

# Strategic Housing Land Availability Assessment (2018)





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## **Disclaimer**

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

# 1 Introduction

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

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<sup>1</sup>DCLG National Planning Practice Guidance: Housing and Economic Land Availability Assessment Planning Practice Guidance

## 2 Purpose of the Report

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

### 2.2 Sunderland SHLAA

This SHLAA document:

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

2.3 This SHLAA will:

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

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

### 2.5 Structure of the Report

The report will be structured as follows;

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

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

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



## 3 Planning Policy Context

### 3.1 National Context

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

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

### 3.7 Planning Practice Guidance

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

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

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

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

### 3.10 North East

The former North East Assembly (NEA) coordinated a regional SHLAA working group to produce a Regional SHLAA Implementation Guide (March 2008) and a SHLAA database to capture site information. The working group consisted of local authority planners, Government Office North East (GONE), One North East (the Regional Development Agency at the time) and the Home Builders Federation (HBF). The Implementation Guide<sup>3</sup> and database fulfilled a collaborative working partnership between multi agencies to ensure consistency in data collection and assessment of land availability.

### 3.11 Tyne and Wear Partnership

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

3.12 This partnership has coordinated the sub-regional approach to the SHLAA in the past and also produced a Tyne and Wear SHLAA Concept Paper<sup>4</sup>. This was developed in order to set out some key assumptions for the sub-region and provide an area-specific guidance note for Tyne and Wear that reflected local conditions. The partnership also led to formation of a Tyne and Wear SHLAA Panel that had a direct input into the methodology of each local authority SHLAA by agreeing the approach taken by each LPA and endorsing the final assessment. This SHLAA builds upon principles established during this process.

### 3.13 Sunderland's Local Plan

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

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

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<sup>3</sup> Strategic Housing Land Availability Assessment regional Implementation Guide 2008

<sup>4</sup> Tyne & Wear Concept Paper and Supplementary Guidance.

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

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

### 3.15 Objectively Assessed Needs

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

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

# 4 Methodology

## 4.1 Process

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

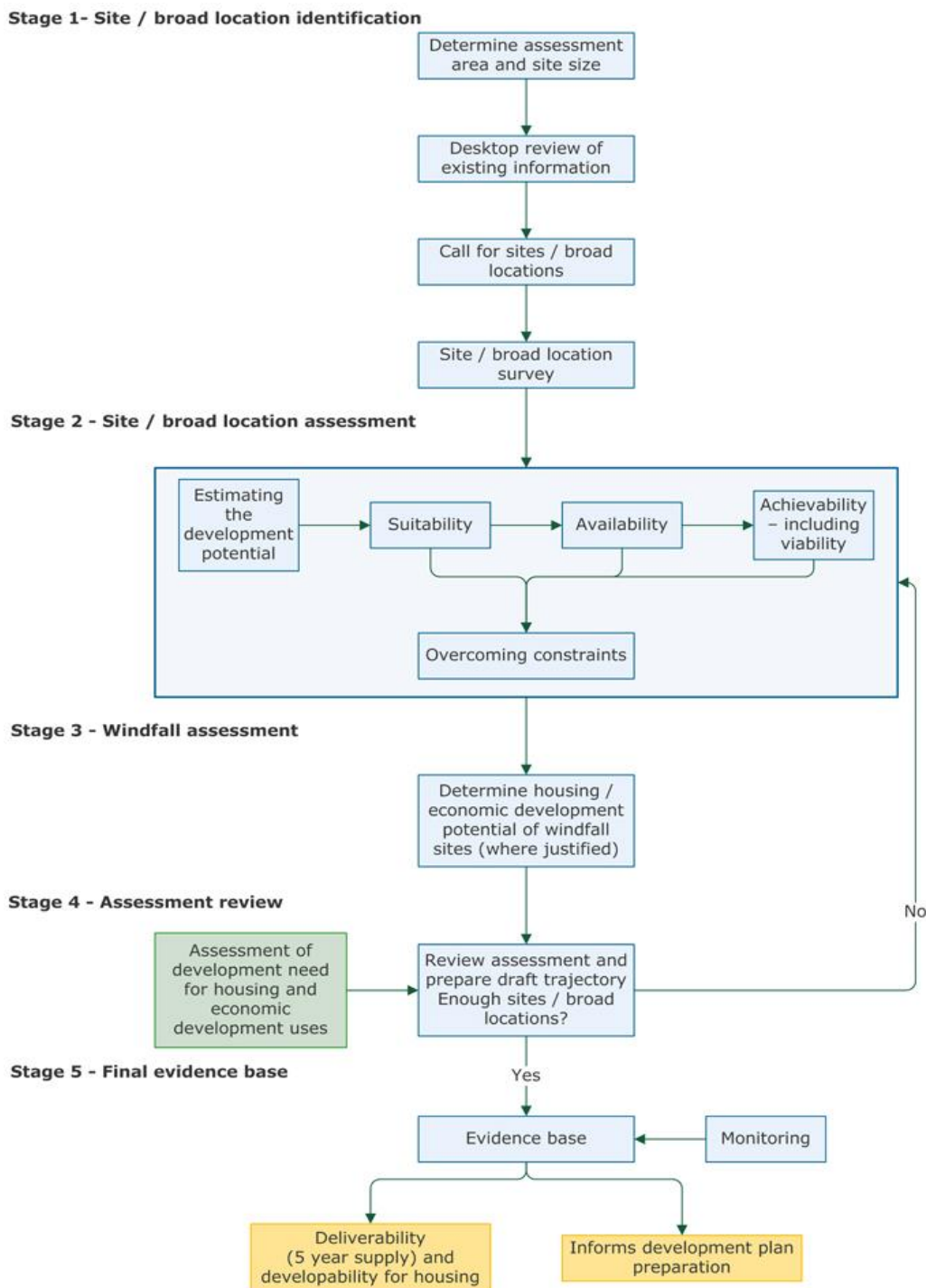


Figure 1: PPG Methodology Flow Chart

## 4.2 Stage 1 – Site/Broad Location Identification

### 4.3 Determining the Assessment Area

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



Figure 2: Map of Sunderland Administrative Boundary

## 4.4 Working in Partnership

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

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

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

## 4.6 Site Size

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

## 4.7 Desktop Review of Existing Information

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

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

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

Core Strategy and Development Management consultation responses 2017

**Brownfield and Vacant/Derelict land and Buildings**

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.

Local authority records  
Brownfield Sites Register

**Existing/Allocated Sites**

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.

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).

**Local Authority Land Surplus to Requirements**

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

Local authority records  
Council's Capital Programme

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

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

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

Development Briefs  
Technical Assessments  
Council Disposal Strategies

*Table 1: Types of sites with potential for housing and data sources<sup>5</sup>*

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

**4.9 Call out for Sites/Broad Locations Survey**

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

<sup>5</sup>Planning Practice Guidance, DCLG, ID 3-012-20140306

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

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

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

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

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

#### **4.13 Desktop and Site Survey**

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

#### **4.14 Desktop Survey**

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

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



- National Nature Reserves
  - Scheduled Ancient Monuments
  - Historic Parks and Gardens
  - Health and Safety Executive Inner Zones
  - Areas identified as flood zone 3
- 4.15 If only a small area of a site was identified by one of the above designations, the remainder of the site was subject to an assessment where it was demonstrated that mitigation of the impact of development on the category 1 designation could be achieved.
- 4.16 PPG suggests that plan makers are proactive in the identification of a wide range of sites and as part of the desktop review it is important to test again the appropriateness of other previously defined constraints, rather than to simply accept them<sup>6</sup>. Sunderland chose to reconsider the appropriateness of locally significant designations such as open space, employment land and settlement breaks. The 2018 update of the Greenspace Audit and Report, 2016 publication of the Strategic Land Review (SLR), Employment Land Review (ELR) 2017 and Settlement Break Review update (SBR) 2018 reviewed and identified potential sites that could be de-allocated and developed for other uses.

#### 4.17 Site Survey

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

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

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

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

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

#### **4.21 Stage 2 - Site/Broad Location Assessment**

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

#### **4.22 Estimating the Development Potential of a Site**

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

#### **4.23 Density**

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

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

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

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

#### 4.26 Gross and Net Developable Area

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

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

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

*Table 2: Site Gross to Net Ratios*

#### 4.28 Estimating the Housing Potential of Each Site – Capacity Yield

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

#### 4.29 Suitability

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

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

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

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

*Table 3: Category 2 Designations*

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

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

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

#### **4.36 *Availability Assessment***

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

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

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

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

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

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

**4.41 *Achievability Assessment – including Viability***

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

4.42 Achievability will be affected by:

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

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

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

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

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

\*SSGA – South Sunderland Growth Area

*Table 4: Sunderland Draft Viability Assessment Site Typologies*

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

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

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

#### **4.56 Sites with Planning Consent**

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

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

#### **4.58 Sites Without Planning Consent**

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



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

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

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

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

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

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

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

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

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

##### **4.65 Windfall**

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

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

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

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

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

*Table 6 – Small sites delivery*

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

#### 4.70 Demolitions

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

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

*Table 7: Sunderland Demolitions 2007-2017*

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

#### **4.73 Empty Homes**

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

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

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

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

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

*Table 8 - Long Term Empty Property Data<sup>8</sup>*

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

#### **4.77 Stage 4 – Assessment Review**

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

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

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

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

#### **4.80 Stage 5 – Final Evidence Base**

##### **4.81 SHLAA Data Outputs**

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

<sup>8</sup> A Housing Strategy for Sunderland 2017-2022 (September 2017)

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

#### 4.82 Monitoring

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

#### 4.83 Five Year Land Supply

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

## 5 Sunderland Strategic Housing Land Availability Assessment Findings

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

### 5.4 Deliverable and Developable Housing Supply

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

- 5.5 In total, 136 specific sites have been identified as deliverable and developable for housing over the remainder of the emerging Local Plan period 2018/19-2032/33, (Appendix A), with a total combined indicative capacity for 10,225<sup>10</sup> potential homes (Table 9), excluding student accommodation. Allowances for small sites (average 50pa) and demolitions (21 expected in the next two years plus an average 20pa from year 6 onwards), provides an additional 529 homes over the plan period, which would increase the housing land supply to 10,754.

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

*Table 9: Deliverable and Developable Housing Land Supply*

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

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

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

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



## SHLAA Trajectory 2015/16 to 2032/33

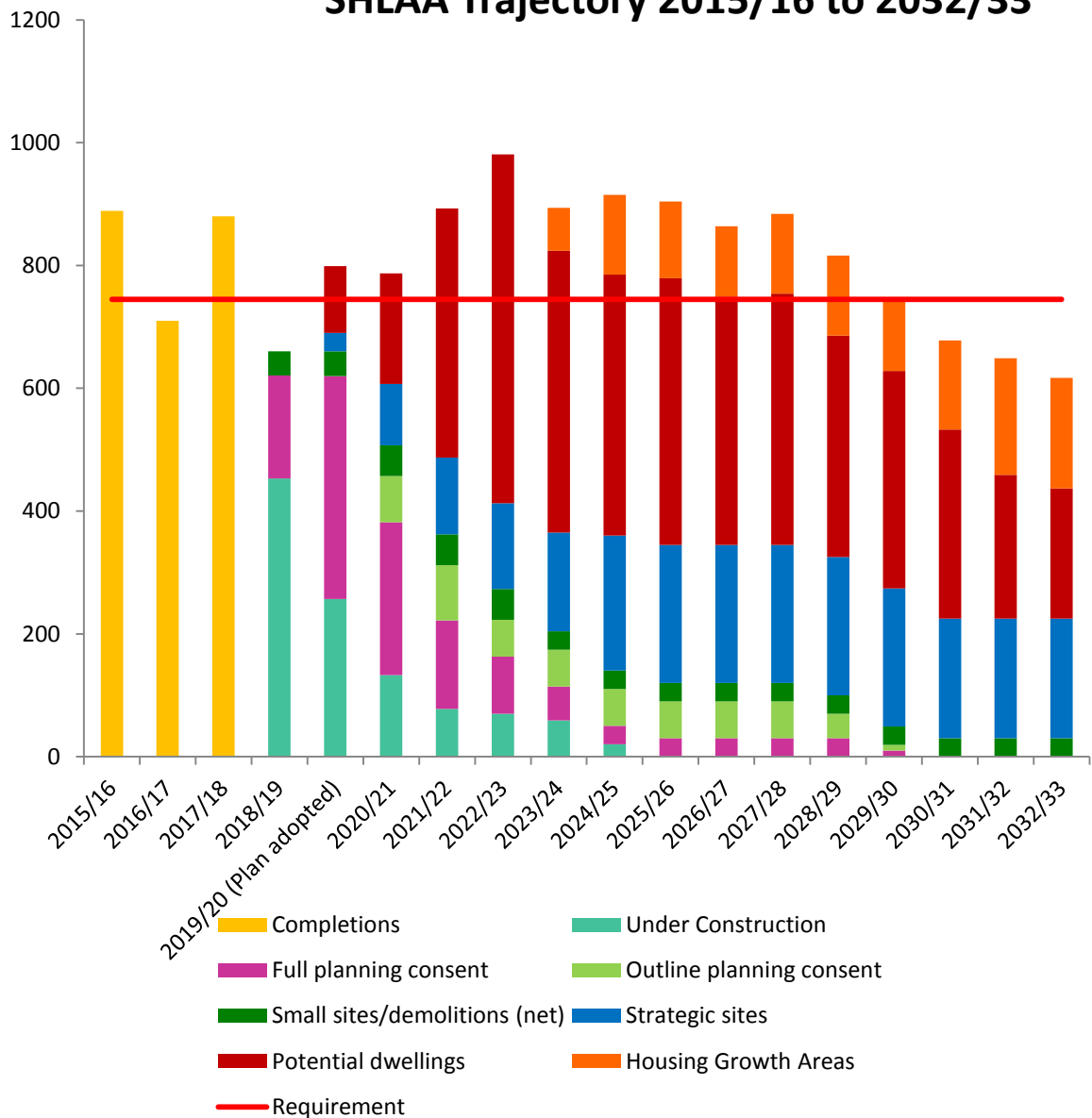


Figure 3: Housing Trajectory

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

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

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

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

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

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

### **5.17 Not Currently Developable Housing Supply Sites**

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

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

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

## 5.19 Sieved Housing Supply Sites

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

### 5.20 Completed Sites

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

### 5.21 Category 1 Sites

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

### 5.22 Greenfield Sites in the Open Countryside

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

## 6 Five Year Housing Supply

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

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

*Table 11: Sources of the Five Year Supply*

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

*Table 12: Five Year Housing Supply*

<sup>12</sup> Appendix F details the sites included within the five-year land supply

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

## **6.6 Update of the Five Year Housing Supply**

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

## 7 Appendix A – Schedule of Deliverable and Developable Sites

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

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

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







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

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

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

## 8 Appendix B – Schedule of Housing Growth Areas

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

## 9 Appendix C – Schedule of Sites Not Currently Developable

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

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



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

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

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

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

## 11 Appendix E – Sunderland SHLAA Site Proforma

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

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

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

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

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

<b>within next 5 years</b>		<b>6-10 years</b>		<b>11-15 years</b>		<b>15+ years</b>	
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**Please give your best estimate of when development could potentially begin if permission were to be granted, taking into account any constraints that could take some time to overcome (e.g. land ownership, decontamination, etc.)?**

**What are the surrounding land uses to the site?**

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

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

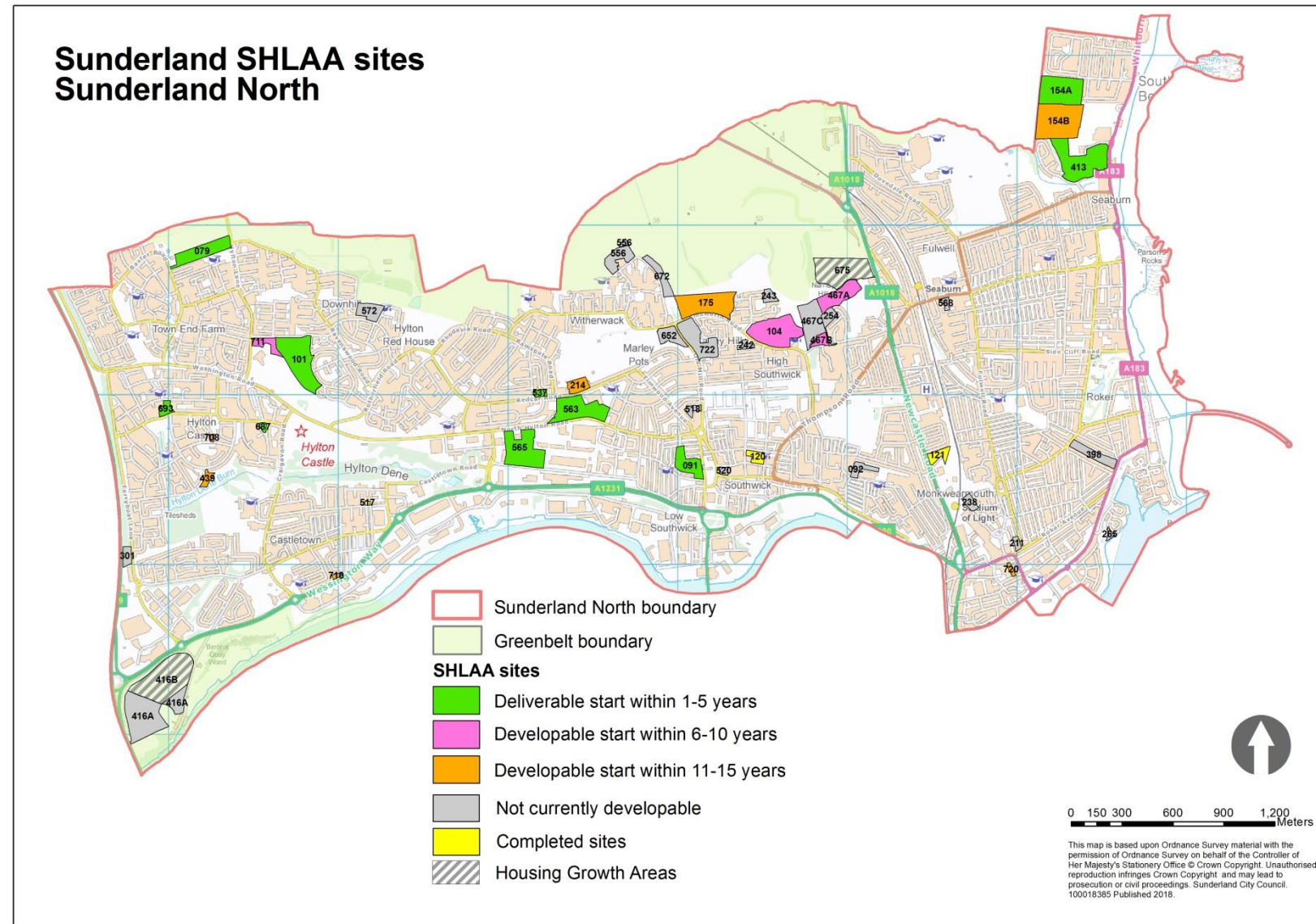
**What is the estimated number of dwellings (Plots/Pitches in relation to Gypsy and Travellers and Travelling Showpeople) that you think could be provided on the site? Some matters you might like to take into account are:**

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

**E-mail copies can be sent to:** [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk)

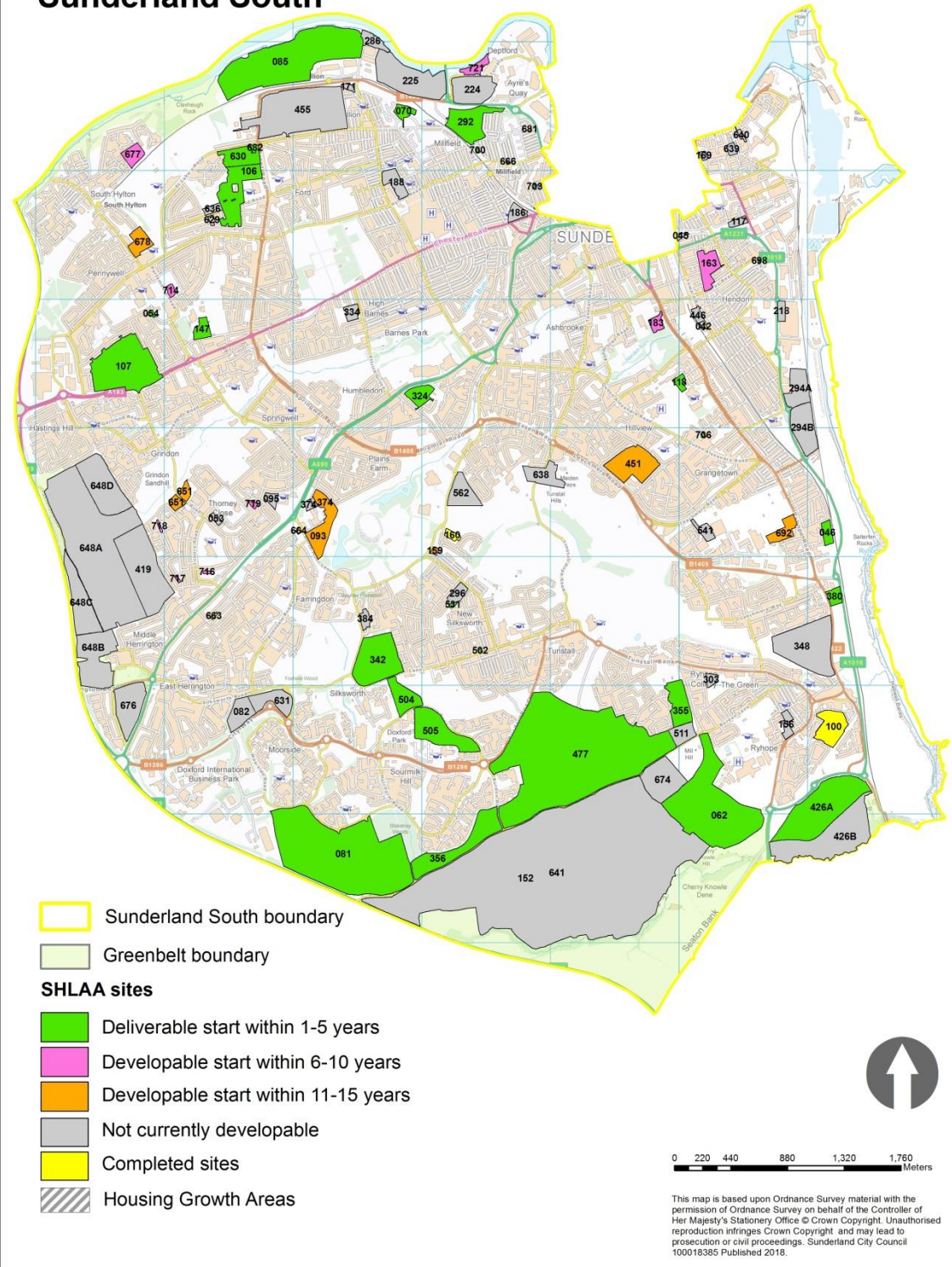
**Paper copies can be returned to:** Strategic Plans and Housing Team, Economy and Place, Sunderland City Council, Civic Centre, Burdon Road, Sunderland, SR2 7DN

## 12 Appendix F – Area Maps



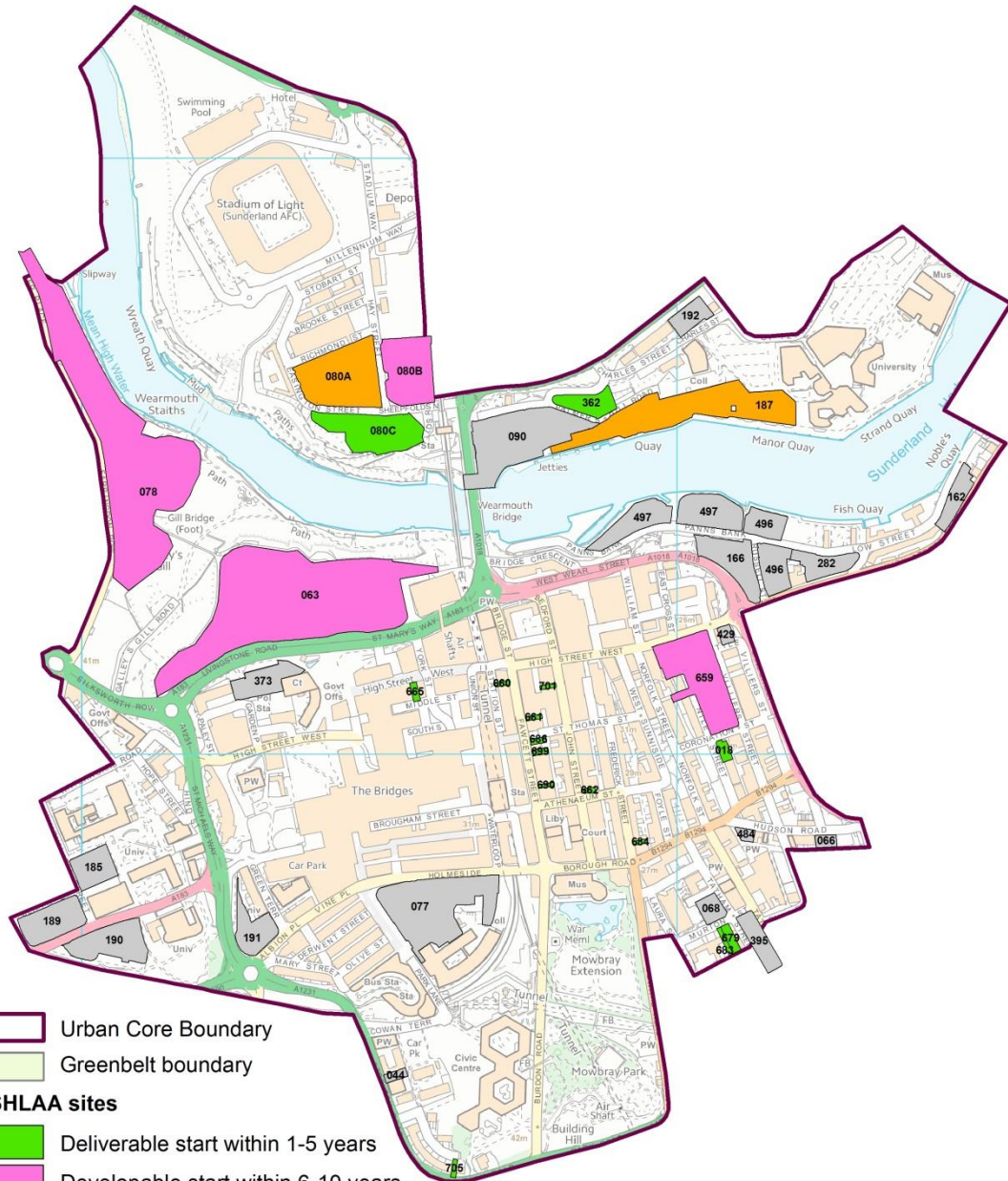


# Sunderland SHLAA sites Sunderland South







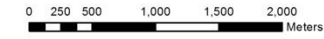
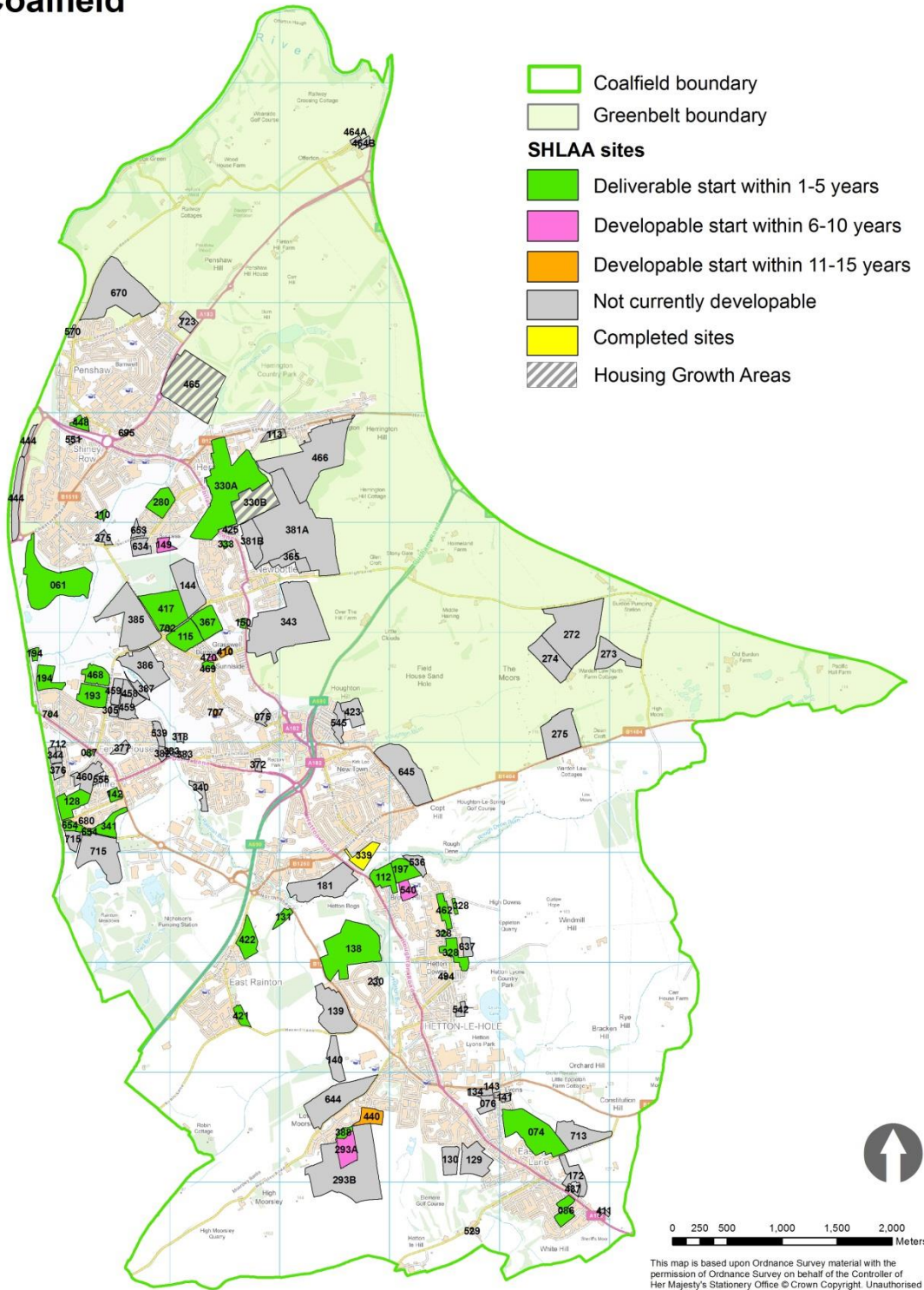
# Sunderland SHLAA sites Urban Core



- 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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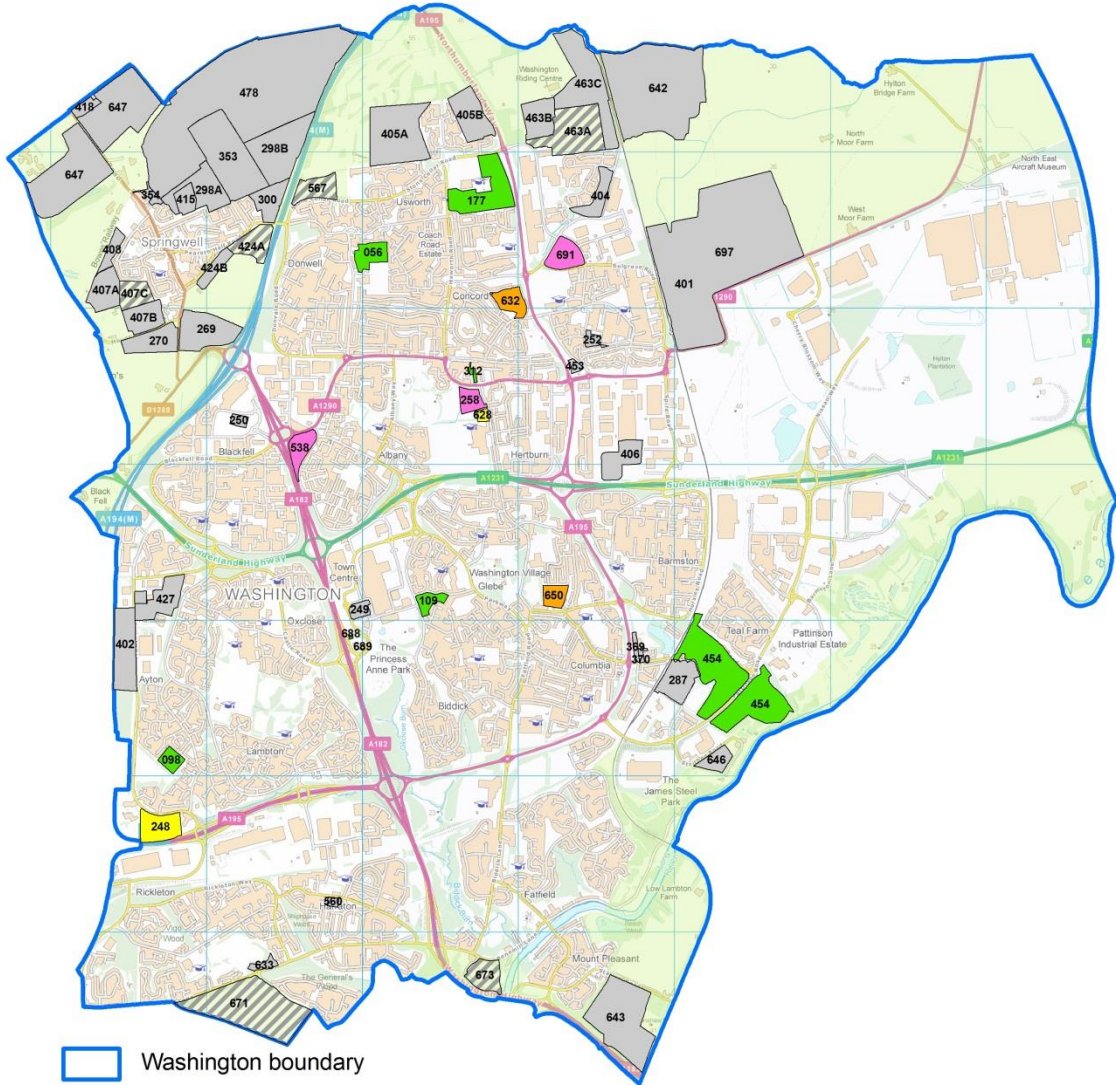
# Sunderland SHLAA sites Coalfield



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# Sunderland SHLAA sites Washington



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



0 187.5375 750 1,125 1,500 Meters

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## 13 Appendix G – Five-Year Land Supply

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

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

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

## 14 Appendix H – Panel meeting site schedule

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

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



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

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

## 15 Appendix I – Site densities

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

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

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

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

## 16 Appendix J – Average build rates <sup>13</sup>

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

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

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

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

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

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

**Extra Care  
Units**

<b>120</b>	11 to 50									22	22.00
<b>160</b>	51 to 100									74	74.00
<b>628E</b>	51 to 100								79		79.00





