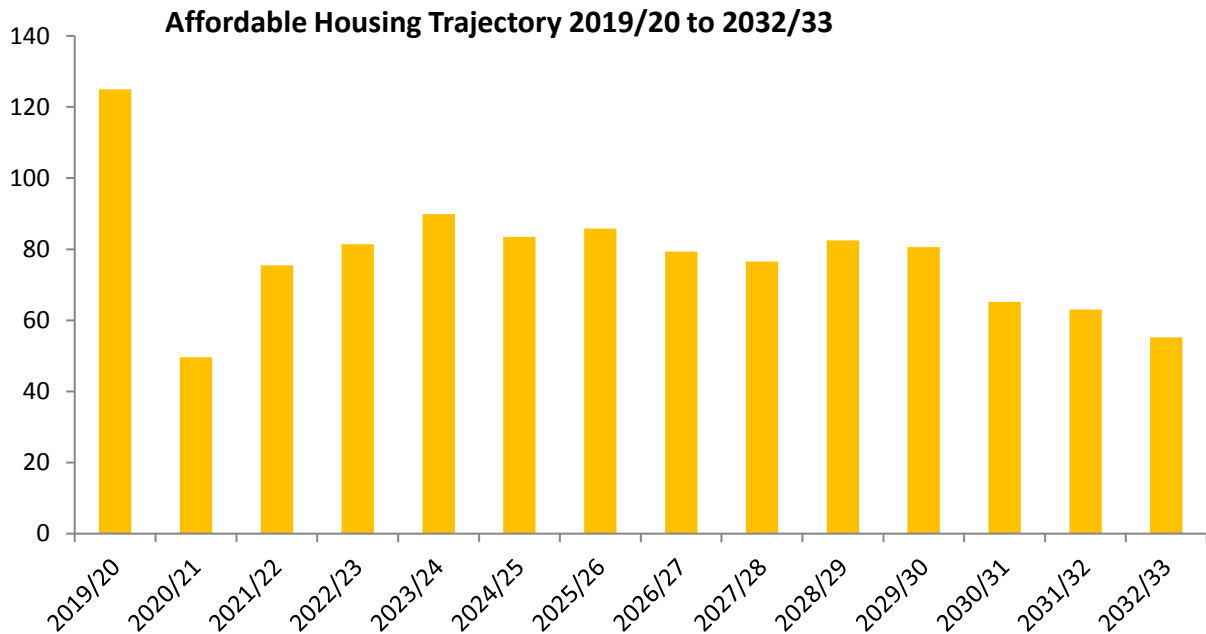
Funding bids have been successful and monies have been awarded from the Homes England Local Accelerated Construction Fund to overcome site constraints on six Council owned sites, to then deliver Modern Methods of Construction housing at an increased pace, which assists in front load housing supply to the earlier years of the CSDP.

The Council is currently awaiting the outcome of a funding bid to the Homes England Housing and Infrastructure Fund (HIF) which would seek to deliver essential infrastructure to support housing developments within the South Sunderland Growth Area. The outcome of this bid is expected Autumn 2019. This could help facilitate accelerated delivery on the SSGA sites.

Successful bids are extremely important as they provide certainty that housing will be delivered and it removes the potential barriers of infrastructure delivery which can often stall or slow down development.

9 Affordable Housing Delivery

An affordable housing trajectory has been prepared in accordance with paragraph 47 of the NPPF (2012).



The affordable housing trajectory schedule is identified in Appendix 3 to this report. Table 9 below summaries the affordable housing schedule and identifies the expected rates of affordable housing delivery over the remaining plan period.

TABLE 9: AFFORDABLE HOUSING DELIVERY

Timeframe	Affordable Housing Dwelling Delivery (Units)
1-5 Years	421
6-10 Years	408
11-15 Years	264
Total 1-14 Years	1093

At this point in time the affordable housing trajectory presents affordable housing delivery from existing planning consents, planning applications expected to gain planning permission and the strategic sites and Housing Growth Area.

However, beyond the five year period, it is difficult to forecast affordable housing delivery from SHLAA sites as applicants may demonstrate that viability affects the delivery of affordable housing delivery on site, opting for off site contributions in lieu of onsite provision. In addition, there may be some sites which come forward for development by a Registered Provider which may deliver higher proportions of affordable housing that anticipated within the current trajectory.

Therefore, there is some uncertainty regarding the level of affordable housing delivery within the Plan period, until such instances are explored through submission of a planning application or through a development brief/masterplanning exercise.

For the purposes of this report, a 15% affordable housing quota has been applied to SHLAA and Housing Growth Area sites over 10 dwellings or more, inline with Policy H2 of the CSDP. For the SSGA sites, a 10% requirement has been applied which is consistent with the requirement set out within Policy SS6. This approach will provide an indicative affordable housing trajectory for years 6+ of the plan period.

As the affordable housing trajectory will be reviewed annually, more certainty regarding affordable housing delivery on a site by site basis will be developed, as the plan period progresses and planning applications are submitted for sites.

10 Conclusion

Sunderland City Council can demonstrate a five-year supply of deliverable housing sites and a sufficient supply of sites over the course of the Plan period to deliver Sunderland's OAHN requirement of 13,410 dwellings. The Council is committed to allocating a sufficient supply of housing sites through the Allocations and Designations Plan that will meet the housing requirement and provide a buffer of approximately 10% to ensure delivery against the target. In addition to the strategic sites allocated within the CSDP, this will include consideration of the following sources of supply:

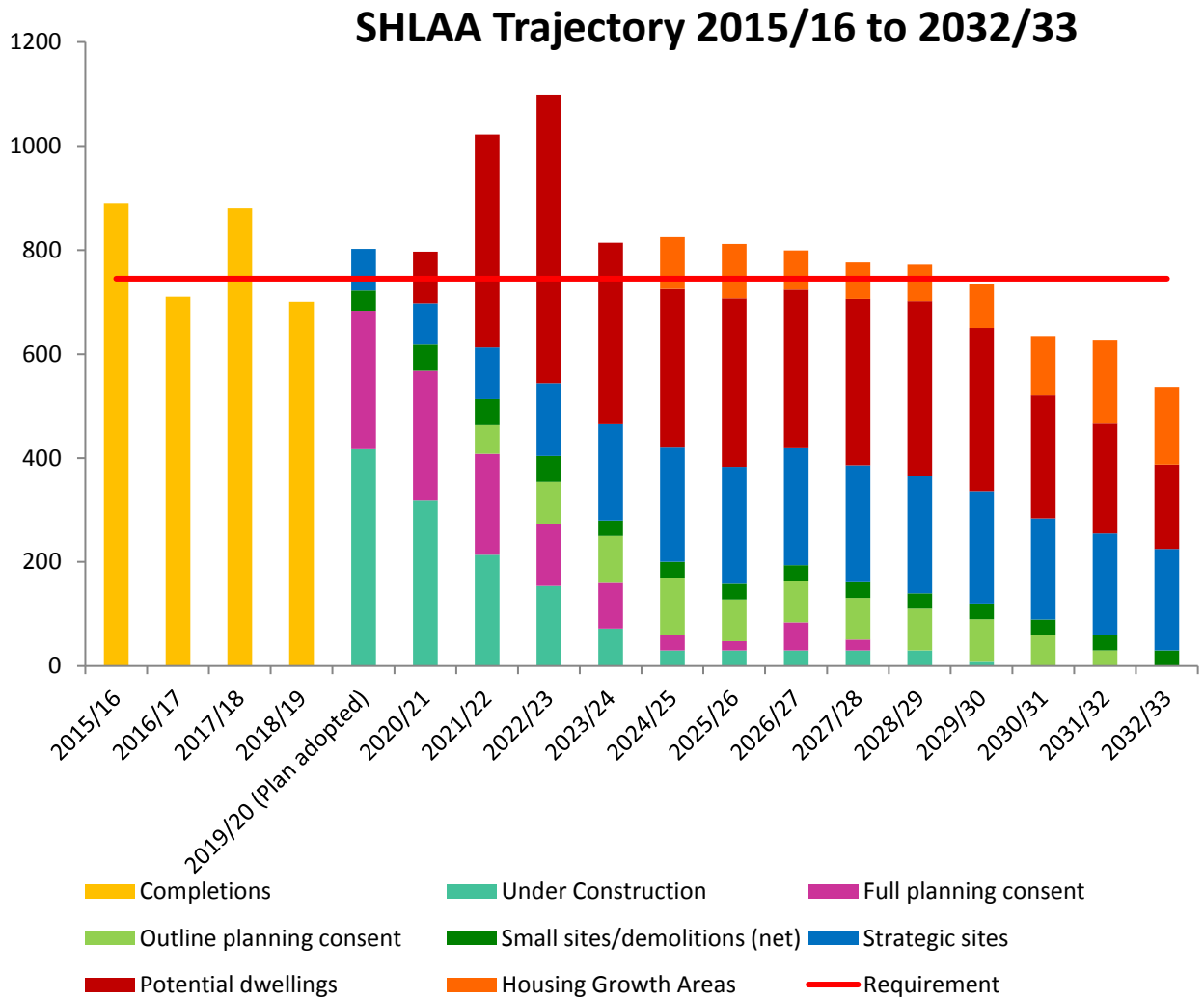
- Sites identified as deliverable and developable within the Strategic Housing Land Availability Assessment (SHLAA);
- Potential for accelerated construction on existing large sites which currently extend beyond the Plan Period;
- Inclusion of other sites within the Existing Urban Area which have become available since the publication of the latest SHLAA; and
- Potential for an early release of the Safeguarded Land.

Delivery rates in the plan period so far demonstrate that the Council has exceeded housing delivery in the early years of the Plan period by 7% and are projected to continue delivery above annual requirements, with its robust housing land supply position.

The Council acknowledges that there are risks to housing development, however the Council is proactive in its approach to manage housing delivery and has robust monitoring tools and mechanisms in place to react to downturns in housing delivery, should they arise.

The Council is committed to working with landowners, developers and statutory agencies to bring forward housing development, in line with the CSDP and the policies within the plan.

11 Appendix 1: Sunderland Housing Trajectory



12 Appendix 2: Five Year Supply Site Justification

SHLAA Ref No	Site Name	Sub Area	Status	Deliverability	1-5 years					6-10 years					11-14 years				Outside Planning Period
056	High Usworth School, Well Bank Road	Washington	1-Permitted – under construction	Development is under construction.	26	30	0	0	0	0	0	0	0	0	0	0	0	0	0
061	Former Lambton Cokeworks Site (Elba Park)	Coalfield	1-Permitted – under construction	Development is under construction.	33	33	12	0	0	0	0	0	0	0	0	0	0	0	0
062	Ryhope and Cherry Knowle Hospital	Sunderland South	1-Permitted – under construction	Development is under construction.	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
070	Site of Foundry (The Forge, Pallion)	Sunderland South	1-Permitted – under construction	Development is under construction.	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0
081	Chapelgarth site	Sunderland South	1-Permitted – under construction	Development is under construction.	30	30	30	30	30	50	50	50	50	50	50	50	50	50	50
106	High Ford Estate, Flodden Road	Sunderland South	1-Permitted – under construction	Development is under construction.	33	33	33	33	32	0	0	0	0	0	0	0	0	0	0
109	Glebe Parkway	Washington	1-Permitted – under construction	Development is under construction.	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112	Site of former Broomhill Estate.	Coalfield	1-Permitted – under construction	Development is under construction.	30	30	30	3	0	0	0	0	0	0	0	0	0	0	0
115	Holmelands, land adjacent to - Hawthorn Street	Coalfield	1-Permitted – under construction	Development is under construction.	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118	Belford House, Ashcroft and Belford Close	Sunderland South	1-Permitted – under construction	Development is under construction.	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
138	Land at North Road	Coalfield	1-Permitted – under construction	Development is under construction.	20	30	30	30	30	30	30	30	30	30	10	0	0	0	0
280	Former Shiney Row Centre, Success Road	Coalfield	1-Permitted – under construction	Development is under construction.	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0
324	Land to the East of Durham Road and Tudor Grove	Sunderland South	1-Permitted – under construction	Development is under construction.	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
333	Fletcher Terrace, land at (Lumley Crescent)	Coalfield	1-Permitted – under construction	Development is under construction.	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
355	Rushford Phase 2, Ryhope	Sunderland South	1-Permitted – under construction	Development is under construction.	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SHLAA Ref No.	Site Name	Sub Area	Status	Deliverability	1-5 years					6-10 years					11-14 years				Outside Planning Period
356	Burdon Road/Hall Farm Road, land at	Sunderland South	1-Permitted – under construction	Development is under construction.	19	30	30	30	0	0	0	0	0	0	0	0	0	0	0
367	Coaley Lane, Land south of	Coalfield	1-Permitted – under construction	Development is under construction.	30	30	30	18	0	0	0	0	0	0	0	0	0	0	0
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	1-Permitted – under construction	Development is under construction.	40	40	40	40	10	0	0	0	0	0	0	0	0	0	0
422	Markle Grove, land to East, East Rainton	Coalfield	1-Permitted – under construction	Development is under construction.	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
454	Teal Farm North	Washington	1-Permitted – under construction	Development is under construction.	35	35	9	0	0	0	0	0	0	0	0	0	0	0	0
469	Site of former Kentmere House	Coalfield	1-Permitted – under construction	Development is under construction.	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
505	Doxford Park Phase 5	Sunderland South	1-Permitted – under construction	Development is under construction.	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0
531	Council Yard, North St, Silksworth	Sunderland South	1-Permitted – under construction	Development is under construction.	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
570	Land at Station Rd, Penshaw	Coalfield	1-Permitted – under construction	Development is under construction.	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
679	18-19 Murton Street	Urban Core	1-Permitted – under construction	Development is under construction.	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
687	Former Hylton Castle Library, Cranleigh Road	Sunderland North	1-Permitted – under construction	Site under construction and remainder of units anticipated completion 2019/20.	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
690	First Floor, the Old Vestry, 23 Fawcett Street	Urban Core	1-Permitted – under construction	Development is under construction.	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0
698	Former Hendon gardens Hotel	Sunderland South	1-Permitted – under construction	Development is under construction.	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
701	67 John Street	Urban Core	1-Permitted – under construction	Development is under construction.	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0
705	2 Grange Crescent	Urban Core	1-Permitted – under construction	Development is under construction.	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
706	Mayholme, 31 Sea View Road	Sunderland South	1-Permitted – under construction	Development is under construction.	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SHLAA Ref No.	Site Name	Sub Area	Status	Deliverability	1-5 years					6-10 years					11-14 years				Outside Planning Period
724	Former Sunderland High School	Sunderland South	1-Permitted – under construction	Development is under construction.	0	57	0	0	0	0	0	0	0	0	0	0	0	0	0
729	Sunderland Church High School, Mowbray Road	Sunderland South	1-Permitted – under construction	Development is under construction.	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
086	Former Easington Lane Primary School Building	Coalfield	2-Permitted – Not started	Council site with developer on board. In line with the sale of the site developer has to start on site within 18/24 months of planning permission being granted. As such completions aligned to these conditions.	0	26	30	30	30	0	0	0	0	0	0	0	0	0	0
087	Former Dubmire Primary School, Britannia Terrace	Coalfield	2-Permitted – Not started	Council site to be delivered by Karbon Homes as part of HE affordable homes grant. As such anticipated completions considered deliverable.	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0
107	Phases 2-6, Chester Road	Sunderland South	2-Permitted – Not started	Application approved 28 June 2019, Gentoo have confirmed will be on site end of July 2019. Gentoo have a very good track record of delivery.	0	0	30	30	30	30	30	30	30	30	30	30	30	30	30
128	Black Boy Road land at (Site A)	Coalfield	2-Permitted – Not started	Outline consent in place, developer (Story Homes) confirmed selling the site to another house builder who are to submit reserved matters application in 2019, and to be on site by next year.	0	0	20	30	30	30	31	0	0	0	0	0	0	0	0
142	Former Chilton Moor Cricket Club, Black Boy Road	Coalfield	2-Permitted – Not started	Site granted planning permission in June 2019, developer expecting first completions 2020/21.	0	30	4	0	0	0	0	0	0	0	0	0	0	0	0
154A	Seaburn Camp, Whitburn Road (North)	Sunderland North	2-Permitted – Not started	Planning application approved March 2019. Miller homes who anticipate first completions 2020/21.	0	30	34	0	0	0	0	0	0	0	0	0	0	0	0
328	Hetton Downs Phase 2	Coalfield	2-Permitted – Not started	Gleeson have planning permission in place for this site and will continue the build programme from Phase 1 to this phase. Completions phased accordingly.	22	30	30	30	0	0	0	0	0	0	0	0	0	0	0
362	Bonner's Field Industrial Units, Bonnersfield Road	Urban Core	2-Permitted – Not started	Site cleared and progressing with planning conditions. Agent confirmed site will be delivered when anticipated.	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0
380	Grangetown Autos and land to the South. East side of Ryhope Road	Sunderland South	2-Permitted – Not started	Development is under construction.	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0
421	Quarry House Lane, East Rainton	Coalfield	2-Permitted – Not started	Planning permission granted 2018. Site to be developed by Wynyard Homes.	13	20	0	0	0	0	0	0	0	0	0	0	0	0	0
468	Land north of Blackthorn Way, Sedgelych Industrial Estate	Coalfield	2-Permitted – Not started	Outline approval granted in July 2018. Reserved Matters application currently pending consideration (Keepmoat).	0	0	30	30	30	30	18	0	0	0	0	0	0	0	0
494	Land at Chapel Street/Edward Street	Coalfield	2-Permitted – Not started	Planning permission granted September 2017, anticipated completions year 2.	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
502	Vane Arms, Silksworth	Sunderland South	2-Permitted – Not started	Planning in place, anticipated conversion next year.	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
504	Doxford Park Phase 6	Sunderland South	2-Permitted – Not started	Planning application approved 13th June 2019. Gentoo will move onto this phase once phase 5 complete, as such delivery of dwellings phased accordingly.	0	23	30	30	30	0	0	0	0	0	0	0	0	0	0

SHLAA Ref No.	Site Name	Sub Area	Status	Deliverability	1-5 years					6-10 years					11-14 years				Outside Planning Period
537	Land at Redcar Road/Rawdon Rd	Sunderland North	2-Permitted – Not started	Planning permission in place for 10 bungalows. Scheme is being brought forward by Karbon Homes who have Home England Affordable Homes Grant to deliver the scheme.	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
565	Pheonix Tower Business Park, Castletown Way	Sunderland North	2-Permitted – Not started	Full planning permission in place. Developer Berkley Deveer have confirmed infrastructure in 2020, with completions expected 2021.	0	30	30	30	28	0	0	0	0	0	0	0	0	0	0
660	63 Fawcett Street	Urban Core	2-Permitted – Not started	Planning permission in place and anticipated to be delivered as phased.	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
661	12 Fawcett Street	Urban Core	2-Permitted – Not started	Planning permission in place and anticipated to be delivered as phased.	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
680	Land opposite The Mews, Redburn Row	Coalfield	2-Permitted – Not started	Planning permission granted in April 2017. 1 unit full consent and 4 units outline.	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
688	Derwent House, Washington	Washington	2-Permitted – Not started	Development permitted via prior notification route and permitted development. Applicant recently converted nearby office block via permitted development route with this property anticipated to be converted in 2019/20.	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0
693	Former Cheadle Centre, Caithness Road, Hylton	Sunderland North	2-Permitted – Not started	Site has full planning permission and to be developed by Karbon Homes who have affordable homes grant from HE to deliver the units.	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
695	Stanley Terrace, Chester Road, Shiney Row	Coalfield	2-Permitted – Not started	Planning permission in place, council owned site - currently in discussions with partners to bring forward.	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
703	Warm up Wearside, Westbourne Road	Sunderland South	2-Permitted – Not started	Applicant looking at options and development partners to bring forward the scheme early 2020.	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0
704	Fence Houses Comrades Club, Station Avenue North	Coalfield	2-Permitted – Not started	Internal records indicate initial works have started.	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
725	Camrex House	Urban Core	2-Permitted – Not started	Planning permission in place and anticipated to be delivered as phased.	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0
726	9 - 12 Summerhill	Sunderland South	2-Permitted – Not started	Permission granted March 2019. Scheme being delivered by Bernicia Homes.	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
727	43-45 Newcastle Road	Sunderland North	2-Permitted – Not started	Planning in Principle' (PIP) permitted on the site in April 2019 and is anticipated that the property will be converted in 2020/21.	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0
728	12-13 Toward Road	Sunderland South	2-Permitted – Not started	Conversion approved under prior notification procedure. Building is vacant and anticipated to be converted next year.	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0
063	Vaux Brewery (site of), Gill Bridge Avenue	Urban Core	2-Permitted (Outline) – Not started	Site has outline consent and is a high priority site for the City Council and City Centre living, as such anticipated to be delivered within the next few years.	0	0	0	0	30	30	30	30	30	30	21	0	0	0	0
330A	Philadelphia Complex	Coalfield	2-Permitted (Outline) – Not started	Reserved matters application now under consideration submitted by Persimmon Homes in May 2019.	0	0	20	50	50	50	50	50	50	50	50	50	30	0	0
388	Ennerdale Street, Low Moorsley, Land at	Coalfield	2-Permitted (Outline) – Not started	Outline consent in place, anticipate reserved matters application to be submitted within next 2 years.	0	0	0	0	10	30	0	0	0	0	0	0	0	0	0

SHLAA Ref No.	Site Name	Sub Area	Status	Deliverability	1-5 years					6-10 years					11-14 years				Outside Planning Period
413	Seaburn Amusements, Whitburn Road	Sunderland North	2-Permitted (Outline) – Not started	The site has a hybrid planning application approved with 279 residential units subject to the outline consent. Subject to submitting reserved matters which is anticipated later in 2019 and the implementation of appropriate mitigation measures the site could deliver from year 3 onwards. The site is in a very good market area and has developer interest in the site.	0	0	30	30	30	30	30	30	30	30	30	9	0	0	0
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	2-Permitted (Outline) – Not started	Reserved matters application anticipated later 2019/early 2020.	0	0	20	30	30	30	30	30	30	30	30	30	30	30	30
702	Land adjacent to the Beehive PH, Blind Lane	Coalfield	2-Permitted (Outline) – Not started	Outline consent in place, reserved matters application anticipated early 2020.	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
654	West of Redburn Row	Coalfield	3-Application pending	Planning application under consideration for 53 units, which is being discussed with applicant. Five-year land supply takes a cautious approach and has set the yield at 27 dwellings (which was set through a previous approval). Anticipated to be delivering dwellings in year 5.	0	0	0	0	27	0	0	0	0	0	0	0	0	0	0
079	Hylton Lane/Blaydon Ave, Hylton Lane	Sunderland North	3-Application pending	Discussions have taken place regarding the outstanding issues and Gentoo are revising the scheme. Anticipated to be resolved and approved Autumn/Winter 2019. Gentoo planning to start developing the site as soon as approval given. Gentoo have an excellent track record of delivering and as such programmed timescales are realistic.	0	0	23	24	24	0	0	0	0	0	0	0	0	0	0
159	Land adjacent to The Scullery Restaurant	Sunderland South	3-Application pending	Part council owned site - agreed terms in principle. Awaiting determination, anticipated later 2019 - principle agreed, resolving detail.	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0
194	Land at Lambton Lane	Coalfield	3-Application pending	Persimmon Homes developing site, all planning issue now resolved.	0	0	30	30	30	30	30	30	30	30	12	0	0	0	0
197	Land to the east of former Broomhill Estate	Coalfield	3-Application pending	Gentoo are developing site and anticipating following on from phase 1 (site 112). Planning application has been reported to Planning Committee where it is resolved to approve subject to resolving ecology issues and signing of S106 agreement.	0	0	0	30	30	30	9	0	0	0	0	0	0	0	0
342	Land at Mill Hill, Silksworth Road	Sunderland South	3-Application pending	Outline consent granted, Reserved matters application submitted January 2019 by Persimmon Homes and under consideration.	0	0	30	30	30	30	30	30	30	30	10	0	0	0	0
448	Penshaw House	Coalfield	3-Application pending	S106 discussions ongoing, anticipated to be resolved and approval issued 2019.	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0
711	Kidderminster Road	Sunderland North	3-Application pending	Planning application pending, anticipated determination summer 2019. Gentoo site who have excellent track record of housing delivery within the city.	0	0	0	25	30	0	0	0	0	0	0	0	0	0	0
080C	Stadium Village, Sheepfolds Cliff Top	Urban Core	4-No planning status	Site is subject to funding agreement with Homes England to deliver MMC housing at a pace of 4.4 dwellings per month.	0	5	50	5	0	0	0	0	0	0	0	0	0	0	0
091	Southwick Primary School, Clarence Street	Sunderland North	4-No planning status	Council owned site which has received Cabinet approval for disposal and agreed heads of terms with Registered Provider. Scheme is receiving grant funding from Homes England for social housing scheme. Application is anticipated to be submitted by end of 2019 and in line with conditions of sale the developer has 18m/24months to start on site once planning permission is in place.	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0
093	Recreation Field, North Moor Lane, Farringdon	Sunderland South	4-No planning status	Site subject to Local Authority Accelerated Construction funding from Homes England as such funding agreement subject to accelerated build rates and modern methods of construction. Subject to the determination of a detailed planning application, this site could deliver units within years 1-5 at an increased rate of around 50 units per annum	0	0	50	60	0	0	0	0	0	0	0	0	0	0	0

SHLAA Ref No.	Site Name	Sub Area	Status	Deliverability	1-5 years					6-10 years					11-14 years			Outside Planning Period	
098	Ayton Village Primary School, Dunlin Drive, Ayton	Washington	4-No planning status	Council site which has Cabinet approval for disposal of site. Developer agreed and pre-application discussion is ongoing with planning application anticipated later in 2019.	0	0	24	30	0	0	0	0	0	0	0	0	0	0	0
104	Carley Hill School, Emsworth Road	Sunderland North	4-No planning status	Site subject to Local Authority Accelerated Construction funding from Homes England as such funding agreement subject to accelerated build rates and modern methods of construction. Subject to the determination of a detailed planning application, this site could deliver units within years 1-5 at an increased rate of around 50 units per annum.	0	0	50	60	0	0	0	0	0	0	0	0	0	0	0
175	Fulwell Quarry East, land at Bell House Road	Sunderland North	4-No planning status	Site subject to Local Authority Accelerated Construction funding from Homes England as such funding agreement in place and scheme has to be developed in line with accelerated build rates and modern methods of construction. A Strategic Partnership is in place with the developer and the end scheme is currently being designed. Subject to the determination of a detailed planning application, this site will deliver all the units in 2021/22 and 2022/23.	0	0	40	42	0	0	0	0	0	0	0	15	30	30	0
177	Former Usworth Comprehensive School	Washington	4-No planning status	Council site which has Cabinet approval for disposal of site. Developer agreed, all enabling works complete and planning application anticipated autumn 2019.	0	0	0	20	30	30	30	30	30	30	0	0	0	0	0
467A	Upper Fulwell	Sunderland North	4-No planning status	Site subject to Local Authority Accelerated Construction funding from Homes England as such funding agreement in place and scheme has to be developed in line with accelerated build rates and modern methods of construction. The site is currently being de-risked and site investigations are to take place over the next few months. The process for relocating the allotments on the site is currently underway. Subject to the determination of a detailed planning application, this site will deliver all the units in 2022/23.	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0
477	Land north of Burdon Lane	Sunderland South	4-No planning status	Three developers delivering scheme. SPD in place to guide development in this area. Site has been the subject of detailed discussions and planning application expected later in 2019.	0	0	0	30	45	60	65	65	65	65	65	65	65	65	65
563	Hylton Skills campus, north Hylton Road	Sunderland North	4-No planning status	Vacant site, a number of buildings still to be cleared. Part council owned and being delivered by Karbon Homes. Detailed pre-application discussions have taken place, with full planning application anticipated later in 2019. Karbon are awaiting outcome of affordable homes programme on this scheme.	0	0	0	30	30	30	10	0	0	0	0	0	0	0	0
691	Land at Stephenson Industrial Estate (Little Usworth), Sulgrave Road	Washington	4-No planning status	Site subject to HE Local Authority Accelerated Construction funding to deliver MMC properties at an increased delivery rate. Funding agreements in place with HE and site progressing through appropriate channels.	0	5	28	7	0	0	0	0	0	0	0	0	0	0	0

13 Appendix 3: Affordable Housing Trajectory Schedule

SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status 2	Affordable Housing Status	Total Yield	Total Affordable	Total Affordable left to build	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
018	42 to 45 Nile Street	Urban Core	Permitted – not started	Application 16/00748/FU4 states all market housing no affordable.	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
054	Former Eagle Public House, Portsmouth Road	Sunderland South	Permitted – not started	No affordable Housing	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
056	High Usworth School, Well Bank Road	Washington	Permitted – not started	Offsite (6 @ Glebe site) (SHLAA109)	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
061	Former Lambton Cokeworks Site (Elba Park)	Coalfield	Permitted – under construction	40 units up for Discount Market Value	359	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
062	Ryhope and Cherry Knowle Hospital	Sunderland South	Permitted – under construction	22 Social Rented, 8 Intermediate in Phase 1 (304 dwellings) Other phases assumed at 10% of total.	800	80	80	5	5	5	5	5	5	5	5	5	5	5	5	5	5
063	Vaux Brewery (site of), Gill Bridge Avenue	Urban Core	Permitted (Outline) – Not started	21 units based on these types at a 75% social rented/ 25% intermediate split	201	21	21	0	0	0	0	3	3	3	3	3	3	2	0	0	0
070	Site of Foundry (The Forge, Pallion)	Sunderland South	Permitted – under construction	No affordable – confirmed by Gleeson	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
078	Farringdon Row Phase 2-4	Urban Core	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	69	10	10	0	0	0	0	0	0	0	0	1	4	4	0	0	0

079	Hylton Lane/Blaydon Ave, Hylton Lane	Sunderland North	Application pending	Potentially no affordable housing on site. 7 units to be provided as part of a different scheme.	71	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
080A	Stadium Village, Sheepfolds Central	Urban Core	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	50	8	8	0	0	0	0	0	0	0	0	5	3	0	0	0
080B	Stadium Village, Sheepfolds East	Urban Core	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	70	11	11	0	0	0	0	0	0	6	6	0	0	0	0	0
080C	Stadium Village, Sheepfolds Cliff Top	Urban Core	No planning status	No planning status - LAAC site (Assumption of 10% of total Pro Rated per year)	65	7	7	0	0	7	0	0	0	0	0	0	0	0	0	0
081	Chapelgarth site	Sunderland South	Permitted – under construction	10% Affordable rent of the 160 on phase 1. Other phases assumed at 10% of total.	750	75	75	3	3	3	3	3	5	5	5	5	5	5	5	5
085	Former Groves Site, Woodbine Terrace, Pallion	Sunderland South	Application pending	Up to 10% of the new dwellings will be affordable in nature providing a mix of tenures (including affordable rent) and house types. The detail of the mix, including the approach to Lifetime Homes, will be defined by the supporting s106 and subsequent reserved matters applications.	700	70	70	0	0	0	0	0	2	2	3	5	5	5	5	5
086	Former Easington Lane Primary School Building	Coalfield	Permitted – Not started	No affordable Housing	116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
087	Former Dubmire Primary School, Britannia Terrace	Coalfield	Application pending	All affordable rent.	17	17	17	0	17	0	0	0	0	0	0	0	0	0	0	0

091	Southwick Primary School, Clarence Street	Sunderland North	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	40	6	6	0	0	0	3	3	0	0	0	0	0	0	0	0
093	Recreation Field, North Moor Lane, Farringdon	Sunderland South	No planning status	No planning status LAAC site (Assumption of 10% of total Pro Rated per year)	110	11	11	0	5	6	0	0	0	0	0	0	0	0	0	0
098	Ayton Village Primary School, Dunlin Drive, Ayton	Washington	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	54	8	8	0	0	4	4	0	0	0	0	0	0	0	0	0
104	Carley Hill School, Emsworth Road	Sunderland North	No planning status	No planning status LAAC site(Assumption of 10% of total Pro Rated per year)	110	11	11	0	6	5	0	0	0	0	0	0	0	0	0	0
106	High Ford Estate, Flodden Road	Sunderland South	Permitted – under construction	No affordable Units	285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107	Phases 2-6, Chester Road	Sunderland South	Application pending	A financial contribution in lieu of on-site affordable housing provision was secured via the S106 agreement. The Affordable Housing Contribution of £3,831 must be spent on the provision of Affordable Housing within the Area within 5 years of receipt. In this instance 'Area' is defined as the administrative area of the Council. The funds will be received on commencement of development.	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

109	Glebe Parkway	Washington	Permitted – under construction	12 Units affordable housing. 6 in S106 agreement and a further 6 in lieu of Highfields Manor Site at High Usworth.	59	12	4	4	0	0	0	0	0	0	0	0	0	0	0	0
112	Site of former Broomhill Estate.	Coalfield	Permitted – under construction	13 affordable, 12 rented, 1 intermediate.	128	13	4	4	0	0	0	0	0	0	0	0	0	0	0	0
113	Site of Herrington Workingmen's Club	Coalfield	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	30	5	5	0	0	0	0	0	2	2	2	0	0	0	0	0
115	Holmelands, land adjacent to - Hawthorn Street	Coalfield	Permitted – under construction	4 affordable rent of the 78 units	78	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118	Belford House, Ashcroft and Belford Close	Sunderland South	Permitted – under construction	No Affordable Units	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
128	Black Boy Road land at (Site A)	Coalfield	Application pending	Provision of 10% affordable housing units to be submitted and approved by the Council prior to the commencement of development	141	14	14	0	0	2	3	3	3	3	0	0	0	0	0	0
138	Land at North Road	Coalfield	Permitted – under construction	30 Affordable. 23 Rent, 7 Intermediate	300	30	30	2	3	3	3	3	3	3	3	3	1	0	0	0
142	Former Chilton Moor Cricket Club, Black Boy Road	Coalfield	Application pending	2 Affordable Rental Units have been secured by way of Section 106 which equates to 6% affordable housing provision.	34	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0

154A	Seaburn Camp, Whitburn Road (North)	Sunderland North	Permitted – Not started	The applicant is not proposing on site affordable housing and has proposed a financial contribution to provision elsewhere in the North of Sunderland in lieu of this.	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154B	Seaburn Camp, Whitburn Road (South)	Sunderland North	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	10	2	2	0	0	0	0	0	0	0	2	0	0	0	0	0
159	Land adjacent to The Scullery Restaurant	Sunderland South	Application pending	No affordable Housing	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163	Amberley Street and Harrogate Street, land at - Mowbray Road	Sunderland South	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	79	12	12	0	0	0	0	0	0	3	5	5	0	0	0	0
172	Forest Estate, Land at - High Street	Coalfield	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	121	18	18	0	0	0	0	0	0	0	0	0	0	0	0	4
175	Fulwell Quarry East, land at Bell House Road	Sunderland North	No planning status	No planning status LAAC site (Assumption of 10% of total Pro Rated per year)	82	8	8	0	0	8	0	0	0	0	0	0	0	0	0	0
177	Former Usworth Comprehensive School	Washington	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	200	30	30	0	0	0	3	5	5	5	5	5	0	0	0	0
183	Ashburn House, Ryhope Road	Sunderland South	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	10	2	2	0	0	0	0	0	0	2	0	0	0	0	0	0
187	Bonnersfield, land at - Palmers Hill Road	Urban Core	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	80	12	12	0	0	0	0	0	0	0	0	2	5	5	2	0

194	Land at Lambton Lane	Coalfield	Application pending	No decision made as yet. (Assumption of 15% of total Pro Rated per year)	252	38	38	0	0	5	5	5	5	5	5	5	2	0	0	0
197	Land to the east of former Broomhill Estate	Coalfield	Application pending	Proposed to provide affordable housing off site at a rate of 10%, which is in accordance with policy requirements. 10no. units will be provided off site, most likely on the adjacent Gentoo development on the former Broomhill housing estate.	99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
258	Washington Football Club, Spout Lane	Washington	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	46	7	7	0	0	0	0	0	0	2	5	0	0	0	0	
280	Former Shiney Row Centre, Success Road	Coalfield	Permitted – under construction	No affordable housing on site.	128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
293A	Low Moorsley, land at (Ennerdale Street)	Coalfield	Application pending	It is indicated that 10% of the proposed dwellings will comprise "affordable housing".	82	8	8	0	0	0	0	0	3	3	2	0	0	0	0	
312	Former Junglerama, Victoria Road	Washington	Permitted – not started	No affordable housing on site.	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
324	Land to the East of Durham Road and Tudor Grove	Sunderland South	Permitted – under construction	No affordable housing on site.	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
328	Hetton Downs Phase 2	Coalfield	Permitted – Not started	No affordable housing on site.	112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

330A	Philadelphia Complex	Coalfield	Permitted (Outline) – Not started	The outline planning application proposes 15 affordable dwellings, to be provided on site.	500	15	15	0	0	1	2	2	2	2	2	2	2	2	2	1	0
330B	Philadelphia Complex (Extension)	Coalfield	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	195	29	29	0	0	0	0	0	0	0	0	0	0	3	7	7	
333	Fletcher Terrace, land at (Lumley Crescent)	Coalfield	Permitted – under construction	No affordable housing on site.	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
342	Land at Mill Hill, Silksworth Road	Sunderland South	Application pending	25 Affordable Units 19 Rent 6 Intermediate	250	25	25	0	0	3	3	3	3	3	3	3	1	0	0	0	0
355	Rushford Phase 2, Ryhope	Sunderland South	Permitted – under construction	15 Affordable Units 11 Rent 4 DMV all completed as of October 17	150	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
356	Burdon Road/Hall Farm Road, land at	Sunderland South	Permitted – under construction	No affordable units on site.	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
362	Bonner's Field Industrial Units, Bonnersfield Road	Urban Core	Permitted – not started	No affordable Housing	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
367	Coaley Lane, Land south of	Coalfield	Permitted – under construction	13 out of 128 Social Rented	115	13	11	3	3	3	2	0	0	0	0	0	0	0	0	0	0
380	Grangetown Autos and land to the South. East side of Ryhope Road	Sunderland South	Permitted – not started	All affordable Social rented	46	46	46	46	0	0	0	0	0	0	0	0	0	0	0	0	0
388	Ennerdale Street, Low Moorsley, Land at	Coalfield	Permitted (Outline) – Not started	4 Affordable Unite 3 for rent 1 intermediate	40	4	4	0	0	0	0	1	3	0	0	0	0	0	0	0	0

407c	Land north east of Mount Lane, Springwell Village	WASHINGTON	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	60	9	9	0	0	0	0	0	5	5	0	0	0	0	0	0	0
410	Blind Lane, Grasswell, land to North of	Coalfield	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	21	3	3	0	0	0	0	0	0	0	0	0	0	3	0	0	0
413	Seaburn Amusements, Whitburn Road	Sunderland North	Permitted (Outline) – Not started	Affordable Housing (10% on-site) 21 Rent 7 Intermediate	279	28	28	0	0	3	3	3	3	3	3	3	3	1	0	0	0
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	Permitted – under construction	Affordable housing is proposed as 75% affordable rent and 25% Intermediate Tenure. Phase 1 = 15 units (All completed) Phase 2 = 14 units	288	29	14	2	2	2	2	0	0	0	0	0	0	0	0	0	0
421	Quarry House Lane, East Rainton	Coalfield	Permitted – Not started	Conclusion states off site provision.	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
422	Markle Grove, land to East, East Rainton	Coalfield	Permitted – under construction	10 units, 7 rented, 3 shared ownership of 93 units	93	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	Permitted (Outline) – Not started	10% on-site (75% Affordable Rent/ 25% Intermediate) 45 affordable dwellings	450	45	45	0	0	2	3	3	3	3	3	3	3	3	3	3	3
439	Cricklewood Rd, land at	Sunderland North	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	12	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
440	Cragdale Gardens, Low Moorsley	Coalfield	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	40	6	6	0	0	0	0	0	0	0	0	0	0	2	5	0	0

448	Penshaw House	Coalfield	Application pending	Affordable Housing statement states that no affordable on site. All affordable housing provision taken upon SHLAA site 110.	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
451	Former Stannington Centre and adjoining greenspace, Hillview, Stannington Grove	Sunderland South	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	75	11	11	0	0	0	0	0	0	0	0	0	2	4	4	0
454	Teal Farm North	Washington	Permitted – under construction	No affordable Housing on sites 3 and 4	566	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
463A	Land to the west of Waterloo Road, Usworth (South)	Washington	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	205	31	31	0	0	0	0	0	0	4	5	5	5	5	5	5
465	Land adjacent to Herrington Country Park	Coalfield	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	400	60	60	0	0	0	0	0	6	6	6	6	6	6	6	6
467A	Upper Fulwell	Sunderland North	No planning status	No planning status (Assumption of 10% of total Pro Rated per year)	50	5	5	0	0	5	0	0	0	0	0	0	0	0	0	0
467B	Thornbeck College site	Sunderland North	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	14	2	2	0	0	0	0	0	0	2	0	0	0	0	0	0
468	Land north of Blackthorn Way, Sedgelych Industrial Estate	Coalfield	Permitted – Not started	14 affordable houses to be provided	138	14	14	0	0	3	3	3	3	2	0	0	0	0	0	0

469	Site of former Kentmere House	Coalfield	Permitted – under construction	100% Social Rented	19	19	19	19	0	0	0	0	0	0	0	0	0	0	0	0
470	Site of former Gilpin House	Coalfield	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	12	2	2	0	0	0	0	0	0	0	0	0	2	0	0	0
477	Land north of Burdon Lane	Sunderland South	Application pending	10% affordable housing is proposed in accordance with the draft CSDP and SSGA draft SPD.	955	96	96	0	0	0	3	5	6	7	7	7	7	7	7	7
494	Land at Chapel Street/Edward Street	Coalfield	Permitted – not started	No affordable housing	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
502	Vane Arms, Silksworth	Sunderland South	Permitted – not started	No affordable housing	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
504	Doxford Park Phase 6	Sunderland South	Application pending	The development has secured 10 Affordable Housing Units (S106): 8 x Affordable Rental Units for which Gentoo have the Nominations Rights 2 x Discounted Market Value Units	113	10	10	0	2	3	3	3	0	0	0	0	0	0	0	0
505	Doxford Park Phase 5	Sunderland South	Permitted – under construction	No affordable housing on site.	155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
531	Council Yard, North St, Silksworth	Sunderland South	Permitted – under construction	No affordable housing on site.	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
537	Land at Redcar Road/Rawdon Rd	Sunderland North	Permitted – Not started	100% Affordable Rented	10	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0
538	Havannah Rd/Moorway, Albany	Washington	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	50	8	8	0	0	0	0	0	0	3	5	0	0	0	0	0

540	Hetton Downs Phase 3	Coalfield	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	60	9	9	0	0	0	0	0	0	0	5	5	0	0	0	0
563	Hylton Skills campus, north Hylton Road	Sunderland North	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	100	15	15	0	0	0	5	5	5	2	0	0	0	0	0	0
565	Pheonix Tower Business Park, Castletown Way	Sunderland North	Permitted – Not started	No affordable housing.	118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
567	Land adjacent to George Washington Golf and Country Club, Usworth	Washington	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	45	7	7	0	0	0	0	0	3	4	0	0	0	0	0	0
570	Land at Station Rd, Penshaw	Coalfield	Permitted – under construction	No affordable housing on site.	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
651	Land at Tay Road, Thorney Close	Sunderland South	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	50	8	8	0	0	0	0	0	0	0	0	0	5	3	0	0
654	West of Redburn Row	Coalfield	Application pending	No planning status (Assumption of 15% of total Pro Rated per year)	27	4	4	0	0	0	0	4	0	0	0	0	0	0	0	0
659	Sunnside Central Area, Villiers Street	Urban Core	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	20	3	3	0	0	0	0	0	0	3	0	0	0	0	0	0
660	63 Fawcett Street	Urban Core	Permitted – not started	No affordable housing on site.	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
661	12 Fawcett Street	Urban Core	Permitted – not started	No affordable housing on site.	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
673	James Steel Park	Washington	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	30	5	5	0	0	0	0	0	0	0	0	0	0	0	3	3

675	Land at Newcastle Road, Fulwell	Sunderland North	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	80	12	12	0	0	0	0	0	0	0	0	0	0	2	4	4	2
677	Land at Birchwood, Ford Oval	Sunderland South	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	30	5	5	0	0	0	0	0	0	0	5	0	0	0	0	0	0
678	South Hylton House	Sunderland South	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	55	8	8	0	0	0	0	0	0	0	0	0	0	4	4	0	0
679	18-19 Murton Street	Urban Core	Permitted – not started	No affordable housing on site.	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
680	Land opposite The Mews, Redburn Row	Coalfield	Permitted – not started	No affordable housing on site.	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
687	Former Hylton Castle Library, Cranleigh Road	Sunderland North	Permitted – not started	No affordable housing on site.	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
688	Derwent House, Washington	Washington	Permitted – not started	Unknown	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
690	First Floor, the Old Vestry, 23 Fawcett Street	Urban Core	Permitted – not started	No affordable housing on site.	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
691	Land at Stephenson Industrial Estate (Little Usworth), Sulgrave Road	Washington	No planning status	No planning status - LAAC site (Assumption of 10% of total Pro Rated per year)	40	4	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0
692	Land to the north of Irene Avenue, Grangetown	Sunderland South	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	60	9	9	0	0	0	0	0	0	0	0	0	5	5	0	0	0

693	Former Cheadle Centre, Caithness Road, Hylton	Sunderland North	Permitted – Not started	All Affordable Rent.	19	19	19	19	0	0	0	0	0	0	0	0	0	0	0	0
695	Stanley Terrace, Chester Road, Shiney Row	Coalfield	Permitted – Not started	No affordable housing on site.	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
698	Former Hendon gardens Hotel	Sunderland South	Permitted – under construction	No affordable housing.	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
701	67 John Street	Urban Core	Permitted – not started	No affordable housing.	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
702	Land adjacent to the Beehive PH, Blind Lane	Coalfield	Permitted (Outline) – Not started	No affordable housing.	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
703	Warm up Wearside, Westbourne Road	Sunderland South	Permitted – not started	No affordable housing.	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
704	Fence Houses Comrades Club, Station Avenue North	Coalfield	Permitted – not started	No affordable housing.	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
705	2 Grange Crescent	Urban Core	Permitted – not started	All Social Rented.	6	6	1	0	0	0	0	0	0	0	0	0	0	0	0	0
706	Mayholme, 31 Sea View Road	Sunderland South	Permitted – not started	No affordable housing.	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
707	Land adjacent to Moorsburn Drive	Coalfield	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
708	Land fronting Chiswick Road	Sunderland North	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

710	Oswald Terrace South	Sunderland North	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
711	Kidderminster Road	Sunderland North	Application pending	This proposal is for 100% affordable rent	55	55	55	0	0	0	25	30	0	0	0	0	0	0	0	0
714	Pennywell Business Centre	Sunderland South	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	30	5	5	0	0	0	0	0	5	0	0	0	0	0	0	0
716	Tasman Road, Thorney Close	Sunderland South	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
717	Theme Road, Thorney Close	Sunderland South	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
718	Tadcaster Road, Thorney Close	Sunderland South	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
719	Tanfield Road/Truro Road, Thorney Close	Sunderland South	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
720	Land at Dixon Square, Causeway	Sunderland North	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	10	2	2	0	0	0	0	0	0	0	0	0	2	0	0	0
721	The Ropery, Websters Bank	Sunderland South	No planning status	No planning status (Assumption of 15% of total Pro Rated per year)	80	12	12	0	0	0	0	0	6	6	0	0	0	0	0	0
724	Former Sunderland High School	Sunderland South	Permitted – under construction	No affordable housing.	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
725	Camrex House	Urban Core	Permitted – Not started	No affordable housing.	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
726	9 - 12 Summerhill	Sunderland South	Permitted – Not started	All Social Rent.	6	6	6	6	0	0	0	0	0	0	0	0	0	0	0	0
727	43-45 Newcastle Road	Sunderland North	Permitted – Not started	No affordable housing.	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
728	12-13 Toward Road	Sunderland South	Permitted – Not started	No affordable housing	12	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0

729	Sunderland Church High School, Mowbray Road	Sunderland South	Permitted – under construction	No affordable housing.	15	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
								125	50	75	81	90	84	86	79	77	83	81	65	63	55	

