

Strategic Housing Land Availability Assessment

December 2020



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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

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 67) (NPPF) states that Local Planning Authorities should '*have a clear understanding of the land available in their area through the preparation of a Strategic Housing Land Availability Assessment*'. Details of the approach Local Authorities should follow is identified in Housing and Economic Land Availability Assessment Planning Practice Guidance¹.
- 1.2 It is the role of the Local Plan to then utilise the SHLAA outcomes to ensure planning policies identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.
- 1.3 This SHLAA identifies the future supply of housing and the sites that are expected to deliver housing in Sunderland. Sites are assessed for their overall housing potential, with realistic assumptions regarding a site's suitability, availability, achievability and economic viability taken into consideration.

Purpose of the Report

- 1.4 The SHLAA is a key component of the evidence base that underpins housing policies in the Local Plan. The purpose of the SHLAA is to;
 - 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 an indicative trajectory of anticipated development.

This 2020/21 SHLAA

- 1.5 This SHLAA
 - Applies the 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);
 - Has a base date of 31st March 2020
 - Incorporated the outcomes of the Council's Annual Position Statement (APS)² in relation to the five-year land supply;
 - Includes an assessments of all sites known by the Council as of 31st March 2020; and
 - Identifies the potential supply of housing land over three five-year periods up to 2034/35 and beyond.

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

² <https://www.sunderland.gov.uk/article/12736/5-Year-Housing-Land-Supply>

Structure of the Report

1.6 This SHLAA includes five sections;

- **Section 1 Introduction**
- **Section 2 Planning Policy Context** – this section provides an overview of national, regional and local planning policies and the requirement for Local Planning Authorities to undertake a SHLAA;
- **Section 3 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; and
- **Section 4 Sunderland Strategic Housing Land Availability Assessment Findings** – this section summarises the outcomes of the SHLAA assessment including:
 - a) the quantum and capacity of deliverable and developable housing sites
 - b) the quantum and capacity of housing sites classified as being not currently developable
 - c) the sites sieved from the SHLAA assessment due to category 1 constraints and location of greenfield sites in designated open countryside; and
 - d) the sites that have been completed since the last update of the SHLAA.
- **Section 5 Five-Year Housing Supply**

2 Planning Policy Context

National Context

- 2.1 The policy context for the SHLAA is set out in the NPPF 2019, with the Planning Practice Guidance (PPG) 2019 setting out the processes and inputs that LPAs are required to undertake in order to identify a future supply of housing land.
- 2.2 In accordance with paragraph 31 of the NPPF, Local Planning Authorities should ensure that the preparation and review of all plan policies are underpinned by relevant and up-to-date evidence. This evidence should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned and take into account relevant market signals.
- 2.3 The Government views SHLAAs an important source of evidence to inform plan-making and decision-taking and the identification of a five-year supply of housing land. It can also inform, as well as make use of sites in Brownfield Registers. Sunderland's five-year land supply position is set out within the APS.
- 2.4 The NPPF advocates the efficient and effective use of land while safeguarding and improving the environment and ensuring safe and healthy living conditions. It states that strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
- 2.5 Councils need to ensure that they identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies. This detail is set out with the Council's APS. Beyond the first five 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 of the plan'.
- 2.6 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.

North East Policy Context

- 2.7 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 Guide and database fulfilled a collaborative working partnership between multi agencies to ensure consistency in data collection and assessment of land availability.

Tyne and Wear Partnership

- 2.8 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 of local authority planning and housing officers together with representatives of housebuilders/developers, Registered Providers and private sector consultants and agencies.
- 2.9 This partnership has coordinated the sub-regional approach to the SHLAA in the past and also produced a Tyne and Wear SHLAA Concept Paper³. 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.

Sunderland's Local Plan

- 2.10 The Local Plan will comprise of three key documents:
- Part 1: The Core Strategy and Development Plan (CSDP), which was adopted in January 2020. This sets 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;
 - Part 2: The Allocations and Designations Plan will set out local policies including site-specific policy designations and allocations for the development, protection and conservation of land in the city. It will allocate a range of housing sites to meet the requirements of mix, type and site size, identified in paragraphs 67 and 68 of the NPPF and ensure a supply of land to meet the plan period housing requirement; and
 - Part 3: The International Advanced Manufacturing Park Area Action Plan (IAMP), 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.
- 2.11 The Local Plan supersedes saved policies of the Sunderland Unitary Development Plan (UDP) 1998 and UDP Alteration No. 2 (2007). However, some policies of the UDP and UDP Alteration No. 2 will remain as saved policies and part of the Development Plan until the A&D Plan is adopted. Until then, saved policies will continue to be applied and treated as a material consideration in the determination of planning applications.
- 2.12 In support of the Local Plan, a suite of Supplementary Planning Documents will sit alongside the Local Plan to guide the development of specific uses or of specific development sites.

³ Tyne & Wear Concept Paper and Supplementary Guidance.

Objectively Assessed Needs (OAN)

- 2.13 The NPPF is clear that LPAs must identify, as a minimum, its objectively assessed needs for housing in the area. The OAN forms the basis for the housing requirement within the Local Plan.
- 2.14 Policy SP1 of the Core Strategy and Development Plan sets out the overall requirement for the delivery of at least 13,410 net new dwellings (745 units per annum), over the plan period from 2015-2033

3 Methodology

Process

3.1 The 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 undertaken to produce a robust SHLAA assessment. The SHLAA Methodology (November 2016) sets out how each stage of the assessments will be achieved in more detail.

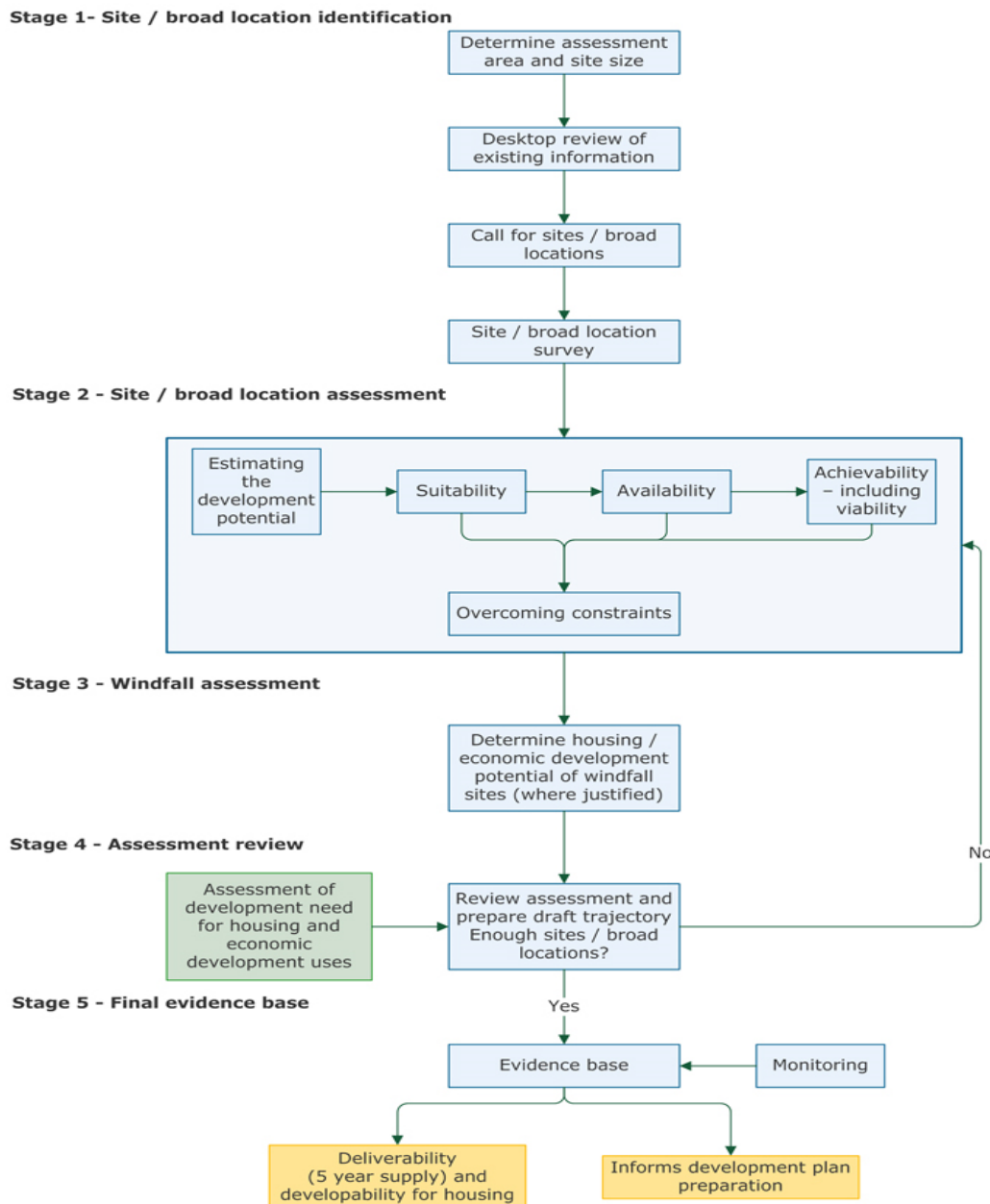


Figure 1: PPG Methodology Flow Chart

Stage 1 – Site/Broad Location Identification

Determining the Assessment Area

- 3.2 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 (as shown in Figure 2).

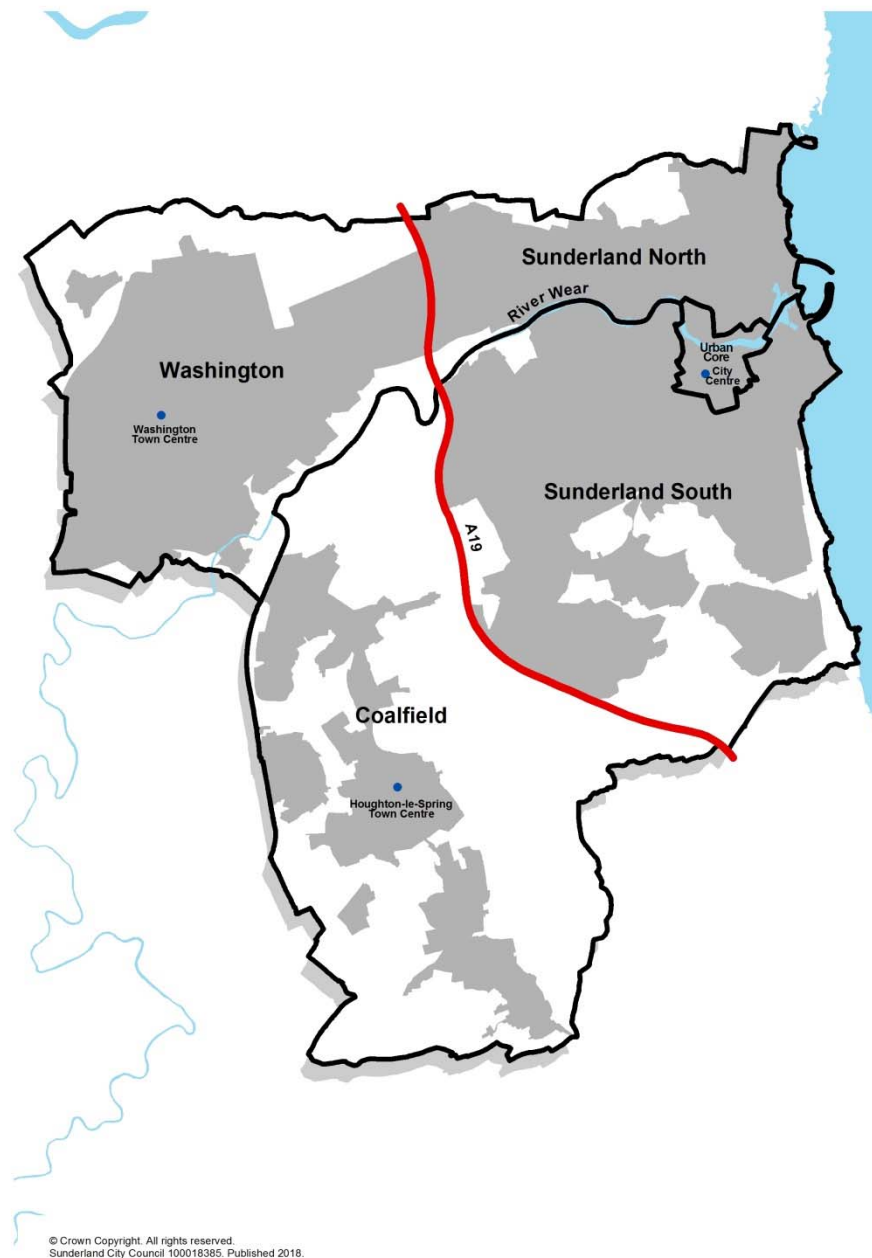


Figure 2: Map of Sunderland Administrative Boundary

Working in Partnership

- 3.3 The 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 comprises 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;
 - partner organisations;
 - neighbourhood planning groups (where appropriate); and
 - Other Bodies (where appropriate).
- 3.4 The Sunderland SHLAA partnership come together annually with the Council, (or more often if needed) to discuss and advise on sites within the SHLAA, which includes sites within the five- year land supply. On the 5 March 2020, the Council hosted a workshop with the Sunderland SHLAA Partnership. Invitations (Appendix A) to this workshop were sent out to 28 invitees (Appendix B) on 4 February 2020. The invitation included a copy of the draft SHLAA and asked developers to confirm if they agreed with the assumptions of the schedule by completing a proforma.
- 3.5 The purpose of this workshop was to discuss with the partnership the draft SHLAA schedule and the draft trajectories, progress with sites and to gauge how the development industry were responding to housing delivery in the North East region. Appendix C summarises the key areas of discussion and actions from the meeting.
- 3.6 As part of the preparation of the APS, the Council held an additional meeting with the Sunderland SHLAA Partnership and other bodies. The Council sent the schedule and a note on the approach to the Five Year Land Supply to landowners, developers and other bodies (as listed in Appendix D). The Council invited stakeholders (Appendix E) to attend one of two workshops. The purpose of these workshops was to discuss the Council's approach to the Five Year Land Supply, the draft five year land supply and any impact of COVID 19 . In order to facilitate maximum discussions at the workshops, all those invited were asked to submit any comments on the draft trajectory in advance of the workshops taking place.
- 3.7 The workshops were convened on 2 June 2020 and 3 June 2020, respectively. Both workshops were held online using Microsoft Teams, due to COVID19 social distancing restrictions. The workshops were well attended with 20 attendees at Workshop 1 (developers/registered providers) and 8 at Workshop 2 (other bodies). Notes of the meeting agreed actions and attendees are included in Appendix F
- 3.8 The outcomes of the Partnership meetings have been incorporated into this SHLAA.

Site Size

3.9 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 different site size thresholds in their SHLAA's, where appropriately justified. In accordance with the PPG, this assessment has included only those sites capable of delivering five or more dwellings.

Desktop Review of Existing Information

3.10 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
<p>Planning Applications Planning applications will be reviewed annually and planning application information inputted into the Sunderland SHLAA database.</p>	<p>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</p>
<p>SHLAA Sites Sites (including the previous call out for sites) will be reviewed to ensure the site assessments are up to date and accurate.</p>	<p>SHLAA 2018/19 Core Strategy and Development Plan consultation responses 2018/19 SHLAA Workshops</p>
<p>Brownfield and Vacant/Derelict land and Buildings 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.</p>	<p>Local authority records Brownfield Sites Register</p>
<p>Existing/Allocated Sites (Saved policies) 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.</p>	<p>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).</p>

<p>Local Authority Land Surplus to Requirements Sites which are surplus to the Council's requirements will be assessed for their housing potential.</p>	<p>Local authority records Council's Capital Programme</p>
<p>Housing sites put forward during a "call for sites" consultation and those received throughout the local plan process. Sites submitted to the Council for assessment in the SHLAA which have not already been identified through other site types above, will be assessed.</p>	<p>Any sites/broad locations submitted directly to the Council for consideration through periods of consultation and/or submitted independently e.g. from landowners, agents, RPs and developers etc.</p>
<p>Internal Site Suggestions from Council Officers e.g. Planning, Housing, Economic Development, Leisure, Education etc.</p>	<p>Development Briefs Technical Assessments Council Disposal Strategies</p>

Table 1: Types of Sites with Potential for Housing and Data Sources⁴

3.11 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.

Call out for sites/Broad Locations Survey

3.12 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 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.

3.13 Since the original formal call for sites, additional sites were submitted to the Council through Local Plan consultations, this includes the Core Strategy and Development Plan consultations in 2017, 2018 and 2019. Sites submitted are assessed as part of the annual updates.

3.14 The Council encourages submission of new sites for assessment in the SHLAA throughout the year and also as part of the regular SHLAA workshops. 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 G):

- Details of the location and size of the site including an appropriately scaled site location plan;

⁴Planning Practice Guidance, DCLG, ID 3-012-20140306

- 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.

3.15 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.

Desk and Site Survey

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

Desktop Survey

3.17 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. The PPG 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 the PPG 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; and
- Green Belt.

3.18 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.

3.19 The PPG suggests that when carrying out a desktop review, plan makers need to be proactive in identifying as wide a range of sites and broad locations for development as possible (including those existing sites that could be improved, intensified or changed). Identified sites which have particular constraints need to be included within the assessment for the sake of comprehensiveness, but these constraints need to be set out clearly, including where they severely restrict development. An important part of the desktop review, however, is to identify sites and their constraints, rather than

simply rule out sites outright which are known to have constraints. Sunderland City Council chose to reconsider the appropriateness of locally significant designations such as open space, employment land and Settlement Breaks through the preparation of the CSDP and emerging Allocations and Designations Plan. Where appropriate, these designations have been reviewed and sites with development potential have been removed.

Site Survey

3.20 In accordance with the 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 land use and character;
- Land uses and character of the surrounding area;
- Physical constraints and potential environmental constraints (e.g. access, steep slopes, flood risk, natural features of significance and location of infrastructure/utilities);
- Consistency with development plan policies;
- Proximity to services and other infrastructure, such as public transport;
- An initial assessment of whether the site is suitable for housing or housing as part of a mixed use development;
- Where relevant, development progress;
- Suitability of residential use; and
- Any obvious viability issues.

3.21 National guidance advises that particular types of land or areas may be excluded from the assessment as long as the reasons are justified.

3.22 The Council has excluded:

- Sites capable of delivering less than five dwellings or which are under 0.25 hectares, in line with the PPG. These sites have not been included within the SHLAA and as such sites will be identified in the housing supply trajectory through a small site allowance;
- Greenfield sites in designated 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 designated Open Countryside are considered to be disconnected from existing settlements and are unlikely to be granted planning consent for this reason and considered not suitable for development;
- Council owned sites which are not identified on the Capital Programme for Disposal or identified for development by the Council; and
- Purpose built student accommodation from the SHLAA supply as this is a niche housing market and properties are not generally available within the mainstream housing market.

- 3.23 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 Officer's Report and assessment of the site.

Stage 2 – Site/Broad Location Assessment

- 3.24 Further to the site survey process sites were assessed for their suitability, availability and achievability for housing development. In accordance with the 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.

Estimating the Development Potential of a Site

- 3.25 The PPG indicates an estimate of the development potential of a site should be guided by existing or emerging planning policy. When assessing development potential, plan makers should seek to make the most efficient use of land in line with policies set out within the NPPF.

Density

- 3.26 Adopted CSDP Policy H1 Housing Mix states that residential developments should create mixed and sustainable communities by achieving an appropriate density for its location, which takes into account the character of the area and the level of accessibility. Where information was available from sources such as planning applications, pre-application discussions, development briefs, masterplans or allocations, the known density information was used.
- 3.27 The SHLAA Methodology utilises Policy H1 and takes a site by site approach to ensure densities are reflective of individual sites and their constraints. As a baseline, 30 dwellings per hectare was an assumed starting point for a site, the planning application history of a site was taken into account, 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 H sets out a density schedule for the SHLAA sites.

Gross and Net Developable Area

- 3.28 The development area is the likely proportion of the site which will be available for residential development, after taking into account the 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 determine the developable area that can be used for housing. This takes into account other site requirements that are likely to be incorporated into larger housing schemes.
- 3.29 The Tyne and Wear Strategic Housing Land Availability Assessment (SHLAA) Sub-Regional Concept Paper and Supplementary Guidance set out assumptions for estimating net developable area which are considered appropriate for the SHLAA (Table 2). Planning Officers made an informed judgement regarding the percentage net

to apply to a gross site area, based upon the type and level of constraints 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 such as 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

Estimating the Housing Potential of Each Site – Capacity Yield

3.30 Where there is ‘known’ information of a site capacity from planning applications, through the call out for sites process or through discussion with Council officers, 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.

Suitability

3.31 In accordance with the PPG, a site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. The suitability of sites or broad locations for development should be guided by:

- The development plan, emerging plan policy and national policy;
- Appropriateness and likely market attractiveness for the type of development proposed;
- Contribution to regeneration in priority areas; and
- Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.

3.32 Sites allocated in existing development plans or with planning permission can generally be considered suitable for development, although it may be necessary to assess whether circumstances have changed which could alter their suitability.

3.33 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; and

- contribution to regeneration priority areas.

3.34 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.

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

Table 3: Category 2 Designations

3.36 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; and
- Homes England.

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

Availability Assessment

3.38 A site is 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 is 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 is identified in the availability conclusion for a site. The PPG states that sites meeting the definition of deliverable should be considered available unless evidence indicates otherwise.

3.39 In addition to the above, a site's existing use, is 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 consider this on a 'site by site' basis. A site is considered deliverable only where it can 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 cannot be demonstrated a site is assessed as developable.

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

3.41 Council owned sites identified in the Capital Programme for Disposal are identified as available for development. Council owned sites not identified in the Capital Programme are identified as not available at this point in time. The Council's Capital Programme will continually be reviewed as part of future SHLAA updates.

3.42 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.

Achievability Assessment – Including Viability

3.43 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.

3.44 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.

3.45 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.

3.46 Cost factors were informed by other evidence based studies, including Sunderland City Council’s Allocations and Designations Plan Viability Update (2020). Cost factors were additionally informed by site survey and desk-top review which considered site specific characteristics and the potential for abnormal costs.

3.47 The Viability Update 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
Large Green	350	Medium Brown	15
Large Green	175	Small Green	7
Large Green	175 LD	Small Green	4
Large Green	75	Green Plot	1
Medium Green	35	Small Brown	11

Medium Green	35 LD	Small Brown	7
Medium Green	15	Small Brown	4
Large Brown	500	Brown Plot	1
Large Brown	150	Urban Flats	75
Large Brown	60	Urban Flats	20
Medium Brown	25		

Table 4: Sunderland Draft Viability Assessment Update Site Typologies

- 3.48 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 are challenging and therefore caution should be taken on relying on the delivery of brownfield sites.
- 3.49 The Viability Update 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. Former Teal Farm, Former Lambton Cokeworks (Elba Park), High Ford Estate and on Sedgelych Industrial Estate.
- 3.50 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, have funding in place and have a track history of delivery of brownfield sites in the city. The 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 and work has now started on site.
- 3.51 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.
- 3.52 Council-owned brownfield sites without consent have generally 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.
- 3.53 Riverside Sunderland, which is made up of a number of brownfield sites within the Urban Core, has been included with the SHLAA as the regeneration of Riverside Sunderland is integral to Sunderland's City Plan.
- 3.54 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.

3.55 In accordance with the PPG, the achievability assessment takes into consideration the capacity of a developer(s) to complete or sell homes over a certain time period.

Delivery of Development

3.56 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.

Deliverable Sites

3.57 The NPPF indicates that for sites to be considered deliverable they should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years, in particular:

- a) Sites which do not involve major development and have a planning permission and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years.
- b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

3.58 In accordance with the NPPF, all sites which fall into the above two categories (a & b) have been assessed as deliverable in this SHLAA report and are in line with the Council's APS. As part of the APS the Council have consulted directly with land owners and developers of both category 'a' and 'b' sites in order to obtain up-to-date delivery information. The APS sets out the detail for the inclusion of each individual site that falls within the five-year land supply.

3.59 Notwithstanding the above and the five-year land supply position set out through the APS, the SHLAA also includes sites that do not fall into either category 'a' or 'b' but it has been demonstrated that they expect to start to deliver within five years, (however these are not included within the five-year land supply). These sites are:

- sites where an application is expected to be submitted within 12 months; 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).

Developable Sites

- 3.60 To be considered developable, sites should be in a suitable location for housing development, with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
- 3.61 Sites that are not expected to be delivered in the first five years 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.

Delivery and build out rate

- 3.62 Table 5 shows the delivery and build out rate assumptions that are applied to SHLAA sites where no information about delivery rates has been received. A standard rate of 30 dwellings per annum is used for a single developer site. It is however, acknowledged that delivery rates for single developer sites may be 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 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.

Table 5: SHLAA Sites - Delivery Assumptions

3.63 Where it is known that there are two developers on a site, an assumption is 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.

3.64 The Council will continue to keep these delivery assumptions under review and seek advice from the development industry to ensure they remain appropriate. Appendix I sets out the average build rate per annum for completed sites between 2015-2020. Analysis concludes that on a site with less than 10 dwellings, delivery rates are 4.5 units per annum and sites of 10 units or more deliver on average 32 units per annum.

3.65 The Council keeps these delivery assumptions under review and seeks advice from the delivery industry to ensure they remain appropriate.

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

Windfall sites and small sites

3.66 Paragraph 70 of the NPPF states that local planning authorities may make an allowance for windfall sites as part of anticipated supply if they have compelling evidence that they provide a reliable source of supply. Any allowance should be realistic having regard to the historic windfall delivery rated and expected future trends.

3.67 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 for sites over 5 units has not been accounted for within the supply, however this will be kept under annual review.

3.68 However, small housing sites (4 units or less) that are not identified through the Local Plan process may become available, therefore an allowance is calculated annually to forecast housing delivery on small sites based on historic trends. Small sites are 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.

3.69 Evidence at Table 6 below indicates an annual small sites contribution of around 50 units per annum over a prolonged period and as such, 50 units per annum has been forecast from year 1 onwards.

Year	Total Gains	Total Losses	Net
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
2019/20	43	15	28
2010/11-2019/20	554	49	505
Average annual small sites	50.5		

Table 6 Small Sites Delivery

3.70 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 into subsequent SHLAAs.

Demolitions

3.71 Sunderland has experienced substantial demolitions over the past 15 years or so as a result of significant stock clearance and renewal undertaken by the largest registered provider within the city, Gentoo. Table 11 shows demolitions within the city over the period from 2007-2020, with significant demolition taking between 2007 and 2013 during the height of Gentoo’s regeneration and renewal programme.

Year	Number of Demolitions
2007/08	-566
2008/09	-527
2009/10	-216
2010/11	-343
2011/12	-278
2012/13	-202
2013/14	-3
2014/15	0
2015/16	-24
2016/17	-38
2017/18	-153
2018/19	-41
2019/20	-6

Table 7 Sunderland demolitions 2007 -2020

3.72 However, large scale demolitions are no longer anticipated to occur going forward and through discussions with Gentoo and other key stakeholders it has been identified that only 16 demolitions are forecast within the next five years (2020-2025), of which 10 are to be demolished in 2021/22 as part of a Council regeneration programme at Hetton Downs within the Coalfield area and 6 in 2020/21, as part of Gentoo’s Avenue Vivian development.

3.73 The approach the Council has taken with regards demolitions was considered by the Planning Inspector during the recent Examination of the CSDP. As set out on in the Inspector’s report⁵, as demolitions for the next five years are largely known through discussions with Gentoo and other key stakeholders, it was considered appropriate and justified to account for them on this basis as part of the first five years of the housing land supply. For the remainder of the plan period an allowance of 20

⁵ Paragraph 227 of the Planning Inspector’s Report (7 January 2020)
https://www.sunderland.gov.uk/media/22107/Final-Report/pdf/Final_Report.pdf?m=637140763590670000

demolitions per year are included as this is the historic average (when excluding the large-scale demolitions as part of Gentoo's previous renewal programme). As there are no plans to carry out any further major clearance, the Council has therefore continued with this approach and accounted for the 16 known forecast demolitions within its five year housing land supply figure.

- 3.74 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 largely known through discussions with Gentoo and other key stakeholders, it is considered appropriate and justified to account for them on this basis as part of the first five years of the housing land supply.
- 3.75 As there are no plans to carry out any further major clearance, for the remainder of the plan period, an allowance of 20 demolitions per year are included, this being the historic average (when excluding the large-scale demolitions as part of Gentoo's previous renewal programme).
- 3.76 Demolitions and net losses to housing stock will be monitored on an annual basis through the AMR. Demolition forecasting and the annual allowance will continue to be kept under annual review through the SHLAA process and will be adjusted accordingly.

Empty Homes

- 3.77 The NPPF identifies that Local Planning Authorities should identify and bring back into use empty housing and buildings and where appropriate, acquire properties under compulsory purchase powers.
- 3.78 The Council recognises the existing housing stock in Sunderland remains an important asset. Bringing empty properties back into residential use or modernising an older property is considered more sustainable than its loss, as it not only contributes to the housing supply but helps to rejuvenate streets, areas and communities blighted by long term empty properties. As the number of long term empty properties increase and decrease over short periods of time, net additions or losses to stock are monitored and accounted for in the small site allowance, conversions, change of use or demolitions categories above, where appropriate. Therefore, there is no requirement to account for empty homes specifically, within the housing supply.
- 3.79 As the number of long term empty properties increase and decrease over short periods of time, evidence indicates (Table 8), that 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
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
01/04/2019	2931	-75	-461
01/04/2020	3137	-206	-667

Table 8: Long Term Empty Property Data

3.80 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 England funding to return empty properties back into use⁶. In addition to this, the Council are actively working with a registered provider to purchase and return empty properties back into use, along with directly purchasing and refurbishing empty properties within the city with a view to rehousing applicants from the Housing Register.

3.81 Long term empty homes brought back into use will be monitored on an annual basis through the AMR.

Stage 4 – Assessment Review

3.82 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.

3.83 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.

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

3.84 The NPPF and the PPG allow 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).

⁶ A Housing Strategy for Sunderland 2017-2022 (September 2017)

Stage 5 – Final Evidence Base

SHLAA Data Outputs

3.85 This SHLAA report produces the following outputs to ensure consistency, accessibility and transparency.

1	<p>A list of all sites, or broad locations considered, 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, which includes:- Sites sieved out in the early stages of the assessment (Category 1 sites and, SCC sites without a resolution to dispose and greenfield sites within designated open countryside).
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 have been evidenced and justified.</p>
4	<p>The potential type and 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 (indicates 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>

Monitoring

3.86 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 Housing Land Supply position paper as part of the AMR.

Five-Year Land Supply

3.87 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 are met over the life of the plan period.

3.88 The NPPF allows local authorities to confirm their five-year housing land supply through the publication of an APS. In line with the process established by the Government's PPG, the Council submitted its APS to the Planning Inspectorate on 30th July 2020. The Planning Inspectorate issued their report on the Council's APS on 27 October 2020, which concluded that Sunderland City Council can confirm that they have a five-year supply of deliverable housing sites (five-year HLS) for one year, (until 31 October 2021)⁷.

⁷ [https://www.sunderland.gov.uk/media/22726/Report-on-the-Council-s-Annual-Position-Statement-APS-Planning-Inspectorate-October-2020/pdf/Report_on_the_Council's_Annual_Position_Statement_\(APS\)_-Planning_Inspectorate_-_October_2020.pdf?m=637394724699670000](https://www.sunderland.gov.uk/media/22726/Report-on-the-Council-s-Annual-Position-Statement-APS-Planning-Inspectorate-October-2020/pdf/Report_on_the_Council's_Annual_Position_Statement_(APS)_-Planning_Inspectorate_-_October_2020.pdf?m=637394724699670000)

4 Sunderland Strategic Housing Land Availability Assessment Findings

- 4.1 This section of the report presents the overall findings of the SHLAA 2020. It identifies Sunderland’s deliverable and developable housing land supply and provides a housing trajectory for information.
- 4.2 It is important to reiterate that the SHLAA is not a policy document and does not allocate land for housing. A site’s 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.
- 4.3 A SHLAA map can be found on the Sunderland City Council website. The map provides an overview of the SHLAA assessment outcomes for all sites in the 2020 SHLAA.

Deliverable and Developable Housing Supply

- 4.4 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. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans); or*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. 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.”⁸*
- 4.5 In total, 107 specific sites have been identified as deliverable and developable for housing over the 15-year SHLAA period (2020/21-2034/35), with a total combined indicative capacity of 10,722 dwellings, (Appendix A).

Time period (2020/21-2034/35)	Dwelling units
Deliverable 1-5 years	4,922
Developable 6-10 years	3,821
Developable 11-15 years	1,979

⁸National Planning Policy Framework, MHCLG, February 2019, Glossary, page 66.

Total years 1-15	10,722
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Table 9: Deliverable and Developable Housing Land Supply

4.6 A number of the sites that are included within the SHLAA supply are already under construction or have a planning permission in place. It can be seen from the table below that over 67% of the supply has some form of planning status, (either under construction, planning permission in place or is allocated in the CSDP). Table 10 below sets out the planning status of the SHLAA supply.

	Under construction	Full/outline planning permission	Planning application pending	CSDP allocation	No planning status	Total dwellings
Years 1-5	2267	1186	512	427	530	4922
Years 6-10	900	494	743	732	962	3821
Years 11-15	482	65	380	666	386	1979
Total dwellings	3649	1745	1635	1825	1798	10722

Table 10: Planning Status of Housing Supply

4.7 Table 11 below 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 (43%) followed by the Coalfield (28%), the Urban Core (12%), Sunderland North (10%), Washington (7%).

Sub Area	Deliverable 1-5 years (2020/21-2024/25) (dwellings)	Developable 6-10 years (2025/26-2029/30) (dwellings)	Developable 11-15 years (2030/31-2034/35) (dwellings)	Sub Area Total Deliverable & Developable SHLAA sites (2020-2035)
Urban Core	356	630	310	1296
Washington	422	303	30	755
Sunderland North	754	314	41	1109
Sunderland South	1697	1771	1137	4605
Coalfield	1693	803	461	2957
Total City Area	4922	3821	1979	10722

Table 11: Deliverable and Developable Housing Land Supply by Sub-Area

- 4.8 In terms of brownfield and greenfield site apportionment, the identified 10,722 deliverable and developable housing supply on known sites within this SHLAA equates to 21% land supply on brownfield sites, 48% on greenfield sites and 31% on mixed sites, (which are made up of both greenfield and brownfield elements).
- 4.9 A *schedule of* deliverable and developable sites can be viewed in Appendix J. The full commentary of sites suitability, availability and achievability can be found at Appendix N-R.

Not Currently Developable Housing Supply Sites

- 4.10 Within the SHLAA 210 sites were discounted based on a number of factors including:
- Unsuitable due to land allocations in the adopted Core Strategy and Development 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.
- 4.11 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 site's 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 'not currently developable' to 'deliverable or developable'. A list of sites identified as 'not currently developable' can be found in Appendix K.

Sieved Housing Supply Sites

- 4.12 Sites discounted from the housing supply include sites that were identified in previous SHLAAs that have since completed, sites that have significant category 1 designations on the sites rendering them undevelopable and greenfield sites in designated Open Countryside.

Completed Sites

- 4.13 Sites are completed when they have no remaining units left to build out. In total, 60 sites were discounted due to completion of permitted schemes since the start of the plan period. (Appendix L sets out all completed sites since 2015/16). Completion of sites will be monitored annually through the AMR and will inform future updates to the SHLAA.

Category 1 Sites

- 4.14 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.

Greenfield Sites in designated Open Countryside

- 4.15 Thirteen sites were discounted as they were identified as greenfield sites in designated Open Countryside. By virtue of national and local policies prioritising development within and adjacent to settlements, it is considered that greenfield sites in designated

Open Countryside are unlikely to be granted planning consent and may be considered not suitable for development, as such these sites were sieved from further assessment and not subject to suitability, availability and achievability assessments.

Housing Requirement

4.16 Policy SP1 of the adopted Core Strategy 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. The trajectory below sets out the SHLAA housing supply against the annual requirement.

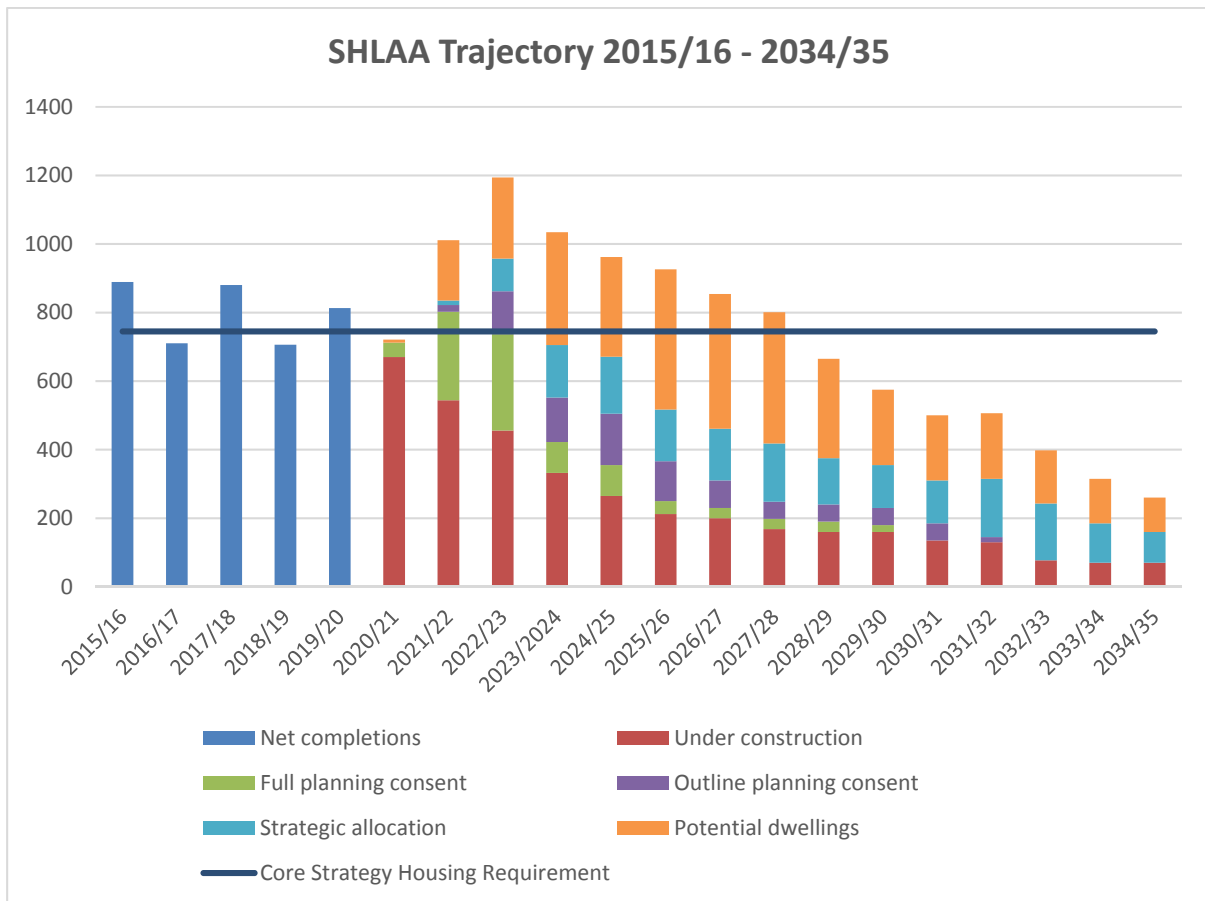


Figure 3: Housing Trajectory

5 Five-Year Housing Supply

- 5.1 The NPPF requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five-years' worth of housing against the housing requirement set out within their Local Plan. The Council's latest five-year housing land supply position can be found at:

<https://www.sunderland.gov.uk/article/12736/5-Year-Housing-Land-Supply>

Appendix A: Email Invitation to SHLAA Workshop March 2020

From: Joanne Scott
Sent: 04 February 2020 11:22
To: 'Chris Haggon - TW North East'; McVickers, Adam (adam.mcvickers@persimmonhomes.com); 'Chris Dodds'; 'Brendon Ferguson'; Lea Smith (Lea.Smith@karbonhomes.co.uk); 'Claire OShea'; Jeff Boyd (jeff.boyd@bernicia.com); 'Katie Rumble'; joanne.harding@hbf.co.uk; 'Neil Westwick'; 'amanda.stephenson@storyhomes.co.uk'; 'Craig.Ellis@homegroup.org.uk'; 'nickmclellan@avanthomes.co.uk'; 'james.reid@miller.co.uk'; 'Gavin Cordwell-Smith'; Helen Campbell (Helen.Campbell@keepmoat.com); 'amy.f.ward@barratthomes.co.uk'; 'Miles.Crossley@Thirteenqgroup.co.uk'; 'richard.newsome@bellway.co.uk'; 'Phil Jones'
Cc: David Gustard; Neil Guthrie
Subject: SHLAA workshop and call for sites
Attachments: Submission form.doc

Dear all,

As part of updating the SHLAA and as part of the preparation of the Allocations and Designations Plan (A+D Plan) we would like to invite you to a workshop to discuss the sites we currently have within the housing supply, in particular the five-year land supply element of this. We will be publishing the five-year land supply position once we have received all completion data for 2019/20, as such this is anticipated for the end of April.

The workshop will be held on **Wednesday 26th February 2020, 10.00- 12.00 at the Civic Centre Sunderland.**

I will circulate a copy of the latest SHLAA sites schedule in advance of the meeting so you have time to look over it before we meet.

I would appreciate if you could please **confirm your attendance by Friday 14th February.**

As part of the A+D Plan can I also use this opportunity to ask that you put forward any sites you may want to be considered for housing (or other uses) through the A+D plan. Sites that already form part of the SHLAA (or that have previously been submitted) do not need to be resubmitted.

Please complete and return the attached form for each site you wish to be considered, (using a separate form for each site) and together with a corresponding site map. The map must clearly identify the location and boundary of the site and should be 1:1250 or 1:2500 in scale so that the boundary can be clearly established.

Completed forms and site plans should be emailed to planningpolicy@sunderland.gov.uk or returned by post to the address on the form **by Friday 28th February 2020.**

Regards

Joanne

Joanne Scott
Senior Planning Policy Officer
Strategic Plans
Sunderland City Council
Tel: (0191) 561 2432

Appendix B: Invitees to SHLAA Workshop March 2020

1. ChrisHaggon,	Taylor Wimpey
2. Adam Mcvickers,	Persimmon Homes
3. Chris Dodds,	Gleeson
4. Brendon Ferguson,	Gentoo Homes
5. Lea Smith,	Karbon Homes
6. Claire O'Shea,	Karbon Homes
7. Jeff Boyd,	Bernicia
8. Katie Rumble ,	Hellens
9. Joanne Harding,	HBF
10. Neil Westwick,	Lichfields
11. Amanda Stephenson,	Story Homes
12. Craig Ellis,	Home Group
13. Nick Mclellan,	Avant Homes
14. James Reid,	Miller
15. Gavin Cordwell-Smith,	Hellens
16. Helen Campbell,	Keepmoat
17. Amy Ward,	Barratt Homes
18. Miles Crossley,	Thirteen Group
19. Richard Newsome,	Bellway
20. Phil Jones,	Homes England
21. Paul Barrow,	Robertson
22. Nicola Rosul,	Keepmoat
23. Jane Turnbull,	Gentoo Homes
24. Emma Bond,	Gentoo Homes
25. S Fisher,	Gleeson
26. H Robers,	Gladman
27. Philip James,	Miller
28. Paul Hunt,	Persimmon Homes

Sunderland City Council SHLAA Workshop

Note of meeting

Thursday 5th March 2020, Civic Centre, Sunderland

Attendees:

Chris Haggon (Taylor Wimpey), Claire O'Shea (Karbon Homes), Emily Scott (Karbon Homes), Katie Rumble (Hellens), Gavin Cordwell-Smith (Hellens), Amanda Stephenson (Story Homes), Jason Whitfield (Story Homes), Helen Campbell (Keepmoat Homes), Nicola Rosul (Keepmoat Homes), Adam Hussein (Keepmoat Homes), Phil Jones (Homes England), Paul Barrow (Robertson Homes), Jane Turnbull (Gentoo Homes), Emma Bond (Gentoo Homes), Amy Ward (Barratt Homes), Neil Milburn (Barratt Homes), Samuel Fisher (Gleeson), Michael Dinn (Gladman), Philip James (Miller Homes), Paul Hunt (Persimmon Homes), Neil Guthrie (SCC), Louise Sloan (SCC), Gary Baker (SCC), Joanne Scott (SCC)

Apologies

James Reid (Miller Homes), Tony Osbourne (Home Group), David Gustard (SCC)

Notes

The SHLAA workshop was an opportunity for stakeholders to engage in the Council's draft SHLAA. It was confirmed that discussion and feedback from the meeting would be taken forward by the Council and would inform the Council's SHLAA and five-year land supply.

The SHLAA schedule and associated maps were circulated to the group in advance of the meeting to assist the discussion. Any information in relation to anticipated completion years and build rates that has been provided over the last few months had been incorporated into the circulated schedule.

Barratt Homes raised the issue of five-year land supply and what evidence the City Council are relying on to demonstrate deliverability. Examples of appeal decisions have been circulated by Barratt Homes. It was agreed that the Council would hold a further workshop to discuss the five-year land supply. The Council will arrange this to take place in April 2020.

It was agreed that all proformas, revised trajectories for sites and new sites would be submitted to the Council by 31 March 2020

Comments raised on the schedule

Site	Comment	Action required
	Suggestion to incorporate total yield column into schedule	Council to include

	Suggestion to incorporate dates of planning consent into schedule	Council to include
	Suggestion that sites which are anticipated to complete in 20/21 and haven't yet started should be moved back by one year	Council to consider if appropriate
	Ensure the delivery of sites are in line with planning permission- This will be the case, however the example raised was 362- Bonnersfield Industrial units which has full planning permission in place until December 2020, completions not expected until year 24/25, due to the nature of the scheme (mainly student accommodation with 40 apartments). However, the developer has confirmed the development is anticipated to start before consent expires.	Council to discuss with developer/agent and adjust accordingly.
Site 112	Site of former Broomhill Estate – Gentoo indicated not as many units left as indicated on schedule	Council to check this and arrange further meeting with Gentoo to discuss sites and adjust accordingly
Site 454	Teal Farm – Hellen's indicated only 8 units left to complete on this scheme	Council to check records and adjust accordingly.
Site 724	Query over site 724 former Sunderland High School and all 57 completions in 20/21- Development is an apartment block which is well underway and still scheduled for later this year/early next year.	
Site 565	Overall yield may be higher than programmed out	Council to check records and adjust accordingly.
Site 704	Fence Houses Comrades Club – change of use programmed for completion within 19/20 following information that site had started, however site to be moved back as not started yet.	Council to adjust.
Site 732	Avenue Vivian and Rose Avenue- Gentoo to look at the overall numbers on this and anticipated timescales	Gentoo to review
Site 388	Ennerdale Street- This reference refers to a site that has outline consent in place, a further site 293a (which adjoins site 388) is subject to an outline application and is awaiting the signing of S106 agreement.	
Site 426A	Willow Farm – Queried by Barratts as to how expect to be on site and completions in 21/22	Persimmon to confirm position
Site 079	Hylton Lane/Blaydon Avenue – Gentoo confirmed further planning application to be submitted, suggest reducing numbers down to 30 in first year	Gentoo to review and confirm

Site 183	Ashburn House – Consent now in place.	
Site 128	Queried by Barratts as to how expect to be on site and completions in 21/22. Persimmon confirmed this is possible. Please note, the schedule indicates application pending, however this site has outline consent in place and it is the RM application which is pending).	Persimmon to confirm position
Site 448	Penshaw House – Developers stated not viable due to the cost of buying the site from SCC.	Council to confirm
Site 563	Hylton Skills Campus – Consent now in place.	
Sites 093/104/175/467A/691	These sites are part of LAAC funding from Homes England, however they are being looked at again in light of the timescales for spending	Council to review
Allocated CSDP sites	Still awaiting a few trajectories from developers. These will be added to the SHLAA schedule.	Developers to send details to the Council.

Appendix D: List of Invitees to May 2020 Workshops

Developers

Mark	Wilson	Avant Homes
Nick	McLellan	Avant Homes
Amy F	Ward	Barratt Homes
Neil	Milburn	Barratt Homes
Richard	Newsome	Bellway
Steven	Longstaff	Bellway
Jeff	Boyd	Bernicia
Lynda	Newsome	Burdon Lane Consortium - Taylor Wimpey, Persimmon Homes and Story Homes
Geoff	Woodstock	ESH
Chris	Martin	Gentoo
Jane	Turnbull	Gentoo
Brendon	Ferguson	Gentoo Homes
Emma	Bond	Gentoo Homes
Victoria	Devine	Gentoo Homes
John	Chorlton	Gladman
Holly	Roberts	Gladman
Steve	Barker	Gladman
M	Dinn	Gladman Homes
Chris	Dodds	Gleeson
Samuel	Fisher	Gleeson
Gavin	Cordwell Smith	Hellen Homes
Katie	Rumble	Hellens
Sarah	Moffat	Home Group
Kate	Strange	Home Group
Craig	Ellis	Home Group
Emily	Scott	Karbon Homes
Claire	Oshea	Karbon Homes
Lea	Smith	Karbon Homes
Ian	Prescott	Keepmoat
Adam	Hussein	Keepmoat Homes
Helen	Campbell	Keepmoat Homes
Nicola	Rosul	Keepmoat Homes
Neil	Westwick	Lichfields
Chris	Smith	Lichfields
James	Reid	Miller Homes
Philip	James	Miller Homes
S	Fisher	Miller Homes
Adam	McVickers	Persimmon
Paul	Hunt	Persimmon Homes
Paul	Barrow	Robertson Homes
Neil	Guthrie	SCC/Siglion

Amanda	Stephenson	Story Homes
Jason	Whitfield	Story Homes
David	Gustard	Sunderland Council
Jenny	Gibbs	Sunderland University
Chris	Haggon	Taylor Wimpey
Miles	Crossley	Thirteen Group
Andrew	Moss	Ward Hadaway
Barry	Miller	Wynyard Homes
David	MacDonald	Wynyard Homes

Other Bodies

Matt	Verlander	Avison Young acting on behalf of National Grid
Eamon	Hansberry	British Telecommunications Group Plc
Graeme	Smith	Durham County Council
Chloe	Hillam	Durham County Council
Mike	Allum	Durham County Council
Atul	Roy	EE
James	Hudson	Environment Agency
Annelise	Hutchinson	Gateshead Council
Neil	Wilkinson	Gateshead Council
Joanne	Harding	HBF
Mark	Goodwill	Highways England
Paul	Dixon	Highways England
Barbara	Hooper	Historic England
Philip	Jones	Homes England
		Marine Management Organisation
		Mobile Operators Association
		National Grid
Michael	Miller	Natural England
		Network Rail
Jennifer	Morrison	Newcastle City Council
Emma	Warneford	Newcastle City Council
Gordon	Harrison	Nexus
Philip	Meikle	Nexus and Transport for The North
Andrew	Moss	NHS Sunderland CC
David	Chandler	NHS Sunderland CCG
Rachelle	Forsyth-Ward	North East Combined Authority
Martin	Craddock	North Tyneside Council
Micah	Boutwood	Northern Gas Networks Ltd
Glen	Hodges	Northern Power Grid
Joan	Sanderson	Northumberland County Council
Kevin	Tipple	Northumberland County Council

Sarah	Pitt	Northumbria Police
Gayle	Black	Northumbrian Water
Andy	Downer	Northumbrian Water Ltd
Laura	Kennedy	Northumbrian Water Ltd
Andrea	King	Northumberland County Council
Dave	Calvert	O2
		Open Reach
Neil	Cole	South Tyneside Council
		The Coal Authority
Andrew	Dorian	Transport North East
Andrew	Dorrian	Transport North East
Rory	Sherwood-Parking	Virgin Media
		Vodafone

Appendix E: Invite to Developers and Consultation Bodies

Developers

From: Louise Sloan
Sent: 19 May 2020 08:23
Cc: Kathryn Stule; Cheryl Askill
Subject: 5 year land supply event
Attachments: 5YHLS May 2020 (APS Developer Worksop).xlsx; Sunderland City Council SHLAA Workshop- Note of meeting.docx; APS Note May 2020 Final.docx; Comments Sheet.docx

Dear Sir/Madam,

Hope you are all well at this strange time.

I would firstly like to thank those of you who attended the SHLAA workshop back in February. We found the discussion very useful and where possible we have taken into consideration your views. Attached to this invitation is the action note from the meeting. The Council is currently finalising the SHLAA and this will inform the housing allocations in the Allocations and Designations Plan.

Following on from the SHLAA workshop we all agreed it would be useful to have another conversation regarding Five Year Land Supply. Since we last met the Council has confirmed its position <https://www.sunderland.gov.uk/article/12736/5-Year-Housing-Land-Supply> and has submitted its intent to submit an Annual Position Statement (APS) later this year.

Subsequently, we have started to prepare the APS and review the five year land supply in accordance with the National Planning Policy Framework (2019) and Planning Practice Guidance.

The Council would like to invite you to a virtual meeting to discuss our current position. This workshop will seek to establish your views on the delivery rates of sites in the five year land supply and will be your opportunity to provide feedback or evidence to support or dispute a site's position within the schedule. Following this workshop, the Council will take into consideration your views before publishing a draft APS for consultation. Where we have disputed sites, the Council may need to seek further evidence from the development industry and may need to host additional meetings.

As I am sure you can appreciate, virtual workshops can be difficult if not carefully managed. We propose to run through each site in the schedule in turn and give you the opportunity to raise any issues. We would ask that in advance of the meeting, any issues/concerns/challenges/evidence you have on sites are sent to Cheryl Askill (Cheryl.Askill@sunderland.gov.uk). We will collate these for discussion at the meeting and this advance notice will help us to ensure wherever possible that everyone who wants to speak on a particular site has the opportunity to do so. I have attached a templated for completion.

We propose to use Microsoft Teams for the meeting, please let Kathryn Stule, the organiser of this meeting if this causes you any issues. Kathryn will be sending a Teams diary invitation later today.

Also attached, is a note on the APS (APS Note May 2020) on the process and approach used by the Council to calculate the Five Year Land Supply and the five year land supply schedule (5YHLS May 2020).

An agenda for discussion will be circulated in due course.

Yours Sincerely,
Louise Sloan

Louise Sloan
Strategic Plans Manager

Other Bodies

Louise Sloan

From: Louise Sloan
Sent: 22 May 2020 10:57
Cc: Kathryn Stule; Cheryl Askill
Subject: Sunderland Council APS
Attachments: 5YHLS May 2020 (APS Developer Worksop).xlsx; APS Note May 2020 Final.docx; Comments Sheet.docx

Dear Sir/Madam,

Hope you are all well at this strange time.

Sunderland City Council has informed the Planning Inspectorate of its intent to submit an Annual Position Statement (APS) later this year, which will hopefully confirm that the Council has a five year housing land supply.

We are in the early stages of preparing the APS and have undertaken an initial review of the sites in the five year land supply in accordance with the National Planning Policy Framework (2019) and Planning Practice Guidance.

As a consultation body or duty to cooperate partner, we would like to invite you make any initial comments you may have on the sites, so we can take them into consideration when preparing our APS. I would also like to invite you to a virtual meeting to discuss our current position. This workshop will seek to establish your views on the sites and will be your opportunity to provide feedback or evidence to support or dispute a site's position within the schedule. Following this workshop, the Council will take into consideration your views before publishing a draft APS for consultation.

As I am sure you can appreciate, virtual workshops can be difficult if not carefully managed, therefore we propose to run through each site in the schedule in turn and give you the opportunity to raise any issues. We would ask that in advance of the meeting, that any issues/concerns/challenges/evidence you have on sites are sent to Cheryl Askill (Cheryl.Askell@sunderland.gov.uk). We will collate these for discussion at the meeting and this advance notice will help us to ensure wherever possible that everyone who wants to speak on a particular site has the opportunity to do so. I have attached a template for completion.

Alternatively if you do not wish to attend the workshop but would like to make comments on the schedule, please complete the attached template and send to Cheryl Askill at the email address above.

We propose to use Microsoft Teams for the meeting, please let Kathryn Stule, the organiser of this meeting if this causes you any issues. Kathryn will be sending a Teams diary invitation later today.

Also attached, is a note on the APS (APS Note May 2020) on the process and approach used by the Council to calculate the Five Year Housing Land Supply and the five year housing land supply schedule (5YHLS May 2020).

An agenda for discussion will be circulated in due course.

Yours Sincerely,
Louise Sloan

Louise Sloan
Strategic Plans Manager

Sunderland City Council
Civic Centre
Burdon Road

Appendix F: Action notes from Sunderland SHLAA Panel Workshop

Developers



Sunderland Five Year Housing Land Supply Workshop Minutes

Date: 2 June 2020 – 10am

Location: Virtual Meeting

Attendees

- Louise Sloan – Sunderland City Council (SCC)
- Cheryl Askill – SCC
- Joanne Scott – SCC
- Gary Baker – SCC
- Danielle Pearson – SCC
- Neil Guthrie -SCC (representing Siglion)
- Andrew Moss – Ward Hadaway
- John Chorlton- Gladman
- Chris Dodds - Gleeson
- Jenny Gibbs – Sunderland University
- Sarah Moffat- Home Group
- Kate Strange- Home Group
- Katie Rumble – Hellens
- Emily Scott- Karbon Homes
- Adam McVickers – Persimmon
- Chris Martin – Pegasus (representing Gentoo Group)
- Chris Haggon – Taylor Wimpey
- Amanda Stephenson – Story Homes
- Ian Prescott – Keepmoat
- Jane Turnbull-Gentoo Homes

Invited but not in attendance – Appendix 1

Introductions

Louise Sloan introduced herself and the other members of the SCC team on the call. A general overview of the meeting was provided including how the meeting would take place allowing all those in attendance to contribute.

Annual Position Statement

SCC provided an overview of the APS process, the engagement that the Council has undertaken to date and the next steps. Comments were welcomed on the process.

Pegasus, representing Gentoo Group were concerned that oversupply was being discounted from the requirement and referred to his email submission on this matter.

SCC indicated that the PPG makes clear that oversupply can be included within the housing supply calculation and that this approach was accepted at the Core Strategy and Development Plan (CSDP) Examination.

Pegasus advised that they disagreed with the Council's views on oversupply and would pick this up in more detail in their representations.

Covid 19

SCC set out that they were aware that the current Covid 19 outbreak may have an impact on the housing land supply and welcomed any thoughts on the potential impact this may have on delivery rates and demand etc.

Persimmon indicated that it is likely to have an effect, but it is difficult to quantify. However, the impact will be negative. It was indicated that they are currently building at approximately 50% of the previous rate.

Keepmoat agreed with the view that the impacts are unknown, as its early days. However, they have only just started back on site and are currently operating at a lower capacity. The impact on sales is still uncertain. Mortgage providers are still lending which is a positive. More will be known when the Furlough scheme ends.

Taylor Wimpey agreed that it's too early to gauge impacts, however they were not building as quickly. There has been some impact on sales rates and some sale cancellations due to delays. It is not clear whether a broad brush approach to reducing delivery should be taken or through discussions with individual developers for their sites.

Persimmon suggested that developers needed the opportunity to revisit their proformas to take account of the impacts. It may impact upon the submission of Reserved Matters applications and it was a case of developers managing risk.

Taylor Wimpey advised that when considering risk they would look at their contractual obligations regarding sites and that this would be done on a site-by-site basis.

SCC thanked those for their comments and advised that they would seek to contact all developers with a view to updating their proformas. The updated proformas would then be taken into consideration when finalising the APS.

Review of Sites

SCC advised that they would first run through the Category B sites, as these were most likely to

generate comments due to their status. SCC provided an overview for each setting out the justification and detail for why the site was included, the reason for the first completion date and the trajectory. Where the Council had proposed a different trajectory to that set out by the developer in their proforma, this was identified and explained.

Category B

Site ref	Comments	Action Required
702	Persimmon queried whether the site promoter would be able to submit a Reserved Matters application for 6 dwellings when the outline was for 5. If it would require a full application, this should not be included in the 5 year supply.	SCC to contact the site promoter. SCC will consider if the site should be included as a category B if a new application is required. No other issues raised, all other parties agreed with assumptions in the schedule.
063	Persimmon questioned the status of potential infrastructure funding for the site and whether this should be included as a result. SCC (representing Siglion – the site promoter) advised that they were comfortable with the projections and that they were confident that the site would deliver in accordance with the projections.	No other issues raised, all other parties agreed with assumptions in the schedule.
388	No comments made	No issues raised, all parties agreed with assumptions in the schedule.
426A	Persimmon advised that Reserved Matters application had been submitted on the Planning Portal and would be processed upon payment of application fee. SCC advised that they had pushed the trajectory back a year based on the projection set out within Persimmon’s proforma. Persimmon advised that this was probably correct. Persimmon did raise some potential concern over delivery rates of 60 per annum and advised that they would revisit this and advise the Council.	Persimmon to review delivery rate. No other issues raised, all other parties agreed with assumptions in the schedule.
128	SCC queried Persimmon on whether they still intended to be on site in Q4 of 2020. Persimmon advised that they would likely start in 2021 now, but will come back to the Council with regard to the delivery rates.	Persimmon to review delivery rate. No other issues raised, all other parties agreed with assumptions in the schedule.
079	SCC advised that they had pushed the trajectory back to reflect a revised planning application. Pegasus (representing Gentoo Group) indicated that there is to be a new application submitted imminently for the site as part of Gentoo Group’s	Pegasus to confirm delivery in written representations

	affordable housing programme and it is therefore the site is still envisaged to be delivered in the next 5 years.	
091	SCC advised that this application now has planning permission subject to a S106 legal agreement.	No issues raised, all parties agreed with assumptions in the schedule.
330A	Persimmon advised that they are currently working through addressing landscape and ecology comments on their Reserved Matters application, however there were no show stoppers. They advised that the projected start date is still correct, but they would check the projected delivery rates and get back to the Council.	Persimmon to review delivery rate. No other issues raised, all other parties agreed with assumptions in the schedule.
194	Persimmon advised that the application was being dealt with by a colleague, but the assumptions looked reasonable and that the required viability assessment (which was the last outstanding matter on the application) would be submitted soon. They will however review the delivery rates and get back to the Council.	Persimmon to review delivery rate. No other issues raised, all other parties agreed with assumptions in the schedule.
413	Taylor Wimpey questioned whether 10 units would be completed this year. SCC (representing Siglion) agreed that it was unlikely that there would be any completions in 2020/21, however it would deliver after this. SCC also questioned whether the larger site which is just subject to outline application should be included. SCC clarified that it was only the Avant scheme which has full planning permission which was included in the five year supply.	No other issues raised, all other parties agreed with assumptions in the schedule.
477	Persimmon advised that there are two planning applications pending for this site and that this needs to be adjusted to reflect this. The Persimmon application has recently been resubmitted for a reduced number. The proposed projections were probably accurate. SCC acknowledged the comments raised. The overall numbers for the site were based on the allocation but note that the two applications seek approval for a higher number.	SCC to reflect the two applications. Persimmon to review delivery rate. No other issues raised, all other parties agreed with assumptions in the schedule.
407C	Hellens advised that a planning application would be submitted within the next 6 to 8 weeks and that they were still happy with the projections. SCC indicated that they would require a further conversation with Hellens on this site, including with the site developer.	SCC to contact Hellens to confirm developer. No other issues raised, all other parties agreed with assumptions in the schedule.
463	Story Homes advised that they were comfortable with the start date and would check the completion rates and come back to the Council on this.	Story Homes to review delivery rate. No other issues raised, all other parties agreed with assumptions in the schedule.

465	Taylor Wimpey advised that an application would be submitted in August 2020. They were happy with the start date and would check the completion rates and come back to the Council on this.	Taylor Wimpey to review delivery rate. No other issues raised, all other parties agreed with assumptions in the schedule.
567	SCC advised that the developers proforma indicated that an application would be submitted in mid May, but to the best of our knowledge no application had yet been submitted. No representatives from Barratt David Wilson Home present, therefore the Council would seek to contact the developer for an update.	SCC to contact the developer to confirm delivery rates. No other issues raised, all other parties agreed with assumptions in the schedule.

Category A Sites

SCC provided an overview on Category A sites and run through each of these one at a time allowing attendees to make any comments on the assumptions. Comments raised about specific sites were as follows:

- Sunderland University advised that Ashburn House (Site 183) was no longer owned by the University and should be changed to Mr Kirtley.
- Kidderminster Road (Site 711) and Avenue Vivienne (Site 732), Pegasus (representing Gentoo Group) advised that they had provided an email with comments with revised projections for these sites. SCC advised that these comments would be taken onboard.
- Persimmon advised that they would provide an updated projection for their sites.
- No other comments were raised about any other sites.

Taylor Wimpey raised a general point regarding anticipated delivery rates for this year being based on a Pre-Covid 19 position. SCC advised that they would look at this and encouraged developers to provide revised updates as part of their written response.

Taylor Wimpey questioned how the Council would deal with sites, particularly small sites, where the Council did not receive an updated proforma from the developer. SCC advised that they would consider each individual site and review the evidence in regards to delivery and what had been submitted to date.

Any Other Business

Ward Hadaway advised that they were concerned that the Council was relying too much on larger housing sites for its housing supply and that more of a focus should be placed on smaller sites in accordance with the NPPF. SCC advised that this would be picked up through site allocations in the emerging Allocations and Designations Plan.

SCC thanked everyone for their attendance and their contributions to the workshop.

Appendix 1

Mark	Wilson	Avant Homes
Nick	McLellan	Avant Homes
Amy F	Ward	Barratt Homes
Neil	Milburn	Barratt Homes
Richard	Newsome	Bellway
Steven	Longstaff	Bellway
Jeff	Boyd	Bernicia
Lynda	Newsome	Burdon Lane Consortium - Taylor Wimpey, Persimmon Homes and Story Homes
Geoff	Woodstock	ESH
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Emma	Bond	Gentoo Homes
Victoria	Devine	Gentoo Homes
Holly	Roberts	Gladman
Steve	Barker	Gladman
M	Dinn	Gladman Homes
Samuel	Fisher	Gleeson
Gavin	Cordwell Smith	Hellen Homes
Craig	Ellis	Home Group
Claire	Oshea	Karbon Homes
Lea	Smith	Karbon Homes
Adam	Hussein	Keepmoat Homes
Helen	Campbell	Keepmoat Homes
Nicola	Rosul	Keepmoat Homes
Neil	Westwick	Lichfields
James	Reid	Miller Homes
Philip	James	Miller Homes
S	Fisher	Miller Homes
Paul	Hunt	Persimmon Homes
Paul	Barrow	Robertson Homes
Jason	Whitfield	Story Homes
Chris	Smith	Lichfields
David	Gustard	Sunderland Council
Miles	Crossley	Thirteen Group
Barry	Miller	Wynyard Homes
David	MacDonald	Wynyard Homes

Sunderland Five Year Housing Land Supply Workshop Minutes

Date: 3 June 2020

Location: Virtual Meeting

Attendees

- Louise Sloan – Sunderland City Council (SCC)
- Cheryl Askill – SCC
- Joanne Scott – SCC
- Phil Jones – Homes England
- Andrew Dorrian – Transport North East
- Gordon Harrison – Nexus
- Joanne Harding – HBF
- Mike Allum – Durham County Council
- Andrea King – Northumberland County Council

Invited but not in attendance – Appendix 1

Introductions

Louise Sloan introduced herself and the other members of the SCC team on the call. A general overview of the meeting was provided including how the meeting would take place allowing all those in attendance to contribute.

Annual Position Statement

SCC provided an overview of the APS process, the engagement that the Council has undertaken to date and the next steps. Comments were welcomed on the process.

Covid 19

SCC set out that they were aware that the current Covid 19 outbreak may have an impact on the housing land supply and welcomed any thoughts on the potential impact this may have on delivery rates and demand etc.

The HBF agreed that it was potentially too soon to fully understand the impacts of COVID-19, as little was understood in terms of the operation of contractors, the supply chain and mortgage availability but agreed that Covid-19 would have an impact on delivery of sites.

Transport North East confirmed that utility companies are not prioritising highways schemes at this time and consequently housing development sites may also not be high priority at this time and therefore connecting to the network could result in further delay.

Homes England (HE) discussed their role to support the development industry at this challenging time. HE are very active and will be playing a central role in supporting the economy. HE will be

continuing to support their pipeline of sites, whilst helping the development industry.

HE are being very flexible during this time, reviewing contracts, clauses and payments to support delivery. HE are still maintaining their priorities and objectives. They are rethinking how places will be sustainable and how to accelerate delivery, including looking into Modern Methods of Construction (MMC) to increase delivery.

Review of Sites

SCC advised that they would not run through each site in the schedule but were happy to discuss any site. SCC explained that as part of this process the developers would be reviewing the delivery of their sites.

Nexus, asked if the Council would amend delivery rates if developers did not confirm their position. SCC confirmed that they would look at each site and consider historical delivery rates.

HE advised that they will be supporting SCC bringing forward development at Sunnyside (not included in the APS). They also wished to confirm that Ryhope and Cherry Knowle delivery would likely increase following the announcement of successful Housing Infrastructure Fund (HIF) bid.

The HBF discussed the need to ensure Covid-19 is factored into the delivery rates of sites for 2020/21.

Any Other Business

SCC thanked everyone for their attendance and their contributions to the workshop.

Appendix 1

Matt	Verlander	Avison Young acting on behalf of National Grid
Andrew	Moss	NHS Sunderland CC
Gayle	Black	Northumbrian Water
Dave	Calvert	O2
Eamon	Hansberry	British Telecommunications Group Plc
Atul	Roy	EE
James	Hudson	Environment Agency
Graeme	Smith	Durham County Council
		Vodafone
Annelise	Hutchinson	Gateshead Council
Neil	Wilkinson	Gateshead Council
Mark	Goodwill	Highways England
Paul	Dixon	Highways England
Barbara	Hooper	Historic England
		Marine Management Organisation
		Mobile Operators Association
		National Grid
Michael	Miller	Natural England
		Network Rail
Jennifer	Morrison	Newcastle City Council
Philip	Meikle	Nexus and Transport for The North
David	Chandler	NHS Sunderland CCG
Martin	Craddock	North Tyneside Council
Micah	Boutwood	Northern Gas Networks Ltd
Glen	Hodges	Northern Power Grid
Joan	Sanderson	Northumberland County Council
Kevin	Tipple	Northumberland County Council
Sarah	Pitt	Northumbria Police
Andy	Downer	Northumbrian Water Ltd
Laura	Kennedy	Northumbrian Water Ltd
		Open Reach
Neil	Cole	South Tyneside Council
		The Coal Authority
Rory	Sherwood-Parking	Virgin Media
Chloe	Hillam	Durham County Council
Rachelle	Forsyth-Ward	North East Combined Authority

Appendix G: 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

Data Protection and Freedom of Information

The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 2018. The information you provide will only be used for the purposes of updating the evidence base that supports the preparation of the Local Plan, as required by the Planning and Compulsory Purchase Act 2004, and may be used by the Council to contact you if necessary regarding your submission.

The purposes for collecting data are:

- To assist in the preparation of strategic planning policy documents;
- To contact you regarding your responses given in your form (if required); and
- To compile reports of responses for Sunderland City Council's decision making process.

The above purposes may require public disclosure of any data received by Sunderland City Council in consultation responses, in accordance with the Freedom of Information Act 2000. The forms may also be used in discussion with consultees, but the contact information will be detached and kept separate.

Please sign and date the Data Protection and Freedom of Information declaration below.

Print Name

Date

Signed

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

Appendix H: Site Densities

SHLAA Ref No	Site Name	Sub Area	Net site area	Dwellings	Density	Planning Status
324	Land to the East of Durham Road and Tudor Grove	Sunderland South	1.80	8	4	Permitted – under construction
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	Completed site
183	Ashburn House, Ryhope Road	Sunderland South	0.97	10	10	Permitted – not started
118	Belford House, Ashcroft and Belford Close	Sunderland South	0.70	8	11	Completed site
448	Penshaw House	Coalfield	1.37	15	11	Planning application pending
356	Burdon Road/Hall Farm Road, land at	Sunderland South	7.34	109	15	Permitted – under construction
680	Land opposite The Mews, Redburn Row	Coalfield	0.34	5	15	Permitted – not started
046	Angram Drive, Grangetown	Sunderland South	1.14	19	16	Completed site
333	Fletcher Terrace, land at (Lumley Crescent)	Coalfield	0.36	6	16	Completed site
477	Land north of Burdon Lane	Sunderland South	58.80	955	16	CSDP Allocation
115	Holmelands, land adjacent to - Hawthorn Street	Coalfield	4.31	78	18	Completed site
538	Havannah Road/Moorway, Albany	Washington	2.10	40	19	No planning status
081	Chapelgarth Site	Sunderland South	37.1	750	20	Permitted – under construction
138	Land at North Road	Coalfield	14.00	300	21	Permitted – under construction
154A	Seaburn Camp, Whitburn Road (North)	Sunderland North	3.00	64	21	Permitted – under construction
341	Redburn Row, Land to the north of	Coalfield	2.44	70	21	Completed site
654	West of Redburn Row	Coalfield	1.30	27	21	No planning status
093	Recreation Field, North Moor Lane, Farringdon	Sunderland South	2.56	60	23	No planning status
101	Downhill Phase 1+2, Downhill	Sunderland North	3.53	88	24	Completed site
330A	Philadelphia Complex	Coalfield	20.62	500	24	Permitted (Outline) – Not started
421	Quarry House Lane, East Rainton	Coalfield	1.36	33	24	Permitted – Not started
505	Doxford Park Phase 5	Sunderland South	6.40	154	24	Permitted – under construction
061	Former Lambton Cokeworks Site (Elba Park)	Coalfield	14.22	359	25	Permitted – under construction
091	Southwick Primary School, Clarence Street	Sunderland North	1.62	40	25	Permitted – not started
339	Land at Gillas Lane (rear of Lingfield)	Coalfield	2.51	63	25	Completed site
056	High Usworth School, Well Bank Road	Washington	2.12	56	26	Permitted – under construction
293A	Low Moorsley, land at (Ennerdale Street)	Coalfield	3.20	82	26	Planning application pending
540	Hetton Downs Phase 3	Coalfield	1.52	40	26	No planning status
098	Ayton Village Primary School, Dunlin Drive, Ayton	Washington	1.44	40	28	Permitted – not started
422	Markle Grove, land to East, East Rainton	Coalfield	3.26	93	28	Completed site
439	Cricklewood Road, land at	Sunderland North	0.40	11	28	No planning status
120	St Hilda's Church, School and adjacent land	Sunderland North	0.56	17	30	Completed site
258	Washington Football Club, Spout Lane	Washington	1.53	46	30	Planning application pending
342	Land at Mill Hill, Silksworth Road	Sunderland South	8.43	250	30	Permitted – not started
177	Former Usworth Comprehensive School	Washington	6.41	200	31	No planning status
467B	Thornbeck College site	Sunderland North	0.45	14	31	No planning status
682	Land at Front Road/Saint Luke's Terrace	Sunderland South	0.29	9	31	Completed site
702	Land adjacent to the Beehive PH, Blind Lane	Coalfield	0.16	5	31	Permitted (Outline) – Not started
085	Former Groves Site, Woodbine Terrace, Pallion	Sunderland South	22.63	720	32	Planning application pending
197	Land to the east of former Broomhill Estate	Coalfield	3.14	99	32	Permitted- not started
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	13.90	450	32	Permitted (Outline) – Not started

469	Site of former Kentmere House	Coalfield	0.58	19	32	Completed site
367	Coaley Lane, Land south of	Coalfield	3.89	128	33	Permitted – under construction
175	Fulwell Quarry East	Sunderland North	3.07	100	33	No planning status
142	Former Chilton Moor Cricket Club, Black Boy Road	Coalfield	1.00	34	34	Permitted – under construction
328	Hetton Downs Phase 2	Coalfield	2.99	101	34	Permitted – under construction
504	Doxford Park Phase 6	Sunderland South	2.96	100	34	Permitted – under construction
104	Carley Hill School, Emsworth Road	Sunderland North	3.18	110	35	No planning status
150	Land adjacent Newbottle Primary School and former Community Centre, Houghton Road	Coalfield	0.48	17	35	Completed site
163	Amberley Street and Harrogate Street, land at - Mowbray Road	Sunderland South	2.24	79	35	No planning status
537	Land at Redcar Road/Rawdon Rd	Sunderland North	0.28	10	35	Completed site
062	Ryhope and Cherry Knowle Hospital	Sunderland South	22.33	800	36	Permitted – under construction
070	Site of Foundry (The Forge, Pallion)	Sunderland South	1.19	43	36	Completed site
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	7.76	277	36	Permitted – under construction
440	Cragdale Gardens, Low Moorsley	Coalfield	2.21	80	36	No planning status
716	Tasman Road, Thorney Close	Sunderland South	0.14	5	36	No planning status
074	Murton Lane, Easington Lane	Coalfield	10.56	387	37	Completed site
079	Hylton Lane/Blaydon Ave, Hylton Lane	Sunderland North	1.91	71	37	Planning application pending
248	Emerson House, Emerson Road	Washington	2.91	112	38	Completed site
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 Avenue/Brewer Terrace, Ryhope Village	Sunderland South	3.69	143	39	Completed site
109	Glebe Parkway	Washington	1.47	59	39	Completed site
128	Black Boy Road land at (Site A)	Coalfield	3.59	140	39	Permitted – not started
563	Hylton Skills Campus, North Hylton Road	Sunderland North	2.66	105	39	Permitted – not started
194	Land at Lambton Lane	Coalfield	5.14	205	40	Planning application pending
280	Former Shiney Row Centre, Success Road	Coalfield	3.15	128	40	Completed site
380	Grangetown Autos and land to the South. East side of Ryhope Road	Sunderland South	1.14	46	40	Completed site
462	Hetton Downs Phase 1	Coalfield	1.70	69	40	Completed site
292	Lisburn Terrace, land at	Sunderland South	5.09	212	41	Completed site
693	Former Cheadle Centre, Caithness Road, Hylton	Sunderland North	0.46	19	41	Permitted - under construction
107	Phases 2-6, Chester Road	Sunderland South	11.72	500	43	Permitted – under construction
193	SIG Combibloc Limited, Blackthorn Way	Coalfield	3.62	158	43	Completed site
511	Land at Burdon Lane, west of Bevan Avenue	Sunderland South	1.82	77	43	Completed site
630	Land adjacent Saint Luke's Road	Sunderland South	2.84	123	43	Completed site
664	North Moor Farm Cottages, Farringdon	Sunderland South	0.14	6	43	Completed site
112	Site of former Broomhill Estate	Coalfield	2.93	128	44	Permitted – under construction
355	Rushford Phase 2, Ryhope	Sunderland South	3.44	150	44	Permitted – under construction
388	Ennerdale Street, Low Moorsley, Land at	Coalfield	0.9	40	44	Permitted (Outline) – Not started
718	Tadcaster Road, Thorney Close	Sunderland South	0.18	8	44	No planning status
106	High Ford Estate, Flodden Road	Sunderland South	6.26	285	45	Permitted – under construction
663	Former East Herrington Library, Farringdon	Sunderland South	0.11	5	45	Completed site
695	Stanley Terrace, Chester Road, Shiney Row	Coalfield	0.11	5	45	Permitted – Not started
531	Council Yard, North Street, Silksworth	Sunderland South	0.13	6	46	Permitted – under construction
054	Former Eagle Public House, Portsmouth Road	Sunderland South	0.19	9	47	No planning status
565	Phoenix Tower Business Park, Castletown Way	Sunderland North	2.99	140	47	Permitted - not started

147	Site of Greenway House, Nookside	Sunderland South	1.49	75	50	Completed site
687	Former Hylton Castle Library, Cranleigh Road	Sunderland North	0.18	9	50	Completed site
110	Starks Builders Yard, Hunter Street	Coalfield	0.46	24	51	Completed site
121	Newcastle Road Baths	Sunderland North	0.67	34	51	Completed site
086	Former Easington Lane Primary School Building	Coalfield	2.21	116	52	Permitted – under construction
468	Land north of Blackthorn Way, Sedgely Industrial Estate	Coalfield	2.65	138	52	Permitted – under construction
063	emsworth Brewery (site of), Gill Bridge Avenue	Urban Core	3.74	201	54	Permitted (Outline) – Not started
087	Former Dubmire Primary School, Britannia Terrace	Coalfield	0.30	17	57	Permitted – under construction
080A	Stadium Village, Sheepfolds North	Urban Core	4.59	265	58	No planning status
078A	Farringdon Row South	Urban Core	2.69	160	59	No planning status
454	Teal Farm North	Washington	9.35	566	60	Permitted – under construction
708	Land fronting Chiswick Road	Sunderland North	0.10	6	60	No planning status
413	Seaburn Amusements, Whitburn Road	Sunderland North	3.62	237	65	Permitted – under construction
494	Land at Chapel Street/Edward Street	Coalfield	0.09	6	67	Permitted – not started
659	Sunniside Central Area, Villiers Street	Urban Core	1.09	75	69	No planning status
711	Kidderminster Road	Sunderland North	0.80	56	70	Permitted- not started
502	Vane Arms, Silksworth	Sunderland South	0.09	7	78	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	Completed site
700	Close Street, Millfield	Sunderland South	0.08	8	100	Completed site
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	Completed site
078B	Farringdon Row North	Urban Core	1.58	80	126	No planning status
703	Warm up Wearside, Westbourne Road	Sunderland South	0.07	9	128	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 Workmen’s Club, Castle View	Sunderland North	0.07	12	171	Completed site
679	18-19 Murton Street	Urban Core	0.07	13	185	Completed site
090	Bonnorsfield, Saint Peters Wharf	Urban Core	0.98	200	196	No planning status
080C	Stadium Village, Sheepfolds South	Urban Core	1.31	185	242	No planning status
661	12 Fawcett Street	Urban Core	0.02	5	250	Completed site
698	Former Hendon Gardens Hotel	Sunderland South	0.03	8	266	Completed site
699	Upper Floors 18 Fawcett Street	Urban Core	0.02	6	300	Completed site
705	2 Grange Crescent	Urban Core	0.02	6	300	Completed site
684	32 Frederick Street, City Centre	Urban Core	0.02	7	350	Completed site
701	67 John Street	Urban Core	0.02	9	450	Completed site
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	Completed site
689	Weardale House, Washington	Washington	0.05	48	960	Completed site
362	Bonner's Field Industrial Units, Bonnorsfield Road	Urban Core	0.32	363	1134	Permitted – not started

Appendix I: Average Build Rates

SHLAA Ref	15/16	16/17	17/18	18/19	19/20	Grand Total	Average build rate
100	15					15	15
101		48	30			78	63
101A			8			8	8
106	21	57	32	36	42	188	37.6
109				33	26	59	29.5
110				24		24	24
112				35	48	83	41.5
115	12	1	32	32		77	19.25
118			5	2	1	8	2.66667
120			22			22	22
121	29					29	29
131		2	1	2		5	1.66667
138					29	29	29
147				75		75	75
150			17			17	17
160E			75			75	75
168E	6			3		9	4.5
193	32	30	17			79	26.3333
193A			7			7	7
240		12				12	12
248	39	2				41	20.5
280		14	39	44	31	128	32
288		17	21	1		39	19.5
292	29	27	1			57	28.5
302		7				7	7
324					2	2	2
330					4	4	4
333			1	4	1	6	2
339	27	24	4			55	27.5
341		4	45	21		70	23.3333
355		40	57	30	17	144	36
355A			2			2	2
356					15	15	15
367					12	12	12
37		21				21	21
380					46	46	46
417		9	43	73	27	152	38
422		2	43	20	1	66	22
422A			14			14	14
435E	102					102	102
443	5					5	5
454	17	3			4	24	8
46		5		2		7	3.5

Appendix J: Schedule of Deliverable and Developable Sites

SHLAA Ref No	Site Name	Sub Area	Planning Status	Yield	Green/Brown	Completions to date	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	Completions 2033/34	Completions 2034/35
056	High Usworth School, Well Bank Road	Washington	1-Permitted – under construction	56	Mixed	28	28	0	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	359	Brown	309	36	14	0	0	0	0	0	0	0	0	0	0	0	0	0
062	Ryhope and Cherry Knowle Hospital	Sunderland South	1-Permitted – under construction	800	Mixed	88	50	55	60	60	60	40	40	40	40	40	40	40	40	40	40
081	Chapelgarth site	Sunderland South	1-Permitted – under construction	750	Green	38	30	60	75	60	60	60	60	60	60	60	60	60	7	0	0
086	Former Easington Lane Primary School Building	Coalfield	1-Permitted – under construction	116	Brown	0	0	26	30	30	30	0	0	0	0	0	0	0	0	0	0
087	Former Dubmire Primary School, Britannia Terrace	Coalfield	1-Permitted – under construction	17	Brown	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106	High Ford Estate, Flodden Road	Sunderland South	1-Permitted – under construction	285	Brown	228	35	22	0	0	0	0	0	0	0	0	0	0	0	0	0
107	Phases 1-6, Chester Road	Sunderland South	1-Permitted – under construction	500	Brown	0	0	28	28	31	31	30	30	30	30	30	30	30	30	30	30
112	Site of former Broomhill Estate.	Coalfield	1-Permitted – under construction	128	Brown	83	30	15	0	0	0	0	0	0	0	0	0	0	0	0	0
138	Land at North Road	Coalfield	1-Permitted – under construction	300	Green	29	28	35	40	40	40	40	40	8	0	0	0	0	0	0	0
142	Former Chilton Moor Cricket Club, Black Boy Road	Coalfield	1-Permitted – under construction	34	Green	0	30	4	0	0	0	0	0	0	0	0	0	0	0	0	0
154A	Seaburn Camp, Whitburn Road (North)	Sunderland North	1-Permitted – under construction	64	Green	0	30	34	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	8	Green	2	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
328	Hetton Downs Phase 2	Coalfield	1-Permitted – under construction	101	Mixed	0	26	35	35	5	0	0	0	0	0	0	0	0	0	0	0
355	Rushford Phase 2, Ryhope	Sunderland South	1-Permitted – under construction	150	Green	147	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
356	Burdon Road/Hall Farm Road, land at	Sunderland South	1-Permitted – under construction	109	Green	15	24	32	36	2	0	0	0	0	0	0	0	0	0	0	0
367	Coaley Lane, Land south of	Coalfield	1-Permitted – under construction	128	Green	12	20	26	26	26	18	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	288	Green	152	23	23	26	26	26	12	0	0	0	0	0	0	0	0	0
454	Teal Farm North	Washington	1-Permitted – under construction	566	Brown	529	35	2	0	0	0	0	0	0	0	0	0	0	0	0	0

468	Land north of Blackthorn Way, Sedgeleth Industrial Estate	Coalfield	1-Permitted – under construction	138	Brown	0	30	68	40	0	0	0	0	0	0	0	0	0	0	0
504	Doxford Park Phase 6	Sunderland South	1-Permitted – under construction	100	Brown	0	10	30	30	30	0	0	0	0	0	0	0	0	0	0
505	Doxford Park Phase 5	Sunderland South	1-Permitted – under construction	155	Brown	154	1	0	0	0	0	0	0	0	0	0	0	0	0	0
531	Council Yard, North Street, Silksworth	Sunderland South	1-Permitted – under construction	6	Brown	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0
570	Land at Station Rd, Penshaw	Coalfield	1-Permitted – under construction	14	Brown	10	4	0	0	0	0	0	0	0	0	0	0	0	0	0
693	Former Cheadle Centre, Caithness Road, Hylton	Sunderland North	1-Permitted – under construction	19	Brown	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0
724	Former Sunderland High School	Sunderland South	1-Permitted – under construction	57	Brown	0	57	0	0	0	0	0	0	0	0	0	0	0	0	0
726	9 - 12 Summerhill	Sunderland South	1-Permitted – under construction	6	Brown	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
728	12-13 Toward Road	Sunderland South	1-Permitted – under construction	12	Brown	0	12	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	15	Brown	2	13	0	0	0	0	0	0	0	0	0	0	0	0	0
734	Beach View Guest House, 15 Roker Terrace	Sunderland North	1-Permitted – under construction	8	Brown	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0
737	6-10 Stockton Road	Urban Core	1-Permitted – under construction	6	Brown	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
098	Ayton Village Primary School, Dunlin Drive, Ayton	Washington	2-Permitted – not started	56	Brown	0	0	14	42	0	0	0	0	0	0	0	0	0	0	0
197	Land to the east of former Broomhill Estate	Coalfield	2-Permitted – not started	99	Green	0	0	9	30	30	30	0	0	0	0	0	0	0	0	0
342	Land at Mill Hill, Silksworth Road	Sunderland South	2-Permitted – not started	250	Green	0	5	15	30	30	30	30	30	30	30	20	0	0	0	0
362	Bonner's Field Industrial Units, Bonnersfield Road	Urban Core	2-Permitted – not started	40	Brown	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0
421	Quarry House Lane, East Rainton	Coalfield	2-Permitted – not started	33	Green	0	0	10	23	0	0	0	0	0	0	0	0	0	0	0
494	Land at Chapel Street/Edward Street	Coalfield	2-Permitted – not started	6	Green	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	7	Brown	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0
565	Phoenix Tower Business Park, Castletown Way	Sunderland North	2-Permitted – not started	114	Brown	0	0	24	30	30	30	0	0	0	0	0	0	0	0	0

568	Fulwell Fire Station, Station Road	Sunderland North	2-Permitted – not started	28	Brown	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0
680	Land opposite The Mews, Redburn Row	Coalfield	1-Permitted – under construction	5	Green	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
695	Stanley Terrace, Chester Road, Shiney Row	Coalfield	2-Permitted – not started	5	Green	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
703	Warm up Wearside, Westbourne Road	Sunderland South	2-Permitted – not started	9	Brown	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0
704	Fence Houses Comrades Club, Station Avenue North	Coalfield	2-Permitted – not started	8	Brown	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0
711	Kidderminster Road	Sunderland North	2-Permitted – not started	56	Green	0	12	44	0	0	0	0	0	0	0	0	0	0	0	0
725	Camrex House	Urban Core	1-Permitted – under construction	50	Brown	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0
732	Avenue Vivian And Rose Avenue	Coalfield	2-Permitted – not started	49	Brown	0	11	38	0	0	0	0	0	0	0	0	0	0	0	0
733	The Inn Place, Knollside Close	Sunderland South	2-Permitted – not started	19	Brown	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0
735	1 Roker Terrace and Side House, St Georges Terrace	Sunderland North	2-Permitted – not started	6	Brown	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
738	Site of 1 to 12 Elmwood Square	Sunderland North	2-Permitted – not started	5	Green	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
739	6 Athenaeum Street and upper floors 25-26 Fawcett Street	Urban Core	2-Permitted – not started	5	Brown	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
063	Vaux Brewery (site of), Gill Bridge Avenue	Urban Core	3-Permitted (Outline) – Not started	200	Brown	0	0	0	60	40	40	30	30	0	0	0	0	0	0	0
388	Ennerdale Street, Low Moorsley, Land at	Coalfield	3-Permitted (Outline) – Not started	40	Green	0	0	0	0	10	30	0	0	0	0	0	0	0	0	0
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	3-Permitted (Outline) – Not started	450	Green	0	0	5	30	50	50	50	50	50	50	50	50	15	0	0
702	Land adjacent to the Beehive PH, Blind Lane	Coalfield	3-Permitted (Outline) – Not started	5	Green	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
293A	Low Moorsley, land at (Ennerdale Street)	Coalfield	4-Application pending	82	Mixed	0	0	0	0	0	0	30	30	22	0	0	0	0	0	0
079	Hylton Lane/Blaydon Ave, Hylton Lane	Sunderland North	4-Application pending	71	Green	0	0	40	31	0	0	0	0	0	0	0	0	0	0	0
085	Former Groves Site, Woodbine Terrace, Pallion	Sunderland South	4-Application pending	720	Mixed	0	0	0	30	60	60	60	60	60	60	60	60	60	60	30
091	Southwick Primary School, Clarence Street	Sunderland North	4-Application pending	37	Mixed	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0

128	Black Boy Road land at (Site A)	Coalfield	3-Permitted (Outline) – Not started	141	Green	0	0	15	30	30	30	36	0	0	0	0	0	0	0	0
183	Ashburn House, Ryhope Road	Sunderland South	2-Permitted – not started	9	Brown	0	3	6	0	0	0	0	0	0	0	0	0	0	0	0
194	Land at Lambton Lane	Coalfield	4- Application pending	205	Mixed	0	0	15	30	30	30	30	30	30	10	0	0	0	0	0
258	Washington Football Club, Spout Lane	Washington	4- Application pending	46	Green	0	0	0	0	0	0	20	26	0	0	0	0	0	0	0
330A	Philadelphia Complex	Coalfield	4- Application pending	463	Mixed	0	9	20	40	40	40	40	40	40	40	40	40	40	30	0
413	Seaburn Amusements, Whitburn Road	Sunderland North	1-Permitted – under construction	237	Mixed	0	0	30	30	22	0	30	30	30	30	30	5	0	0	0
448	Penshaw House	Coalfield	4- Application pending	15	Mixed	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0
477	Land north of Burdon Lane	Sunderland South	6-CSDP Allocation	1000	Green	0	0	0	30	45	60	65	65	65	65	65	65	65	65	65
563	Hylton Skills campus, north Hylton Road	Sunderland North	2-Permitted – not started	105	Mixed	0	0	54	51	0	0	0	0	0	0	0	0	0	0	0
054	Former Eagle Public House, Portsmouth Road	Sunderland South	5-No planning status	9	Brown	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0
078A	Farringdon Row South	Urban Core	5-No planning status	160	Mixed	0	0	0	0	0	0	35	35	35	35	20	0	0	0	0
078B	Farringdon Row North	Urban Core	5-No planning status	80	Mixed	0	0	0	0	0	0	0	0	0	10	35	35	0	0	0
080A	Stadium Village, Sheepfolds North	Urban Core	5-No planning status	265	Brown	0	0	0	0	0	0	0	0	35	35	35	35	35	35	20
080C	Stadium Village, Sheepfolds South	Urban Core	5-No planning status	185	Brown	0	0	0	0	0	0	0	0	0	0	0	0	0	30	35
090	Bonnarsfield, Saint Peters Wharf	Urban Core	5-No planning status	100	Brown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
093	Recreation Field, North Moor Lane, Farringdon	Sunderland South	5-No planning status	60	Green	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0
104	Carley Hill School, Emsworth Road	Sunderland North	5-No planning status	40	Mixed	0	0	0	0	0	0	0	0	30	10	0	0	0	0	0
113	Site of Herrington Workingmen's Club	Coalfield	6-CSDP Allocation	30	Mixed	0	0	0	0	0	0	10	10	10	0	0	0	0	0	0
163	Amberley Street and Harrogate Street, land at - Mowbray Road	Sunderland South	5-No planning status	79	Brown	0	0	0	0	0	0	0	0	19	30	30	0	0	0	0
177	Former Usworth Comprehensive School	Washington	5-No planning status	200	Green	0	0	0	20	30	30	30	30	30	30	0	0	0	0	0
243	Eastbourne Square, Carley Hill	Sunderland North	5-No planning status	23	Mixed	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0
330B	Philadelphia Complex (Extension)	Coalfield	6-CSDP Allocation	195	Green	0	0	0	0	0	0	0	0	0	0	0	20	50	50	50

407c	Land north east of Mount Lane, Springwell Village	WASHINGTON	6-CSDP Allocation	60	Green	0	0	13	26	21	0	0	0	0	0	0	0	0	0	0	0
439	Cricklewood Rd, land at	Sunderland North	5-No planning status	11	Brown	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0
440	Cragdale Gardens, Low Moorsley	Coalfield	5-No planning status	80	Green	0	0	30	30	20	0	0	0	0	0	0	0	0	0	0	0
463A	Land to the west of Waterloo Road, Usworth (South)	Washington	6-CSDP Allocation	200	Green	0	0	0	31	36	36	36	36	25	0	0	0	0	0	0	0
465	Land adjacent to Herrington Country Park	Coalfield	6-CSDP Allocation	400	Green	0	0	0	8	36	40	40	40	40	40	40	40	40	36	0	0
467B	Thornbeck College site	Sunderland North	5-No planning status	14	Mixed	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0
538	Havannah Rd/Moorway, Albany	Washington	5-No planning status	40	Green	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0
540	Hetton Downs Phase 3	Coalfield	5-No planning status	40	Green	0	0	0	0	0	0	0	0	0	0	0	20	20	0	0	0
567	Land adjacent to George Washington Golf and Country Club, Usworth	Washington	6-CSDP Allocation	45	Green	0	0	0	0	15	30	0	0	0	0	0	0	0	0	0	0
652	Old Mill Rd greenspace	Sunderland North	5-No planning status	25	Green	0	0	0	0	0	0	0	0	0	0	0	0	25	0	0	0
654	West of Redburn Row	Coalfield	5-No planning status	27	Green	0	0	0	0	0	0	0	32	0	0	0	0	0	0	0	0
659	Sunniside Central Area, Villiers Street	Urban Core	5-No planning status	75	Brown	0	0	0	0	0	25	25	25	0	0	0	0	0	0	0	0
673	James Steel Park	Washington	6-CSDP Allocation	30	Mixed	0	0	0	0	0	0	0	0	0	0	0	0	15	15	0	0
675	Land at Newcastle Road, Fulwell	Sunderland North	6-CSDP Allocation	80	Green	0	0	0	0	0	0	0	0	30	30	20	0	0	0	0	0
175	Land at Fulwell Quarry East	Sunderland North	5-No planning status	100	Green	0	0	0	0	35	35	30	0	0	0	0	0	0	0	0	0
708	Land fronting Chiswick Road	Sunderland North	5-No planning status	6	Green	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0
710	Oswald Terrace South	Sunderland North	5-No planning status	5	Green	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0
716	Tasman Road, Thorney Close	Sunderland South	5-No planning status	5	Green	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0
717	Theme Road, Thorney Close	Sunderland South	5-No planning status	5	Green	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0
718	Tadcaster Road, Thorney Close	Sunderland South	5-No planning status	8	Green	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0
731	Civic Centre	Urban Core	5-No planning status	300	Mixed	0	0	0	0	30	60	60	60	60	30	0	0	0	0	0	0
242	Emsworth Square	Sunderland North	5-No planning status	14	Mixed	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0
746	Willows Close	Washington	5-No planning status	13	Green	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0

745	Keighley Avenue	Sunderland North	5-No planning status	41	Green	0	0	0	0	30	11	0	0	0	0	0	0	0	0	0
747	Silksworth Housing office	Sunderland South	5-No planning status	13	Brown	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0
744	Prestbury Road	Sunderland South	5-No planning status	10	Green	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0

Appendix K: Schedule of Sites Not Currently Developable

SHLAA Ref No	Site Name	Monitoring Delivery Sub Area
075	Halliwell Street and Brinkburn Crescent	Coalfield
076	West of Lyons Avenue	Coalfield
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
140	Land off Hazard Lane	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
172	Forest Estate, Land at - High Street	Coalfield
181	Land west of Houghton Road, Hetton	Coalfield
230	Rutland Street, Hetton, land rear of	Coalfield
272	North Farm, Warden Law Site 1, land at - Gillas Lane	Coalfield
273	North Farm, Warden Law Site 2, 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
305	Dubmire Industrial Estate - Phase 1	Coalfield
318	Moor Burn House, Dairy Lane	Coalfield
340	Front Street, Fence Houses, Land to the east of	Coalfield
343	Grasswell, land at (east of Houghton Road)	Coalfield
344	Chilton Moor Gardens site 2 (Durham Street)	Coalfield
365	Newbottle Site 2, Land at (Sunderland Road)	Coalfield
372	Houghton Police Station, Dairy Lane	Coalfield
373	Gill Bridge Police Station, Gillbridge Avenue	Coalfield
375	Stott's Pasture, Golf Course Road	Coalfield
376	Chilton Gardens, Chilton Moor	Coalfield
377	High Dubmire, Chilton Moor, Land at	Coalfield
382	Dairy Lane, Site 1, Land at	Coalfield
383	Dairy Lane, Sites 2 & 3, Land at	Coalfield
385	Land at Sedgeleth Road/Blind Lane (Site 1)	Coalfield
386	Land south of Sedgeleth Road (Site 2)	Coalfield
387	Land south of Sedgeleth Road (Site 3)	Coalfield
411	Snippersgate, land at (South Hetton Road)	Coalfield
423	Market Place, Houghton	Coalfield

425	Electric Crescent Allotments	Coalfield
437	Forest Lane, land at	Coalfield
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
466	Green Belt south of New Herrington	Coalfield
470	Site of former Gilpin House	Coalfield
529	Former Safari Coaches, James Terrace	Coalfield
536	Land to the north of Byer Square	Coalfield
539	Land to the west of Mulberry Way	Coalfield
542	Summerson Street	Coalfield
545	Stanley Street/Gravel Walks allotments	Coalfield
551	North of Collingwood Drive	Coalfield
555	Rear of Wynyard Street	Coalfield
634	Former Success Colliery	Coalfield
637	Hetton Downs Square/East of Thomas Street	Coalfield
643	Land between Penshaw and Mount Pleasant	Coalfield
644	Land north of Low Moorsley	Coalfield
645	Green Belt land east of Seaham Road	Coalfield
653	Success Football Fields	Coalfield
670	Land at Penshaw	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
723	Land adjacent to Penshaw Hill Equestrian Centre	Coalfield
730	Lane to the East of Quarry House Lane	Coalfield
750	Land at Middle Rainton	Coalfield
149	Aster Terrace, land at back of	Coalfield
293B	Land South of Coal Bank Farm	Coalfield
381A	Green Belt north of Newbottle	Coalfield
381B	Green Belt north of Newbottle adjacent to settlement	Coalfield
410	Blind Lane, Grasswell, land to North of	Coalfield
464A	Land north of Graneries, Offerton	Coalfield
464B	Land to the East of The Granaries, Offerton, Sunderland	Coalfield
707	Land adjacent to Moorsburn Drive	Coalfield
092	Land adjacent Monkwearmouth College, Swan Street	Sunderland North
556	Land at Witherwack House	Sunderland North
672	East of Witherwack/Fulwell Quarries	Sunderland North
742	47-49 Newcastle Road	Sunderland North

749	Land to the west of Newcastle Road	Sunderland North
154B	Seaburn Camp, Whitburn Road (South)	Sunderland North
416B	Land at Ferryboat Lane, North Hylton	Sunderland North
467A	Upper Fulwell	Sunderland North
467C	Thornbeck College, land to the North	Sunderland North
720	Land at Dixon Square, Causeway	Sunderland North
192	Manor Quay	Sunderland North
211	36 to 38 Roker Avenue	Sunderland North
214	Land to the east of former Maplewood School, Redcar Road	Sunderland North
238	Portobello Lane, Roker Avenue	Sunderland North
254	Fulwell Reservoir, Viewforth Terrace	Sunderland North
265	Beacon Drive, site at	Sunderland North
301	Ferryboat Lane, land at	Sunderland North
398	Givens Street/Bede Street, Roker, land at	Sunderland North
518	Former Mcees Club and land to the rear, Old Mill Road	Sunderland North
520	Southwick Social Club, Church Bank	Sunderland North
572	Former Bishop Harland School, Downhill	Sunderland North
722	Land to the east of Old Mill Road, Carley Hill	Sunderland North
727	43-45 Newcastle Road	Sunderland North
416A	Land at Ferryboat Lane, North Hylton	Sunderland North
095	Land at Thorney Close Primary School, Torquay Road	Sunderland South
117	Dawson and Usher Works, Hendon	Sunderland South
419	Middle Herrington Farm, Hillcrest East, Herrington	Sunderland South
651	Land at Tay Road, Thorney Close	Sunderland South
674	West of Cherry Knowle Hospital	Sunderland South
714	Pennywell Business Centre	Sunderland South
719	Tanfield Road/Truro Road, Thorney Close	Sunderland South
721	The Ropery, Websters Bank	Sunderland South
743	Land to the rear of Belford Close	Sunderland South
159	Land adjacent to The Scullery Restaurant	Sunderland South
294B	Former Paper Mill, Commercial Road (South)	Sunderland South
426B	Willow Farm land to south, Ryhope (South)	Sunderland South
451	Former Stannington Centre and adjoining greenspace, Hillview, Stannington Grove	Sunderland South
678	South Hylton House	Sunderland South
692	Land to the north of Irene Avenue, Grangetown	Sunderland South
042	Former Bus Depot, Toward Road	Sunderland South
045	Toward Road Service Station	Sunderland South
053	Land rear of Thorney Close Club, Thorndale Road	Sunderland South
082	Clinton Place/City Way, East Herrington, Sunderland	Sunderland South

152	North of Burdon Village, Burdon Lane	Sunderland South
156	Ex North Block, Stockton Road	Sunderland South
169	Former Covent Garden site, Cork Street	Sunderland South
171	Site of former Pallion Station, Ferndale Terrace	Sunderland South
185	Wearmouth Hall	Sunderland South
186	University Precinct, Chester Road	Sunderland South
188	Clanny House, Peacock Street West	Sunderland South
190	Technology Park, Chester Road	Sunderland South
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
286	Land to the North of Woodbine Terrace, Pallion Riverside	Sunderland South
296	North Street Allotments, Silksworth	Sunderland South
303	Allotments, back of Ryhope Street	Sunderland South
334	Holy Cross Home, Etrick Grove	Sunderland South
348	Land west of Ryhope Road	Sunderland South
374	Former Farrington Police Station, Primate Road	Sunderland South
384	The Cavalier PH, Silksworth Lane	Sunderland South
446	Builders Yard, Hendon, Toward Road	Sunderland South
455	Pallion Industrial Estate, European Way	Sunderland South
541	Former Leechmere Road allotments	Sunderland South
562	Land to the east of Silksworth Lane, by Elstob	Sunderland South
629	Site of former Ford and Hylton Social Club, Poole Road	Sunderland South
631	West of Silksworth Way, Doxford Park	Sunderland South
636	Open space at Fordfield Road, Pennywell/Ford	Sunderland South
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
676	Land at East Herrington	Sunderland South
677	Land at Birchwood, Ford Oval	Sunderland South
741	Emily's Nursery	Sunderland South
294A	Former Paper Mill, Commercial Road (North)	Sunderland South
648A	Hastings Hill/Herrington Green Belt, Foxcover Lane	Sunderland South
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
077	Holmeside Triangle, Park Lane	Urban Core

191	Priestman Building, 1-2 Green Terrace	Urban Core
395	Tatham Street Car Park, Sunnyside	Urban Core
429	170-175 High Street West	Urban Core
018	42 to 45 Nile Street	Urban Core
187	Bonnarsfield, land at - Palmers Hill Road	Urban Core
660	63 Fawcett Street	Urban Core
044	The Bunker, Stockton Road	Urban Core
066	15-18 Hudson Road (West Sunnyside)	Urban Core
068	8-12 Murton Street	Urban Core
162	Land at High Street East	Urban Core
166	Numbers Garth and Former School, Russell Street	Urban Core
282	Land at High Street East	Urban Core
496	Allen House, Scotia Quay	Urban Core
497	Panns Bank	Urban Core
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
269	Blue House Fields, Springwell Road	Washington
270	Mount Lodge, Mount Lane	Washington
287	Wilden Road Pattinson - Station Road	Washington
300	Springwell Trust meeting house, Peareth Hall Road	Washington
312	Former Junglerama, Victoria Road	Washington
353	Usworth House Farm, land at - Highbury Avenue	Washington
354	Warren Lea, land rear of - Springwell Road	Washington
369	Units 1-22 Swan (North) Industrial Estate	Washington
370	23 Edison Road (works depot), Swan (North) Industrial Estate	Washington
401	Land East of Sulgrave Road	Washington
402	Crowther Industrial Estate, land at - Brockwell Road	Washington
404	West of Waterloo Road (Sulgrave Industrial Estate) , land to	Washington
406	Bentall Business Park, land at - Tower Road	Washington
408	Land at North and Rear of Windsor Terrace	Washington
415	Uplands Way, Land to North	Washington
418	Land at Low Mount Farm (by Leam Lane), Springwell	Washington
427	Tilley Road, Crowther Industrial Estate	Washington
444	Biddick Woods	Washington
453	Silverstone Way, land west of	Washington
478	Land to the North of Springwell	Washington
560	The Vicarage, Vigo Lane	Washington
632	Rear of Don Gardens	Washington

633	Bonemill Lane, Rickleton	Washington
642	Land at East House Farm, Usworth	Washington
646	Glebe House Farm, Teal Farm	Washington
647	Low Mount Farm, Springwell Village	Washington
650	Dame Margaret Field, Washington	Washington
671	Southern Playing Fields, Washington	Washington
688	Derwent House, Washington	Washington
697	Land to the north of Washington Road, Sulgrave	Washington
748	Washington Meadows	Washington
298A	Usworth House Farm, land at, Peareth Hall Road (East)	Washington
298B	Usworth House Farm, land at, Peareth Hall Road (West)	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
407A	Milton Place, Mount Lane, Springwell (North)	Washington
407B	Milton Place, Mount Lane, Springwell (South)	Washington
424A	Stoney Lane Springwell	Washington
424b	Stoney Lane Springwell	Washington
463B	Land to the west of Waterloo Road, Usworth (West)	Washington
463c	Land west of Waterloo Road, Usworth (North)	Washington
691	Land at Stephenson Industrial Estate (Little Usworth), Sulgrave Road	Washington

Appendix L: Completed Housing Sites (2015/16-19/20)/Sieved Sites

Completed Sites		
037	24-26 Stockton Road	Urban Core
046	Angram Drive, Grangetown	Sunderland South
070	Site of Foundry (The Forge, Pallion)	Sunderland South
074	Murton Lane, Easington Lane	Coalfield
100	Ethel Ave/Brewer Terrace, Ryhope Village	Sunderland South
101	Downhill Phase 1+2, Downhill	Sunderland North
109	Glebe Parkway	Washington
110	Starks Builders Yard, Hunter Street	Coalfield
111	Land at Neil Street and the Bat Cave	Coalfield
115	Holmelands, land adjacent to - Hawthorn Street	Coalfield
118	Belford House, Ashcroft and Belford Close	Sunderland South
120	St Hilda's Church, School and adjacent land	Sunderland North
121	Newcastle Road Baths	Sunderland North
131	Southern House Farm, land at - North Road	Coalfield
147	Site of Greenway House, Nookside	Sunderland South
150	Land adjacent Newbottle Primary School and former Community Centre, Houghton Road	Coalfield
160	East of Silksworth Lane, High Newport	Sunderland South
193	SIG Combibloc Limited, Blackthorn Way	Coalfield
248	Emerson House, Emerson Road	Washington
280	Former Shiney Row Centre, Success Road	Coalfield
292	Lisburn Terrace , land at	Sunderland South
333	Fletcher Terrace, land at (Lumley Crescent)	Coalfield
339	Land at Gillas Lane (rear of Lingfield)	Coalfield
341	Redburn Row, Land to the north of	Coalfield
380	Grangetown Autos and land to the South, East side of Ryhope Road	Sunderland South
422	Markle Grove, land to East, East Rainton	Coalfield
462	Hetton Downs Phase 1	Coalfield
469	Site of former Kentmere House	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
537	Land at Redcar Road/Rawdon Rd	Sunderland North
595	Fell House, Albion Terrace, Springwell	Washington
628	Former London Inn, Spout Lane	Washington
630	Land Adjacent Saint Luke's Road	Sunderland South
656	Cassaton House, Fawcett Street	Urban Core
657	15-17 John Street	Urban Core
658	Phoenix House, Union Street	Urban Core
661	12 Fawcett Street	Urban Core
662	18 John Street	Urban Core

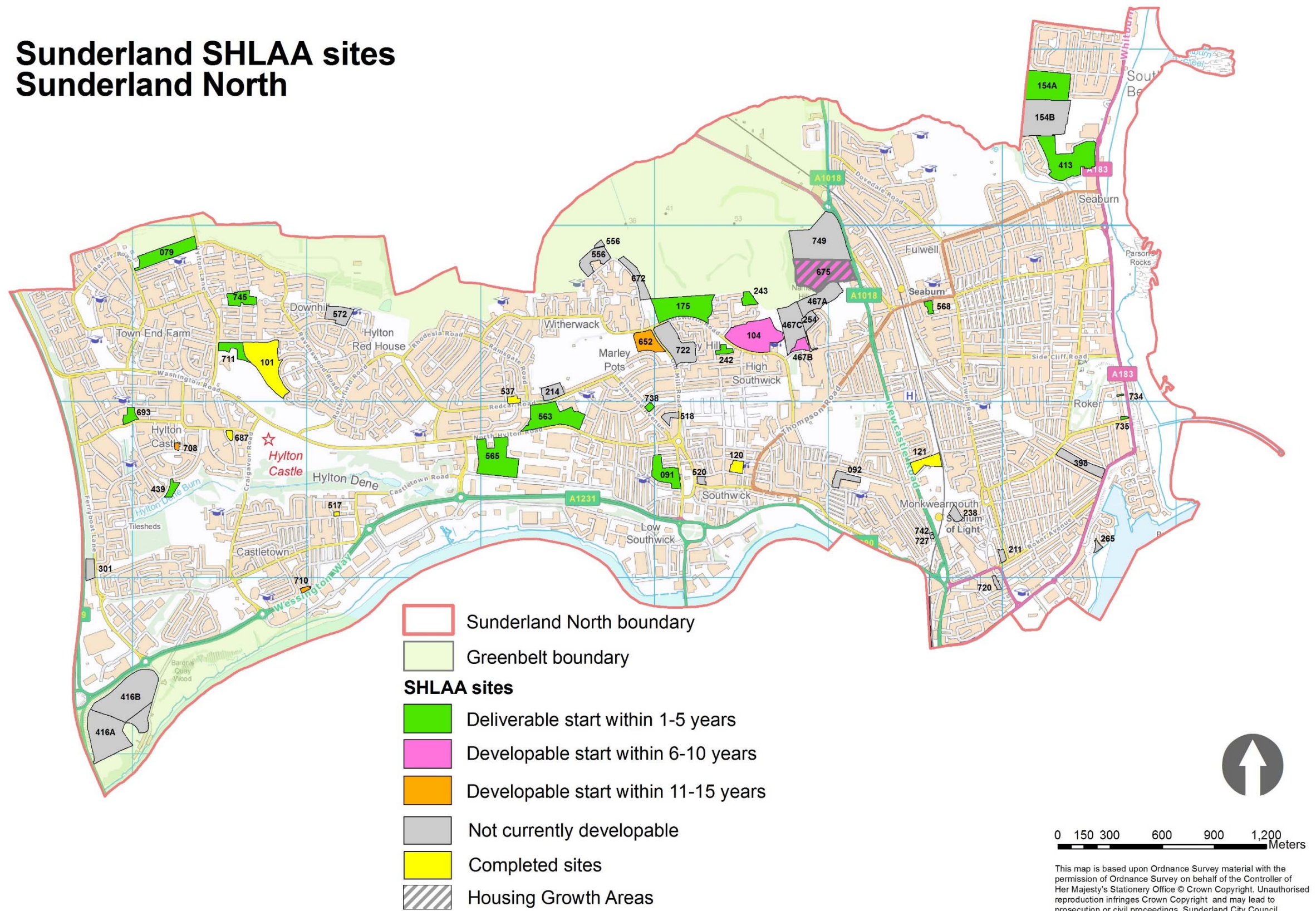
663	Former East Herrington Library, Farringdon	Sunderland South
664	North Moor Farm Cottages, Farringdon	Sunderland South
666	Millfield House, Hylton Road	Sunderland South
679	18-19 Murton Street	Urban Core
681	Community Hall, Lily Street	Sunderland South
682	Land at Front Road/Saint Luke's Terrace	Sunderland South
683	20 Murton Street	Urban Core
684	32 Frederick Street, City Centre	Urban Core
685	13 Holmeside, City Centre	Urban Core
686	11 Saint Thomas Street, City Centre	Urban Core
687	Former Hylton Castle Library, Cranleigh Road	Sunderland North
689	Weardale House, Washington	Washington
690	First Floor, The Old Vestry, 23 Fawcett Street	Urban Core
698	Former Hendon Gardens Hotel	Sunderland South
699	Upper Floors 18 Fawcett Street	Urban Core
700	Close Street, Millfield	Sunderland South
701	67 John Street	Urban Core
705	2 Grange Crescent	Urban Core
706	Mayholme, 31 Sea View Road	Sunderland South

Sieved sites		
129	Hetton Moor House, Land to rear of - Seymour Terrace	Coalfield
130	Elemore Golf Club, land adjacent to - Pimlico Road	Coalfield
140	Hazard Lane	Coalfield
272	North Farm, Warden Law Site 1, Land at Gillas Lane	Coalfield
273	North Farm, Warden Law Site 2, 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
293B	Land South of Coal Bank Farm	Coalfield
542	Summerson Street	Coalfield
670	Land at Penshaw	Coalfield
464A	Land north of Graneries, Offerton	Coalfield
464B	Land to the East of The Granaries, Offerton, Sunderland	Coalfield
723	Land adjacent to Penshaw Hill Equestrian Centre	Coalfield
466	Green Belt south of New Herrington	Coalfield
381A	Green Belt north of Newbottle	Coalfield
381B	Green Belt north of Newbottle adjacent to settlement	Coalfield
365	Newbottle Site 2, Land at (Sunderland Road)	Coalfield
343	Grasswell, land at (east of Houghton Road)	Coalfield
423	Market Place, Houghton	Coalfield
645	Green Belt land east of Seaham Road	Coalfield
644	Land north of Low Moorsley	Coalfield
713	Land to the east of Kingfisher Drive (Murton Lane)	Coalfield

715	Land to the south of Redburn Road	Coalfield
750	Land at Middle Rainton	Coalfield
749	Land to the west of Newcastle Road	Sunderland North
416B	Land at Ferryboat Lane, North Hylton	Sunderland North
416A	Land at Ferryboat Lane, North Hylton	Sunderland North
672	East of Witherwack/Fulwell Quarries	Sunderland North
648A	Hastings Hill/Herrington Green Belt, Foxcover Lane	Sunderland South
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
419	Middle Herrington Farm, Hillcrest East, Herrington	Sunderland South
152	North of Burdon Village, Burdon Lane	Sunderland South
641	Burdon Green Belt	Sunderland South
674	West of Cherry Knowle Hospital	Sunderland South
642	Land at East House Farm, Usworth	Washington
269	Blue House Fields, Springwell Road	Washington
270	Mount Lodge, Mount Lane	Washington
300	Springwell Trust meeting house, Peareth Hall Road	Washington
478	Land to the North of Springwell	Washington
444	Biddick Woods	Washington
353	Usworth House Farm, land at - Highbury Avenue	Washington
354	Warren Lea, land rear of - Springwell Road	Washington
408	Land at North and Rear of Windsor Terrace	Washington
415	Uplands Way, Land to North	Washington
418	Land at Low Mount Farm (by Leam Lane), Springwell	Washington
646	Glebe House Farm, Teal Farm	Washington
647	Low Mount Farm, Springwell Village	Washington
298A	Usworth House Farm, land at, Peareth Hall Road (East)	Washington
298B	Usworth House Farm, land at, Peareth Hall Road (West)	Washington
405A	Land at Golf Course (George Washington Hotel) - Stone Cellar Road (West)	Washington
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407A	Milton Place, Mount Lane, Springwell (North)	Washington
407B	Milton Place, Mount Lane, Springwell (South)	Washington
424A	Stoney Lane Springwell	Washington
424b	Stoney Lane Springwell	Washington
463B	Land to the west of Waterloo Road, Usworth (West)	Washington
463c	Land west of Waterloo Road, Usworth (North)	Washington
671	Southern Playing Fields, Washington	Washington

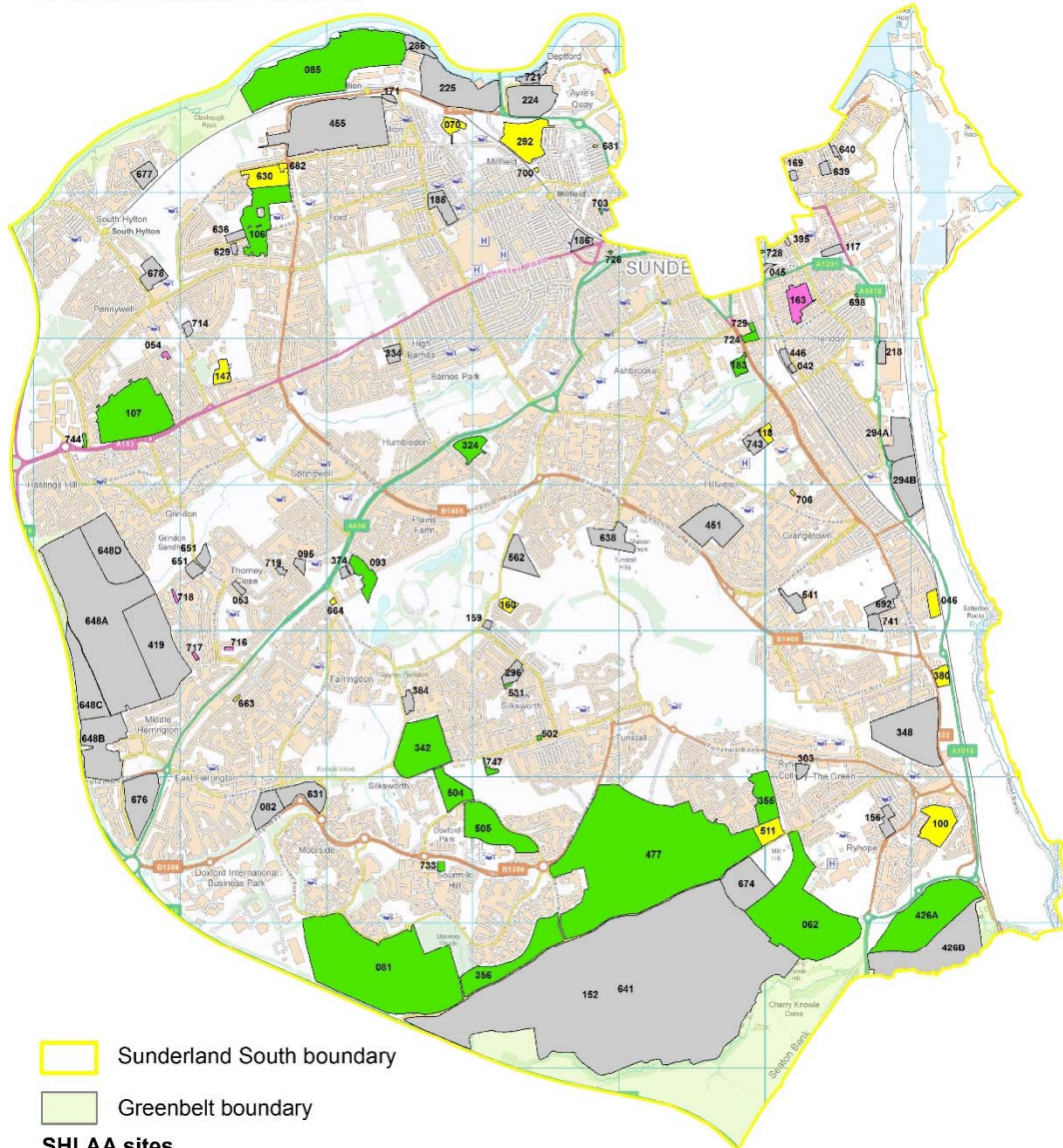
Appendix M: Area Maps

Sunderland SHLAA sites Sunderland North



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Sunderland SHLAA sites Sunderland South

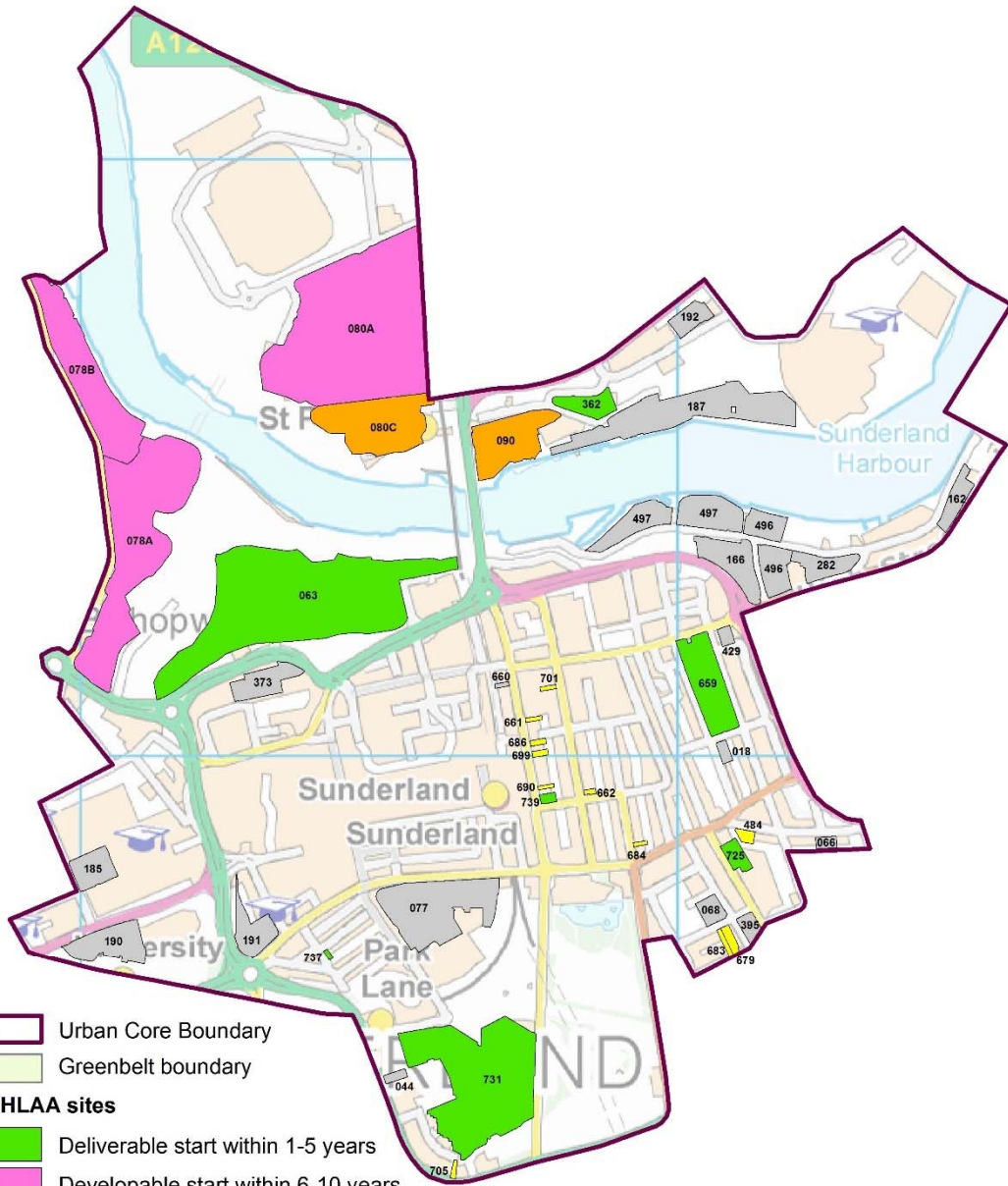


-  Sunderland South boundary
-  Greenbelt boundary
- SHLAA sites**
-  Deliverable start within 1-5 years
-  Developable start within 6-10 years
-  Developable start within 11-15 years
-  Not currently developable
-  Completed sites
-  Housing Growth Areas

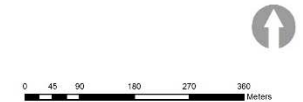


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Sunderland SHLAA sites Urban Core

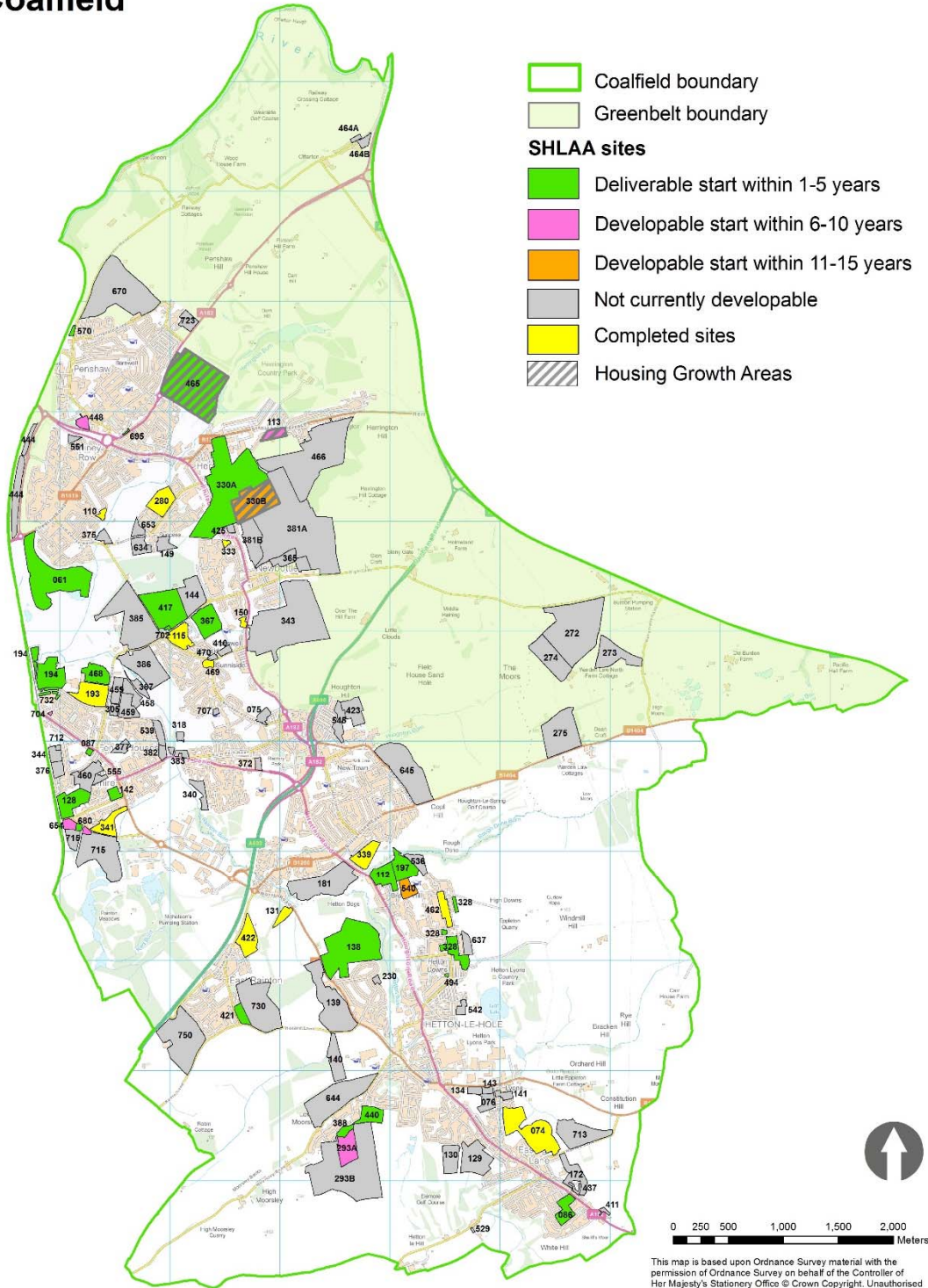


- Urban Core Boundary
- Greenbelt boundary
- SHLAA sites**
- Deliverable start within 1-5 years
- Developable start within 6-10 years
- Developable start within 11-15 years
- Not currently developable
- Completed sites
- Housing Growth Areas



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Sunderland SHLAA sites Coalfield



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Sunderland SHLAA sites Washington

