

Five-Year Housing Land Supply

July 2026

**Sunderland
City Council**



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1 Introduction

- 1.1 This document sets out Sunderland City Council's assessment of its housing land supply from 1 April 2026 to 31 March 2031.
- 1.2 The report sets out that the Council can demonstrate a 4.5-year supply of deliverable housing sites, using a five-year housing land supply from 26/27 to 30/31 against the five-year housing land supply requirement.

Policy background

- 1.3 The National Planning Policy Framework (NPPF) indicates that 'Local Planning Authorities (LPAs) should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against the housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old', (Para 78 of the NPPF and Para 005 of the PPG).
- 1.4 There is an exception to this, in that if the strategic policies have been reviewed and found to not require updating, then the housing requirement set out in the adopted strategic policies can be used. In December 2024, Sunderland City Council reviewed the adopted Core Strategy and Development Plan (CSDP) ¹ and the policies were found to be up to date. As such the housing requirement in the adopted plan still applies.

The definition of deliverable

- 1.5 The [Glossary to the NPPF](#) sets out the definition of 'deliverable' for five year land supply purposes. It states that:

To be considered deliverable, sites for housing or other pitches and plots should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that homes 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).

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 homes will be delivered on site within five years.

- 1.6 For any sites with full planning permission and small sites with outline planning permission, the Government guidance is clear that these should be assessed as being deliverable unless there is specific evidence to the contrary.
- 1.7 For major sites (10 or more dwellings) with outline planning permission, those with permission in principle, plan allocations or identified on a brownfield register, these can be considered deliverable, subject to providing evidence to demonstrate this. The guidance set out within [Planning Practice Guidance](#) states that such evidence to demonstrate deliverability, may include:

¹ [CSDP Review 2024 - Final .pdf](#)

- current planning status – for example, on larger scale sites with outline or hybrid permission, how much progress has been made towards approving reserved matters, or whether these link to a Planning Performance Agreement (PPA) that sets out the timescale for approval of reserved matters applications and discharge of conditions.
- firm progress being made towards the submission of an application – for example, a written agreement between the Local Planning Authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates.
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

- 1.8 The Government has confirmed in a Consent Order in *East Northamptonshire Council v Secretary of State for Housing Communities and Local Government* that the definition of “deliverable” in the NPPF is not a closed list. The Consent Order relevantly stated as follows:

“The Defendant has carefully considered the Inspector’s decision and the Claimant’s Statement of Facts and Grounds and Reply, and the evidence served in support. He concedes that he erred in his interpretation of the definition of deliverable within the glossary of the National Planning Policy Framework (“NPPF”) as a ‘closed list’. It is not. The proper interpretation of the definition is that any site which can be shown to 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’ will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available.”

- 1.9 Therefore, in principle, even where a site does not fall into the relevant categories of the NPPF definition, it can still be included in the five-year housing land supply if it satisfies the tests of availability, suitability, achievability, and has a realistic prospect of delivery within the next five years.

2 The Housing Requirement

Housing need

- 2.1 The first stage in the assessment of the housing land supply is the identification of the level of housing provision required. The housing requirement is that sufficient to provide a minimum of five years' worth of housing with the appropriate buffer. The supply should be demonstrated against the housing requirement set out in adopted strategic policies, since in the case of Sunderland, the strategic plan policies have been reviewed and found not to require updating.
- 2.2 It is also noted that the supply of specific deliverable sites should include a buffer, which is set out in the NPPF as being:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
 - c) From 1 July 2026, for the purposes of decision making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a version of the Framework published prior to December 2024, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out above.
- 2.3 The following information sets out what buffer will be applied to the housing requirement.
- 2.4 With regards under delivery(NPPF para 78b), the 2023 Housing Delivery Test (HDT) results were published in December 2024 and are the most up to date published figures. Table 1 below sets out the results of the 2023 HDT and shows a measurement of 184% for Sunderland, and as such, there has not been a significant under delivery of housing.

Delivery Test	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	HDT: measurement	HDT: Consequence
	2020-21	2021-22	2022-23		2020-21	2021-22	2022-23			
2023 Delivery Test	371	533	547	1451	703	974	999	2677	184%	None

Table 1 Housing Delivery Test (2023)

- 2.5 Regarding the most up to date local housing need figure (NPPF paragraph 78c), to calculate this using the Government's standard method, the baseline for this figure is 0.8% of the existing housing stock for the area. Using the most recent data published², this figure for Sunderland would be 1072 dwellings per annum (dpa). The second step would be an adjustment to take account of affordability, however for Sunderland there is no adjustment required owing to the median workplace-based affordability ration being below 5%.
- 2.6 As Sunderland's average annual CSDP housing requirement is 745dpa, this is approximately 70% of the local housing need figure. As such, in line with NPPF paragraph 78c, this is less than 80%, and a 20% buffer would be required.

² [Live tables on dwelling stock \(including vacants\) - GOV.UK](#)

The housing requirement

2.7 Table 2 below shows the housing requirement for a five-year period.

Housing requirement	Adopted plan: 745 dwellings per year
A. Requirement	3,725
B. Buffer 20%	745
C. Requirement including buffer (A+B)	4,470

Table 2 The Housing requirement

3 Sources of Housing Supply

- 3.1 This section provides an explanation of the sources of land supply that contribute to the five-year housing land supply.

Sites with full planning permission/non-major sites with outline consent

- 3.2 Sites with full planning permission/non-major outline consent in place make up the majority of the supply. Of the 58 sites that contribute to the supply, 50 of these have full planning permission or have a non-major outline consent in place, providing a total of 3388 dwellings³. Of these 50 sites, 29 are under construction. In line with the PPG these sites are considered deliverable.

Major sites with outline consent

- 3.3 Two sites within the supply constitute major sites with outline consent.
- 3.4 477a- Land North of Burdon Lane has hybrid planning consent in place and an additional reserved matters consent, resulting in detailed consent for 349 units and outline consent for 241 units. The outline consent contributes 7 dwellings to the overall five-year land supply. This site is part of a larger strategic site (477), and the developer, Taylor Wimpey, has demonstrated consistent delivery on the site to date, and has agreed with the Council's projections for the delivery of the units.
- 3.5 62 – Ryhope and Cherry Knowle Hospital is to be delivered in phases, totalling 796 dwellings in total. There is a hybrid application in place, which sought full permission for 304 dwellings and the remaining dwellings have outline consent. Phases 1 and 2 were delivered by Barratt Homes and are now complete. A preferred developer for Phase 3 has been identified, Miller Homes, who are aiming to submit a reserved matters application in Summer 2026. There are aspirations to start on site in early 2027 and there will be 2 development arms on site, so it is expected that build out of the site will be fairly quick.

Allocated housing sites

- 3.6 Allocated housing sites comprise the strategic allocations within the adopted Core Strategy and Development Plan and the saved allocations within the Unitary Development Plan. Several of the plan allocations have progressed over recent years and as such have been included in the 'sites with full planning permission' category, or 'major sites with outline consent'.
- 3.7 As part of the Land North of Burdon Lane site allocation, – Land West of Tunstall Lodge Hotel (477f), which proposes 49 dwellings, is included within the five-year supply as progression has been made towards its delivery.
- 3.8 The site forms part of a wider CSDP site allocation at South Sunderland Growth Area, the wider site allocation is also the subject of a Supplementary Planning Document to aid delivery and as such a number of studies have been undertaken to inform this document. ESH Homes are delivering the scheme (which is the only remaining scheme without planning consent as it is still pending) and a full planning application was submitted June 2025. The application is programmed to be reported to planning committee later this year. Following the grant of consent, delivery of 49 units are expected within the five-year time period. It is considered that clear evidence has been provided that housing completions will begin on site within five years.

³ Appendix 1 sets out the individual sites that make up the five-year land supply and Appendix 2 indicates the sites on maps.

- 3.9 New Herrington (113) is also an allocated housing site which has a planning application pending for 29 dwellings, which was submitted in April 2025. The application, which is acceptable in principle, is anticipated to be reported to planning committee in Autumn 2026. As such it is considered that clear evidence has been provided to demonstrate that housing completions will begin on site within five years.
- 3.10 Land North of Usworth Hall (463A) is an allocated housing site which has a planning application pending for 222 dwellings, which was submitted in June 2025. Also acceptable in principle, the application is currently programmed to be reported to planning committee in Autumn 2026. The scheme will deliver approximately 120 dwellings within the five-year period. This has been confirmed via correspondence with the developer, Story Homes, who have a good track record of delivery within Sunderland.
- 3.11 Aster Terrace (149) is allocated within the Council's Unitary Development Plan, and it is anticipated approximately 40 units would be delivered on site. This is a Council owned site, and discussions are currently underway with a housing partner to deliver affordable housing on site. Having had discussions with involved parties, there is certainty around the delivery of the site, and it is expected that there will be 20 units delivered in years 4 and 5 respectively.
- 3.12 Lyons Avenue (76) is another allocated Council owned site which will deliver 80 dwellings, which is expected to be brought forward in conjunction with site 149 by a housing partner. There have been discussions on this site, and it is anticipated that the site will also deliver in years 4 and 5 with approximately 40 a year.
- 3.13 Clinton Place (082/631) is also an allocated Council owned site which will deliver approximately 232 dwellings. Initial survey work has been undertaken, and pre-planning public consultation is scheduled to commence in Summer 2026. It is anticipated that a planning application will be submitted in Autumn 2026, with a start on site in 2027. From discussions with the registered provider who will be delivering the site, it is anticipated that delivery will start from year 4 at 50dpa.

Sites identified on the Brownfield Land Register

- 3.14 Within the NPPF Glossary, sites that are identified on a Brownfield Land Register can also be considered deliverable, and as such included within the five-year housing land supply provided there is clear evidence that housing completions will begin on site within five years. Two sites within the five-year land supply are on the Council's Brownfield Land Register: 080 – Sheepfolds and 194 – Lambton Lane. These sites contribute 370 dwellings to the five-year supply.
- 3.15 080 Sheepfolds
- Part of a wider regeneration scheme which is all within the Brownfield Land Register, Sheepfolds Phase 1 will deliver approximately 160 dwellings. A hybrid planning application for the overall Sheepfolds site has been submitted and is currently pending, with a reserved matters for phase 1 anticipated for submission Autumn 2026. These timescales are linked to the grant funding and the dwelling types within phase 1, which include apartment blocks, terraced townhouses and stacked maisonettes. It is considered that clear evidence has been provided that phase 1 of the site will be completed within five years.

3.16 194 Lambton Lane

This brownfield site was previously within the Council's supply during the preparation of previous iterations of the Council's five year land supply, however there were deliverability issues that meant it was removed from the pipeline. However, one of the major issues which was fragmented ownership has been rectified, as the Council has acquired all third-party interests and survey work has commenced. The site has been reported to the Council's Cabinet where approval was sought to identify and approve a preferred developer. It is anticipated completions will start from year 3 onwards, with an initial 10 being delivered in year 3 and 35 a year onwards from then.

Small sites

- 3.17 Small housing sites (4 units or less) contribute to the housing supply in the form of new build, change of uses and residential splits. These small sites are excluded from the five-year land supply as a site threshold of 0.25 hectares or 5 units or more is in place and therefore such sites are not identified as specific deliverable sites within the five-year supply schedule. As such, there is a need to calculate the estimated contribution that small sites make to the five-year housing supply. This allowance is based upon the average number of dwelling completions from small sites over a ten-year period, which is detailed within Table 3 below.
- 3.18 The approach to a small sites allowance is set out within the Strategic Housing Land Availability Assessment (SHLAA) methodology and as such has been through consultation/discussion as part of that process. The matter of a small site allowance and the approach to determining this was also examined at the CSDP examination. The Planning Inspector found that there was compelling evidence to justify a small sites windfall allowance of 50 units per annum as part of housing supply forecasting and determined that no double counting had occurred in the calculation of a small site windfall allowance. This approach was also found to be realistic and reasonable in the Planning Inspector's Reports when the Council previously confirmed its five-year housing land supply through the Annual Position Statement (APS) process.
- 3.19 The small sites allowance has been kept under review and updated as part of the Council's five-year land supply process, with the latest figures provided below in Table 3. From the evidence below, it is noted that the long-term average is 30 dwellings per annum, which is consistent with last year. As such for the purposes of this five-year land supply, the number of dwellings to be taken forward as a small sites windfall allowance is 30 dwellings per annum. This data will be reviewed and updated as part of demonstrating future five-year land supply positions.

Financial Year	Total Gains	Total Losses	Net Gain
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
2020/21	42	34	8

2021/22	55	37	18
2022/23	56	43	13
2023/24	40	19	21
2024/25	22	3	19
2025/26	94	72	22
Average 2015/16-2025/26	51	21	30
Average annual dwellings from small sites	30		

Table 3 Net Housing Delivery from Small Sites 2015/16-2025/26

Demolitions

- 3.20 The approach the Council has taken with regards to demolitions is to discount any known demolitions for the first five years from the housing supply, as demolitions for the next five years are largely known through discussions with Gentoo (the city's largest registered provider) and other key stakeholders. This approach was also found to be appropriate and justified in the Planning Inspector's Reports for all the Council's previously confirmed APS's.
- 3.21 Table 4 below shows demolitions within the city since the start of the plan period (2015/16-2025/26).

Year	Number of Demolitions
2015/16	-24
2016/17	-38
2017/18	-153
2018/19	-41
2019/20	-6
2020/21	-12
2021/22	0
2022/23	-13
2023/24	-4
2024/25	-3
2025/26	-4

Table 4 Sunderland demolitions 2015/16-2025/26

- 3.22 Through discussions with Gentoo and other key stakeholders it has been identified that there are fairly significant demolitions planned within the next five years (2026-2031). This is as a result of Gentoo's plans to demolish three of their purpose-built residential towers, resulting in the loss of 214 dwellings. Owing to the strategic significance of this, the Council has therefore included this loss within this five-year land supply.

4 Engagement with developers/agents/landowners

- 4.1 Government guidance indicates that authorities should involve those with an interest in site delivery, in assessing the deliverability of sites and set out up-to-date robust evidence to support assessments of deliverability. As such the Council utilised a site proforma that was sent to agents, developers and landowners of housing sites that were considered to be deliverable to gain an understanding of site forecasts and to provide any relevant evidence to assist in demonstrating a sites deliverability.
- 4.2 Responses have been used to both assess deliverability of the site and to phase dwelling completions.
- 4.3 The Council considers the information on delivery provided by agents, developers and landowners as the most robust source and uses this as a starting point for considering what might reasonably be delivered within the five-year period. Where necessary, the Council adjust the projected delivery to take account of any overly optimistic views, ensuring that the figures relied on by the Council within the five-year period are as realistic as possible.
- 4.4 In cases where no response was received, the Council has assessed the deliverability of the site using its knowledge of the developer and past delivery rates, its knowledge of any specific site issues and the type of dwellings to be delivered, as well as likely lead in times and build out rates for the different types of sites.

5 The Housing Land Supply

Annual Housing Requirement	745 dwellings net
Five Year Housing Requirement for period 2025/26 - 2029/30	3725
Buffer (20% of requirement)	745
Total requirement	4470
Dwellings from sites with full planning permission/non major sites with outline consent	3381
Dwellings from major sites with outline consent	7
Dwellings from allocated housing sites	418
Dwellings from sites identified on the Brownfield Land Register	300
Dwellings from small sites	150
Demolitions	(-)214
Total Supply	4042
Five-year supply performance against housing requirement (years)	4.5 years

Table 5 The housing land supply 2026/27-2030/31

5.1 Sunderland City Council currently demonstrate a 4.5-year supply of deliverable housing sites, using a five-year housing land supply from 26/27 to 30/31 against a five-year housing land supply requirement.

5.2 This five-year land supply statement sets out the five-year housing land supply position with a base-date of 1 April 2026.

Appendix 1 Five-year land supply schedule of sites

SHLAA Ref No	Site Name	Present Planning Status	Developer	Total number of net units	Category	Completions 2019/20	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 23/24	Completions 24/25	Completions 25/26	Completions prior to 1st April 2026	Completions 26/27	Completions 27/28	Completions 28/29	Completions 29/30	Completions 30/31	Completions post 5 year period
477c1/c2/c3	Land North of Burdon Lane	Permitted – under construction	Barratts/David Wilson	201	Detailed Consent	0	0	0	0	14	25	70	109	24	24	30	14	0	0
172	Former Forest Estate	Permitted – under construction	Bellway	139	Detailed Consent	0	0	0	0	0	0	5	5	30	35	35	34	0	0
93	Land East of Primate Road	Permitted-Not started	Bernicia	46	Detailed consent	0	0	0	0	0	0	0	0	20	26	0	0	0	0
780	Land at Greystone Place/Cato Street	Permitted - not started	Bernicia	11	Detailed consent	0	0	0	0	0	0	0	0	0	0	11	0	0	0
753	Former Garage, Westholme Terrace	Permitted – under construction	Cundall	8	Detailed Consent	0	0	0	0	0	0	0	0	8	0	0	0	0	0
447f	Land West Of Tunstall Lodge Hotel	Full application pending	ESH Homes	49	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	29	20	0	0
638	Moorway	Permitted - not started	ESH Homes	97	Detailed Consent	0	0	0	0	0	0	0	0	0	0	60	37	0	0
775	Bog Row School	Permitted (Outline) – Not started	Ethical Partnership (agent)	7	Detailed consent	0	0	0	0	0	0	0	0	0	0	7	0	0	0
504	Doxford Park Phase 6	Permitted – under construction	Gentoo	100	Detailed Consent	0	0	7	22	23	14	14	80	20	0	0	0	0	0
440	Cragdale Gardens	Permitted – under construction	Gentoo	86	Detailed consent	0	0	0	0	0	7	70	77	9	0	0	0	0	0

SHLAA Ref No	Site Name	Present Planning Status	Developer	Total number of net units	Category	Completions 2019/20	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 23/24	Completions 24/25	Completions 25/26	Completions prior to 1st April 2026	Completions 26/27	Completions 27/28	Completions 28/29	Completions 29/30	Completions 30/31	Completions post 5 year period
107	Phases 1-6, Chester Road	Permitted – under construction	Gentoo	412	Detailed Consent	0	0	23	31	31	30	2	117	30	50	50	50	50	65
175	Land at Fulwell Quarries	Permitted - Not started	Gentoo	109	Detailed consent	0	0	0	0	0	0	0	0	0	0	30	30	30	19
104	Former Carley Hill School	Permitted – under construction	Gentoo	115	Detailed consent	0	0	0	0	0	28	84	112	3	0	0	0	0	0
680	Land Opposite the Mews, Redburn Row	Permitted – under construction	Johnson Homes	5	Detailed consent	0	0	0	0	0	3	1	4	1	0	0	0	0	0
688	Derwent House	Permitted – under construction	JT Consultancy Ltd	48	Detailed Consent	0	0	0	0	0	0	0	0	48	0	0	0	0	0
477e	Land North of Burdon Lane (Poultry farmer site)	Permitted - not started	Karbon Homes	75	Detailed Consent	0	0	0	0	0	0	0	0	0	43	32	0	0	0
54	Former Eagle Public House	Full application pending	MCC Homes	13	Detailed Consent	0	0	0	0	0	0	0	0	0	13	0	0	0	0
66	Former Site Of Coutts And Findlater Ltd	Permitted – under construction	MCC Homes	16	Detailed Consent	0	0	0	0	0	0	15	15	1	0	0	0	0	0
467B	Former Thornbeck College	Permitted - not started	McCarthy Stone	51	Detailed Consent	0	0	0	0	0	0	0	0	0	0	51	0	0	0
776	Somerford Buildings, Norfolk Street	Permitted- not started	Nulite Properties Ltd	11	Detailed Consent	0	0	0	0	0	0	0	0	0	11	0	0	0	0

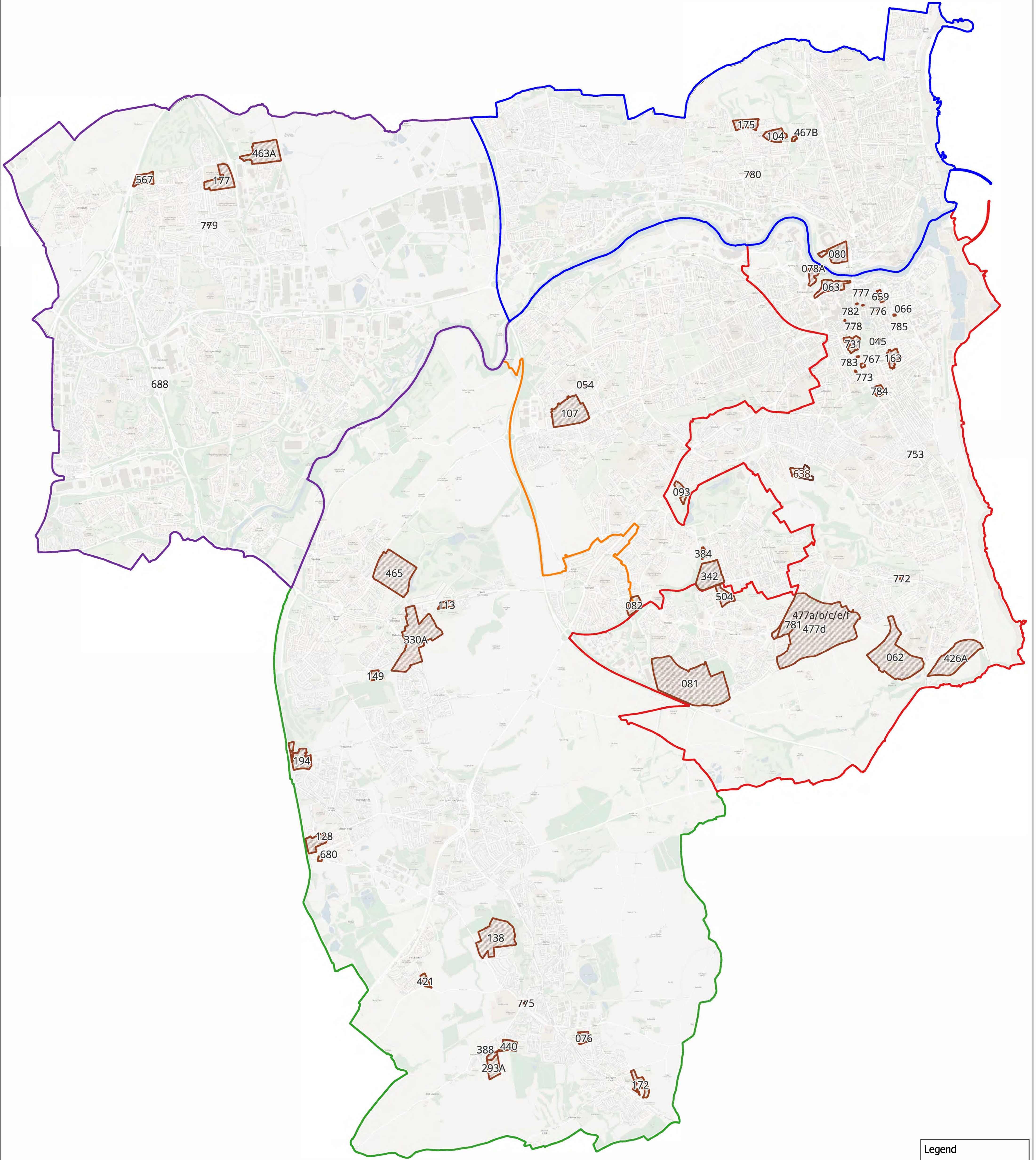
SHLAA Ref No	Site Name	Present Planning Status	Developer	Total number of net units	Category	Completions 2019/20	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 23/24	Completions 24/25	Completions 25/26	Completions prior to 1st April 2026	Completions 26/27	Completions 27/28	Completions 28/29	Completions 29/30	Completions 30/31	Completions post 5 year period
128	Black Boy Road land at (Site A)	Permitted – under construction	Persimmon	141	Detailed Consent	0	0	0	31	50	16	28	125	16	0	0	0	0	0
138	Land at North Road	Permitted – under construction	Persimmon	300	Detailed Consent	29	40	38	41	23	0	1	172	25	25	40	38	0	0
342	Land at Mill Hill, Silksworth Road	Permitted – under construction	Persimmon	250	Detailed Consent	0	2	51	87	58	34	15	247	3	0	0	0	0	0
330A	Philadelphia Complex	Permitted – under construction	Persimmon	465	Detailed Consent	4	9	0	24	49	81	90	257	50	60	60	38	0	0
426A	Willow Farm land to south, Ryhope (North)	Permitted – under construction	Persimmon	450	Detailed consent	0	0	0	0	36	35	68	139	40	50	50	50	50	76
078A	Farringdon Row	Permitted - not started	Place First	165	Detailed Consent	0	0	0	0	0	0	0	0	0	81	84	0	0	0
62	Ryhope and Cherry Knowle Hospital	Allocated CSDP Site	Private	796	Outline Consent	88	75	53	44	32	8	0	300	0	0	70	70	70	286
293A	Coalbank Farm	Permitted - not started	Private	82	Detailed Consent	0	0	0	0	0	0	0	0	0	0	30	30	22	0
384	The Cavalier	Permitted - Not Started	Private	19	Detailed Consent	0	0	0	0	0	0	0	0	0	19	0	0	0	0
777	110-112 High Street West	Permitted – under construction	Private	14	Detailed Consent	0	0	0	0	0	0	0	0	14	0	0	0	0	0
773	6 - 7 The Cloisters	Permitted – under construction	Private	9	Detailed Consent	0	0	0	0	0	0	0	0	9	0	0	0	0	0
45	Land at Egerton Street	Permitted - not started	Private	22	Detailed Consent	0	0	0	0	0	0	0	0	0	22	0	0	0	0

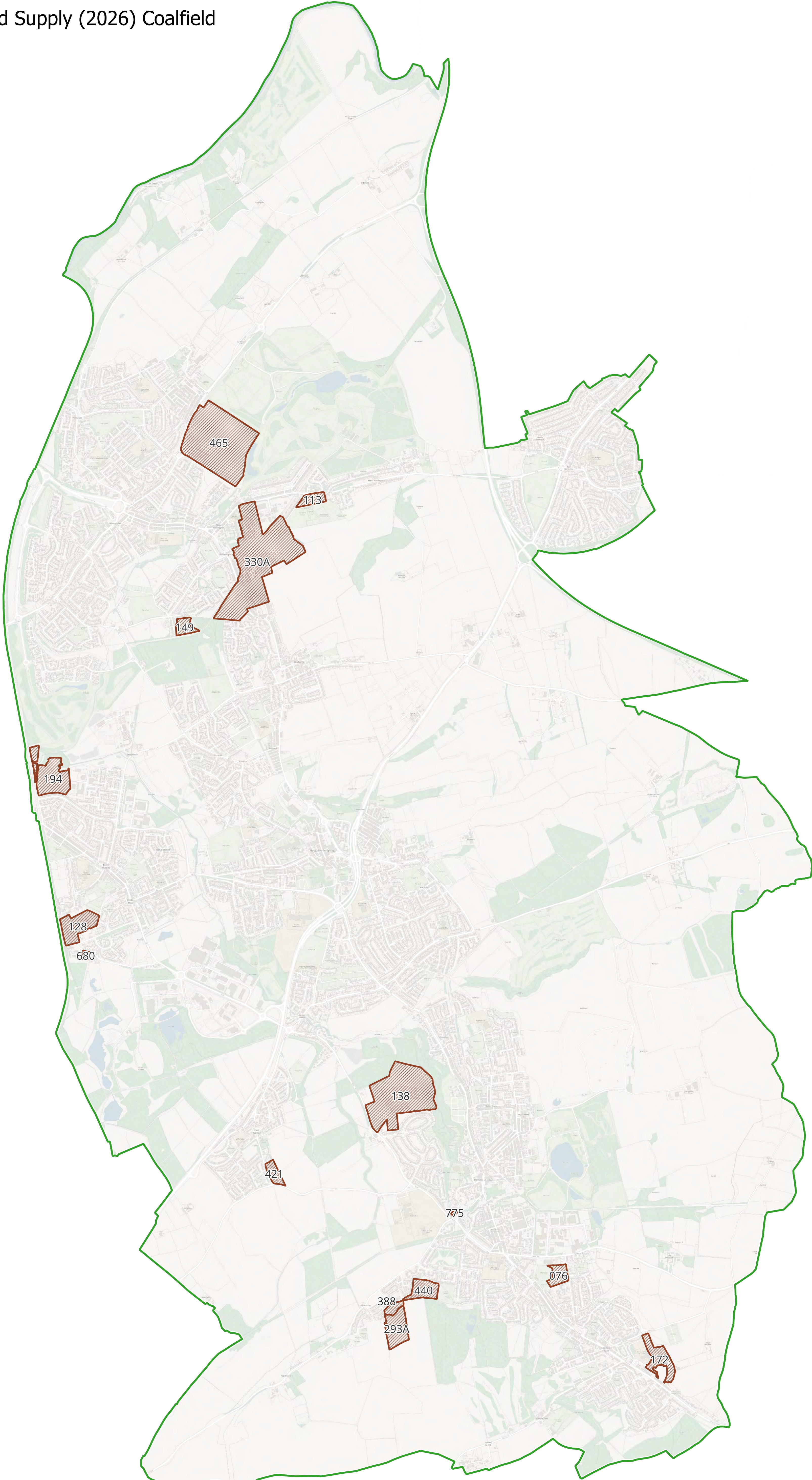
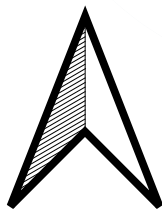
SHLAA Ref No	Site Name	Present Planning Status	Developer	Total number of net units	Category	Completions 2019/20	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 23/24	Completions 24/25	Completions 25/26	Completions prior to 1st April 2026	Completions 26/27	Completions 27/28	Completions 28/29	Completions 29/30	Completions 30/31	Completions post 5 year period
388	Ennerdale Street	Permitted-Not started	Private	40	Detailed Consent	0	0	0	0	0	0	0	0	0	0	20	20	0	0
778	Mason Amusements, 44 Holmeside	Permitted-Not started	Private	8	Detailed Consent	0	0	0	0	0	0	0	0	0	8	0	0	0	0
779	Legends Bar, Tyne Gardens, Concord	Permitted-Not started	Private	7	Detailed Consent	0	0	0	0	0	0	0	0	0	7	0	0	0	0
113	New Herrington	Full application pending	Private	29	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	0	29	0	0
782	Barclays 53 Fawcett Street	Permitted - not started	Private	5	Detailed Consent	0	0	0	0	0	0	0	0	0	5	0	0	0	0
783	3 and 4 Douro Terrace	Permitted - Not Started	Private	8	Detailed Consent	0	0	0	0	0	0	0	0	0	8	0	0	0	0
194	Land at Lambton Lane	Not Permitted	Private	180	Brownfield Land Register	0	0	0	0	0	0	0	0	0	0	10	35	35	100
149	Aster Terrace	Not Permitted	Private	40	UDP Allocation	0	0	0	0	0	0	0	0	0	0	0	20	20	0
76	Lyons Avenue	Not Permitted	Private	80	UDP Allocation	0	0	0	0	0	0	0	0	0	0	0	40	40	0
082/631	Clinton Place	Not Permitted	Private	232	UDP Allocation	0	0	0	0	0	0	0	0	0	0	0	50	50	132
80	Sheepfolds	Permitted – under construction	SCC	456	Brownfield Land Register	0	0	0	0	0	0	0	0	0	30	60	60	70	236
772	Saint Cuthberts Methodist Church	Permitted - not started	SCC	6	Detailed Consent	0	0	0	0	0	0	4	4	2	0	0	0	0	0
659	Nile and Villiers	Permitted – under construction	Siglion	75	Detailed Consent	0	0	0	0	0	0	0	0	59	16	0	0	0	0

SHLAA Ref No	Site Name	Present Planning Status	Developer	Total number of net units	Category	Completions 2019/20	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 23/24	Completions 24/25	Completions 25/26	Completions prior to 1st April 2026	Completions 26/27	Completions 27/28	Completions 28/29	Completions 29/30	Completions 30/31	Completions post 5 year period
63	Vaux Brewery (site of), Gill Bridge Avenue	Permitted – under construction	Siglion	133	Detailed Consent	0	0	0	0	0	0	0	0	18	46	69	0	0	0
81	Chapelgarth site	Permitted – under construction	Siglion/Millers/Story Homes/Duchy	750	Detailed Consent	33	48	64	99	65	66	98	473	106	65	70	34	0	0
463A	Land North of Usworth Hall	Application Pending	Story Homes	222	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	40	40	40	102
477b1/b2/b3	Land north of Burdon Lane	Permitted – under construction	Story Homes	138	Detailed Consent	0	0	0	0	0	41	41	82	56	0	0	0	0	0
766	55 John Street	Permitted – under construction	Sundridge Properties Ltd (Cummings Architects)	5	Detailed Consent	0	0	0	0	0	0	0	0	5	0	0	0	0	0
177	Former Usworth Comprehensive School	Permitted – under construction	Taylor Wimpey	190	Detailed Consent	0	0	0	0	0	0	43	43	35	35	35	35	7	0
465	Land adjacent to Herrington Country Park	Permitted – under construction	Taylor Wimpey	440	Detailed Consent	0	0	0	0	9	43	60	112	35	35	35	35	28	160
567	Land To The North Of Stone Cellar Road	Permitted – under construction	Taylor Wimpey	49	Detailed Consent	0	0	0	0	0	0	42	42	7	0	0	0	0	0
477a1-a6	Land north of Burdon Lane	Permitted – under construction	Taylor Wimpey	590	Detailed Consent (349 units) Outline consent (241 units)	0	0	0	0	37	71	73	181	35	35	35	35	35	234

SHLAA Ref No	Site Name	Present Planning Status	Developer	Total number of net units	Category	Completions 2019/20	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 23/24	Completions 24/25	Completions 25/26	Completions prior to 1st April 2026	Completions 26/27	Completions 27/28	Completions28/29	Completions 29/30	Completions 30/31	Completions post 5 year period
163	Amberley and Harrogate street	Permitted - under construction	Thirteen Group	96	Detailed Consent	0	0	0	0	0	0	0	0	30	66	0	0	0	0
767	Clifton Hall, Douro Terrace	Permitted - Not started	Vardy Foundation	9	Detailed Consent	0	0	0	0	0	0	0	0	0	9	0	0	0	0
731	Civic Centre	Permitted – under construction	Vistry Group	265	Detailed Consent	0	0	0	0	0	26	136	162	45	35	23	0	0	0
421	Quarry House Lane, East Rainton	Permitted – under construction	Wynyard Homes	33	Detailed Consent	0	0	0	2	8	8	9	27	6	0	0	0	0	0

Appendix 2 Site maps



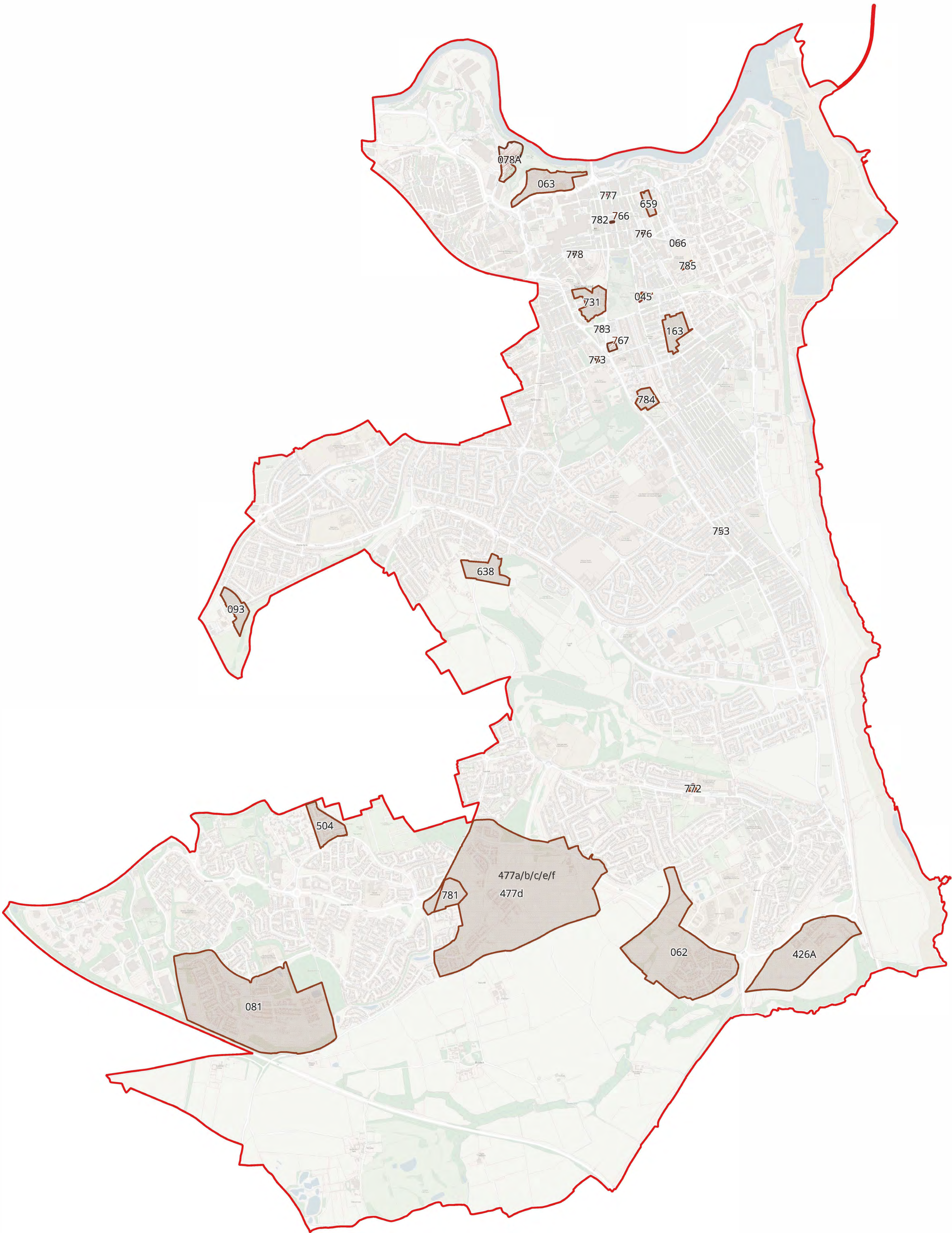


Legend

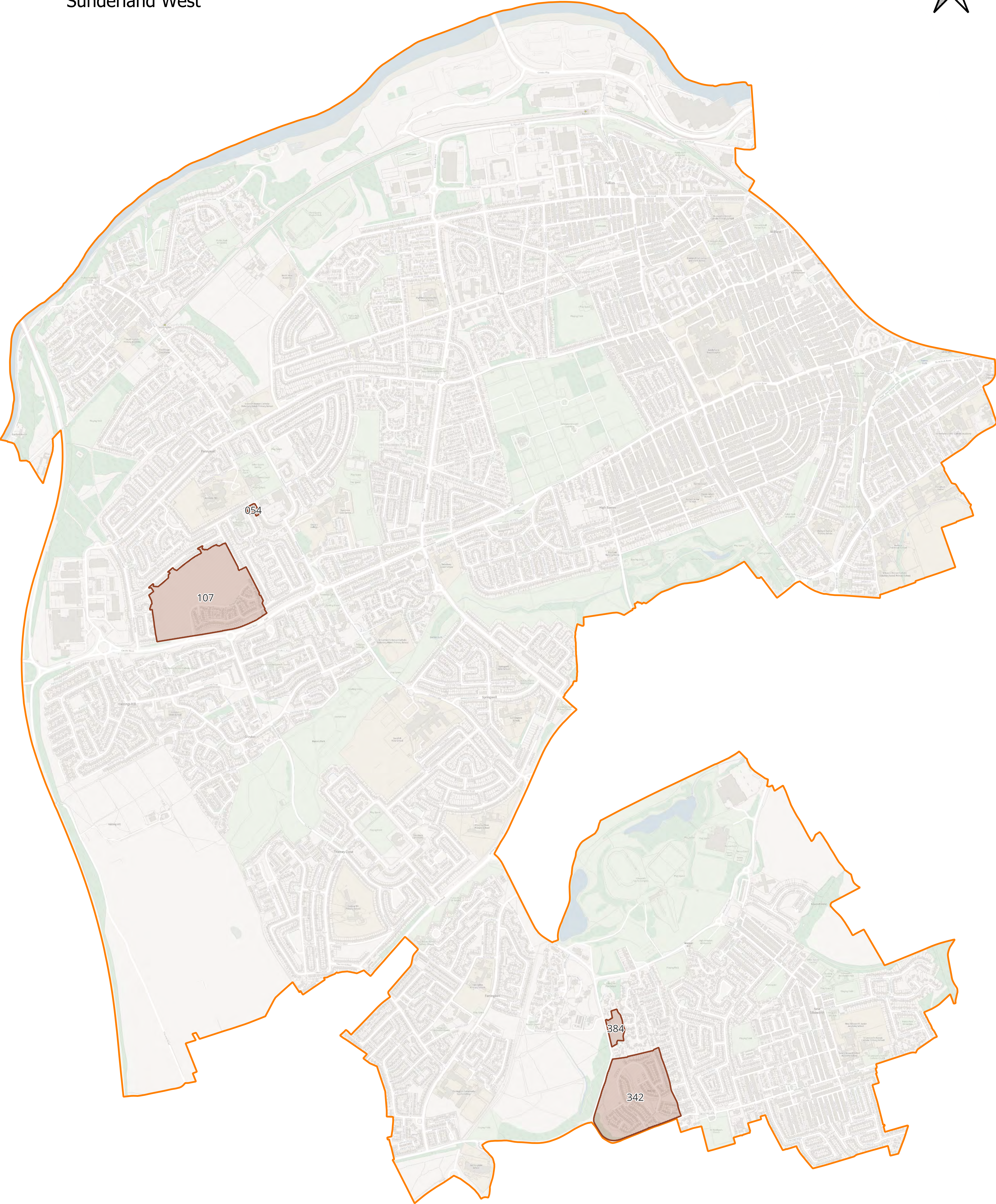
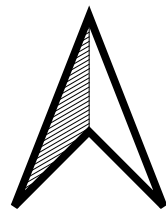
5 Year Land Supply 2026

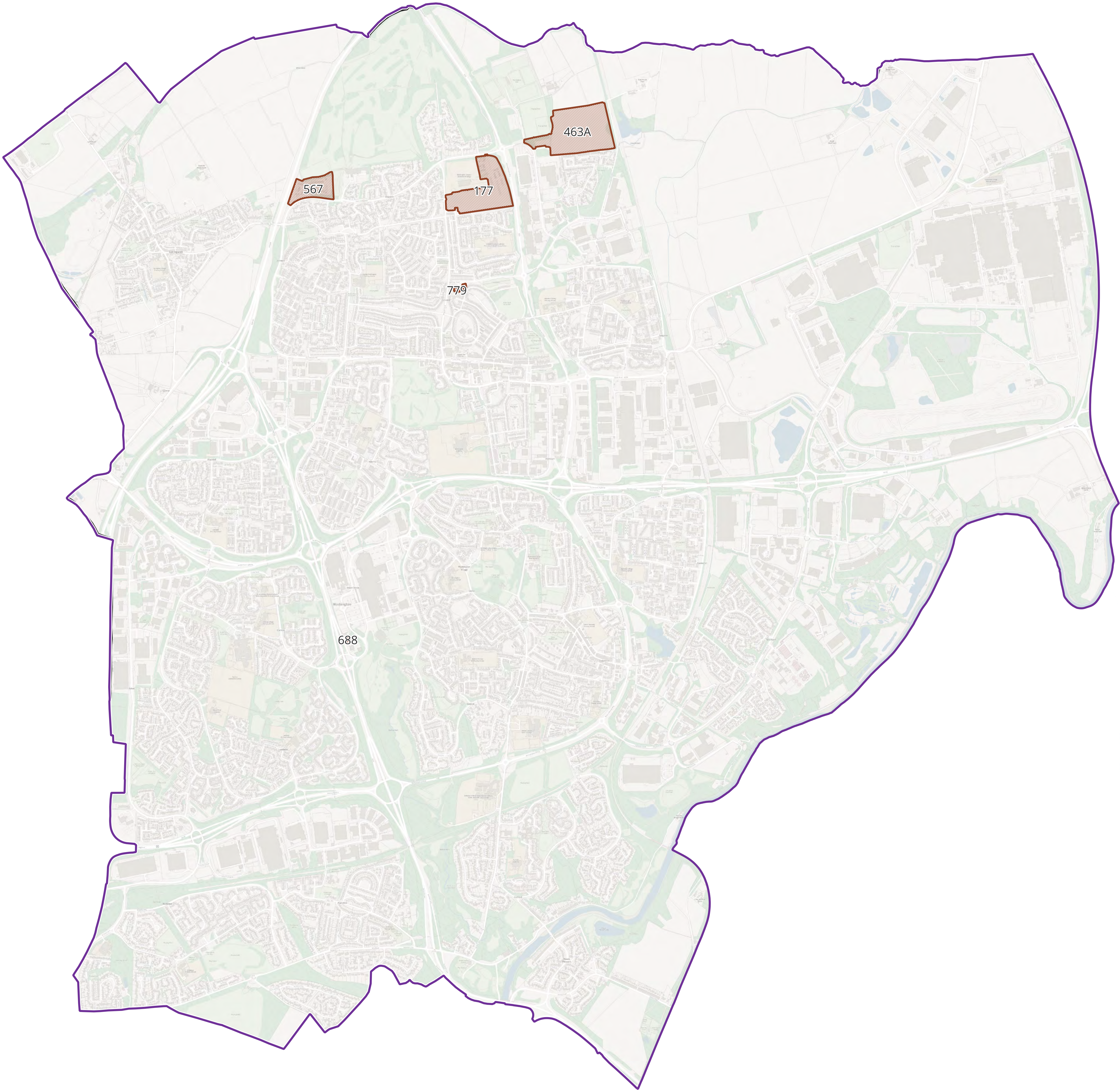
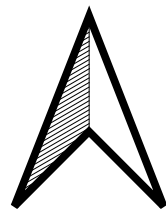
Regeneration Area;

Coalfield

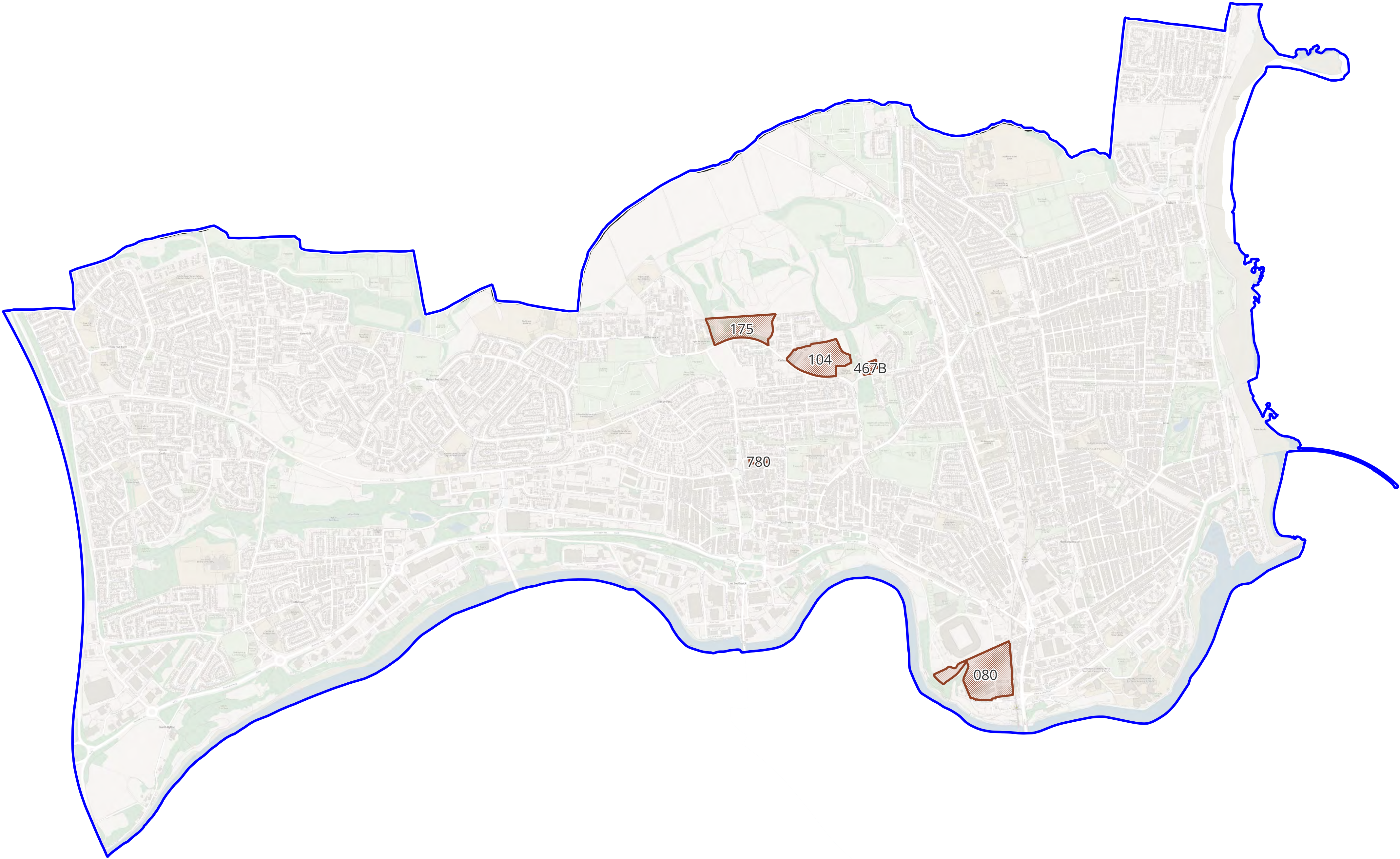
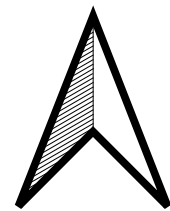


5 Year Land Supply (2026)
Sunderland West





5 Year Land Supply (2026) Sunderland
North



Legend

5 Year Land Supply 2026

Regeneration Area;

Sunderland North