

Appendix O

Washington Site Assessments

List of SHLAA Sites (Washington)

SHLAA Ref No	Site Name	Sub Area	Ward
056	High Usworth School, Well Bank Road	Washington	WASHINGTON WEST
098	Ayton Village Primary School, Dunlin Drive, Ayton	Washington	WASHINGTON SOUTH
109	Glebe Parkway	Washington	WASHINGTON CENTRAL
177	Former Usworth Comprehensive School	Washington	WASHINGTON WEST
248	Emerson House, Emerson Road	Washington	WASHINGTON SOUTH
249	Galleries Car Park adj to Asda	Washington	WASHINGTON CENTRAL
250	B & Q Warehouse (former), Armstrong Road, Armstrong Industrial Estate	Washington	WASHINGTON WEST
258	Washington Football Club, Spout Lane	Washington	WASHINGTON WEST
269	Blue House Fields, Springwell Road	Washington	WASHINGTON WEST
270	Mount Lodge, Mount Lane	Washington	WASHINGTON WEST
287	Wilden Road Pattinson - Station Road	Washington	WASHINGTON EAST
298A	Usworth House Farm, land at, Paereth Hall Road (East)	Washington	WASHINGTON WEST
298B	Usworth House Farm, land at, Paereth Hall Road (West)	Washington	WASHINGTON WEST
299	Peareth Hall Farm, Peareth Hall Road	Washington	WASHINGTON WEST
300	Springwell Trust meeting house, Peareth Hall Road	Washington	WASHINGTON WEST
312	Former Junglerama, Victoria Road	Washington	WASHINGTON NORTH
353	Usworth House Farm, land at - Highbury Avenue	Washington	WASHINGTON WEST
354	Warren Lea, land rear of - Springwell Road	Washington	WASHINGTON WEST
364	Pattinson Road, land south of (Teal Farm village Phase 1+2)	Washington	WASHINGTON EAST
369	Units 1-22 Swan (North) Industrial Estate	Washington	WASHINGTON EAST
370	23 Edison Road (works depot), Swan (North) Industrial Estate	Washington	WASHINGTON EAST
401	Land East of Sulgrave Road	Washington	WASHINGTON NORTH
402	Crowther Industrial Estate, land at - Brockwell Road	Washington	WASHINGTON WEST
404	West of Waterloo Road (Sulgrave Industrial Estate) , land to	Washington	WASHINGTON NORTH
405A	Land at Golf Course (George Washington Hotel) - Stone Cellar Road (West)	Washington	Washington West/ Washington North
405B	Land at Golf Course (George Washington Hotel) - Stone Cellar Road (East)	Washington	Washington West/ Washington North
406	Bentall Business Park, land at - Tower Road	Washington	WASHINGTON NORTH
407A	Milton Place, Mount Lane, Springwell (North)	Washington	WASHINGTON WEST
407B	Milton Place, Mount Lane, Springwell (South)	Washington	WASHINGTON WEST
407c	Land north east of Mount Lane, Springwell Village	Washington	WASHINGTON WEST
408	Land at North and Rear of Windsor Terrace	Washington	WASHINGTON WEST
415	Uplands Way, Land to North	Washington	WASHINGTON NORTH
418	Land at Low Mount Farm (by Leam Lane), Springwell	Washington	WASHINGTON WEST
424A	Stoney Lane Springwell	Washington	WASHINGTON NORTH
424B	Stoney Lane Springwell	Washington	WASHINGTON WEST
427	Tilley Road, Crowther Ind. Estate	Washington	WASHINGTON SOUTH
453	Silverstone Way, land west of,	Washington	WASHINGTON NORTH
454	Teal Farm North	Washington	WASHINGTON EAST
463A	Land to the west of Waterloo Road, Usworth (South)	Washington	WASHINGTON NORTH
463B	Land to the west of Waterloo Road, Usworth (West)	Washington	WASHINGTON NORTH
463C	Land west of Waterloo Road, Usworth (North)	Washington	WASHINGTON NORTH
478	Land to the North of Springwell	Washington	WASHINGTON NORTH
538	Havannah Rd/Moorway, Albany	Washington	WASHINGTON WEST
560	The Vicarage, Vigo Lane	Washington	WASHINGTON EAST
567	Land adjacent to George Washington Golf and Country Club, Usworth	Washington	WASHINGTON WEST
628	Former London Inn, Spout Lane	Washington	WASHINGTON NORTH
632	Rear of Don Gardens	Washington	WASHINGTON NORTH
642	Land at East House Farm, Usworth	Washington	WASHINGTON NORTH
643	Land between Penshaw and Mount Pleasant	Washington	WASHINGTON EAST
646	Glebe House Farm, Teal Farm	Washington	WASHINGTON EAST
647	Low Mount Farm, Springwell Village	Washington	WASHINGTON WEST
650	Dame Margaret Field, Washington	Washington	WASHINGTON CENTRAL
671	Southern Playing Fields, Washington	Washington	WASHINGTON SOUTH
673	James Steel Park	Washington	WASHINGTON EAST
688	Derwent House, Washington	Washington	WASHINGTON CENTRAL
689	Weardale House, Washington	Washington	WASHINGTON CENTRAL
691	Land at Stephenson Industrial Estate (Little Usworth), Sulgrave Road	Washington	WASHINGTON NORTH
694	Albert Place, Washington	Washington	WASHINGTON CENTRAL
697	Land to the north of Washington Road, Sulgrave	Washington	WASHINGTON NORTH

Glossary of Acronyms

- AHLV Area of High Landscape Value
- EA Environment Agency
- GI Green Infrastructure
- HLV High Landscape Value
- HRA Habitats Regulations Assessment
- LGS Local Geodiversity Site
- LLFA Lead Local Flood Authority
- LNR Local Nature Reserve
- LWS Local Wildlife Site
- NCB National Coal Board
- NWL Northumbrian Water Ltd
- PDL Previously Developed Land (ie. 'Brownfield' Land)
- S106 Section 106 Agreement
- SAM Scheduled Ancient Monument
- SSSI Site of Special Scientific Interest
- TPO Tree Preservation Order

SHLAA Ref No:	056	Site Name:	High Usworth School, Well Bank Road
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Mixed (G75 B25)	Capacity:	56
Sieved site?	No	Site area (HA):	2.92
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site lies on the boundary of the historic village of High Usworth. Site includes wet/marsh area, scrubland and associated nesting habitat. Priority species foraging in the area. Known groundwater flooding into adjacent properties from site. Surface water flooding - % of land within 1 in 1000 incidence (10%). Site forms natural greenspace.

Planning History

Present Planning Status: Permitted – not started
 Planning App No: 16/02266/FU4
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
				23	19	14			
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Site lies on the boundary of the historic village of High Usworth. Site includes wet/marsh area, scrubland and associated nesting habitat. Priority species foraging in the area. Known groundwater flooding into adjacent properties from site. Surface water flooding - % of land within 1 in 1000 incidence (10%). Site forms natural greenspace. Mitigation required.

Availability:

Conclusion on Availability: Available

Comments on Availability: Council owned site identified for disposal. Preferred bidder identified.

Achievability:

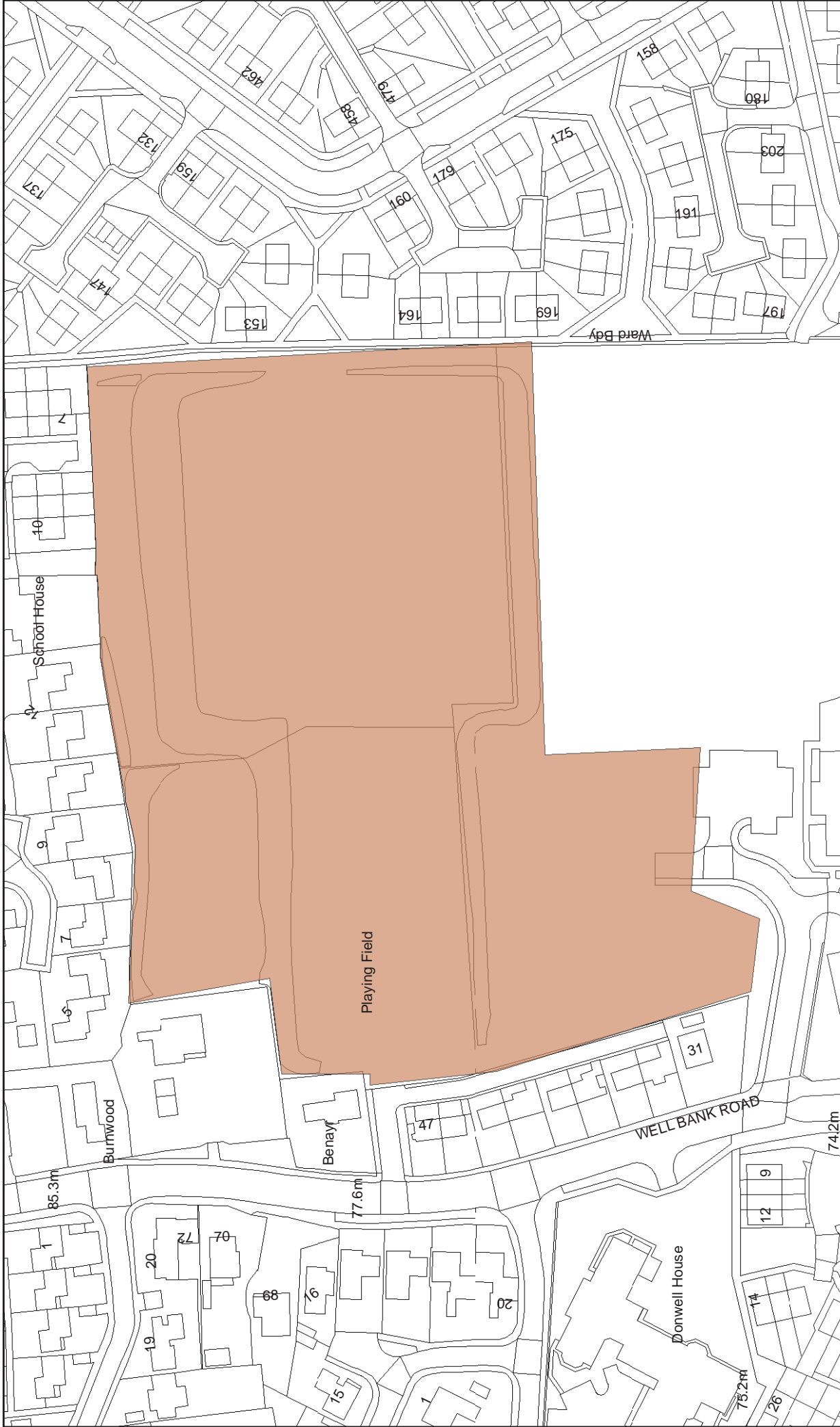
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Large Greenfield 75.

Mid to high market value area, with steady rates of recent delivery and high developer interest. Above average prices in immediate area. Site specific considerations (incidence of groundwater flooding of nearby properties, buffer zone likely required due to proximity to nesting habitats, net developable area/yield may be reduced due to proximity these constraints).

Deliverability

Comment on Deliverability: Council owned site available for disposal. Planning application approved for 56 units. Gentoo have confirmed that start on site Jan 2018, with first completions programmed for 18/19.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 056: High Usworth School, Well Bank Road
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	098	Site Name:	Ayton Village Primary School, Dunlin Drive, Ayton
Subarea:	Washington		
Ward:	WASHINGTON SOUTH		
PDL or greenfield:	PDL	Capacity:	40
Sieved site?	No	Site area (HA):	1.58
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site provides ground for breeding birds and foraging. The site lies within a critical drainage area and coal referral area.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
							10	30		
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site provides ground for breeding birds and foraging. The site lies within a critical drainage area and coal referral area. School capacity issues to be overcome.

Availability:

Conclusion on Availability: Available
 Comments on Availability: Council owned site identified for disposal.

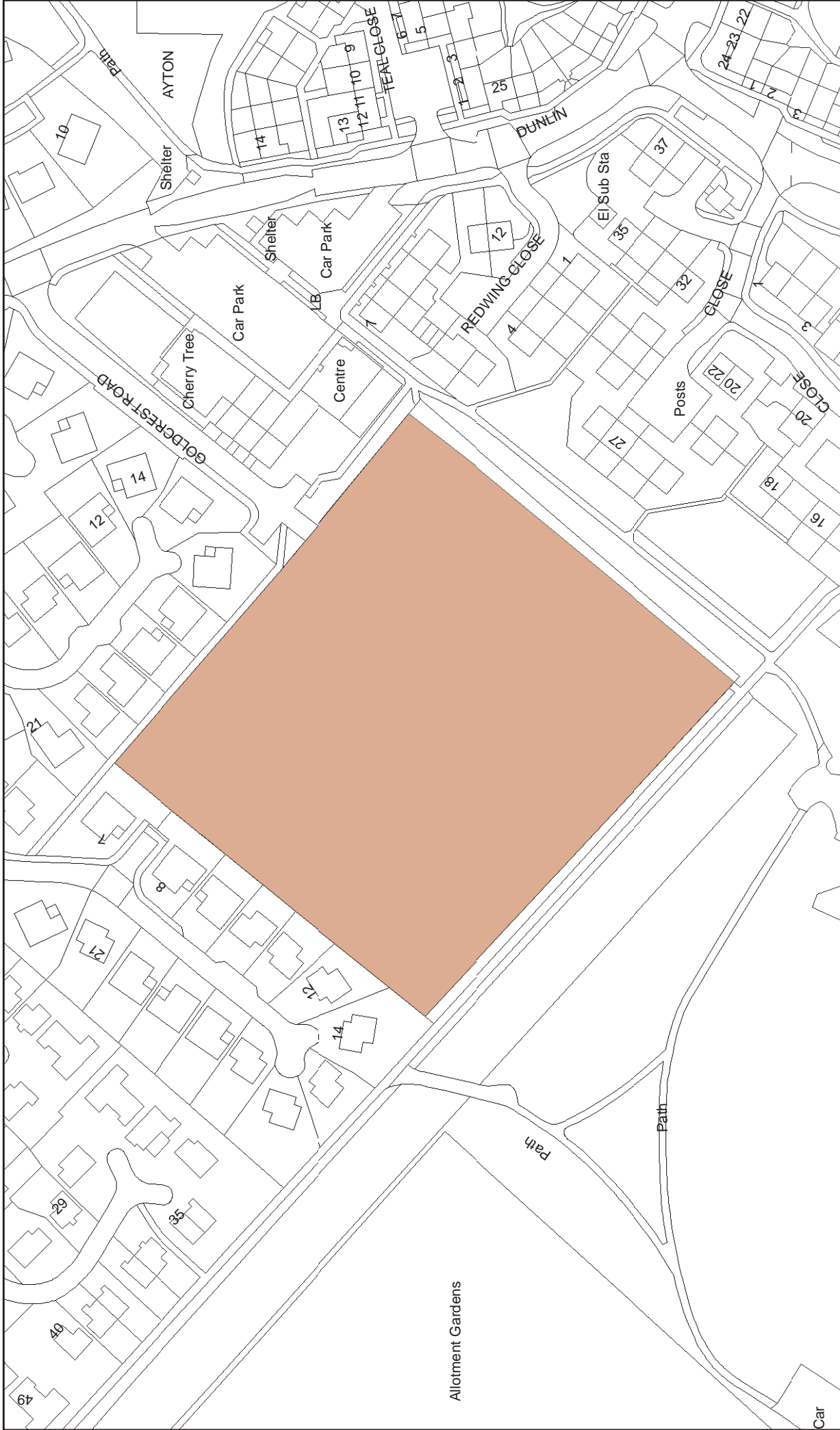
Achievability:


Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 25

Mid to high market value area, with steady rates of recent delivery and high developer interest. Average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to LNR and AHLV, net developable area/yield may be reduced due to proximity to this designation and impact of priority species). Potential abnormal costs from surface water flooding could impact upon the viability of the site

Deliverability

Comment on Deliverability: Council owned site available for disposal. Discussions on-going and pre application stage 2 discussions have taken place. Planning application anticipated to be submitted 2018 and on-site by 2020, with first completions 2021/22.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 098: Aytoun Village Primary School, Dunlin Drive, Aytoun
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	109	Site Name:	Glebe Parkway
Subarea:	Washington		
Ward:	WASHINGTON CENTRAL		
PDL or greenfield:	Mixed Use (B75 G25)	Capacity:	59
Sieved site?	No	Site area (HA):	1.64
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site lies in proximity to ponds and LWS. A small proportion of the site is designated green space (amenity greenspace). The site lies with a GI corridor linking Princess Anne Park and Glebe Park. The site lies within a critical drainage area and is partly affected by 1:100 incidence surface water flooding. Medium incidence potential of groundwater flooding

Planning History

Present Planning Status: Permitted – not started
 Planning App No: 16/01045/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
			0	30	29				
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Site suitability established through grant of planning permission. Mitigation required. Site lies in proximity to ponds and LWS. A small proportion of the site is designated green space (amenity greenspace). The site lies with a GI corridor linking Princess Anne Park and Glebe Park. The site lies within a critical drainage area and is partly affected by 1:100 incidence surface water flooding. Medium incidence potential of groundwater flooding

Availability:

Conclusion on Availability: Available

Comments on Availability: Site availability established through grant of planning permission.

Achievability:

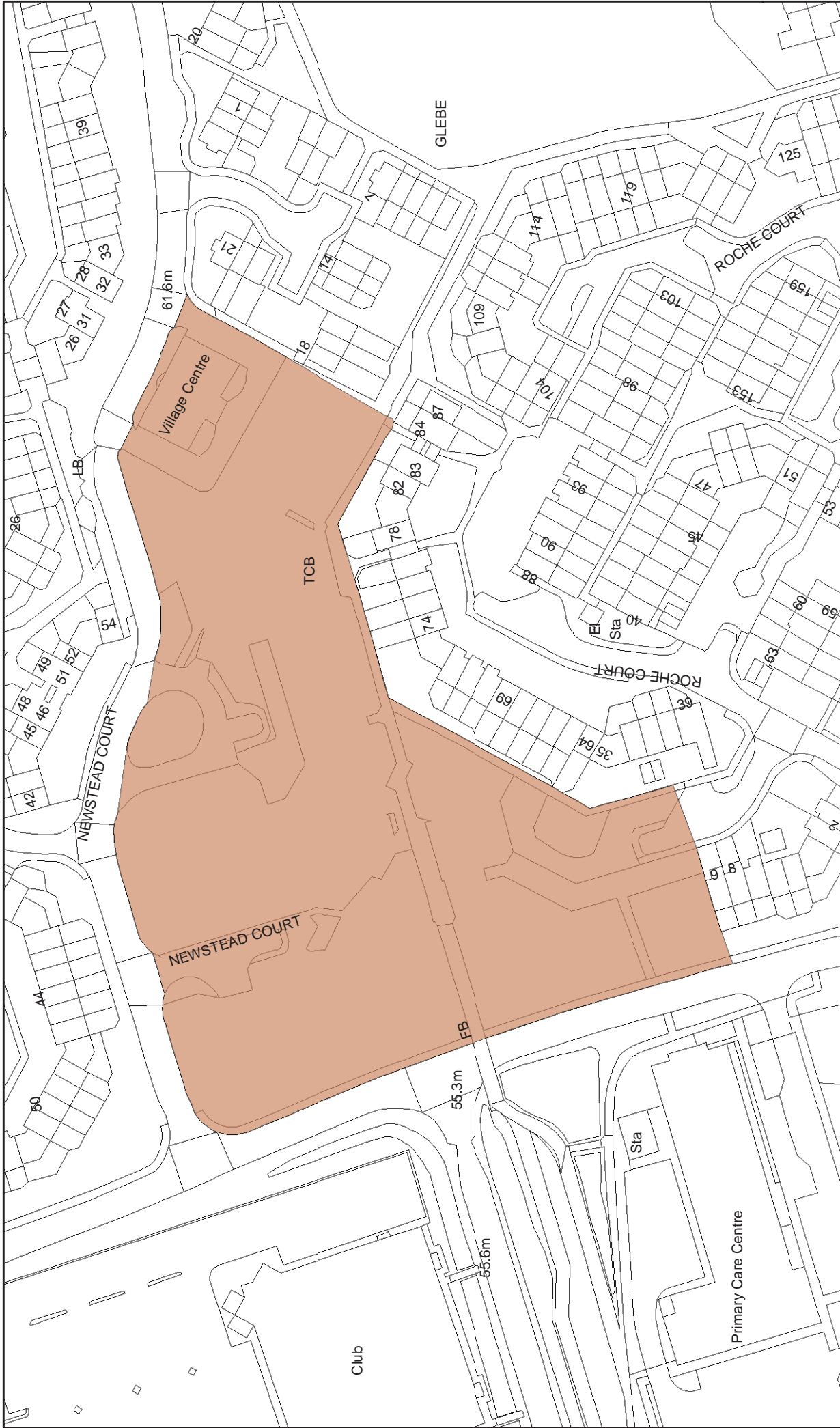
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35

Site achievability established through grant of planning permission.

Deliverability

Comment on Deliverability: Site considered suitable, available and achievable. Site is expected to start to deliver 59 units, with the first units forecast to deliver in year 4.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 109: Glebe Parkway		
Contact		Date	July 2017
Scale	Not to Scale		
Drawing No.			Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	177	Site Name:	Former Usworth Comprehensive School
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	200
Sieved site?	No	Site area (HA):	8.52
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

The site forms part of a wildlife corridor and is within proximity to ponds and water voles. Part of the site is subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Site lies within a coal referral area and is part of a north-south Green Infrastructure alongside the A195 and forms playing fields/amenity greenspace.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
							20	30	30
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:
30	30	30	30						
Under Construction:				No					
Units Completed:				0					

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Former school site provides a mixed greenfield and brownfield site. The site forms part of a wildlife corridor and is within proximity to ponds and water voles. Part of the site is subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Site lies within a coal referral area and is part of a north-south Green Infrastructure alongside the A195 and forms playing fields/amenity greenspace. School capacity issues.

Availability:

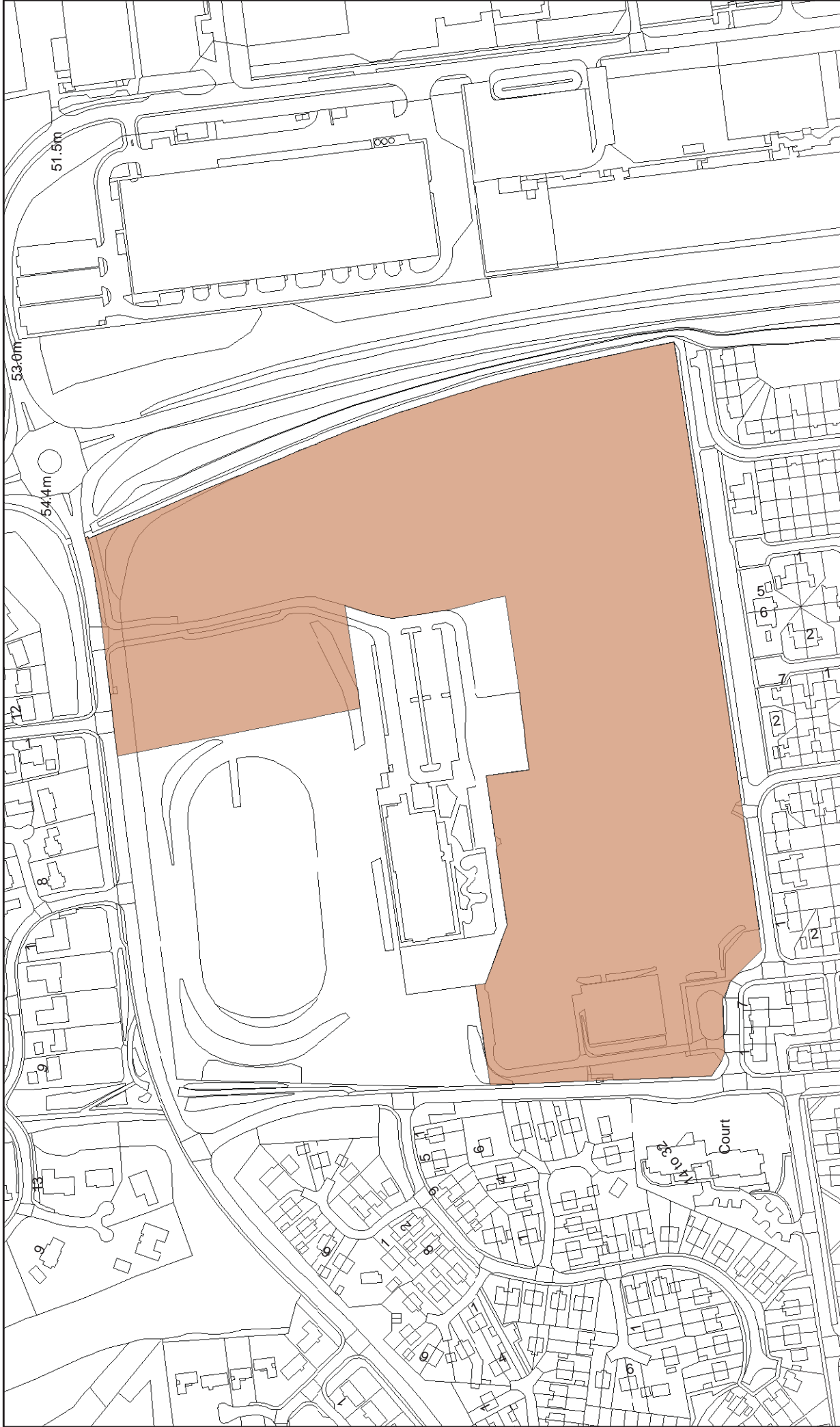
Conclusion on Availability: Available
 Comments on Availability: Council site identified for disposal. Site anticipated to go to market with a Development Brief in 2018.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 175.
 Mid market value area, with steady rates of recent delivery and high developer interest. Average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, forms part of wildlife corridor, buffer zone likely required due to proximity to wildlife corridor and around surface water flooding, net developable area/yield may be reduced). Potential abnormal costs from surface water flooding and relocation of playing pitch provision could impact upon the viability of the site.

Deliverability

Comment on Deliverability: Council owned site identified for disposal. Site is anticipated to go to the market with a Development Brief in 2018. It is anticipated that planning permission will be submitted towards the end of 2018. As such first completions expected in 21/22



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 177: Former Usworth Comprehensive School
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	248	Site Name:	Emerson House, Emerson Road
Subarea:	Washington		
Ward:	WASHINGTON SOUTH		
PDL or greenfield:	PDL	Capacity:	112
Sieved site?	No	Site area (HA):	3.88
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Planning History

Planning History 2

Present Planning Status: Complete – no more units left to build
 Planning App No: 12/01651/REM
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
70	40	2								
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: Yes
 Units Completed: 112

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Suitability established through grant of planning permission.

Availability:

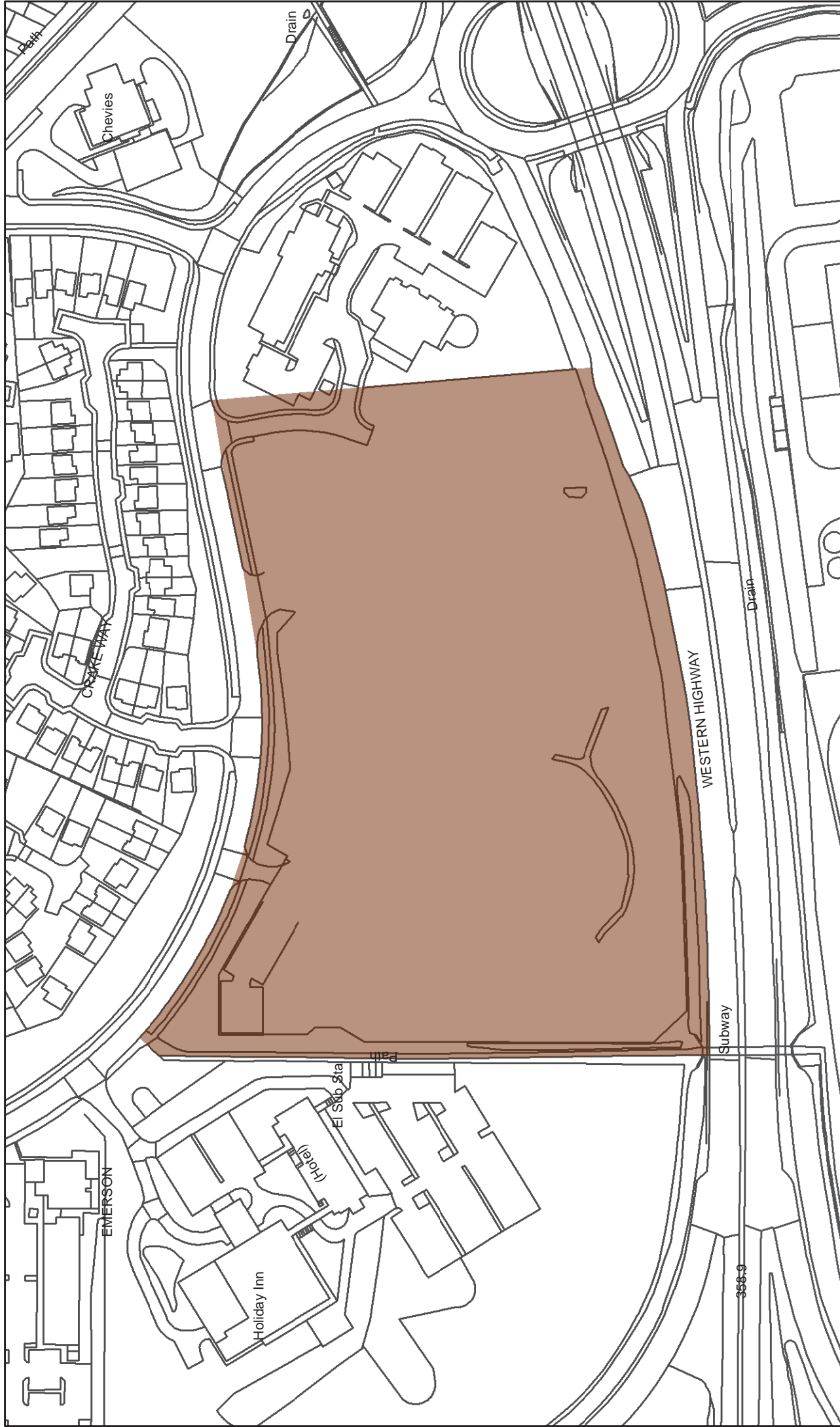
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 150.
 Site achievability established through grant of planning permission. Site currently under construction.

Deliverability

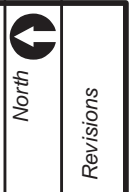
Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site complete.



Project Sunderland Strategic Housing Land Availability Assessment - April 2009
Scheme Site No. 248: Site of Emerson House, Emerson Road
Contact
Scale Not to Scale **Date** April 2009
Drawing No.

Sunderland City Council
 Development and Regeneration Directorate
 PO Box 102, Civic Centre
 Sunderland, SR2 7DN
 Tel: (0191) 553100
 Fax: (0191) 5531460

Reproduced from/based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. City of Sunderland Licence No. 100018385. Date 2009.



Revisions

SHLAA Ref No:	249	Site Name:	Galleries Car Park adj to Asda
Subarea:	Washington		
Ward:	WASHINGTON CENTRAL		
PDL or greenfield:	PDL	Capacity:	32
Sieved site?	No	Site area (HA):	1.20
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies in proximity to ponds. The site lies within a critical drainage area and the eastern part of the site is affected by 1:100 incidence surface water flooding. Medium incidence potential of groundwater flooding.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site lies in proximity to ponds. The site lies within a critical drainage area and the eastern part of the site is affected by 1:100 incidence surface water flooding. Medium incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Not Available

Comments on Availability: Existing galleries car park. Land ownership issues result in uncertainty regarding sites availability.

Achievability:

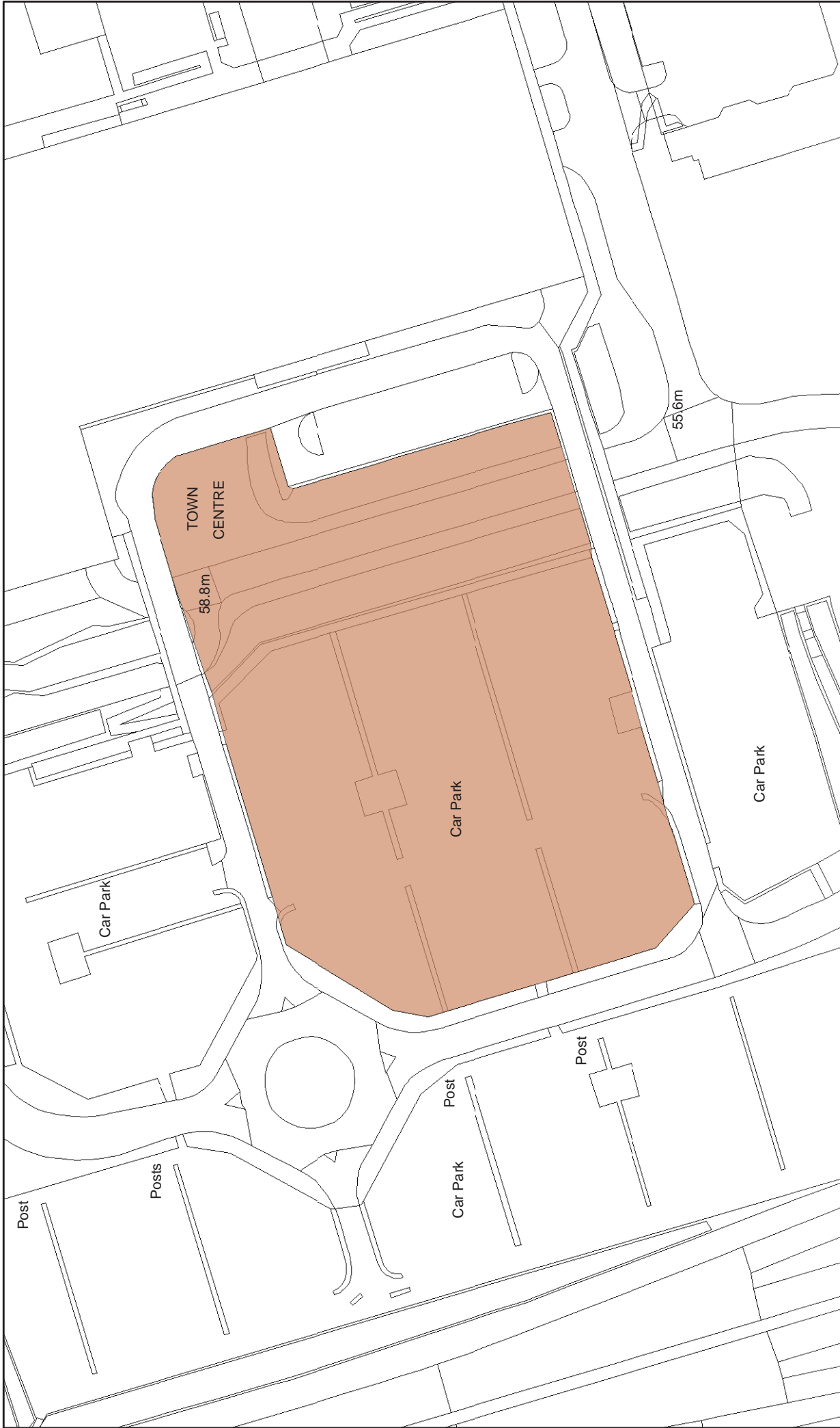
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Medium Brownfield 25

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. The site is allocated in the UDP for new commercial/retail development. School capacity issues. It is anticipated that any new development will require further expansion of at least one existing primary school which may make such a small site unviable.

Deliverability

Comment on Deliverability: Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 249: Galleries Car Park adj to Asda
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	250	Site Name:	B & Q Warehouse (former), Armstrong Road, Armstrong Industrial Estate
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	PDL	Capacity:	20
Sieved site?	No	Site area (HA):	0.73
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site lies within a Coal Referral Area and Critical Drainage Area. Low incidence potential of groundwater flooding.

Planning History

Planning History 2

Present Planning Status: Lapsed permission
 Planning App No: 05/00412/REM
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:
										Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. The site lies within a Coal Referral Area and Critical Drainage Area. Low incidence potential of groundwater flooding. Highways issues to resolve. School capacity issues to resolve.

Availability:

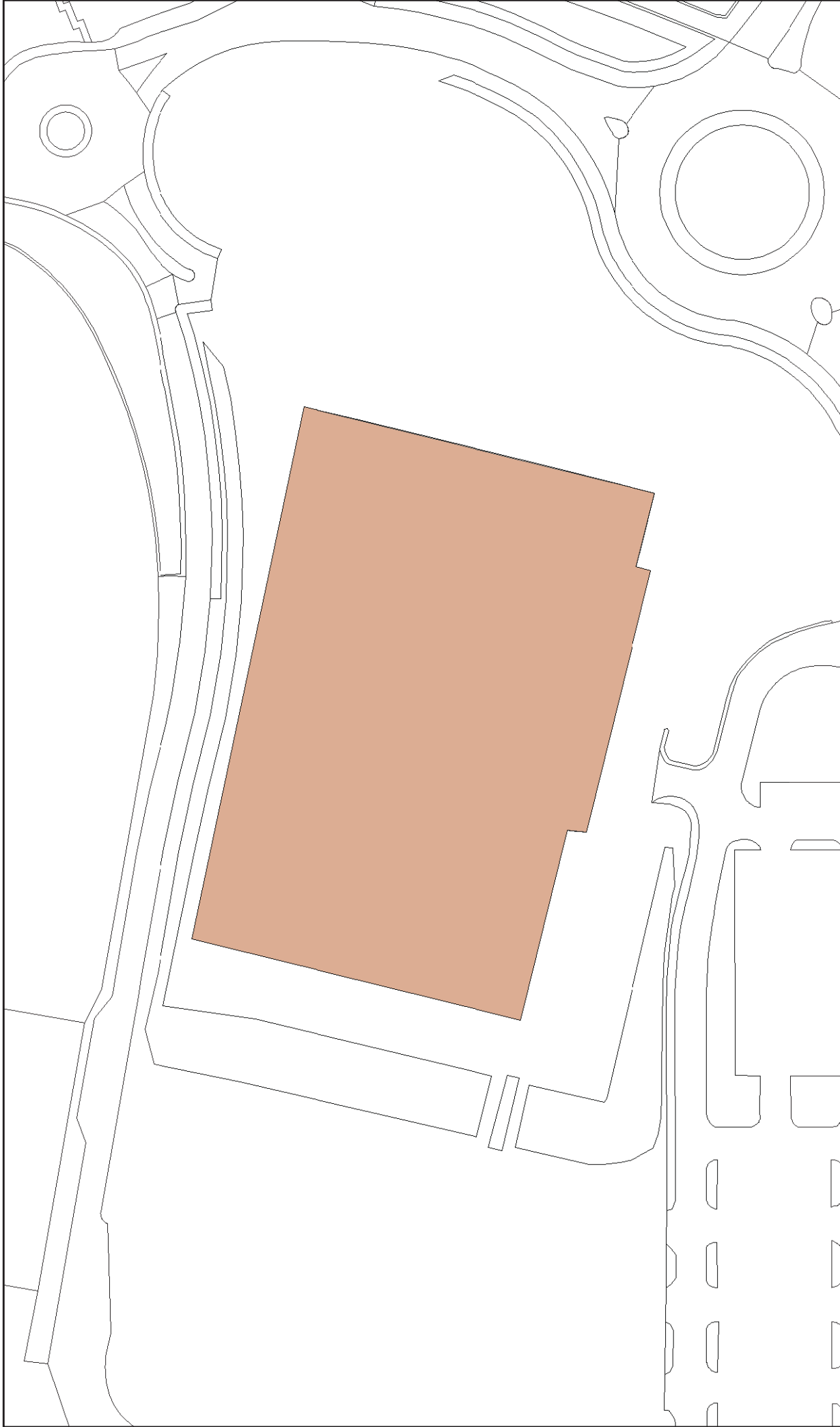
Conclusion on Availability: Not Available
 Comments on Availability: Planning application for retail use outstanding on the site 05/00412/REM. Application scheme implemented through commencement of access works.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 25
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Significant issue with access to the site which may effect the achievability of the site. Also schools in Washington are at or near to full capacity, therefore any new development will require further expansion of at least one existing primary school.

Deliverability

Comment on Deliverability: Potential issues with site availability and achievability discounts this site from Sunderland's housing supply at this point in time.



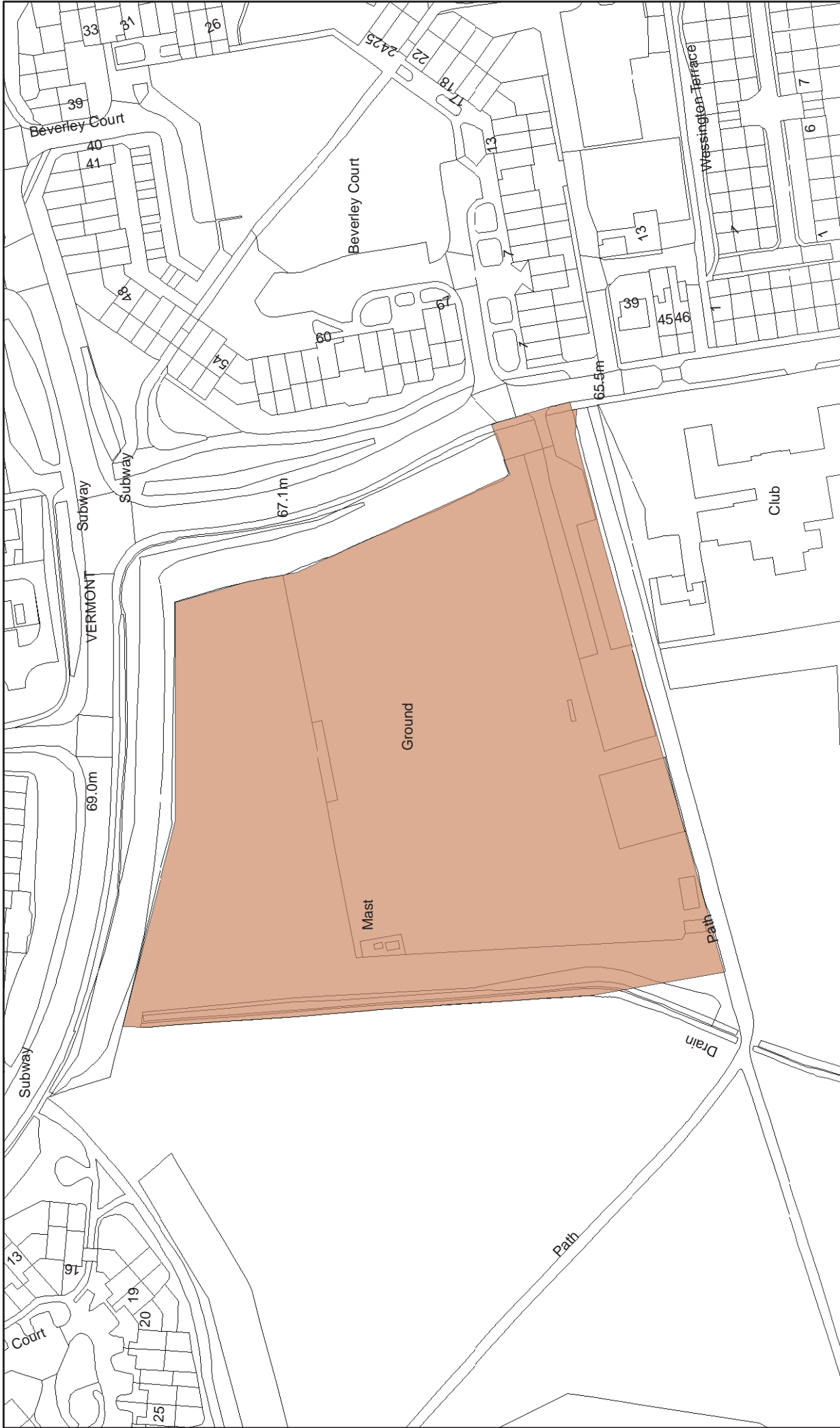
Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 250: B & Q Warehouse (former), Armstrong Road, Armstrong Industrial Estate		
Contact			North
Scale	Not to Scale	Date	July 2017
Drawing No.			Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

Comment on Deliverability:

Site considered suitable, available and achievable at this point in time subject to overcoming site constraints, which can be investigated further and be overcome. The site would also require the submission and determination of a suitable planning application, the site could deliver around 46 units.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 258: Washington Football Club, Spout Lane
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	269	Site Name:	Blue House Fields, Springwell Road
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	170
Sieved site?	No	Site area (HA):	7.53
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. The site is subject to TPOs. Agricultural land quality not known. The site forms part of a wildlife corridor between Springwell Village and Washington. Evidence of priority species on and in vicinity of site. Site is located just outside the historic Springwell Village, a proposed conservation area. The site partly lies within a critical drainage area and includes an area subject to 1:30 incidence surface water flooding. Known flood issues from groundwater/saturated ground. The site would involve the full width of the GI corridor that runs north-south between Springwell Village and Washington. A public right of way follows the northern boundary of the site.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. The site is subject to TPOs. The site forms part of a wildlife corridor between Springwell Village and Washington. Evidence of priority species on and in vicinity of site. The site partly lies within a critical drainage area and includes an area subject to 1:30 incidence surface water flooding. Known flood issues from groundwater/saturated ground. The site would involve the full width of the GI corridor that runs north-south between Springwell Village and Washington.

Availability:

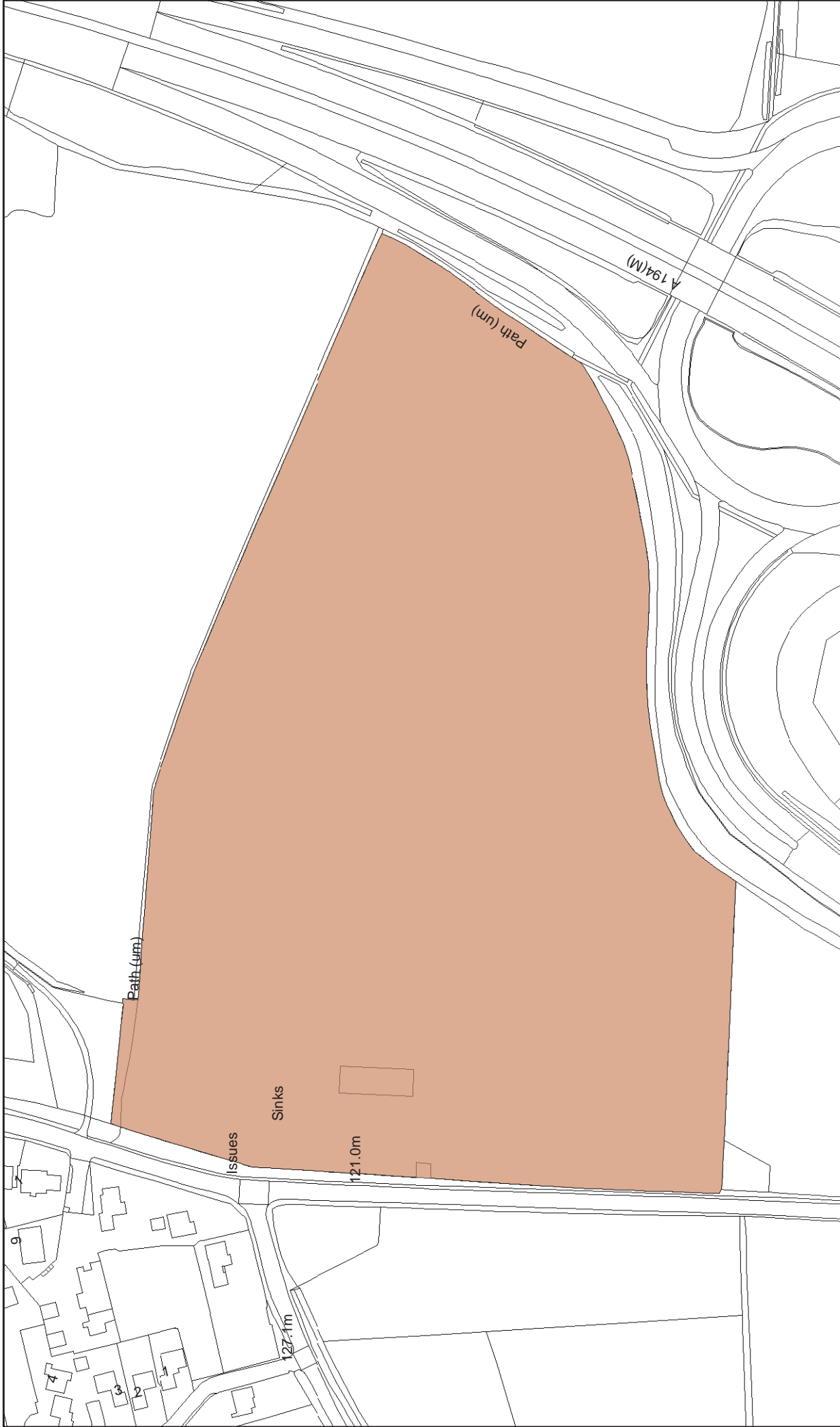
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 175
 Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 269: Blue House Fields, Springwell Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 270: Mount Lodge, Mount Lane
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	287	Site Name:	Wilden Road Pattinson - Station Road
Subarea:	Washington		
Ward:	WASHINGTON EAST		
PDL or greenfield:	PDL	Capacity:	119
Sieved site?	No	Site area (HA):	5.26
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site lies in proximity to ponds and there is evidence of priority species in the area. Site of former chemical works and beside former Washington railway station. The site lies within a critica drainage area and is partly affected by 1:30 incidence surface water flooding (<1%). Low incidence potential of groundwater flooding. The site includes a proproction of amenity green spaces and informa natural greenspaces associated with the existing industrial estate.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: The site lies in proximity to ponds and there is evidence of priority species in the area. Site of former chemical works and beside former Washington railway station. The site lies within a critica drainage area and is partly affected by 1:30 incidence surface water flooding (<1%). Low incidence potential of groundwater flooding. The site includes a proproction of amenity green spaces and informa natural greenspaces associated with the existing industrial estate.

Availability:

Conclusion on Availability: Not Available

Comments on Availability: Site to be retained for employment use.

Achievability:

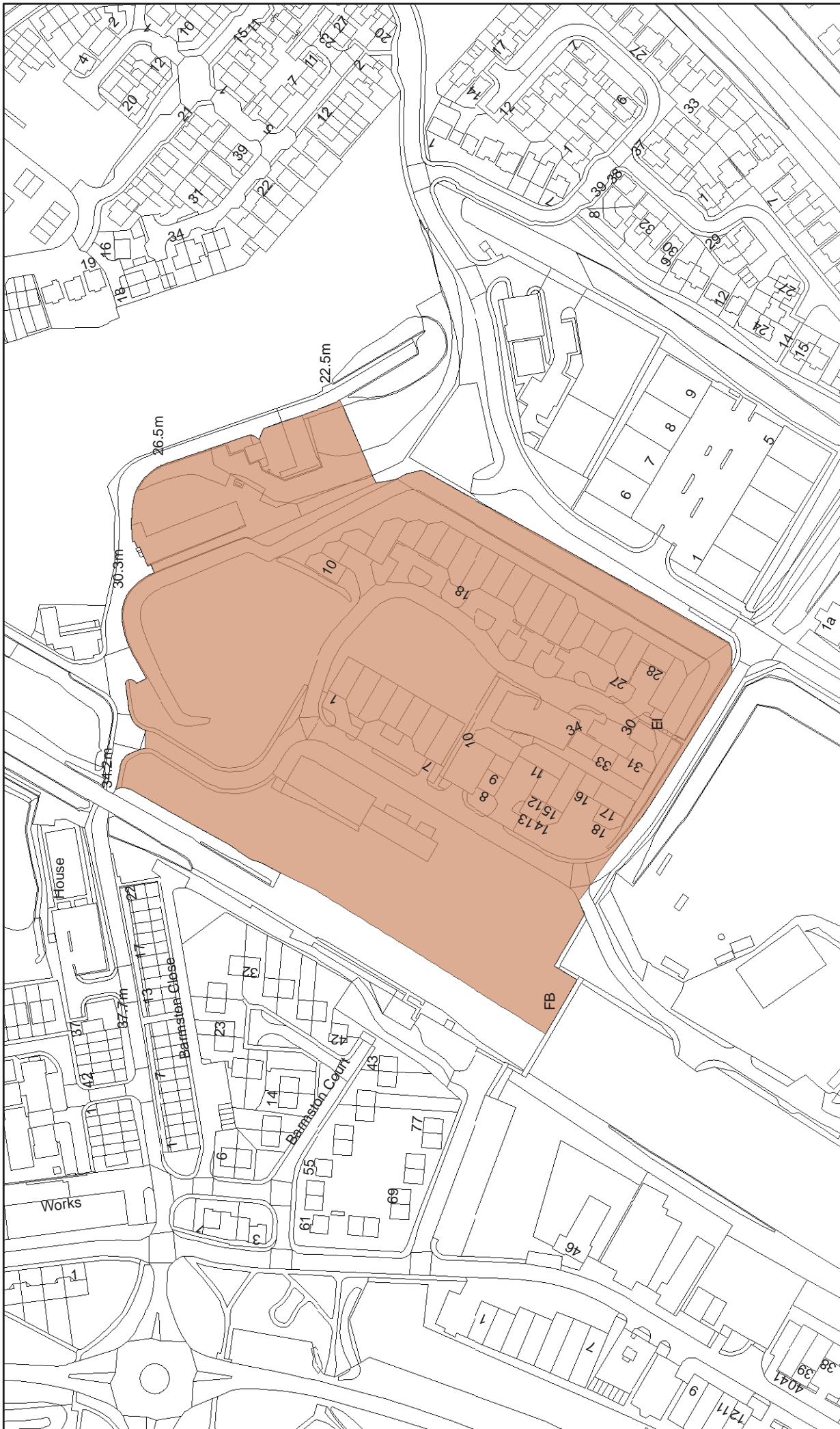
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Large Greenfield 175

Viability Assessment Typology indicates that this typology of site is likely to be viable. The site would require significant mitigation to overcome flooding issues. It lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding.

Deliverability

Comment on Deliverability: Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply.



Project	Sunderland Strategic Housing Land
Scheme	Site No 287: Wilden Road Pattinson - Station Road
Contact	North
Scale	Not to Scale
Date	July 2017
Revisions	

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	298A	Site Name:	Usworth House Farm, land at, Paereth Hall Road (East)
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	137
Sieved site?	No	Site area (HA):	6.11
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. The site also includes TPOs. Proximity to ponds and evidence of priority species on the site. The site forms part of a regionally significant wildlife corridor along the northern edge of the city. The site is within the wider landscape setting to the Bowes Railway Scheduled Monument and just outside the edge of historic Springwell Village a proposed Conservation Area. Low incidence of groundwater flooding. Forms part of the GI corridor running between Springwell Village, Gateshead and Washington. A public right of way passes through the site.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. The site also includes TPOs. Proximity to ponds and evidence of priority species on the site. The site forms part of a regionally significant wildlife corridor along the northern edge of the city. The site is within the wider landscape setting to the Bowes Railway Scheduled Monument.

Availability:

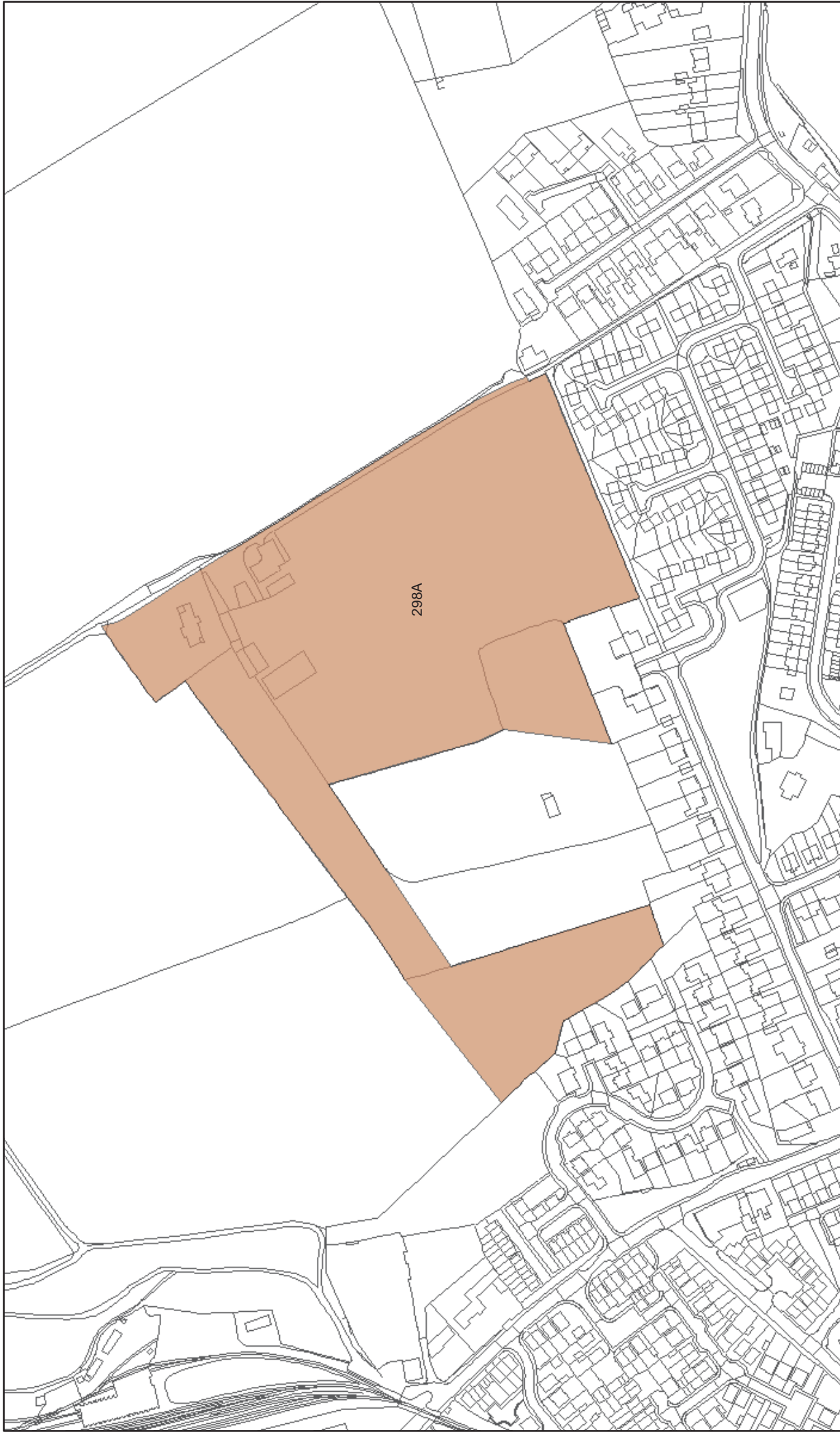
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 175
 Viability Assessment Typology indicates that this typology of site is likely to be viable.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2018
Site No	298A: Land at Usworth House Farm, Peareth Hall Road, Springwell Village, NE9 7NT
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2018.

SHLAA Ref No:	298B	Site Name:	Usworth House Farm, land at, Paereth Hall Road (West)
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	237
Sieved site?	No	Site area (HA):	10.53
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. The site also includes TPOs. Proximity to ponds and evidence of priority species on the site. The site forms part of a regionally significant wildlife corridor along the northern edge of the city. The site is within the wider landscape setting to the Bowes Railway Scheduled Monument and just outside the edge of historic Springwell Village a proposed Conservation Area. Low incidence of groundwater flooding. Forms part of the GI corridor running between Springwell Village, Gateshead and Washington. A public right of way passes through the site.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. The site also includes TPOs. Proximity to ponds and evidence of priority species on the site. The site forms part of a regionally significant wildlife corridor along the northern edge of the city. The site is within the wider landscape setting to the Bowes Railway Scheduled Monument.

Availability:

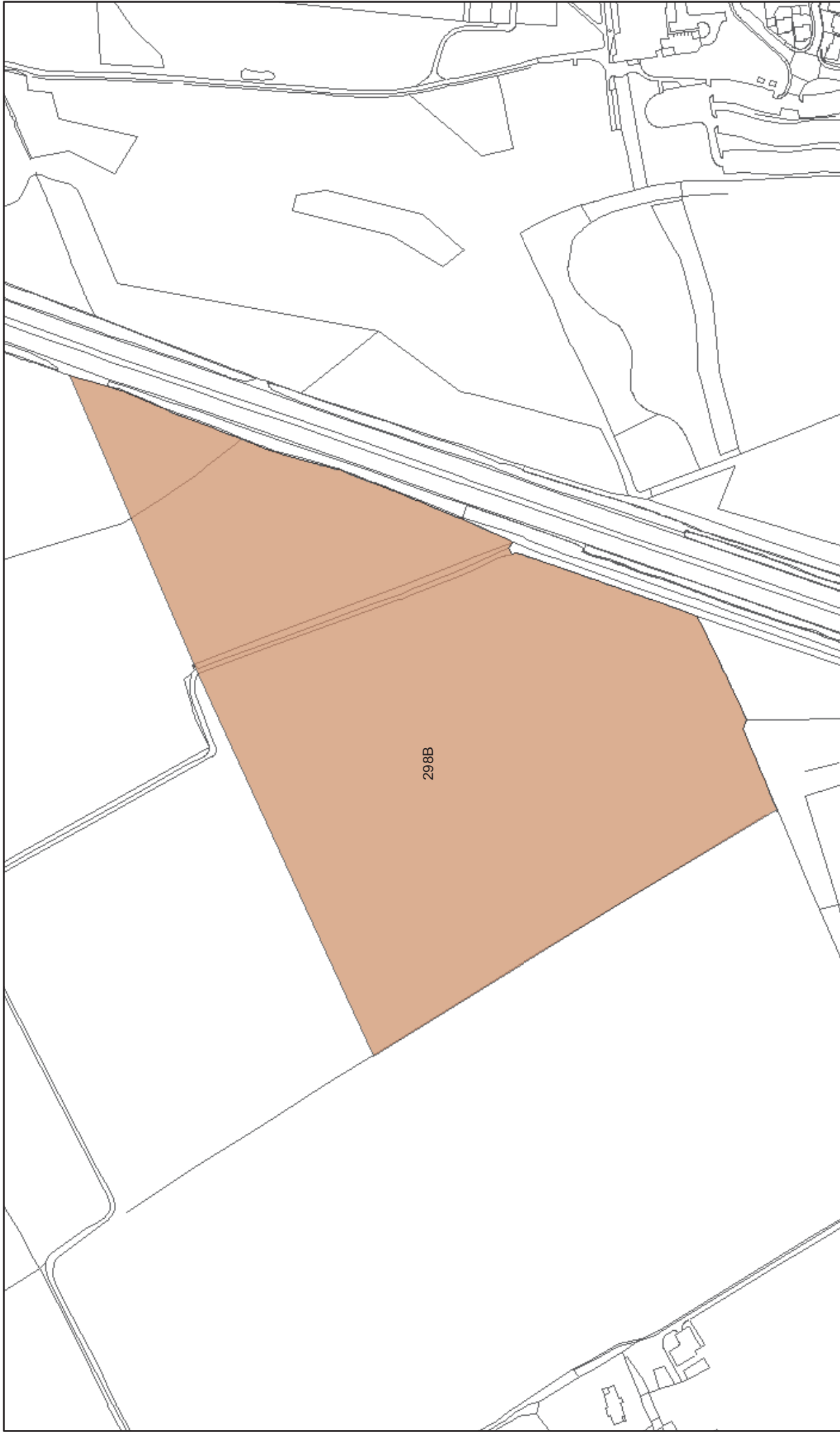
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 175
 Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 298B: Land at Usworth House Farm, Peareth Hall Road, Springwell Village, NE9 7NT
Contact	North
Scale	Not to Scale
Date	January 2018
Drawing No.	Revisions

Sunderland City Council
Economy and Place,
PO Box 102, Civic Centre,
Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2018.

SHLAA Ref No:	299	Site Name:	Peareth Hall Farm, Peareth Hall Road
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Mixed (G80 B20)	Capacity:	0
Sieved site?	No	Site area (HA):	2.82
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site includes Usworth House and grounds (which pre-dates Springwell Village) and the area is considered to be of a higher landscape value. The grounds of the house contain TPOs. The site forms part of a narrow wildlife corridor following the edge of the A194(M). Evidence of priority species in the area. Site includes grade II listed Usworth Hall. It is also within the wider landscape setting to the Bowes Railway Scheduled Ancient Monument and just outside of the historic Springwell Village, a proposed Conservation Area. Low incidence of groundwater flooding. Site forms part of the GI corridor although this is limited by development at Peareth Hall Road.

Planning History

Present Planning Status: Lapsed permission
 Planning App No: 13/01341/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

The site includes Usworth House and grounds (which pre-dates Springwell Village) and the area is considered to be of a higher landscape value. The grounds of the house contain TPOs. The site forms part of a narrow wildlife corridor following the edge of the A194(M). Evidence of priority species in the area. Site includes grade II listed Usworth Hall. It is also within the wider landscape setting to the Bowes Railway Scheduled Ancient Monument. Site forms part of the GI corridor although this is limited by development at Peareth Hall Road.

Availability:

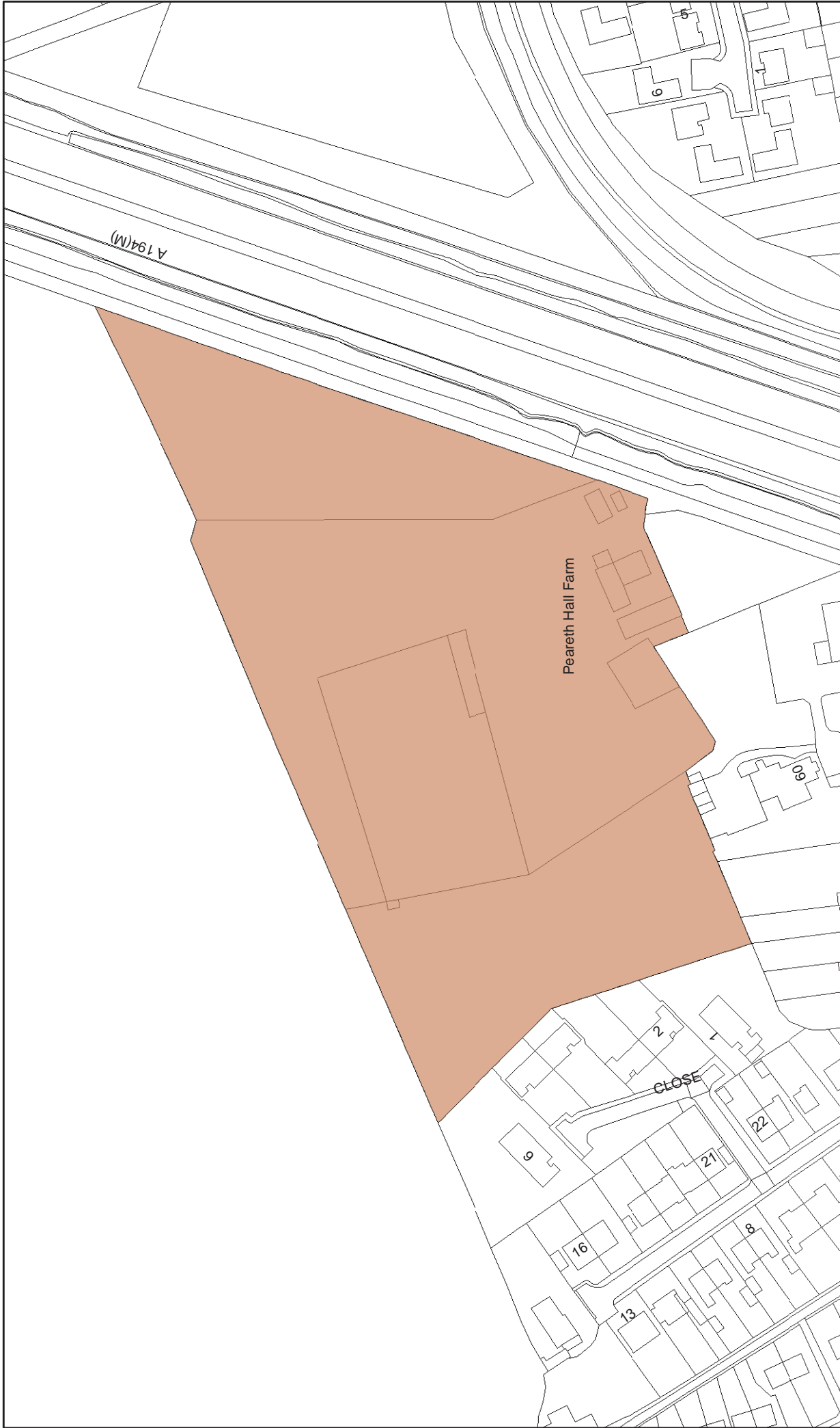
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35
 Viability Assessment Typology indicates that this typology of site is likely to be viable. However, principle of access for the units required needs to be demonstrated and existing access is insufficient.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 299: Pearreth Hall Farm, Pearreth Hall Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	300	Site Name:	Springwell Trust meeting house, Peareth Hall Road
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	PDL	Capacity:	40
Sieved site?	No	Site area (HA):	0.89
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site includes Usworth House and grounds (which pre-dates Springwell Village) and the area is considered to be of a higher landscape value. The grounds of the house contain TPOs. The site forms part of a narrow wildlife corridor following the edge of the A194(M). Evidence of priority species in the area. Site includes grade II listed Usworth Hall. It is also within the wider landscape setting to the Bowes Railway Scheduled Ancient Monument and just outside of the historic Springwell Village, a proposed Conservation Area. Low incidence of groundwater flooding. Site forms part of the GI corridor although this is limited by development at Peareth Hall Road.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

The grounds of the house contain TPOs. The site forms part of a narrow wildlife corridor following the edge of the A194(M). Evidence of priority species in the area. Site forms part of the GI corridor although this is limited by development at Peareth Hall Road.

Availability:

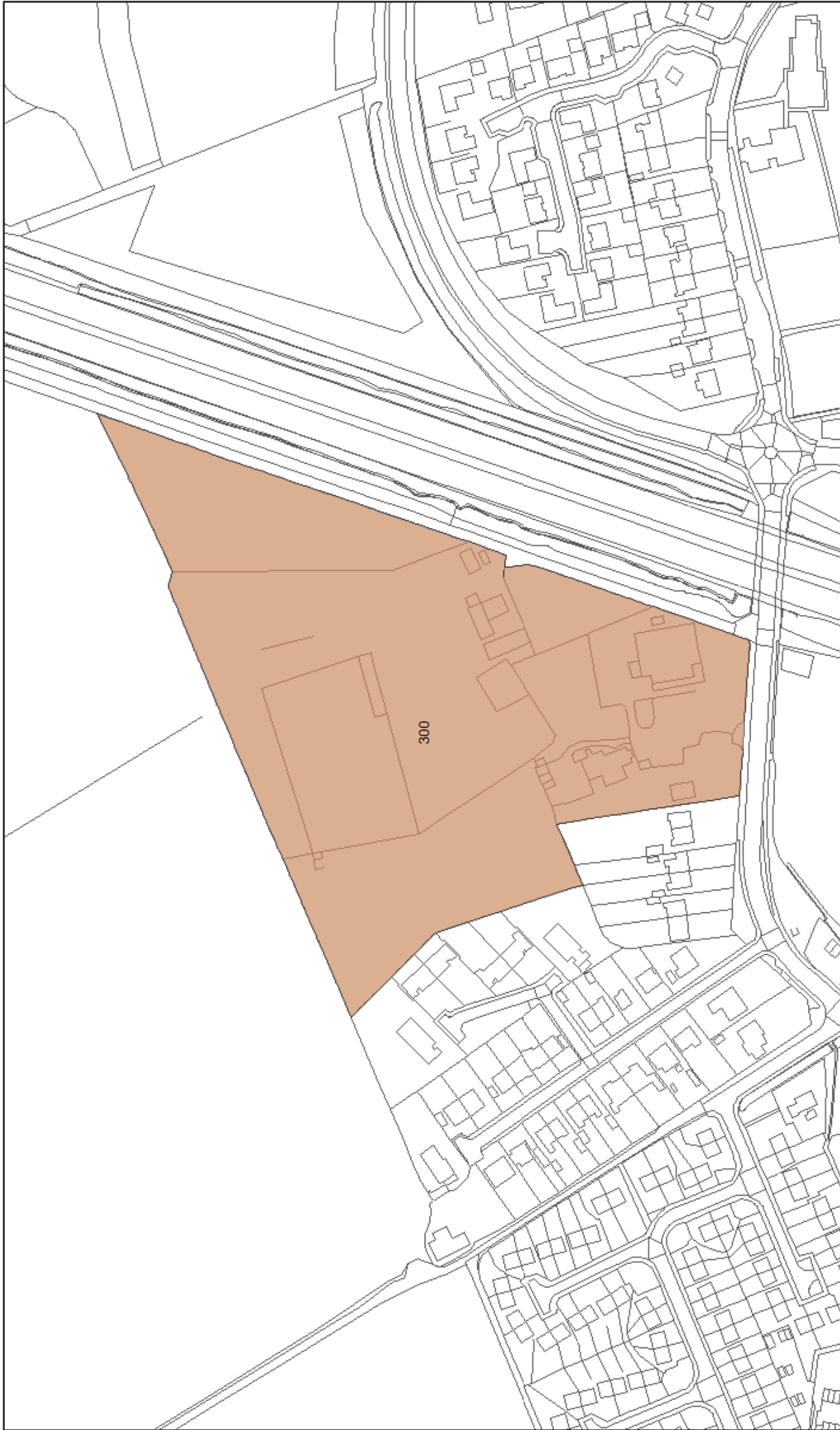
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.


Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 25
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land - relocation of church.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt with site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 300: Brethrens Meeting Room, Peareth hall Road, Springwell Village, NE9 7NT
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2018.

SHLAA Ref No:	312	Site Name:	Former Junglerama, Victoria Road
Subarea:	Washington		
Ward:	WASHINGTON NORTH		
PDL or greenfield:	PDL	Capacity:	12
Sieved site?	No	Site area (HA):	0.29
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Local archaeological significance. Low incidence of groundwater flooding.

Planning History

Present Planning Status: Permitted – not started
 Planning App No: 16/00115/FU4
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
			0	12					
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission.

Availability:

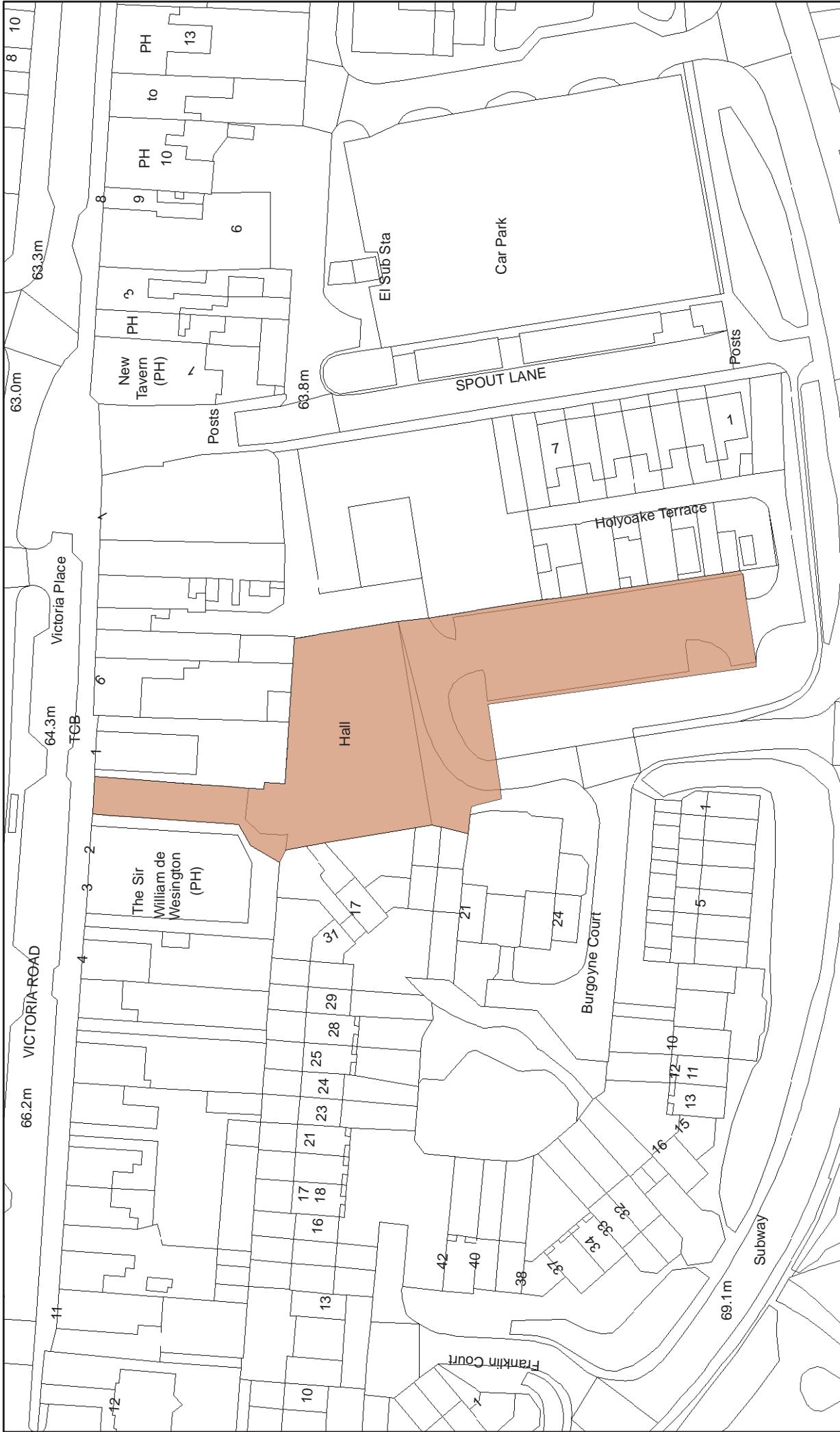
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission for housing.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Urban Flats 20.
 Site achievability established through grant of planning permission.

Deliverability

Comment on Deliverability: Suitability, availability and achievability of the site has been established through grant of planning permission. The site is expected to deliver the 12 consented units within 0-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 312: Former Junglerama, Victoria Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	353	Site Name:	Usworth House Farm, land at - Highbury Avenue
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	221
Sieved site?	No	Site area (HA):	14.75
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The sandstone vernacular of the village and prominent views lend weight to this area being a higher landscape value. The site also includes TPOs. Agric land quality not known. Proximity to ponds and LWS and there is evidence of priority species on site. The site forms part of a regionally significant wildlife corridor along the northern edge of the city. The site is within the wider landscape setting to the Bowes Railway Scheduled Monument and just outside the edge of the historic Springwell Village, a proposed Conservation Area. Low incidence of potential groundwater flooding. Forms part of a GI corridor running between Springwell Village, Gateshead and Washington. A public right of way passes along the northern edge of the site.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

The sandstone vernacular of the village and prominent views lend weight to this area being a higher landscape value. The site also includes TPOs. Proximity to ponds and LWS and there is evidence of priority species on site. The site forms part of a regionally significant wildlife corridor along the northern edge of the city. The site is within the wider landscape setting to the Bowes Railway Scheduled Monument.

Availability:

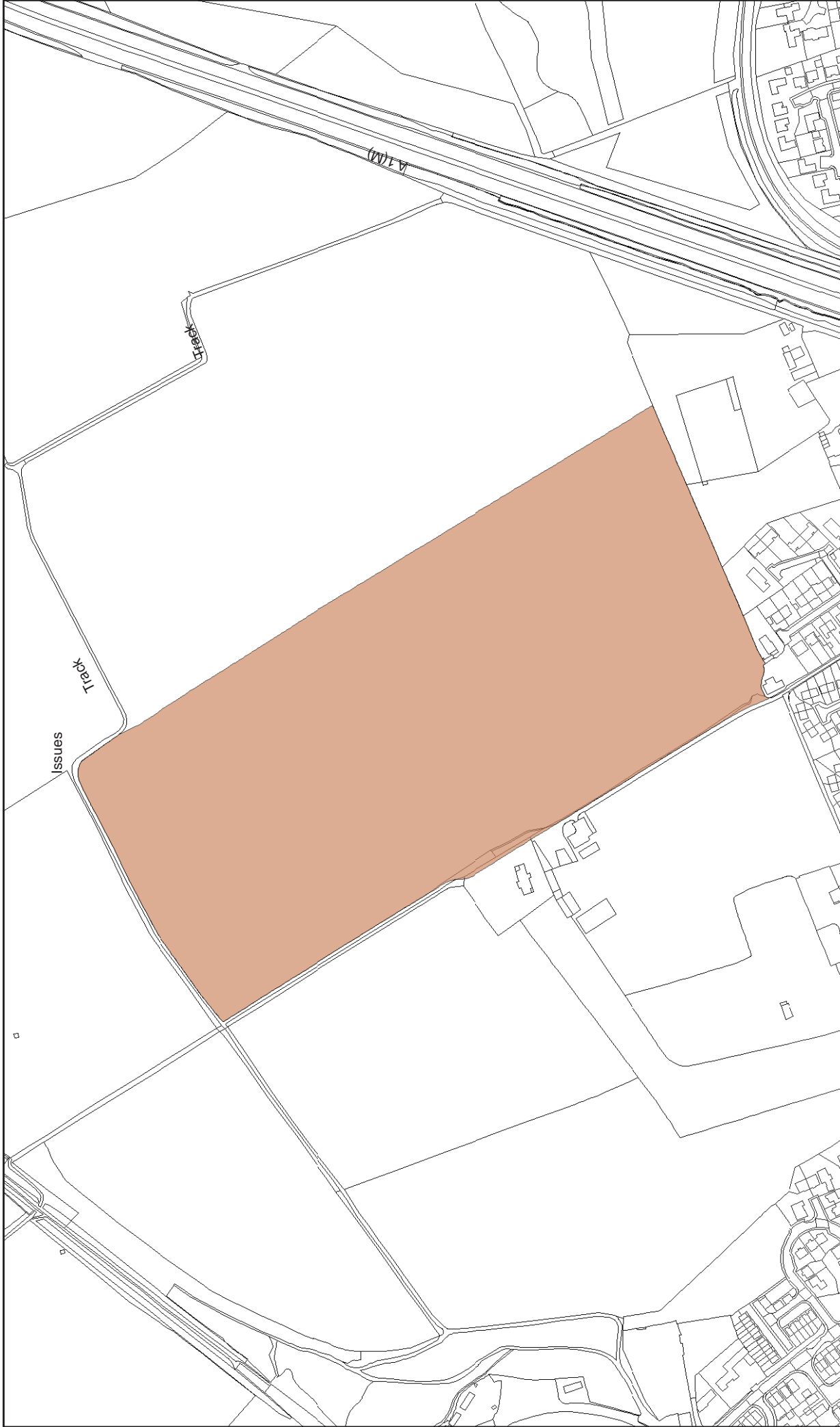
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 350
 Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

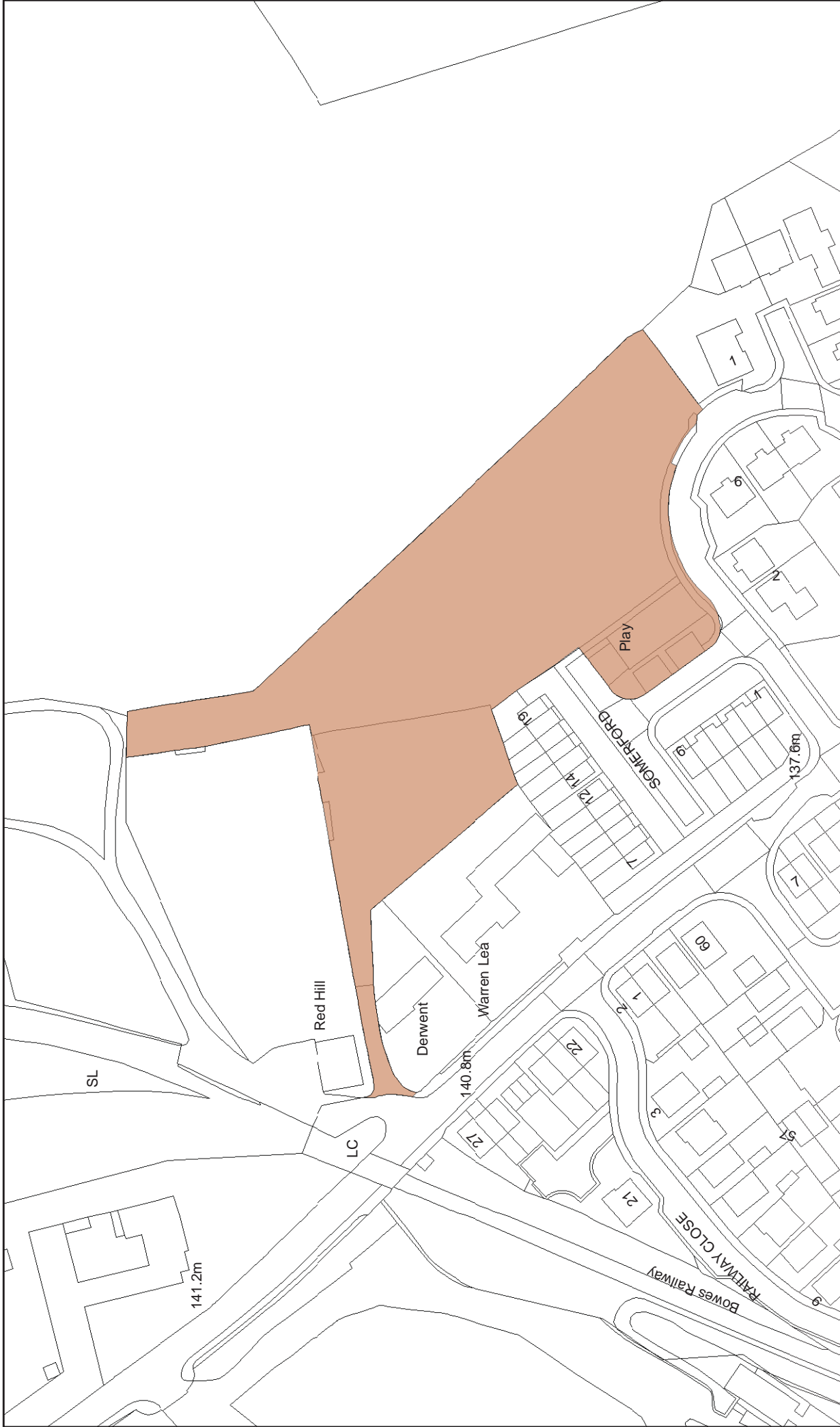
Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 353: land at Usworth House Farm - Highbury Avenue
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 354: Warren Lea, land rear of - Springwell Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	364	Site Name:	Pattinson Road, land south of (Teal Farm village Phase 1+2)
Subarea:	Washington		
Ward:	WASHINGTON EAST		
PDL or greenfield:	PDL	Capacity:	See 454
Sieved site?	No	Site area (HA):	6.30
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

N/A - permitted under construction

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 12/00333/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission.

Availability:

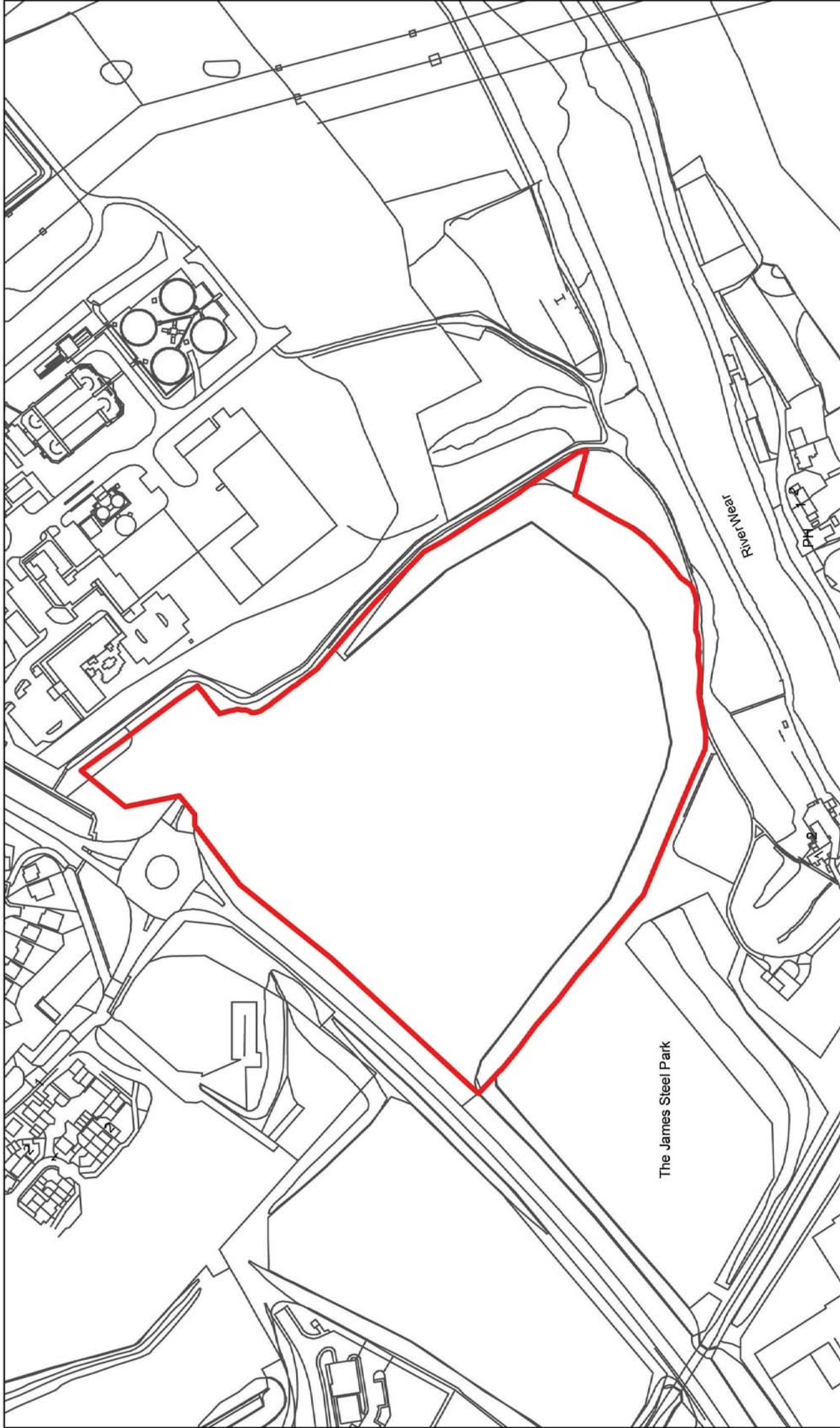
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 500
 Site achievability established through grant of planning permission. Site currently under construction.

Deliverability

Comment on Deliverability: Completion data and delivery forecast for Teal Farm against site 454.



Project	Sunderland Strategic Housing Land Availability Assessment - April 2013
Scheme	Site No. 364: Teal Farm Village ,Phase 1
Contact	
Scale	Not to Scale
Date	
Drawing No.	

Sunderland City Council

Office of the Chief Executive,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2013.



North

Revisions

SHLAA Ref No:	369	Site Name:	Units 1-22 Swan (North) Industrial Estate
Subarea:	Washington		
Ward:	WASHINGTON EAST		
PDL or greenfield:	PDL	Capacity:	14
Sieved site?	No	Site area (HA):	0.53
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within proximity to Willow Pond. Site lies within critical drainage area. Low incidence potential of groundwater flooding

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to
 15/16: 2015/16: 2016/17: 2017/18: 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: Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site to be retained for employment uses.
 Site lies within proximity to Willow Pond. Site lies within critical drainage area. Low incidence potential of groundwater flooding

Availability:

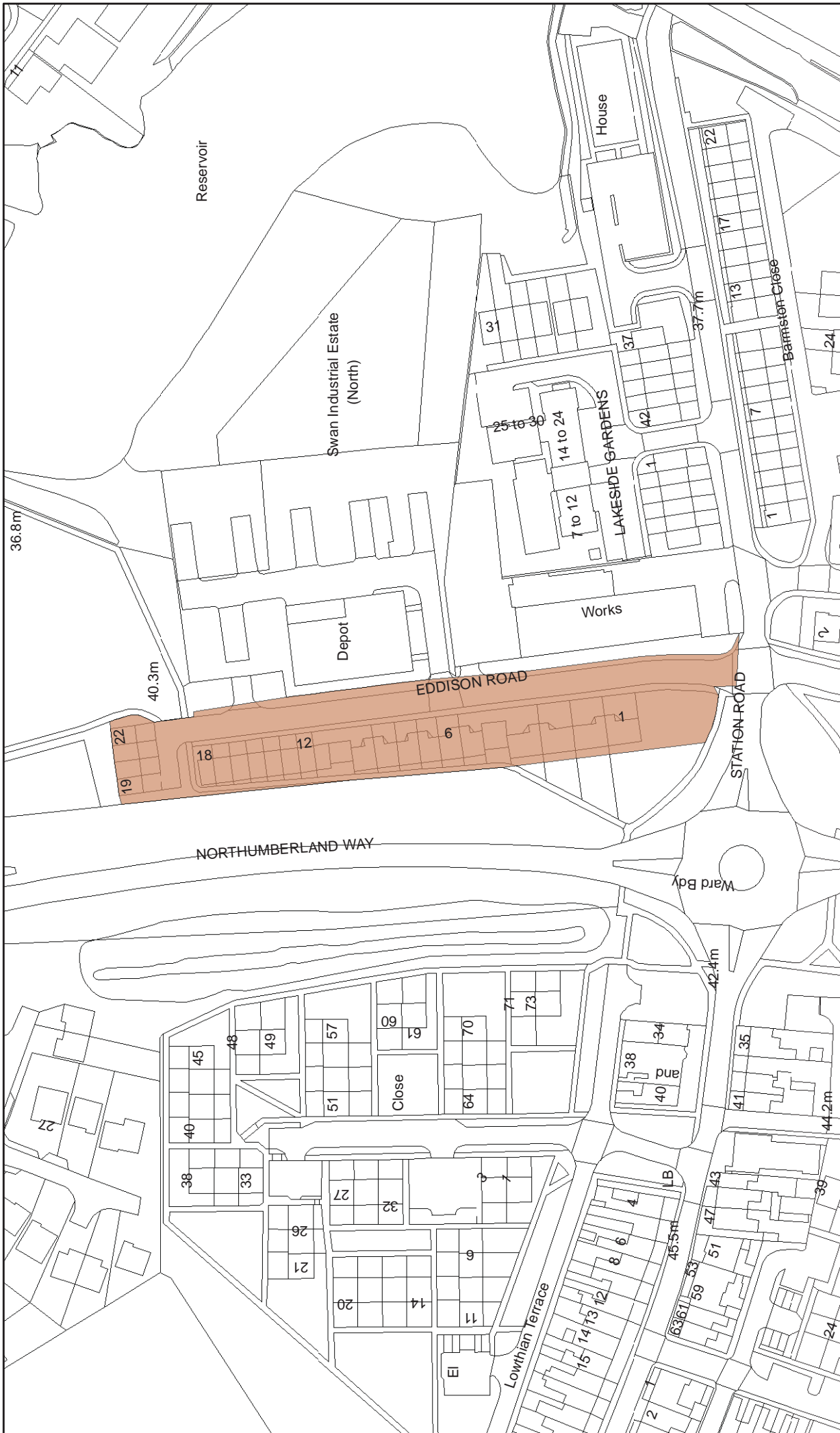
Conclusion on Availability: Not Available
 Comments on Availability: Site to be retained for employment uses. Not available

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 15
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. The site is allocated for employment purposes with buildings on site. The majority of schools in Washington are at capacity and any new development will require further expansion of at least one existing primary school. This may have a detrimental effect on the achievability of a site of this size.

Deliverability

Comment on Deliverability: Site to be retained for employment uses. Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 369: Units 1-22 Swan (North) Industrial Estate
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	370	Site Name:	23 Edison Road (works depot), Swan (North) Industrial Estate
Subarea:	Washington		
Ward:	WASHINGTON EAST		
PDL or greenfield:	PDL	Capacity:	10
Sieved site?	No	Site area (HA):	0.32
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within proximity to Willow Pond. The site lies within a critical drainage area. Low incidence potential of groundwater flooding.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site to be retained for employment use.
 Site lies within proximity to Willow Pond. The site lies within a critical drainage area. Low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: Site to be retained for employment use. Not available.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Small Brownfield 11
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. The site is allocated for employment uses and has a business operating from it. The majority of schools are at or near capacity and it is anticipated that any new development will require further expansion of at least one primary school. This could have a detrimental impact on the achievability of the site's development

Deliverability

Comment on Deliverability: Site to be retained for employment use. Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.



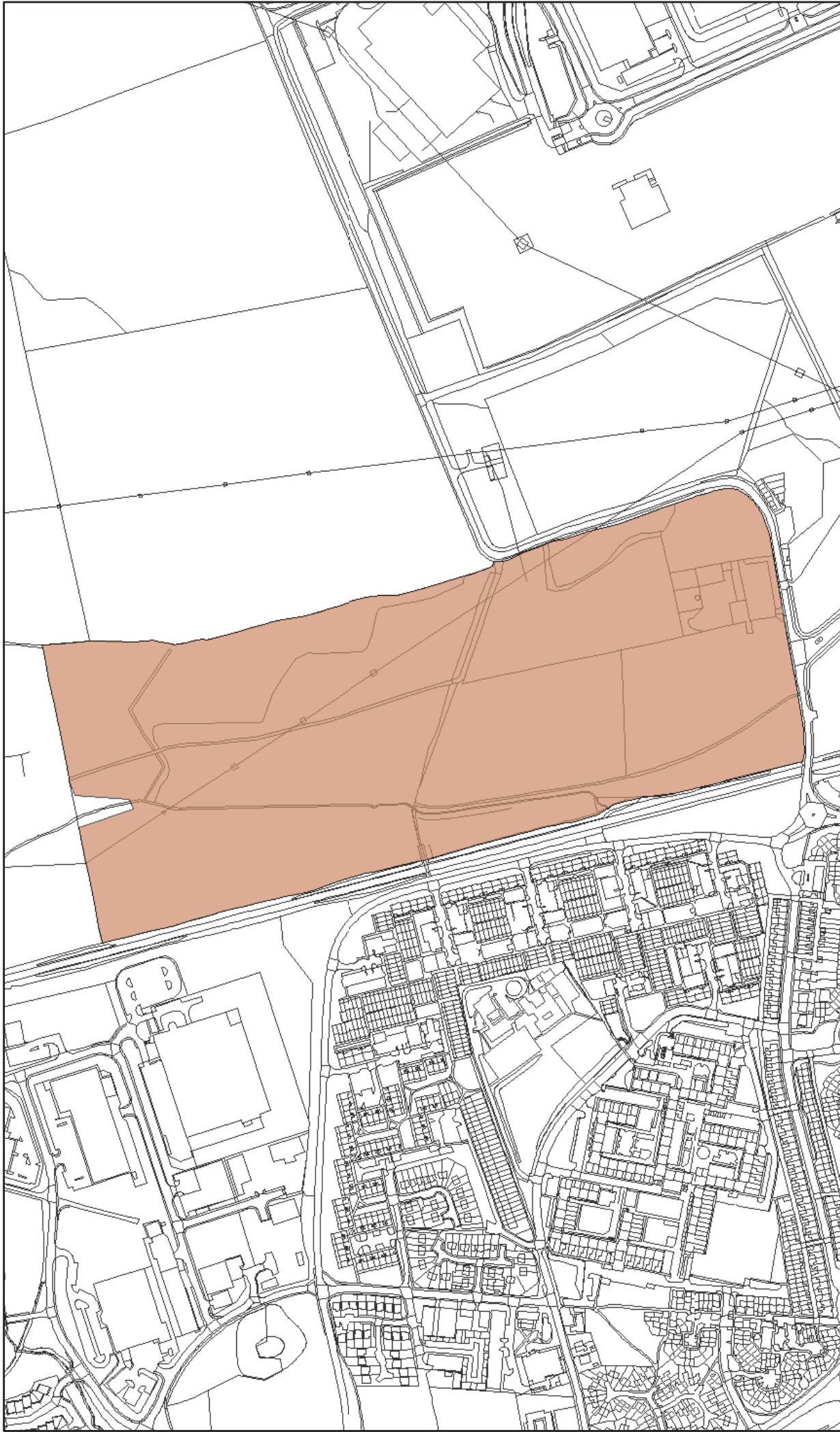
Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 370: 23 Edison Road (works depot), Swan (North) Industrial Estate
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project Sunderland Strategic Housing Land
Availability Assessment - 2018

Scheme Site No 401: Land east of Sulgrave Road, Washington

Contact Not to Scale **Date** January 2018



Drawing No.

Revisions

Sunderland City Council

Economy and Place,
PO Box 102, Civic Centre,
Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2018.

SHLAA Ref No:	402	Site Name:	Crowther Industrial Estate, land at - Brockwell Road
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Mixed (G15 B85)	Capacity:	183
Sieved site?	No	Site area (HA):	8.15
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within a critical drainage area and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. The site lies within the coal referral area. Pylons and high voltage lines run along the edge of the site. Small section of landscaping provides natural and amenity greenspace.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site to be retained for employment uses.

Site lies within a critical drainage area and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. The site lies within the coal referral area. Pylons and high voltage lines run along the edge of the site. Small section of landscaping provides natural and amenity greenspace.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: Site to be retained for employment uses. Not available.

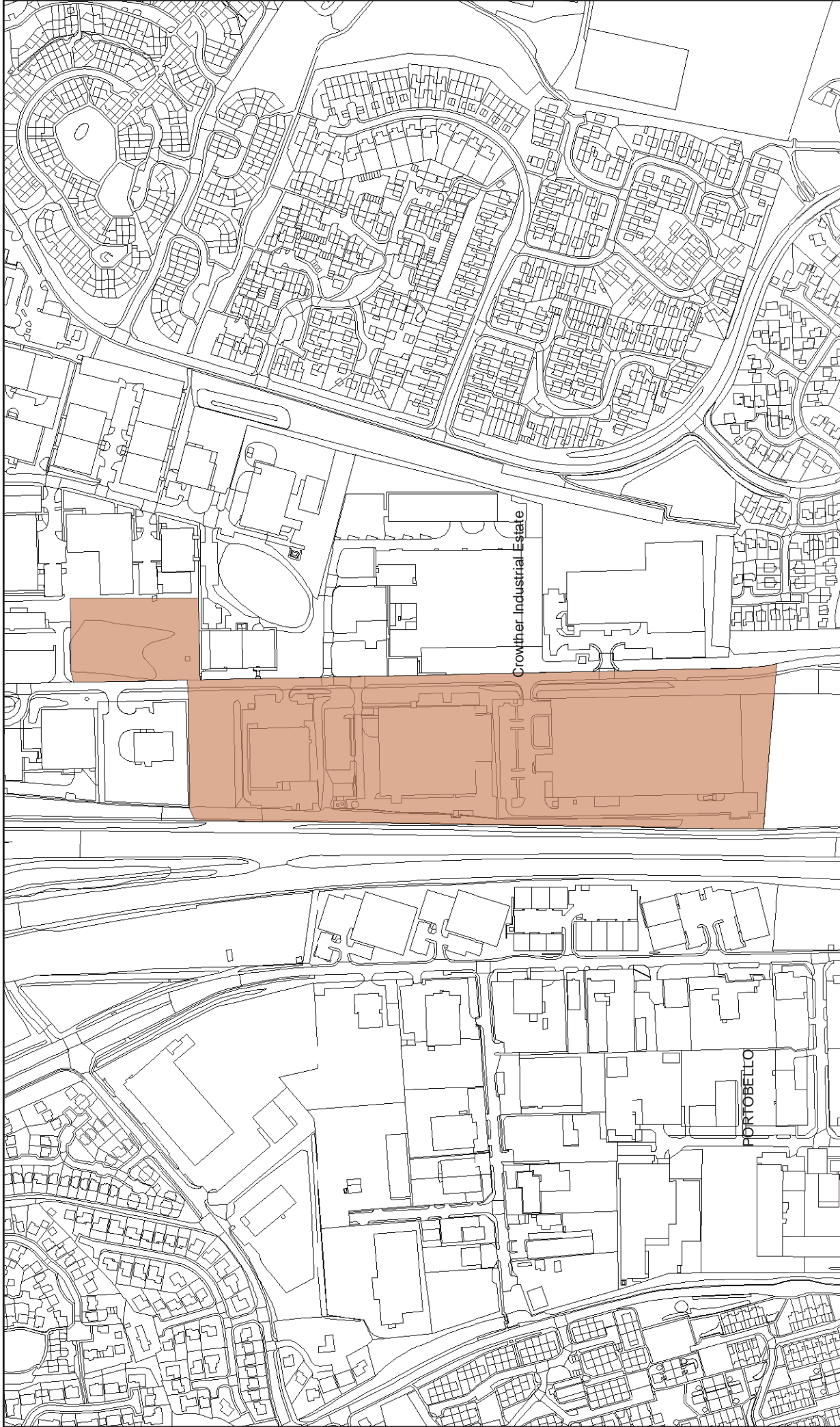
Achievability:


Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 350

Viability Assessment Typology indicates that this typology of site is unlikely to be viable

Deliverability

Comment on Deliverability: Site to be retained for employment uses. Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 402: Crowther Industrial Estate, land at - Brockwell Road
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council
Economy and Place,
PO Box 102, Civic Centre,
Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	404	Site Name:	West of Waterloo Road (Sulgrave Industrial Estate), land to
Subarea:	Washington		
Ward:	WASHINGTON NORTH		
PDL or greenfield:	Greenfield	Capacity:	68
Sieved site?	Yes	Site area (HA):	3.04
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Category 1 (Flood Zone 3). The site is within close proximity of Usworth Pond, which has European and UK protection in relation to habitats and species. The Usworth Burn is also proposed LWS. Woodland plantation is managed by Forestry Commission for wildlife, screening and public amenity. The site also impacts upon an important wildlife corridor. The site incorporates the Usworth Burn, which has identified flood zones. The site is also affected by 1:30 incidence surface water flooding (10%). 1 in 100 (15%) and 1 in 1000 (30%). Low incidence potential of groundwater flooding. Large area of public open space that comprises mature woodland.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Involves Category 1 (Flood Zone 3). Mature woodland / open space.

Category 1 (Flood Zone 3). The site is within close proximity of Usworth Pond, which has European and UK protection in relation to habitats and species. The Usworth Burn is also proposed LWS. Woodland plantation is managed by Forestry Commission for wildlife, screening and public amenity. The site also impacts upon an important wildlife corridor. The site incorporates the Usworth Burn, which has identified flood zones. The site is also affected by 1:30 incidence surface water flooding (10%). 1 in 100 (15%) and 1 in 1000 (30%). Low incidence potential of groundwater flooding. Large area of public open space that comprises mature woodland.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: The site is not available at this time

Achievability:


Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 75

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there are some issues that will require significant mitigation which may effect the viability of the site. These include incidence of surface water flooding, flood zone 3, proximity to LWS and European and UK protected species and habitats. The majority of schools are at or near capacity and any new development will require further expansion of at least one existing primary school.

Deliverability

Comment on Deliverability: Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 404; Land to West of Waterloo Road (Sulgrave Industrial Estate)
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	405A	Site Name:	Land at Golf Course (George Washington Hotel) - Stone Cellar Road (West)
Subarea:	Washington		
Ward:	Washington West/ Washington North		
PDL or greenfield:	Greenfield	Capacity:	288
Sieved site?	No	Site area (HA):	12.82
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The south of the site contains tree preservation orders. The site forms part of a major wildlife corridor to the north of Washington and lies in proximity to ponds. Evidence of priority species on site and in vicinity. Proximity to a proposed LWS. Site includes local archaeological significance. A small proportion of the site is affected by 1:30 incidence of surface water flooding (1%). Low incidence to groundwater flooding. The site falls within a coal referral area. The site forms part of an existing Golf Course and also provides natural greenspace that supports the wider GI corridor that runs west-east between Washington and Gateshead.

Planning History

Present Planning Status: Lapsed permission
 Planning App No: 04/02775/REM
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

The south of the site contains tree preservation orders. The site forms part of a major wildlife corridor to the north of Washington and lies in proximity to ponds. Evidence of priority species on site and in vicinity. Proximity to a proposed LWS. Site includes local archaeological significance. The site falls within a coal referral area. The site forms part of an existing Golf Course.

Availability:

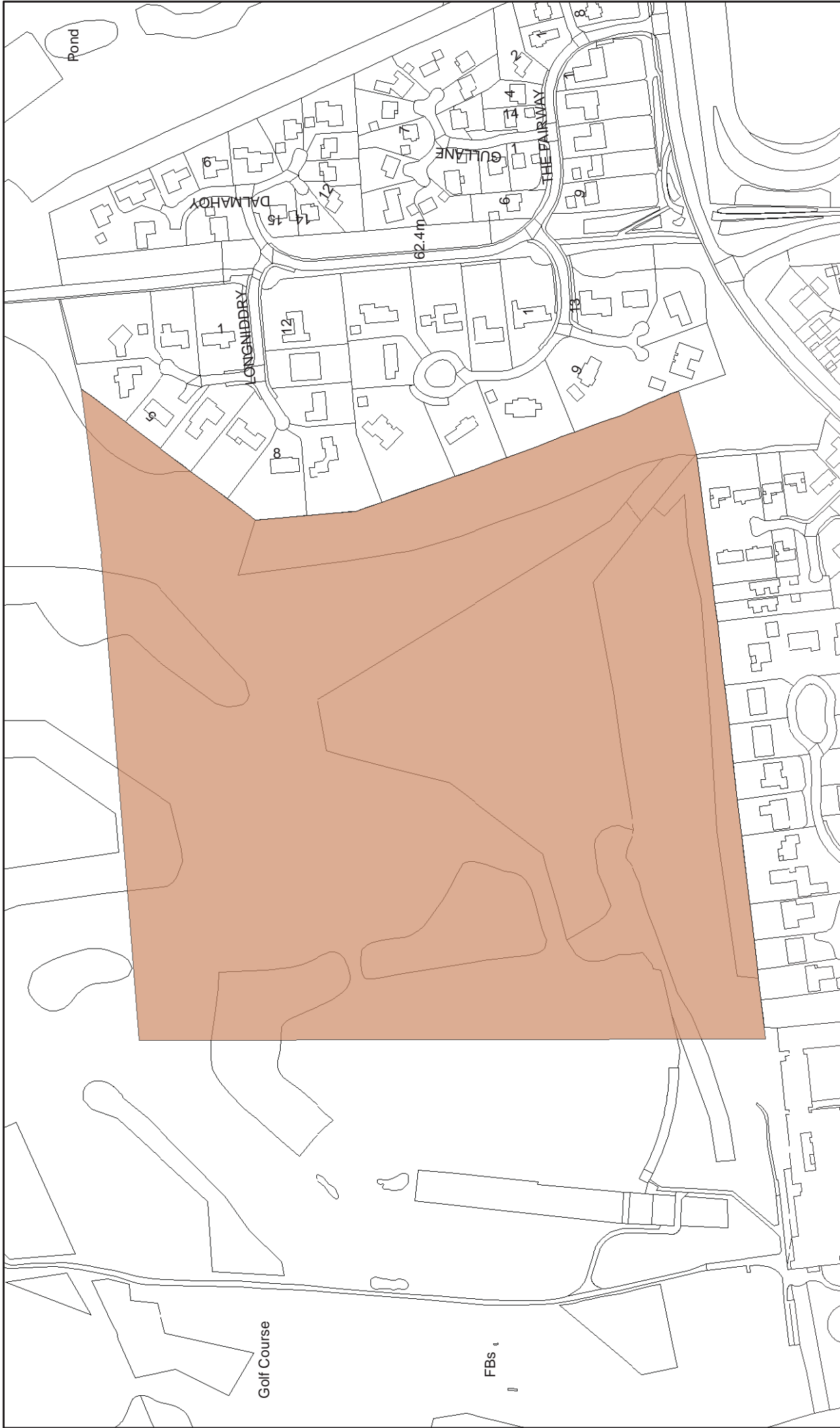
Conclusion on Availability: Not Available
 Comments on Availability: No clear evidence submitted that landowner supports the proposal.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 350
 Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 405A: Land at Golf Course (George Washington Hotel) - Stone Cellar Road (West)
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	405B	Site Name:	Land at Golf Course (George Washington Hotel) - Stone Cellar Road (East)
Subarea:	Washington		
Ward:	Washington West/ Washington North		
PDL or greenfield:	Greenfield	Capacity:	133
Sieved site?	No	Site area (HA):	5.93
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The south of the site contains tree preservation orders. The site forms part of a major wildlife corridor to the north of Washington and lies in proximity to ponds. Evidence of priority species on site and in vicinity. Proximity to a proposed LWS. Site includes local archaeological significance. A small proportion of the site is affected by 1:30 incidence of surface water flooding (1%). Low incidence of groundwater flooding. The site falls within a coal referral area. The site forms part of an existing Golf Course and also provides natural greenspace that supports the wider GI corridor that runs west-east between Washington and Gateshead.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

The south of the site contains tree preservation orders. The site forms part of a major wildlife corridor to the north of Washington and lies in proximity to ponds. Evidence of priority species on site and in vicinity. Proximity to a proposed LWS. Site includes local archaeological significance. The site falls within a coal referral area. The site forms part of an existing Golf Course.

Availability:

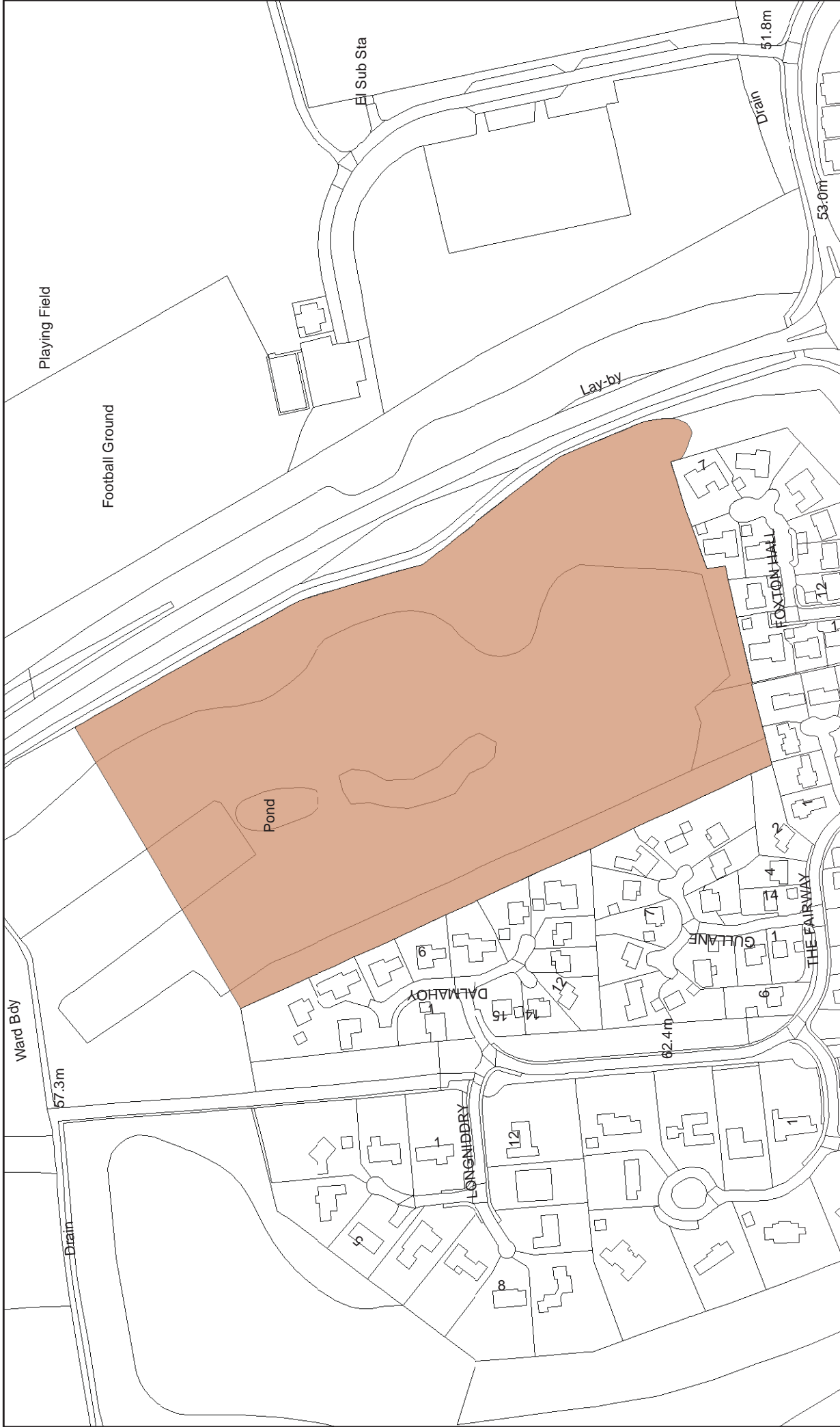
Conclusion on Availability: Not Available
 Comments on Availability: No clear evidence submitted that landowner supports the proposal.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 175
 Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 405B: Land at Golf Course (George Washington Hotel) - Stone Cellar Road (East)
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	406	Site Name:	Bentall Business Park, land at - Tower Road
Subarea:	Washington		
Ward:	WASHINGTON NORTH		
PDL or greenfield:	PDL	Capacity:	99
Sieved site?	No	Site area (HA):	4.41
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site is partly affected by 1:100 incidence surface water flooding (2%). Medium incidence potential of groundwater flooding. Formerly a waste site, may be issues relating to contamination. The site may indirectly impact upon the GI corridor.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site to be retained for employment use as set out in the ELR.

The site is partly affected by 1:100 incidence surface water flooding (2%). Medium incidence potential of groundwater flooding. Formerly a waste site, may be issues relating to contamination. The site may indirectly impact upon the GI corridor.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: Site to be retained for employment use. The site is not available at this time

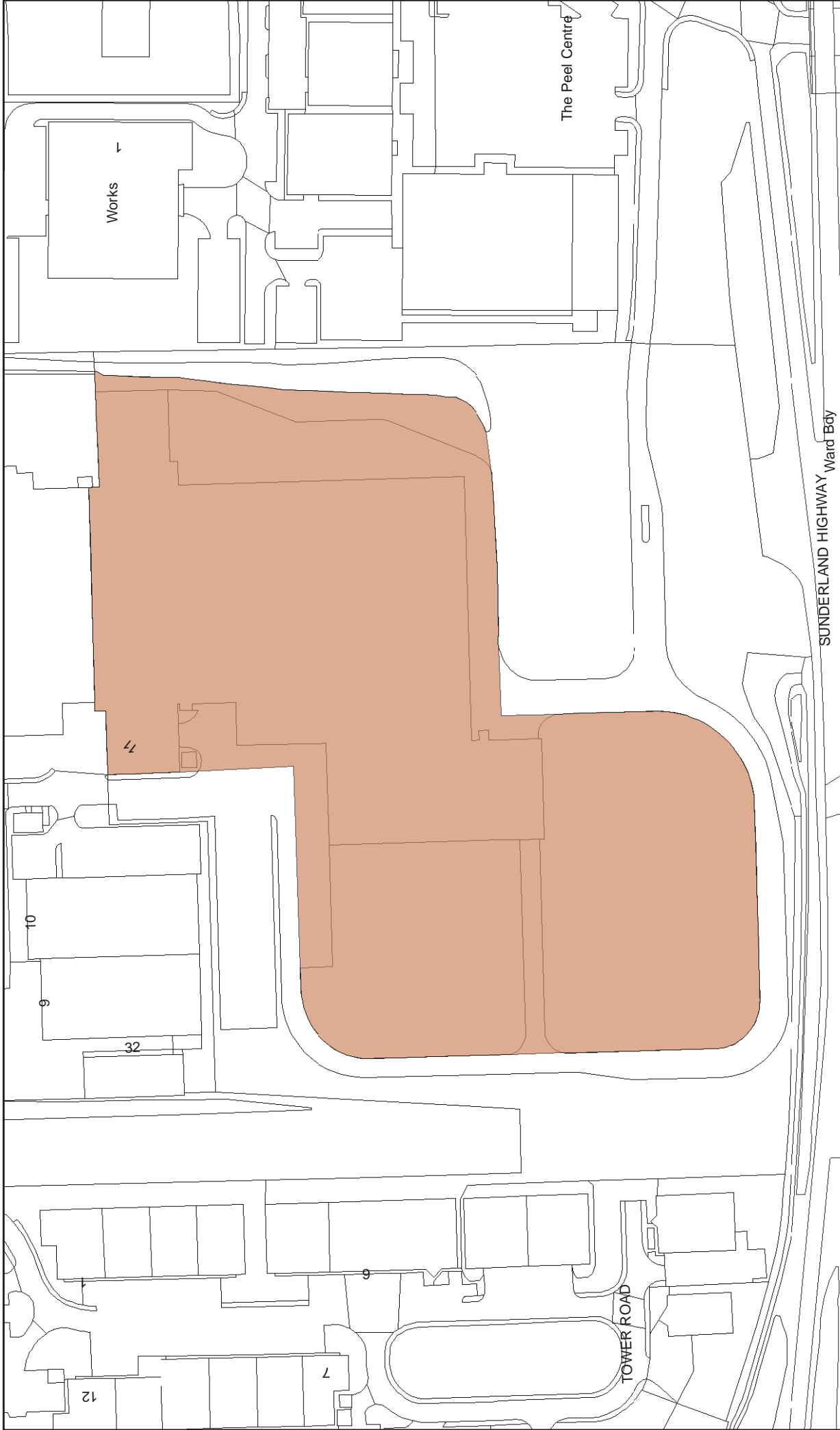
Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 60

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. The site is to be retained for employment land and if it were to come forward for residential there are some areas that would require significant mitigation including access and primary school provision in the area.

Deliverability

Comment on Deliverability: Site to be retained for employment use. Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 406: Land at Bentall Business Park - Tower Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	407A	Site Name:	Milton Place, Mount Lane, Springwell (North)
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	67
Sieved site?	No	Site area (HA):	4.48
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Agric land quality not known. Proximity to ponds and a LWS. Evidence of priority species on an in vicinity of site. The site forms part of a wildlife corridor along the south and west of Springwell Village, between Washington and Gateshead. The site bounds the Bowes Railway SAM and includes additional local archaeological significance and is located alongside the proposed Springwell Village Conservation Area. Forms part of a GI corridor running between Springwell Village, Washington and Gateshead.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to

15/16: 2015/16: 2016/17: 2017/18: 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: Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Green belt site

Site access could only be achieved through neighbouring site (408). Site 408 not considered suitable for development at this point in time due to operational and noise issues associated with substrate extraction from Thompson's quarry, to north of the site. Access to the site is therefore unachievable.

The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Agric land quality not known. Proximity to ponds and a LWS. Evidence of priority species on an in vicinity of site. The site forms part of a wildlife corridor along the south and west of Springwell Village, between Washington and Gateshead. The site bounds the Bowes Railway SAM and includes additional local archaeological significance and is located alongside the proposed Springwell Village Conservation Area. Forms part of a GI corridor running between Springwell Village, Washington and Gateshead.

Availability:

Conclusion on Availability: Available
 Comments on Availability: There are no known constraints to availability at this point in time

Achievability:

Conclusion on Achievability: Not Achievable

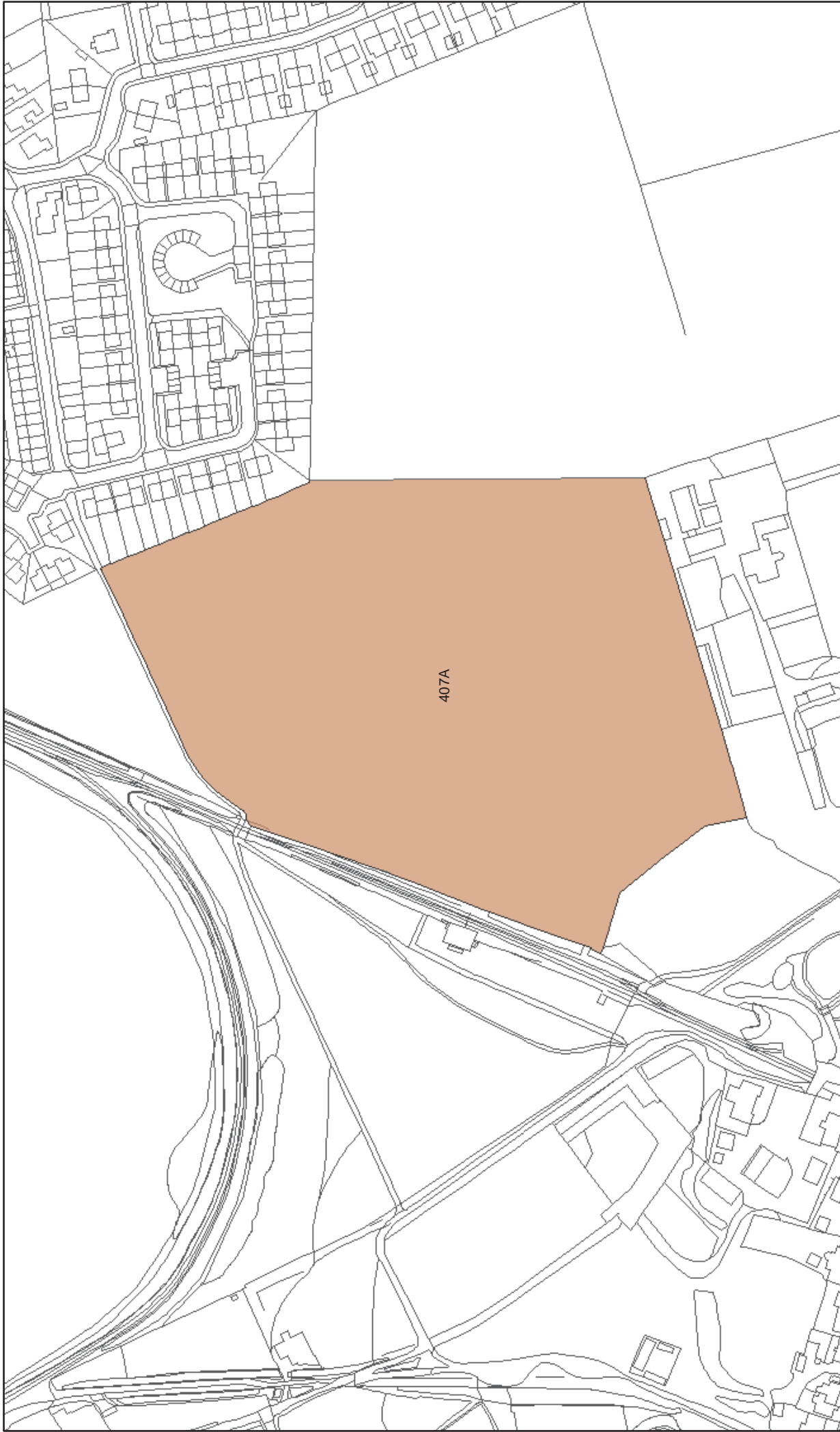
Comment on Achievability:


Viability Assessment Typology: Large Greenfield 175

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there are a number of issues affecting the site that would require significant mitigation including landscape, biodiversity, flooding, operational and noise impacts from neighbouring aggregates business, possible remediation from previous landfill uses, heritage, green infrastructure. Site access can not be demonstrated at this point in time, therefore site is not achievable at this point in time. The nearby schools are at or near capacity and any new development will require expansion of at least one existing primary school.

Deliverability**Comment on Deliverability:**

Green Belt site. Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 407A: Milton Place, Mount Lane, Springwell Village (North)
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2018.

SHLAA Ref No:	407B	Site Name:	Milton Place, Mount Lane, Springwell (South)
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	61
Sieved site?	No	Site area (HA):	4.07
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Agric land quality not known. Proximity to ponds and a LWS. Evidence of priority species on an in vicinity of site. The site forms part of a wildlife corridor along the south and west of Springwell Village, between Washington and Gateshead. The site bounds the Bowes Railway SAM and includes additional local archaeological significance and is located alongside the proposed Springwell Village Conservation Area. Forms part of a GI corridor running between Springwell Village, Washington and Gateshead.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Agric land quality not known. Proximity to ponds and a LWS. Evidence of priority species on an in vicinity of site. The site forms part of a wildlife corridor along the south and west of Springwell Village, between Washington and Gateshead. The site bounds the Bowes Railway SAM and includes additional local archaeological significance and is located alongside the proposed Springwell Village Conservation Area. Forms part of a GI corridor running between Springwell Village, Washington and Gateshead.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: Northumbrian Water have identified the site for a reservoir.

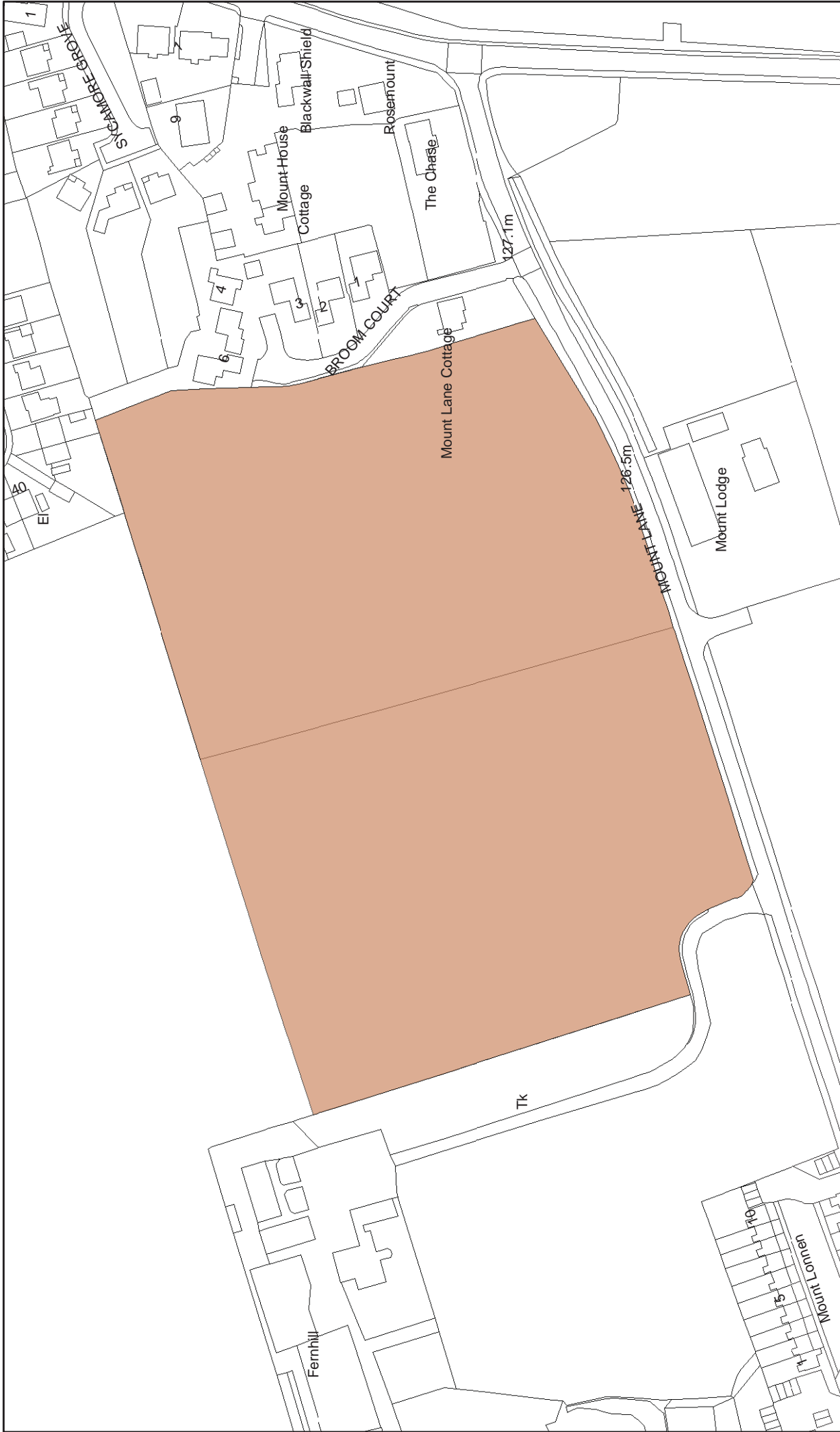
Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 75

Viability Assessment Typology indicates that this typology of site is likely to be viable. There are a number of issues effecting the site that would require significant mitigation including landscape, biodiversity, historic environment, flooding, green infrastructure and access. The nearby schools are at or near capacity and any new development will require expansion of at least one existing primary school.

Deliverability

Comment on Deliverability: Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 407B: Milton Place, Mount Lane, Springwell (South)
Scale	Not to Scale
Date	July 2017
North	North
Revisions	

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	407c	Site Name:	Land north east of Mount Lane, Springwell Village
Subarea:	WASHINGTON		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	60
Sieved site?	No	Site area (HA):	3.20
Included in Supply?	No	Deliverable/Developable:	6-10 years

Constraints

Surface water flooding - less
Surface water flooding - med
Surface water flooding - high

Planning History

Present Planning Status: No planning status
Planning App No:
Student Accomodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	2023/24:
										30
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	
30										

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
Comments on Suitability: Not suitable as within the Green Belt

Availability:

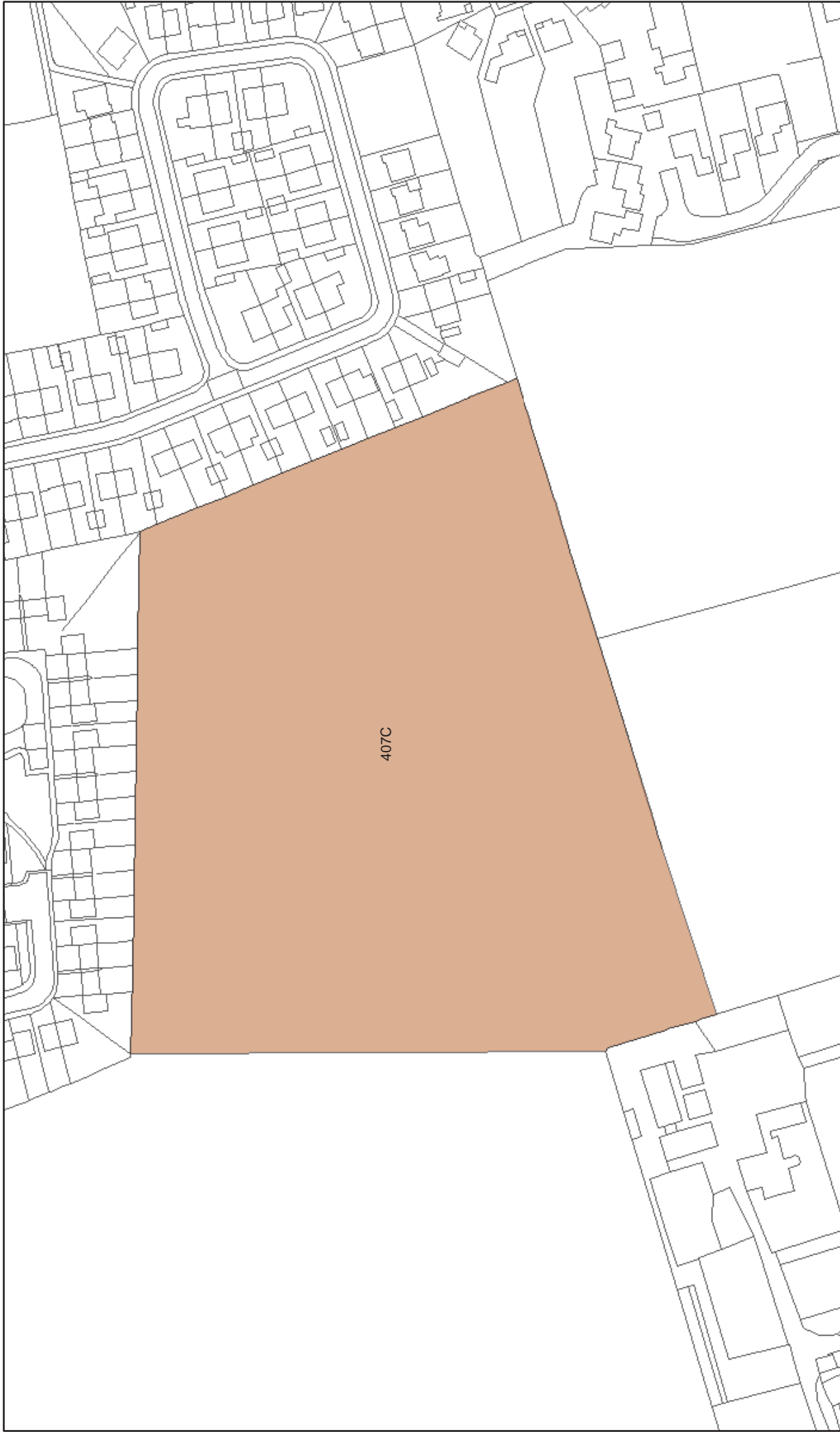
Conclusion on Availability: Available
Comments on Availability: Landowner is promoting site with no known legal issues.

Achievability:

Conclusion on Achievability: Achievable
Comment on Achievability: Viability Assessment Typology: Large Greenfield 75.
Viability Assessment Typology indicates that this typology of site is likely to be viable.

Deliverability

Comment on Deliverability: The site is avialable and achievable, but not currently suitable as it is located within the Green Belt.



407C

Project Sunderland Strategic Housing Land
Availability Assessment - 2018

Scheme Site No 407C: Land North East of Mount Lane,
Springwell Village

Contact Not to Scale **Date** January 2018 **North**

Scale Not to Scale **Date** January 2018 **North**

Drawing No. Revisions



Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2018.

SHLAA Ref No:	408	Site Name:	Land at North and Rear of Windsor Terrace
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	40
Sieved site?	No	Site area (HA):	1.77
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Agric land quality not known. Proximity to ponds and a LWS. Evidence of priority species on an in vicinity of site. The site forms part of a wildlife corridor along the south and west of Springwell Village, between Washington and Gateshead. The site bounds the Bowes Railway SAM and includes additional local archaeological signifncance and is located alongside the proposed Springwell Village Conservation Area. Forms part of a GI corridor running between Springwell Village, Washington and Gateshead. A public right of way runs to the southern boundary of the site. Part of the site is affected by 1:30 incidence surface water flooding (10%), 1in 100 (10%) & 1 in 1000 (10%). Known groundwater flooding issues. The whole site has been subject to landfill activity.

Planning History

Present Planning Status:	Lapsed permission
Planning App No:	10/09618/INDOMH
Student Accomodation:	No
Extra Care/Sheltered Accom (self contained units):	No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction:	No
Units Completed:	0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Neighbouring land to the north of the site is an operational aggregates extraction business. Operational and noise issues associated with substrate extraction from Thompson's quarry render this site unsuitable for housing development at this point in time.

The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Agric land quality not known. Proximity to ponds and a LWS. Evidence of priority species on and in vicinity of site. The site forms part of a wildlife corridor along the south and west of Springwell Village, between Washington and Gateshead. The site bounds the Bowes Railway SAM and includes additional local archaeological signifncance and is located alongside the proposed Springwell Village Conservation Area. Forms part of a GI corridor running between Springwell Village, Washington and Gateshead. A public right of way runs to the southern boundary of the site. Part of the site is affected by 1:30 incidence surface water flooding (10%), 1in 100 (10%) & 1 in 1000 (10%). Known groundwater flooding issues. The whole site has been subject to landfill activity.

Availability:

Conclusion on Availability: Available

Comments on Availability: There are no known availability constraints at this point in time

Achievability:

Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the site has constraints which would require significant mitigation including landscape, biodiversity, flooding, operational and noise impacts from neighbouring aggregates business, possible remediation from previous landfill uses and heritage. The nearby schools are also near to or at capacity and development will require further expansion of at least one existing primary school.

Deliverability

Comment on Deliverability: Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.

SHLAA Ref No:	415	Site Name:	Uplands Way, Land to North
Subarea:	Washington		
Ward:	WASHINGTON NORTH		
PDL or greenfield:	Greenfield	Capacity:	54
Sieved site?	No	Site area (HA):	1.98
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Agric land quality not known. Proximity to ponds and a LWS. Evidence of priority species on and in vicinity of site. Forms part of a regionally significant wildlife corridor along the northern edge of the city. The site is within the wider landscape setting to the Bowes Railway SAM and just outside the edge of the historic Springwell Village, a proposed Conservation Area. Low incidence potential of groundwater flooding. Forms part of the GI corridor running between Springwell Village, Gateshead and Washington.

Planning History

Present Planning Status: Refused permission
 Planning App No: 15/01635/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to

15/16: 2015/16: 2016/17: 2017/18: 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: Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site not suitable as within designated Green Belt.

The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Proximity to ponds and a LWS. Evidence of priority species on and in vicinity of site. Forms part of a regionally significant wildlife corridor along the northern edge of the city. The site is within the wider landscape setting to the Bowes Railway SAM.

Availability:

Conclusion on Availability: Available

Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

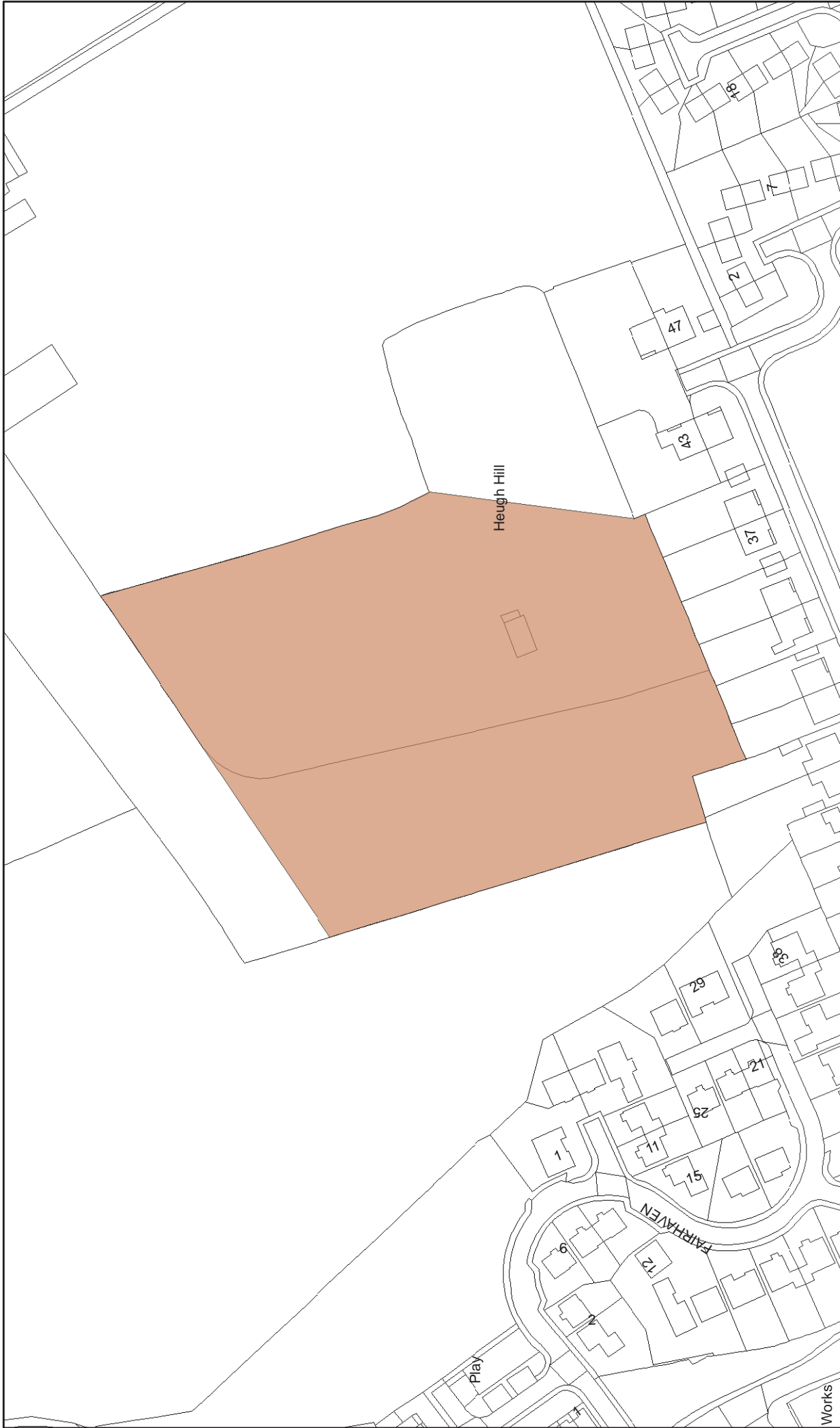
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35

Access into site unknown and not clarified, could involve circuitous route, therefore an abnormal cost that may affect site viability.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 415: Uplands Way, Land to North
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	418	Site Name:	Land at Low Mount Farm (by Leam Lane), Springwell
Subarea:	WASHINGTON		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	33
Sieved site?	No	Site area (HA):	1.19
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Previous industrial/built development
 Surface water flooding - less (this just about crosses over boundary into the site)
 Landfill
 Waste site

Planning History

Planning History 2

Present Planning Status:

Planning App No:

Student Accommodation: No

Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to

15/16: 2015/16: 2016/17: 2017/18: 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: Beyond 2032/33:

Under Construction: No

Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site not suitable as within the Green Belt

Availability:

Conclusion on Availability: Available

Comments on Availability: Site is available as being promoted by land owner

Achievability:

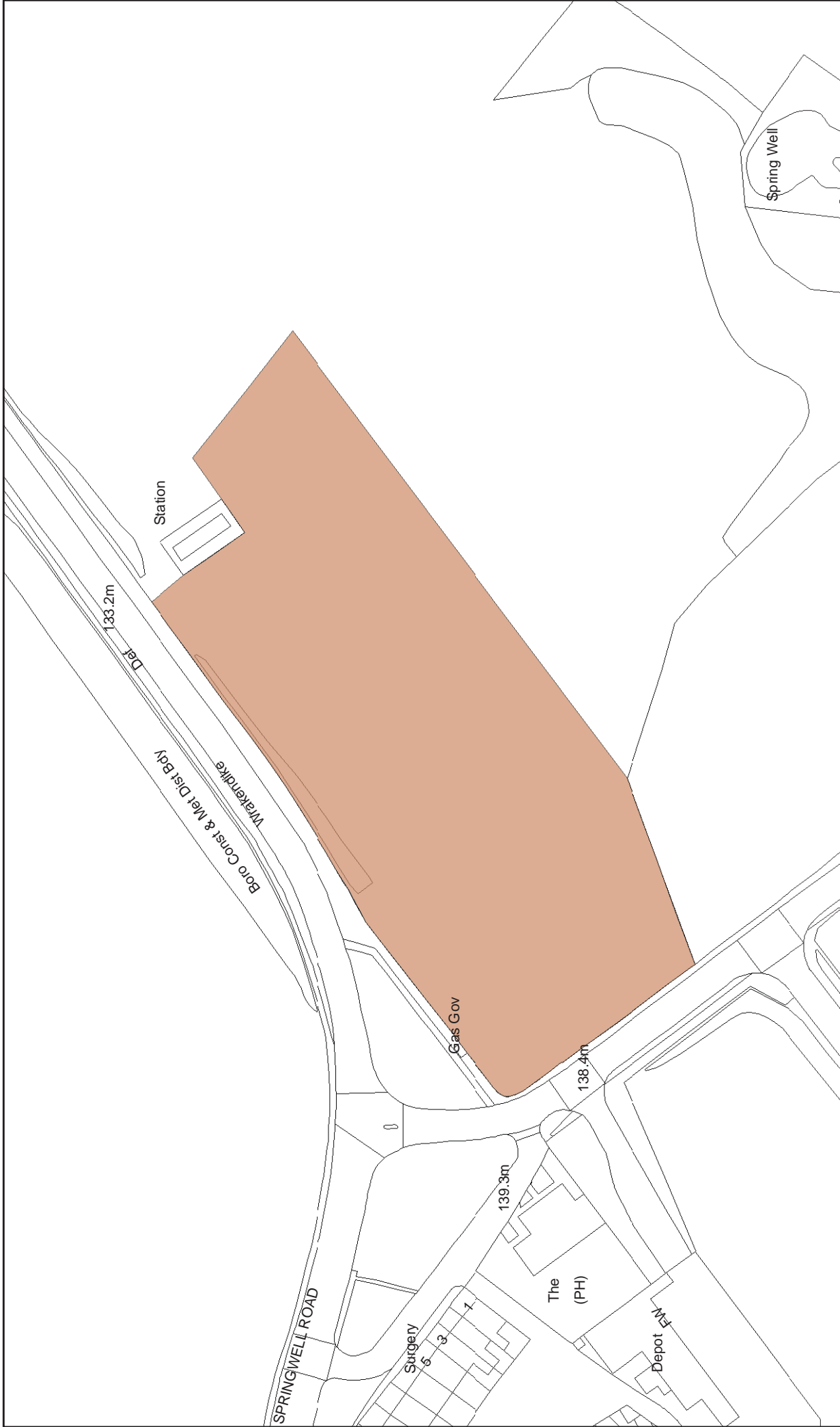
Conclusion on Achievability: Achievable


Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35

Viability Assessment Typology indicates that this typology of site is likely to be viable.

Deliverability

Comment on Deliverability: The site is not suitable due to its Green Belt location



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 418: Land at Low Mount Farm, Springwell Village
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	424A	Site Name:	Stoney Lane Springwell
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	60
Sieved site?	No	Site area (HA):	4.02
Included in Supply?	No	Deliverable/Developable:	6-10 years

Constraints

The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Agric land quality not known. Evidence of priority species on and in vicinity of site. Development could impact upon wildlife corridor between Washington and Springwell Village. Site located adjacent to Springwell Conservation Area. Parts of the site are affected by 1:30 incidence surface water flooding (5%) 1 in 100 (10%) & 1 in 1000 (15%). Low incidence of potential groundwater flooding. Site provides a GI corridor between Springwell Village and Washington.

Site would affect the full width of the green infrastructure corridor between Springwell Village and Washington.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	
30	30									

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Evidence of priority species on and in vicinity of site. Development could impact upon wildlife corridor between Washington and Springwell Village. Parts of the site are affected by 1:30 incidence surface water flooding (5%). Site would affect the full width of the green infrastructure corridor between Springwell Village and Washington.

Availability:

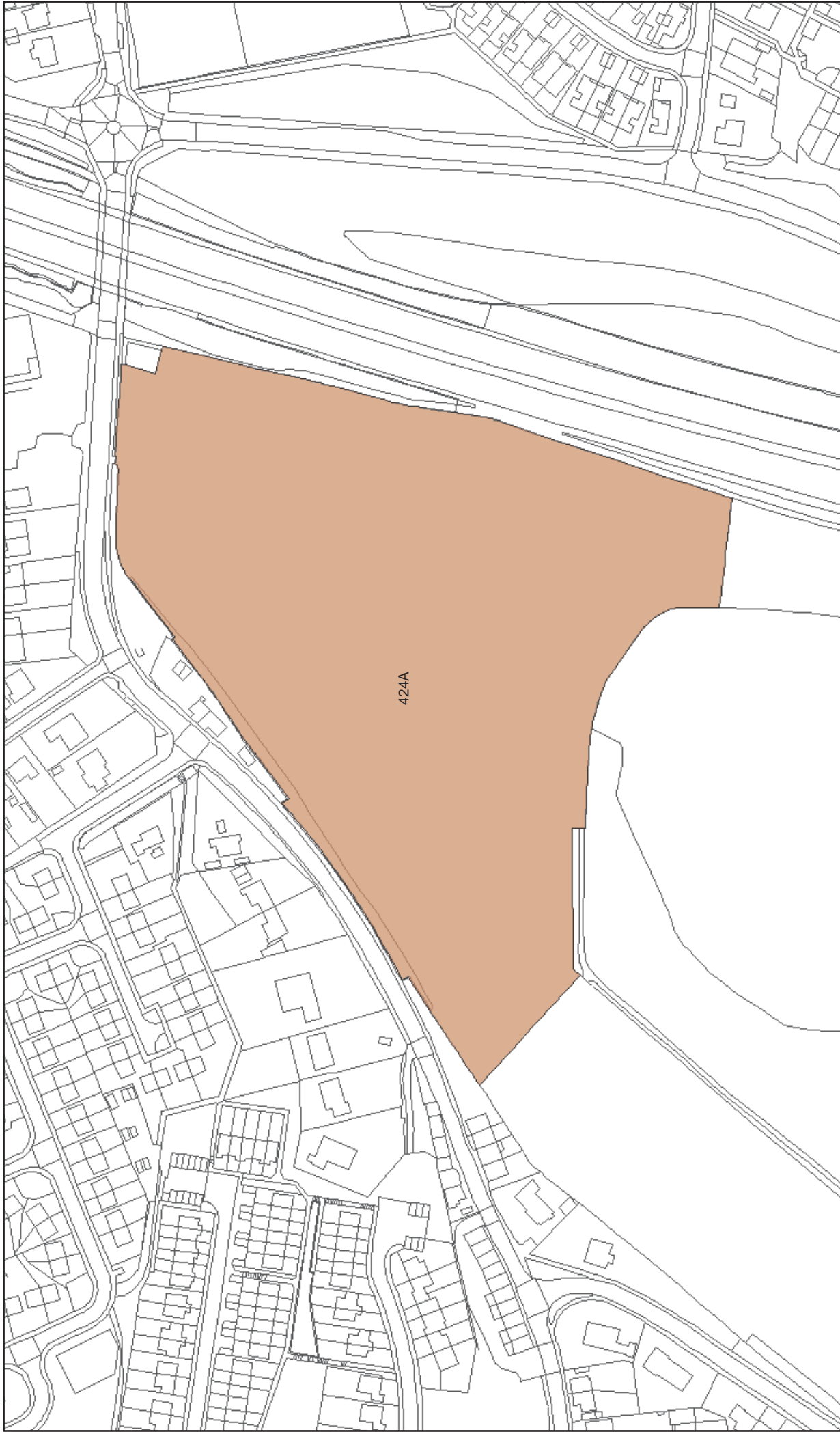
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 75
 Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project Sunderland Strategic Housing Land
Availability Assessment - 2018

Scheme Site No 424A: Land South of Stoney Lane,
Springwell Village

Contact Not to Scale
Scale Not to Scale
Date January 2018



Drawing No.

Revisions

Sunderland City Council

Economy and Place,
PO Box 102, Civic Centre,
Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2018.

SHLAA Ref No:	424b	Site Name:	Stoney Lane Springwell
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	38
Sieved site?	No	Site area (HA):	2.04
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Agric land quality not known. Evidence of priority species on and in vicinity of site. Development could impact upon wildlife corridor between Washington and Springwell Village. Site located adjacent to Springwell Conservation Area. Parts of the site are affected by 1:30 incidence surface water flooding (5%) 1 in 100 (10%) & 1 in 1000 (15%). Low incidence of potential groundwater flooding. Site provides a GI corridor between Springwell Village and Washington.

Site would affect the full width of the green infrastructure corridor between Springwell Village and Washington.

Planning History

Present Planning Status:

Planning App No:

Student Accommodation: No

Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to

15/16: 2015/16: 2016/17: 2017/18: 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: Beyond 2032/33:

Under Construction: No

Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site not suitable as within designated Green Belt.

The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Evidence of priority species on and in vicinity of site. Development could impact upon wildlife corridor between Washington and Springwell Village. Parts of the site are affected by 1:30 incidence surface water flooding (5%). Site would affect the full width of the green infrastructure corridor between Springwell Village and Washington.

Availability:

Conclusion on Availability: Available

Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

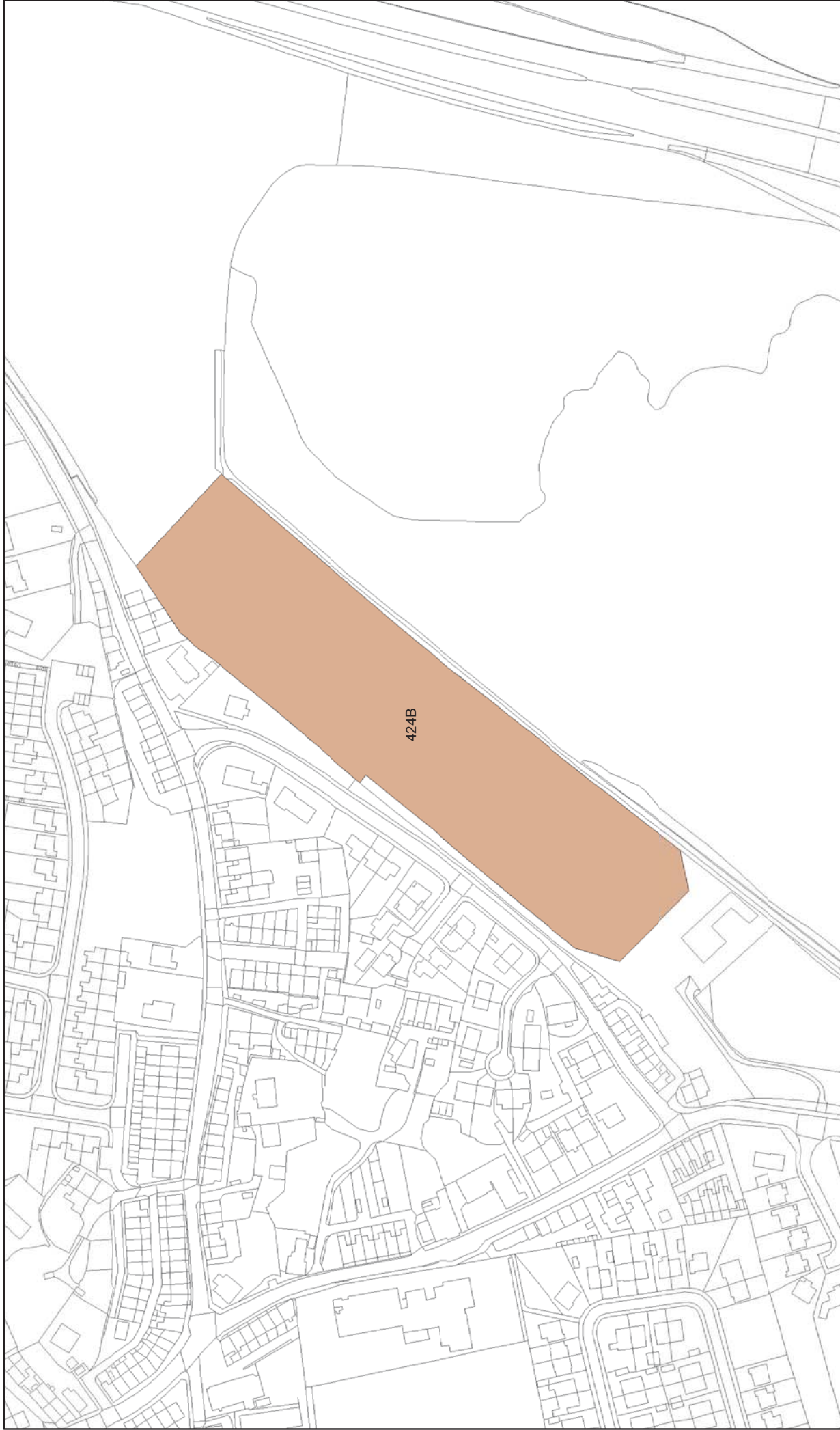
Conclusion on Achievability: Achievable


Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35

Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme Site No	424B: Land south of Stoney Lane, Springwell Village, Washington
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2018.

SHLAA Ref No:	427	Site Name:	Tilley Road, Crowther Ind. Estate
Subarea:	Washington		
Ward:	WASHINGTON SOUTH		
PDL or greenfield:	PDL	Capacity:	112
Sieved site?	No	Site area (HA):	4.96
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site is located within a critical drainage area and is prone in parts, to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Pylon running along the south western corner of the site along Crowther Road. Site includes some pockets of amenity greenspace associated with the employment area.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site to be retained for employment use . Mitigation required. Site is located within a critical drainage area and is prone in parts, to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Pylon running along the south western corner of the site along Crowther Road. Site includes some pockets of amenity greenspace associated with the employment area.

Availability:

Conclusion on Availability: Not Available

Comments on Availability: Site to be retained for employment use as identified in the ELR.

Achievability:

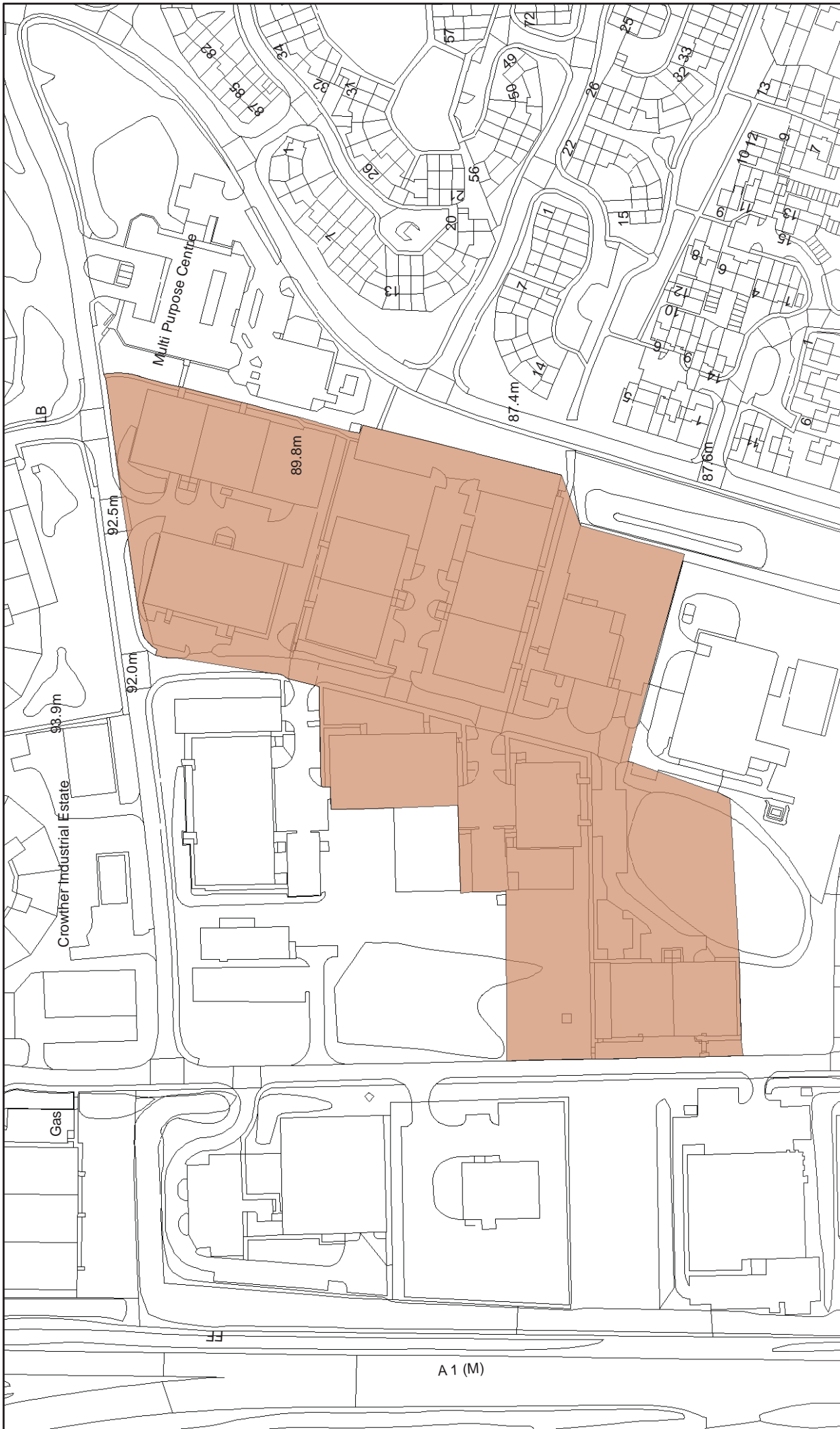
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Large Brownfield 150

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Significant mitigation would be required with regards to flooding. The site is currently allocated as employment land and is located within a critical drainage area and is prone in parts to 1:30 incidence of surface water flooding. The majority of schools are at or near capacity and new development will require further expansion of at least one existing primary school.

Deliverability

Comment on Deliverability: Site to be retained for employment use. Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 427: Tilley Road, Crowther Ind. Estate
Contact	North
Scale	Not to Scale
Date	July 2017
Revisions	

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	453	Site Name:	Silverstone Way, land west of,
Subarea:	Washington		
Ward:	WASHINGTON NORTH		
PDL or greenfield:	Greenfield	Capacity:	12
Sieved site?	No	Site area (HA):	0.45
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Woodland providing habitat for bird species. Low incidence of groundwater flooding. The site is currently natural greenspace occupied by woodland. Site allocated for employment through the UDP.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to
 15/16: 2015/16: 2016/17: 2017/18: 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: Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Dense shelter belt woodland, providing habitat for bird species. Low incidence of groundwater flooding.

Availability:

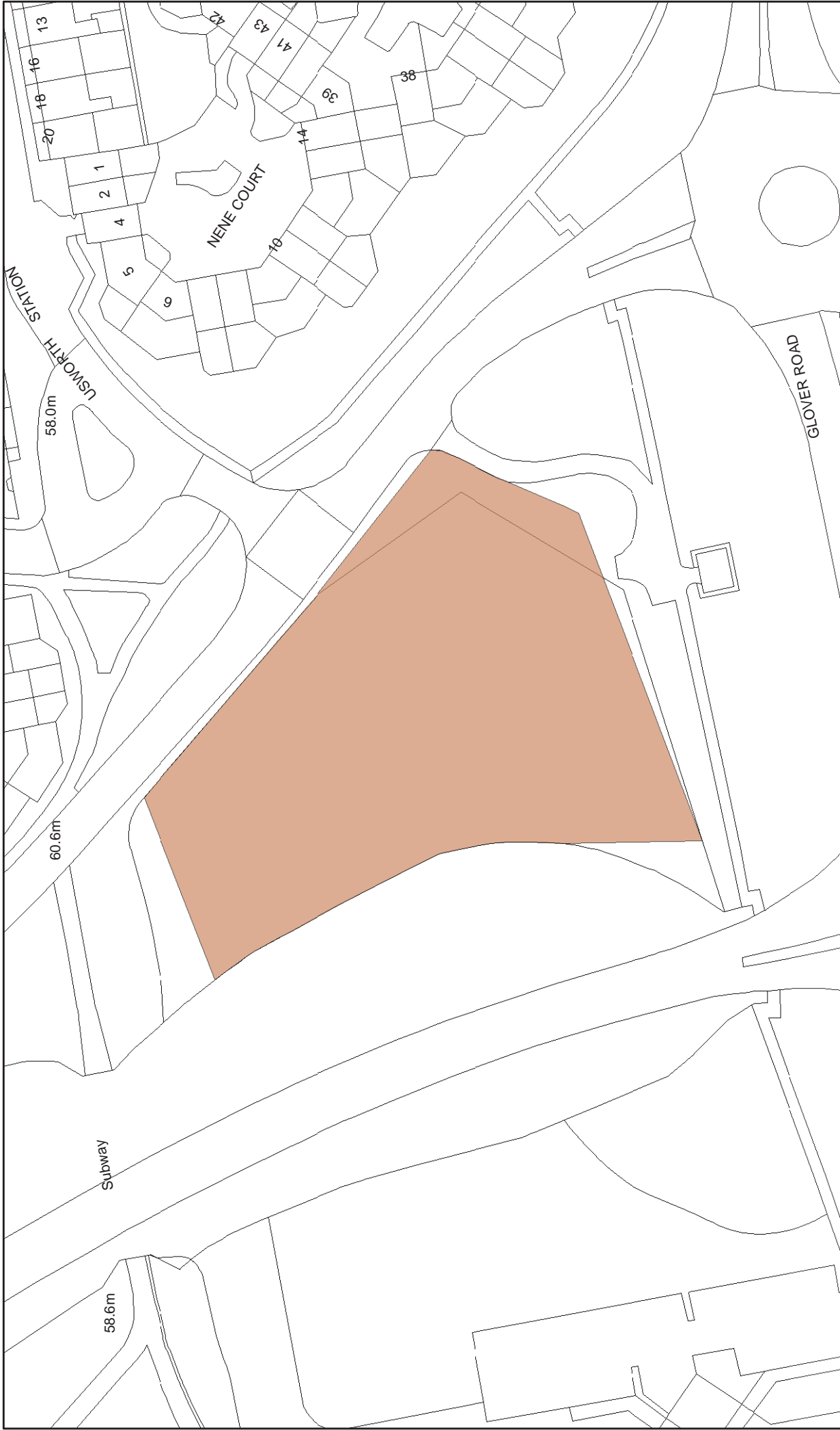
Conclusion on Availability: Available
 Comments on Availability: Site no longer required for employment purposes.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Greenfield 15
 Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site has minimal site specific considerations that would constrain development.

Deliverability

Comment on Deliverability: Site is unsuitable as a dense shelter belt woodland providing habitat for bird species and acting as a buffer from noise to residential properties opposite.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 453: Land West of Silverstone Way
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	454	Site Name:	Teal Farm North
Subarea:	Washington		
Ward:	WASHINGTON EAST		
PDL or greenfield:	PDL	Capacity:	566
Sieved site?	No	Site area (HA):	12.46
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Previous industrial/built development
 Surface water flooding - less
 Surface water flooding - med
 Surface water flooding - high
 Other formal parks
 Woodland sites +2ha

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 12/00333/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
15/16:	222	93	70	69	60	52			
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: Yes
 Units Completed: 385

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission

Availability:

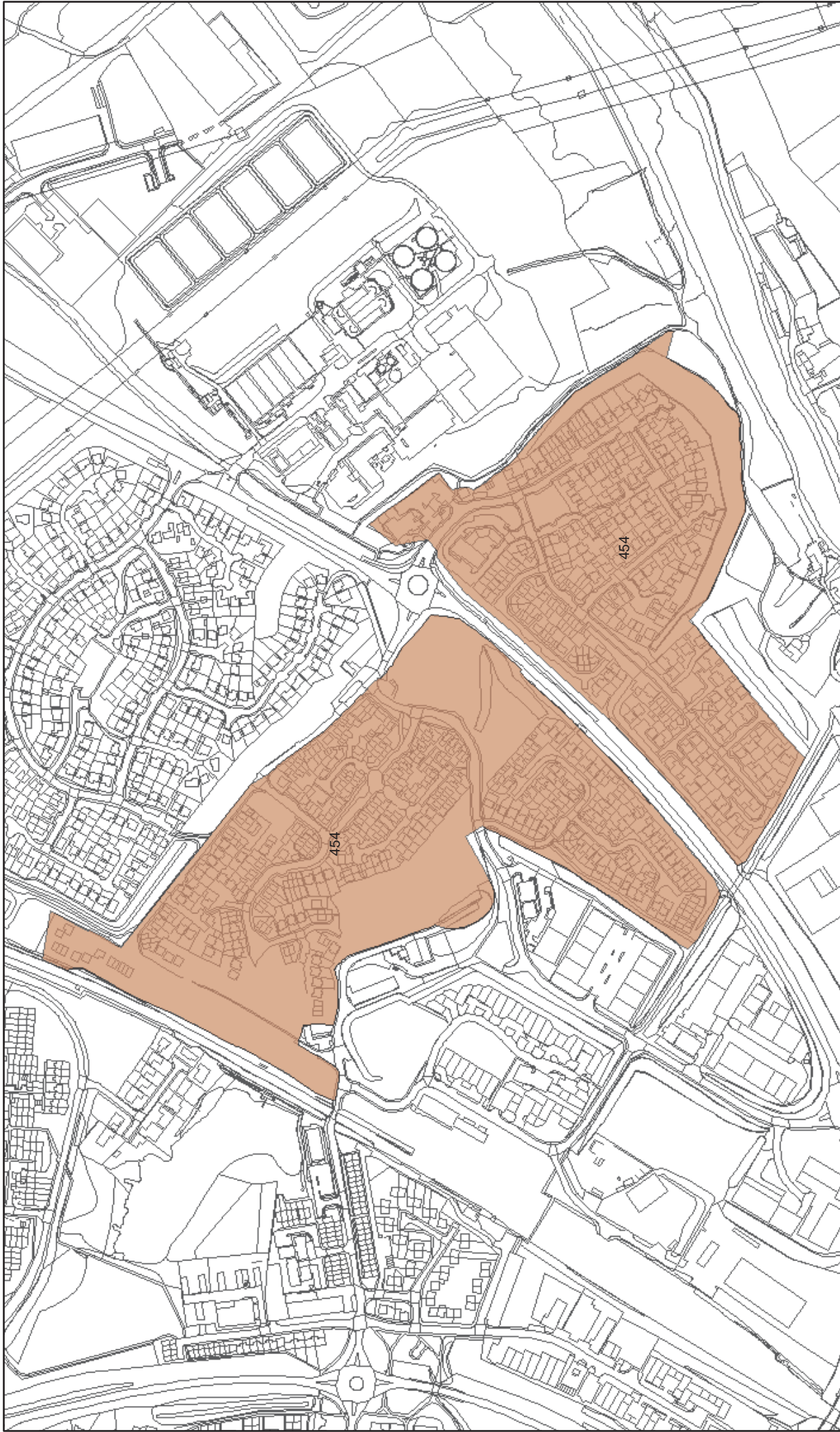
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 500
 Site achievability established through grant of planning permission. Site currently under construction

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site currently under construction and expected to deliver the remaining 181 units within the 0-5 year period.



Project **Sunderland Strategic Housing Land Availability Assessment - 2018**

Scheme **Site No 454: teal Farm North**

Contact **Not to Scale** Date **January 2018**



Drawing No.

Revisions

Sunderland City Council

Economy and Place,
PO Box 102, Civic Centre,
Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2018.

SHLAA Ref No:	463A	Site Name:	Land to the west of Waterloo Road, Usworth (South)
Subarea:	Washington		
Ward:	WASHINGTON NORTH		
PDL or greenfield:	Greenfield	Capacity:	205
Sieved site?	No	Site area (HA):	10.25
Included in Supply?	No	Deliverable/Developable:	6-10 years

Constraints

Approx 20% of the site is classed as grade 2 and 3a agricultural land. The remainder of the site is classed as grade 3b agricultural land. The site forms part of a significant wildlife corridor which runs along the northern edge of the city. Development of the site could significantly impact upon the connectivity of habitats, including adjacent LWSs. The site lies in proximity to ponds and there is evidence of priority species on and in the vicinity of the site. There are parts that are affected by 1:30 incidence surface water flooding. Low incidence potential potential of groundwater flooding. Coal Referral Area.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:
		25	30	30	30	30	30	30	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

Approx 20% of the site is classed as grade 2 and 3a agricultural land. The remainder of the site is classed as grade 3b agricultural land. The site forms part of a significant wildlife corridor which runs along the northern edge of the city. Development of the site could significantly impact upon the connectivity of habitats, including adjacent LWSs. The site lies in proximity to ponds and there is evidence of priority species on and in the vicinity of the site. There are additional parts that are affected by 1:30 incidence surface water flooding. Coal Referral Area. Due to significant biodiversity and ecological constraints on site and the likely requirement for buffers to protect and mitigate, a net developable area of 50% has been applied.

Availability:

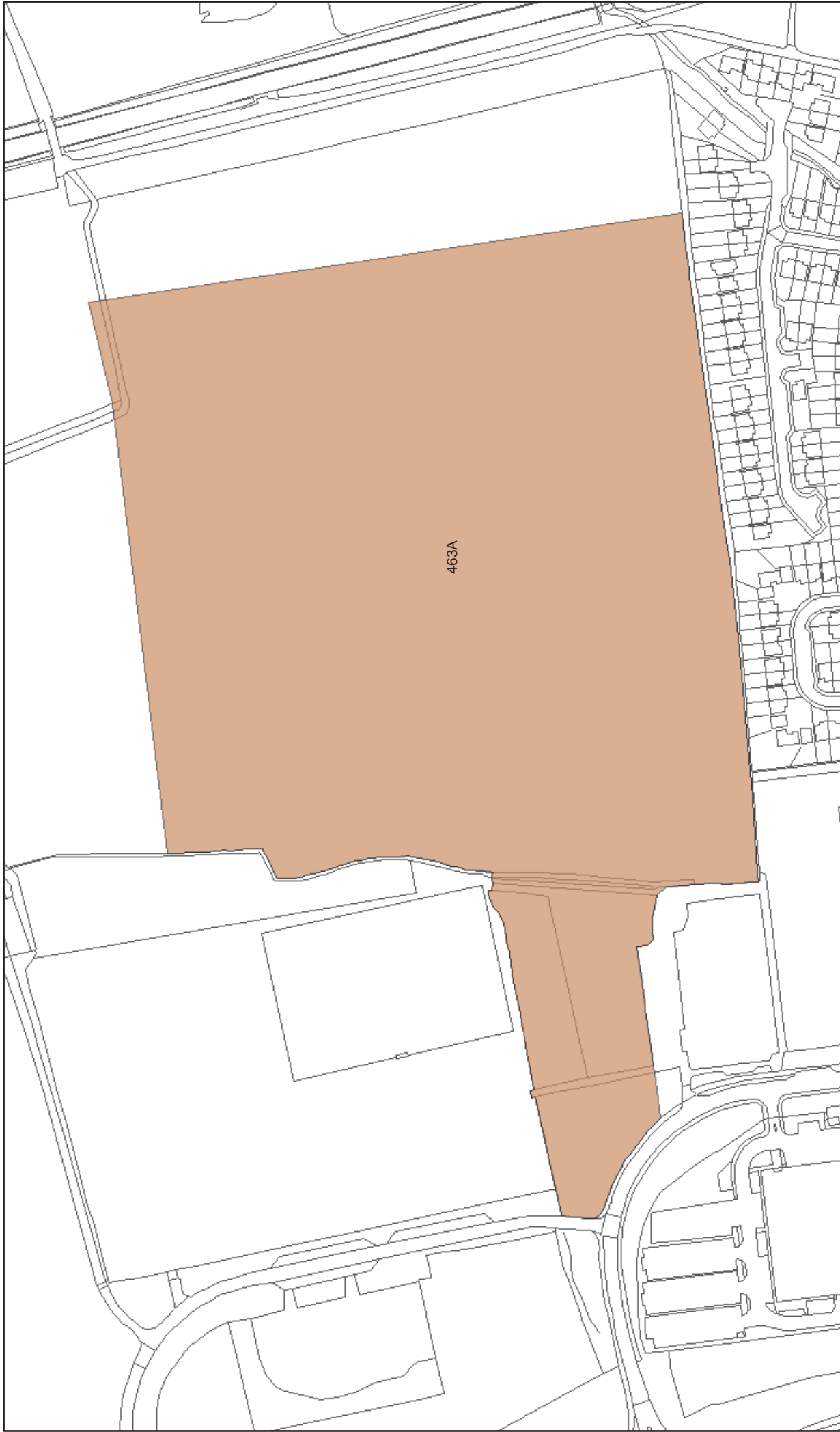
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development. Access to site via Local Authority land- would need agreement.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 350
 Viability Assessment Typology indicates that this typology of site is likely to be viable.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018		
Scheme	Site No 463A: Land West of Waterloo Road, (South)		
Contact	Not to Scale	Date	January 2018
Scale			North
Drawing No.			Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2018.

SHLAA Ref No:	463B	Site Name:	Land to the west of Waterloo Road, Usworth (West)
Subarea:	Washington		
Ward:	WASHINGTON NORTH		
PDL or greenfield:	Greenfield	Capacity:	70
Sieved site?	No	Site area (HA):	4.59
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Provides sports fields (part of Northern Area Playing Fields). The site forms part of a significant wildlife corridor which runs along the northern edge of the city. Development of the site could significantly impact upon the connectivity of habitats, including nearby LWSs. The site lies in proximity to ponds and there is evidence of priority species on and in the vicinity of the site. Evidence of 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Lies within a Coal Referral Area.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

Provides sports fields (part of Northern Area Playing Fields). The site forms part of a significant wildlife corridor which runs along the northern edge of the city. Development of the site could significantly impact upon the connectivity of habitats, including nearby LWSs. The site lies in proximity to ponds and there is evidence of priority species on and in the vicinity of the site. Evidence of 1:30 incidence surface water flooding. Lies within a Coal Referral Area.

Availability:

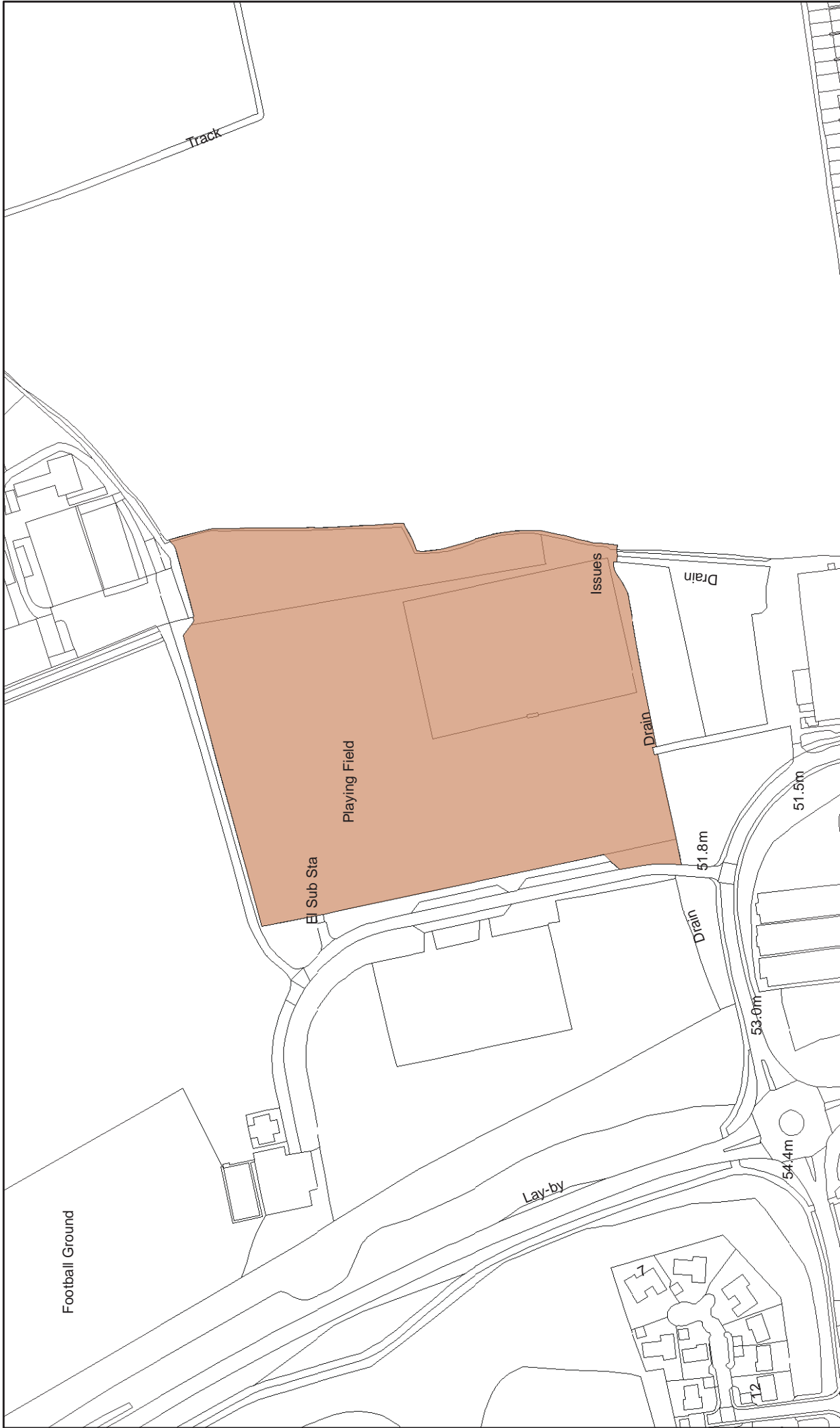
Conclusion on Availability: Not Available
 Comments on Availability: Proposal not supported by landowner (City Council).


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 75.
 Not achievable, as site proposal not supported by landowner.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 463B: Land to the west of Waterloo Road, Usworth (West)
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	463c	Site Name:	Land west of Waterloo Road, Usworth (North)
Subarea:	WASHINGTON		
Ward:	WASHINGTON NORTH		
PDL or greenfield:	Greenfield	Capacity:	200
Sieved site?	No	Site area (HA):	12.97
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Surface water flooding - less
Surface water flooding - med
Surface water flooding - high

Planning History

Present Planning Status:

Planning App No:

Student Accomodation: No

Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to

15/16: 2015/16: 2016/17: 2017/18: 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: Beyond 2032/33:

Under Construction: No

Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site not suitable due to Green Belt location

Availability:

Conclusion on Availability: Available

Comments on Availability: Site is availble as being promoted by landowner/developer

Achievability:

Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Large Greenfield 175

Not achievable, as site proposal not supported by landowner.

Deliverability

Comment on Deliverability: Site is within the Green Belt and has site constraints.

Achievability:

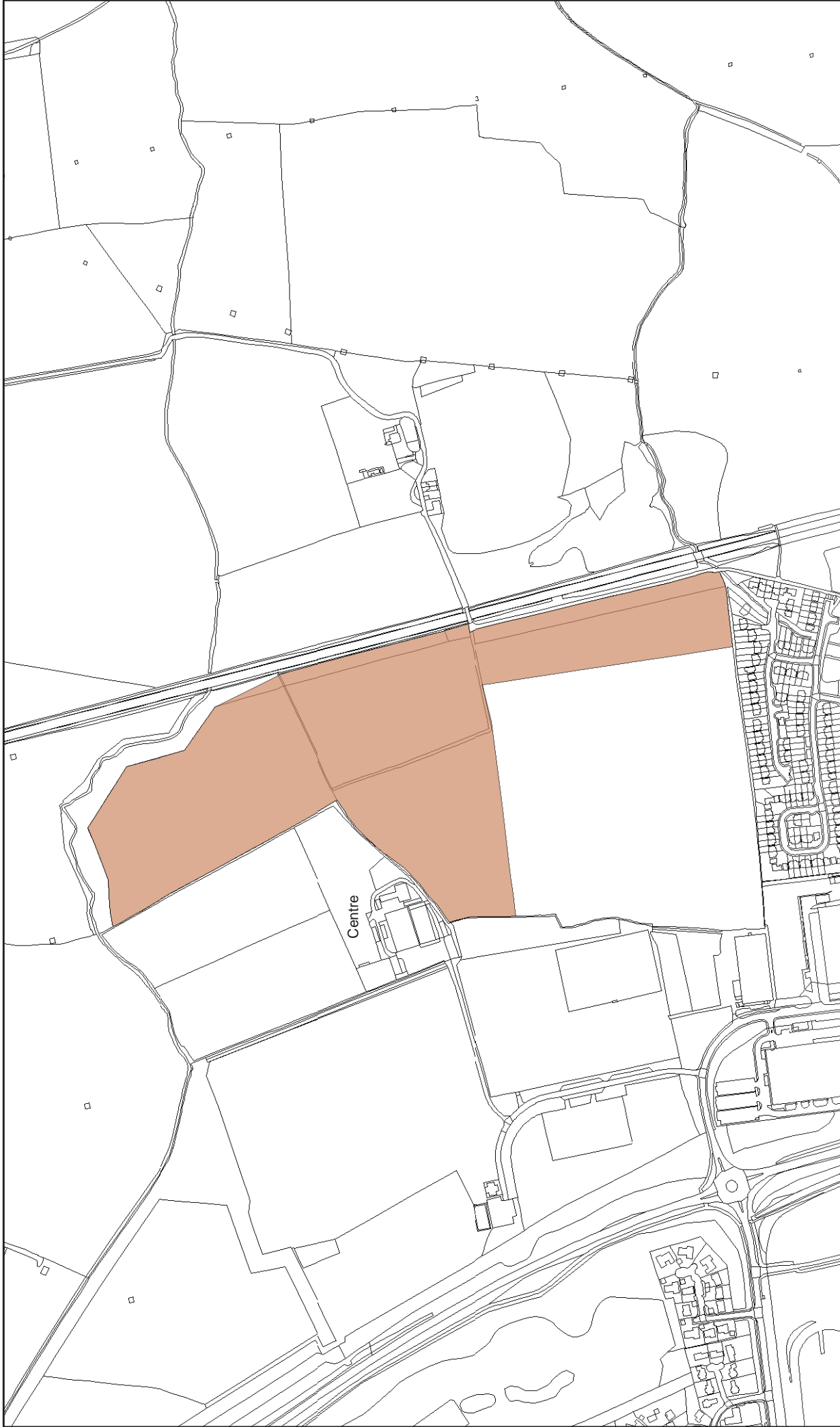
Conclusion on Achievability: Achievable


Comment on Achievability: Viability Assessment Typology: Large Greenfield 350

Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 463C: Land West of Waterloo Road, Washington
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

Achievability:

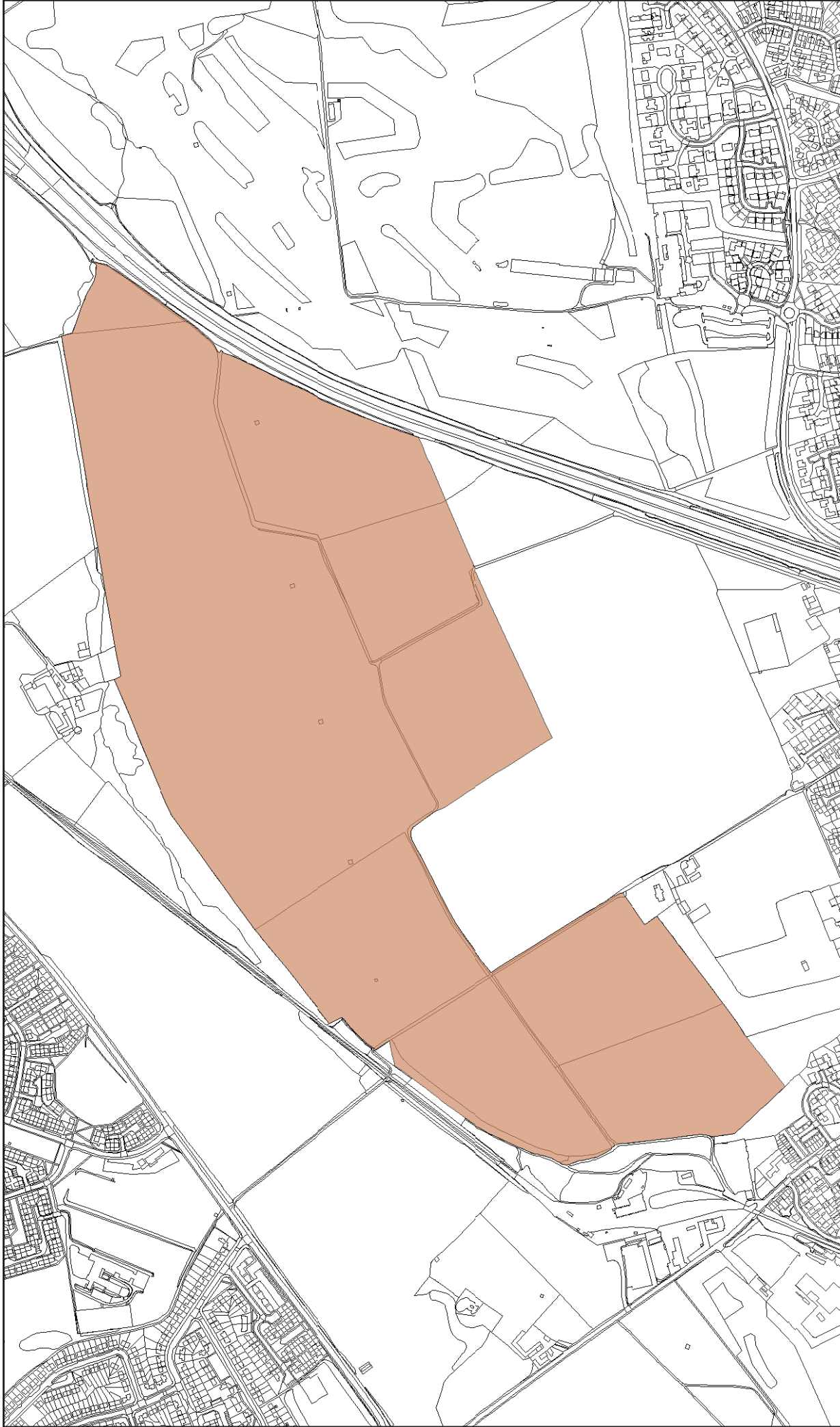
Conclusion on Achievability: Achievable


Comment on Achievability: Viability Assessment Typology: Large Greenfield 350

Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Site No	478: Land to the North of Springwell
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council
Economy and Place,
PO Box 102, Civic Centre,
Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	538	Site Name:	Havannah Rd/Moorway, Albany
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	50
Sieved site?	No	Site area (HA):	2.80
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

Woodland habitat providing habitat for bird species. Site is located in a critical drainage area and is affected by 1:30 incidence surface water flooding (5%), 1 in 100 (10%) and 1 in 1000 (20%). The site lies in a coal referral area. The site is a natural greenspace containing a mature tree belt along the boundary of Havannah Road. The site contains long grassland interspersed with shrubs.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:
	20	30								

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. Mature shelter belt to the east of the site provides woodland habitat for bird species. This part of the site is council owned and would be retained to prevent traffic noise from the elevated highway affecting existing residential development. Site is located in a critical drainage area and is affected by 1:30 incidence surface water flooding (5%), 1 in 100 (10%) and 1 in 1000 (20%). The site lies in a coal referral area. The site is a natural greenspace containing a mature tree belt along the boundary of Havannah Road. The site contains long grassland interspersed with shrubs.

Availability:

Conclusion on Availability: Available

Comments on Availability: No known constraints to site availability at this point in time. Site has previously been suggested for housing by the site owner.

Achievability:

Conclusion on Achievability: Achievable

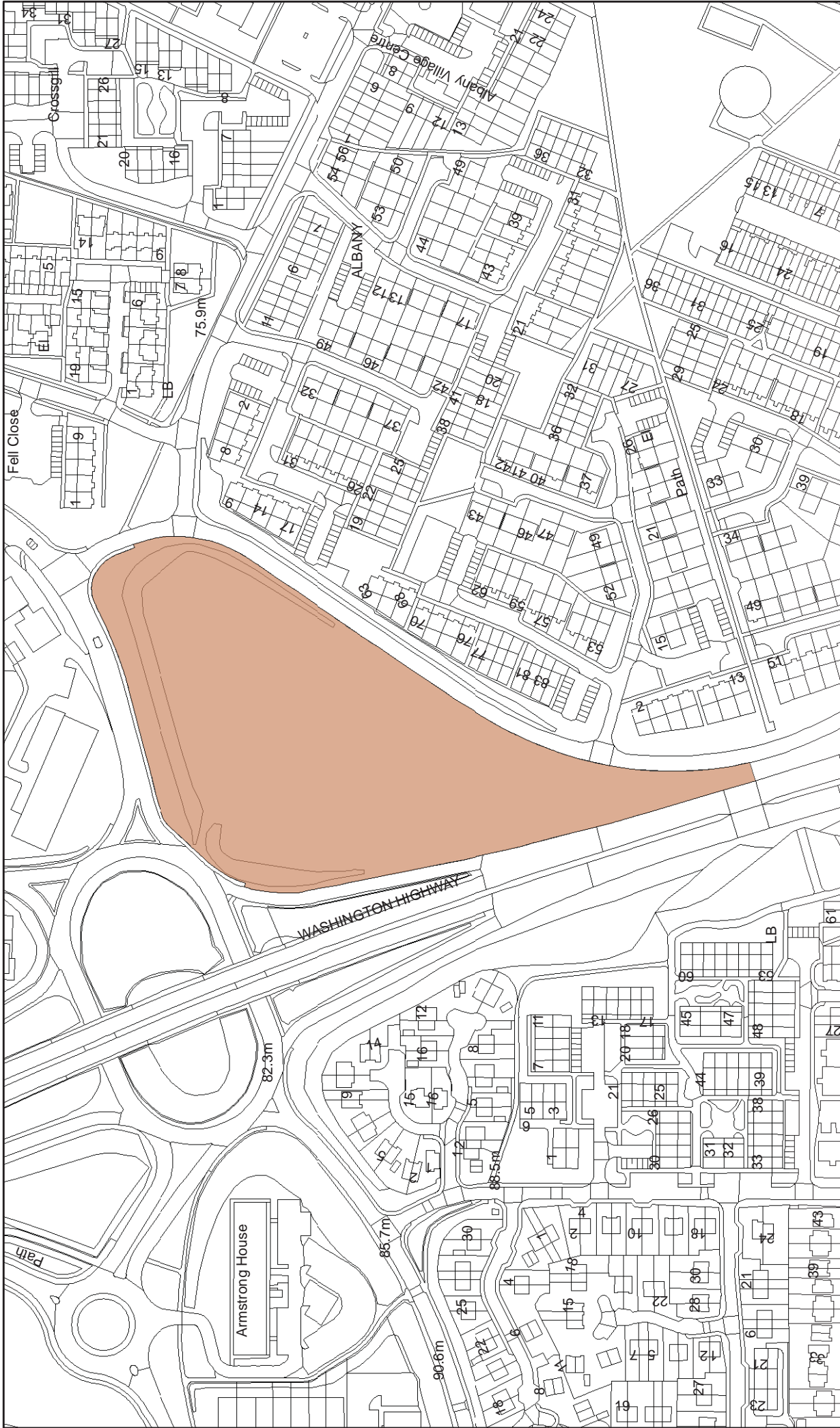
Comment on Achievability: Viability Assessment Typology: Large Greenfield 75

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, mature tree belt provides habitat for bird species, within critical drainage and coal referral area). Abnormal costs may be associated with surface water flooding and coal shafts which may require significant engineering solutions to make the site feasible for housing.

Deliverability

Comment on Deliverability:

Subject to the submission and determination of a suitable planning application and the implementation of appropriate mitigation measures to address site specific constraints. The site could deliver around 50 units (due to topography and trees on the site approximately 60% of site could be used). Site is part privately owned and part by council. However, Council have verbally indicated initially that no major objections to selling the site.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 538: Havannah Rd/Moorway, Albany
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	560	Site Name:	The Vicarage, Vigo Lane
Subarea:	Washington		
Ward:	WASHINGTON EAST		
PDL or greenfield:	PDL	Capacity:	6
Sieved site?	No	Site area (HA):	0.40
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

TPOs on site. Evidence of priority species roosting in area. Local archaeological significance (waggonway). Low incidence potential of groundwater flooding.

Planning History

Present Planning Status: Lapsed permission
 Planning App No: 11/00298/EXT1
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission which has since expired.

Availability:

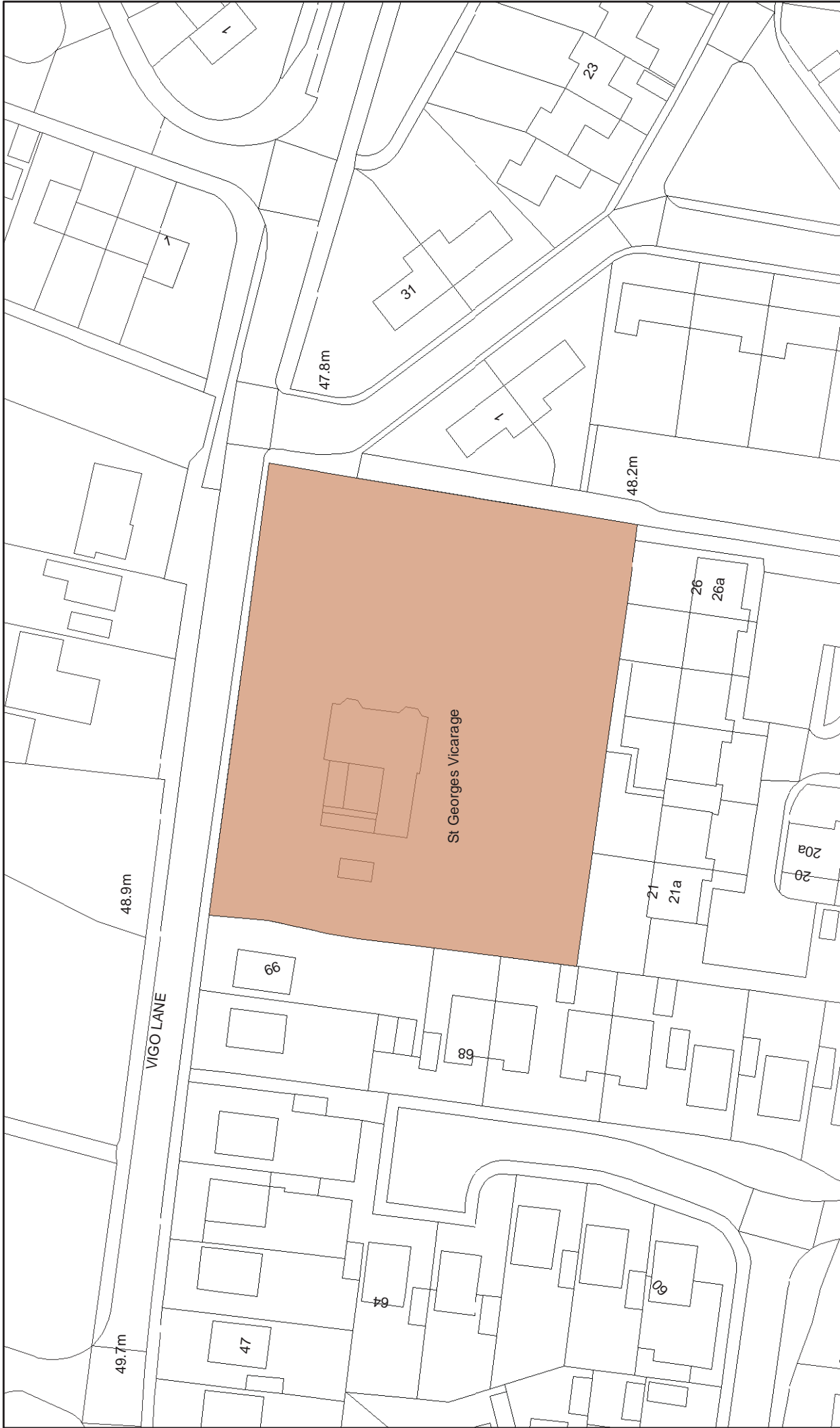
Conclusion on Availability: Available
 Comments on Availability: No known constraints to availability at this point in time.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Urban Flats 20
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability: Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 560: The Vicarage, Vigo Lane
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	567	Site Name:	Land adjacent to George Washington Golf and Country Club, Usworth
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	45
Sieved site?	No	Site area (HA):	3.60
Included in Supply?	No	Deliverable/Developable:	6-10 years

Constraints

The site forms part of wildlife corridor to the north of Washington extending towards Gateshead and Nissan. Low incidence of potential of groundwater flooding. The site provides a practice hole for the golf course, so provides outdoor sports facilities. It also forms part of a strategic GI corridor, west-east between Washington and Gateshead.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	
0	25									
Under Construction:										
Units Completed:										

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

The site forms part of wildlife corridor to the north of Washington extending towards Gateshead and Nissan. The site provides a practice hole for the golf course, so provides outdoor sports facilities. It also forms part of a strategic GI corridor, west-east between Washington and Gateshead.

Availability:

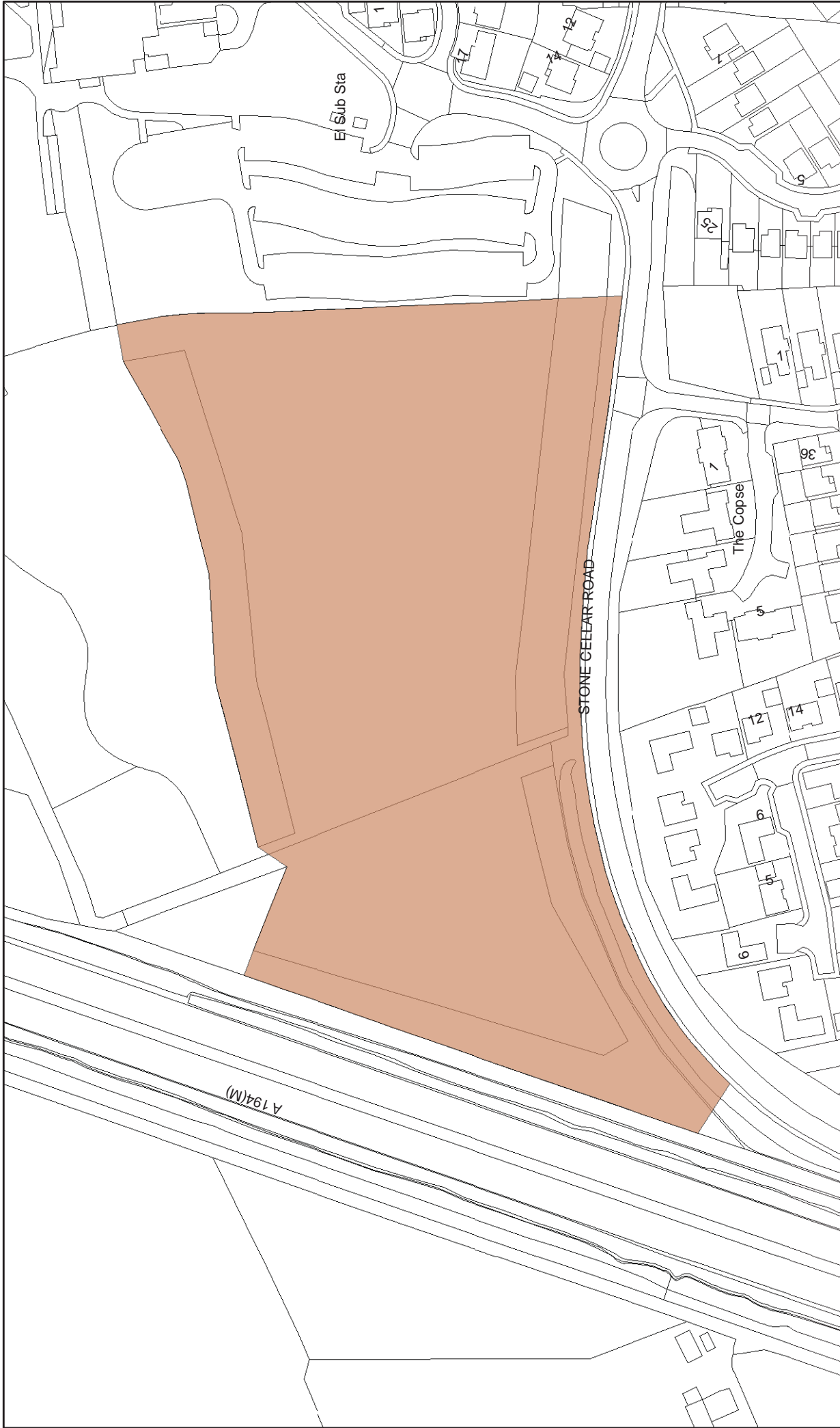
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 75
 Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 567: Land adjacent to George Washington Golf and Country Club, Usworth
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	628	Site Name:	Former London Inn, Spout Lane
Subarea:	Washington		
Ward:	WASHINGTON NORTH		
PDL or greenfield:	PDL	Capacity:	79
Sieved site?	No	Site area (HA):	0.55
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Planning History

Present Planning Status: Complete – no more units left to build
Planning App No: 14/01589/FUL
Student Accomodation: No
Extra Care/Sheltered Accom (self contained units): Yes

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
	79									
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: Yes
Units Completed: 79

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
Comments on Suitability: Site suitability established through grant of planning permission.

Availability:

Conclusion on Availability: Available
Comments on Availability: Site availability established through grant of planning permission

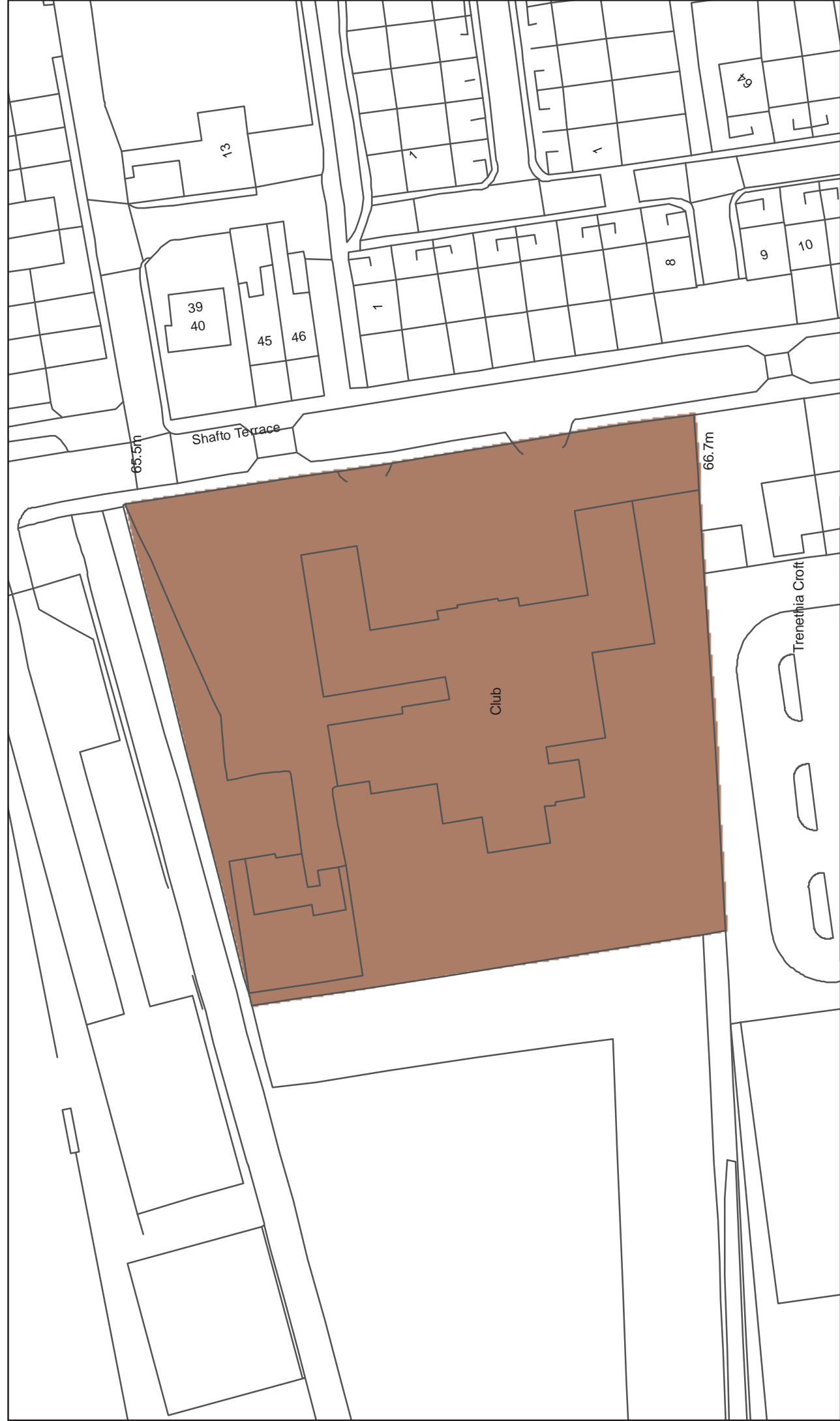
Achievability:

Conclusion on Achievability: Achievable
Comment on Achievability: Viability Assessment Typology: Urban Flats 75.

 Site achievability established through grant on planning permission. Site currently under construction.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site complete as of 16/17



Project	Sunderland Strategic Housing Land Availability Assessment - May 2014
Scheme	Site No 628: Former London Inn, Spout Lane
Contact	
Scale	Not to Scale
Date	
Drawing No.	

Sunderland City Council
 Office of the Chief Executive,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2014.



North

Revisions

SHLAA Ref No:	632	Site Name:	Rear of Don Gardens
Subarea:	Washington		
Ward:	WASHINGTON NORTH		
PDL or greenfield:	Greenfield	Capacity:	62
Sieved site?	No	Site area (HA):	2.76
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

Site forms part of a wildlife corridor. Former Usworth Colliery railway siding. Eastern edge of the site affected 1:30 incidence surface water flooding (<5%), 1 in 100 (5%) and 1 in 1000 (10%). Development of the site would result in loss open space. The site also forms part of a narrow GI corridor running alongside the A195. Partly affected by 1:30 surface water flooding. Low incidence potential of groundwater flooding.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	
					30	32				

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. Site forms part of a wildlife corridor. Former Usworth Colliery railway siding. Eastern edge of the site affected 1:30 incidence surface water flooding (<5%), 1 in 100 (5%) and 1 in 1000 (10%). Development of the site would result in loss of a low value open space that is located within an area with high levels of greenspace. The site also forms part of a narrow GI corridor running alongside the A195. Partly affected by 1:30 surface water flooding. Low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Available

Comments on Availability: Council owned open space site, surplus to requirements and located within an area with high levels of greenspace. Site could be made available for housing

Achievability:

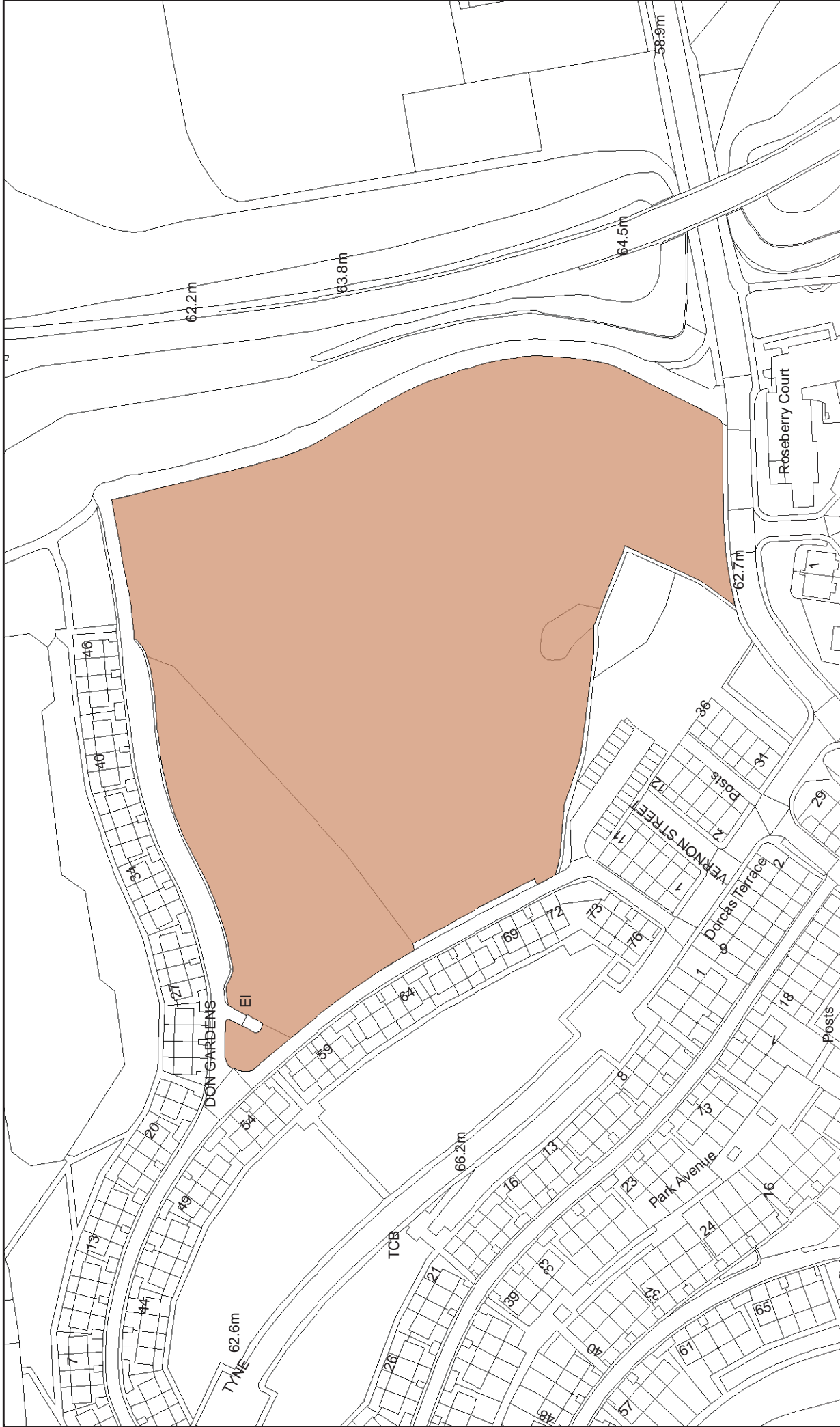
Conclusion on Achievability: Achievable


Comment on Achievability: Viability Assessment Typology: Large Greenfield 75.

Low to mid market value area. With moderate rates of recent delivery and moderate developer interest. Site specific considerations (surface water run off, part of GI and wildlife corridor). Potential abnormal costs which may affect site viability include surface water flooding.

Deliverability

Comment on Deliverability: Site is suitable, available and achievable and could deliver housing in the 11-15 year period, subject to site marketing, sale of site, grant of planning permission and site preparation timescales. However, the site is not being brought forward at this point in time as Council are progressing other options in the immediate area.

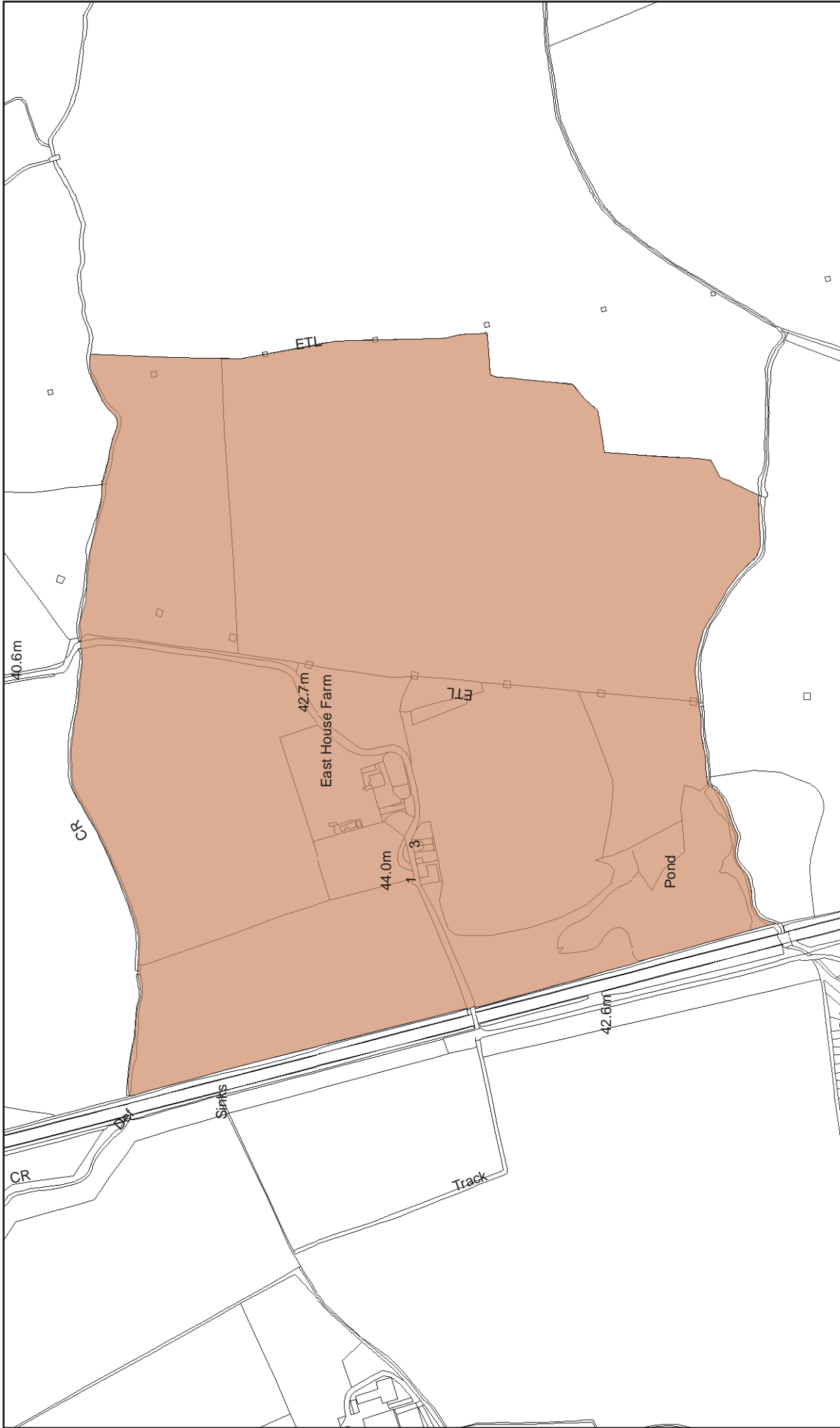


Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 632: Rear of Don Gardens
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 642: Land at East House Farm, Usworth		
Contact			North
Scale	Not to Scale	Date	July 2017
Drawing No.	Revisions		

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	643	Site Name:	Land between Penshaw and Mount Pleasant
Subarea:	Washington		
Ward:	WASHINGTON EAST		
PDL or greenfield:	Greenfield	Capacity:	234
Sieved site?	No	Site area (HA):	15.61
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Fundamental to the purposes of Green Belt. Agricultural land quality not known. The development of the site would effectively block a wildlife corridor between Lambton Estate and Cox Green. The site lies in close proximity to ponds with evidence of priority species on and in the vicinity of the site.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

The development of the site would effectively block a wildlife corridor between Lambton Estate and Cox Green. The site lies in close proximity to ponds with evidence of priority species on and in the vicinity of the site.

Availability:

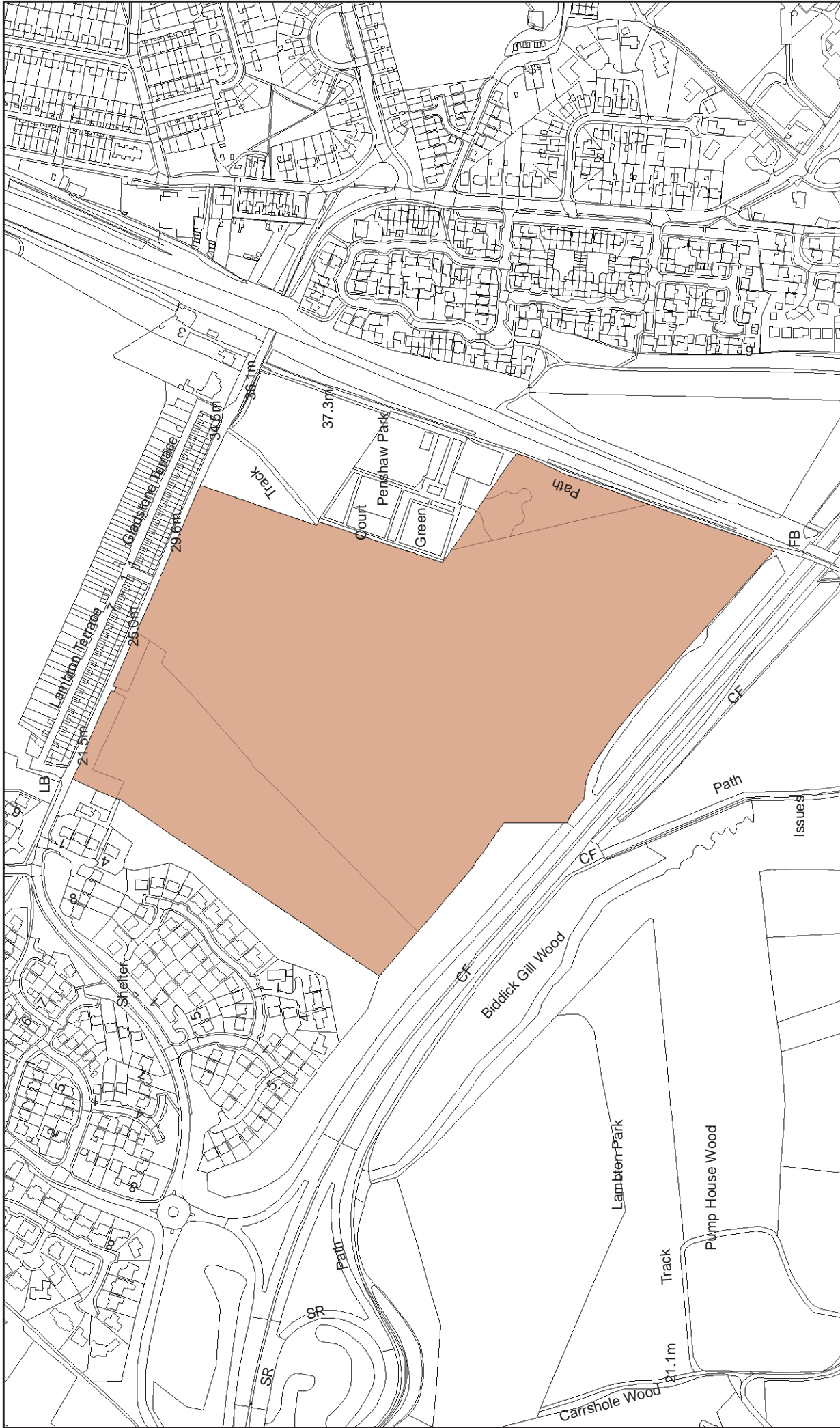
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 175
 Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land
Scheme	Site No 643: Land between Penshaw and Mount Pleasant
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	646	Site Name:	Glebe House Farm, Teal Farm
Subarea:	Washington		
Ward:	WASHINGTON EAST		
PDL or greenfield:	Greenfield	Capacity:	41
Sieved site?	No	Site area (HA):	2.20
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within Green Belt. The site lies within the River Wear Valley AHLV. Agricultural land not known. The site forms part of the River Wear wildlife corridor and is in close proximity to ponds. Evidence of priority species on and in vicinity of site. Site located within the wider setting of grade II listed Victoria Viaduct. The site lies within a critical drainage area. Low incidence potential of groundwater flooding. The site forms part of the River Wear GI.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

The site lies within the River Wear Valley AHLV. The site forms part of the River Wear wildlife corridor and is in close proximity to ponds. Evidence of priority species on and in vicinity of site. Site located within the wider setting of grade II listed Victoria Viaduct. The site lies within a critical drainage area. The site forms part of the River Wear GI.

Availability:

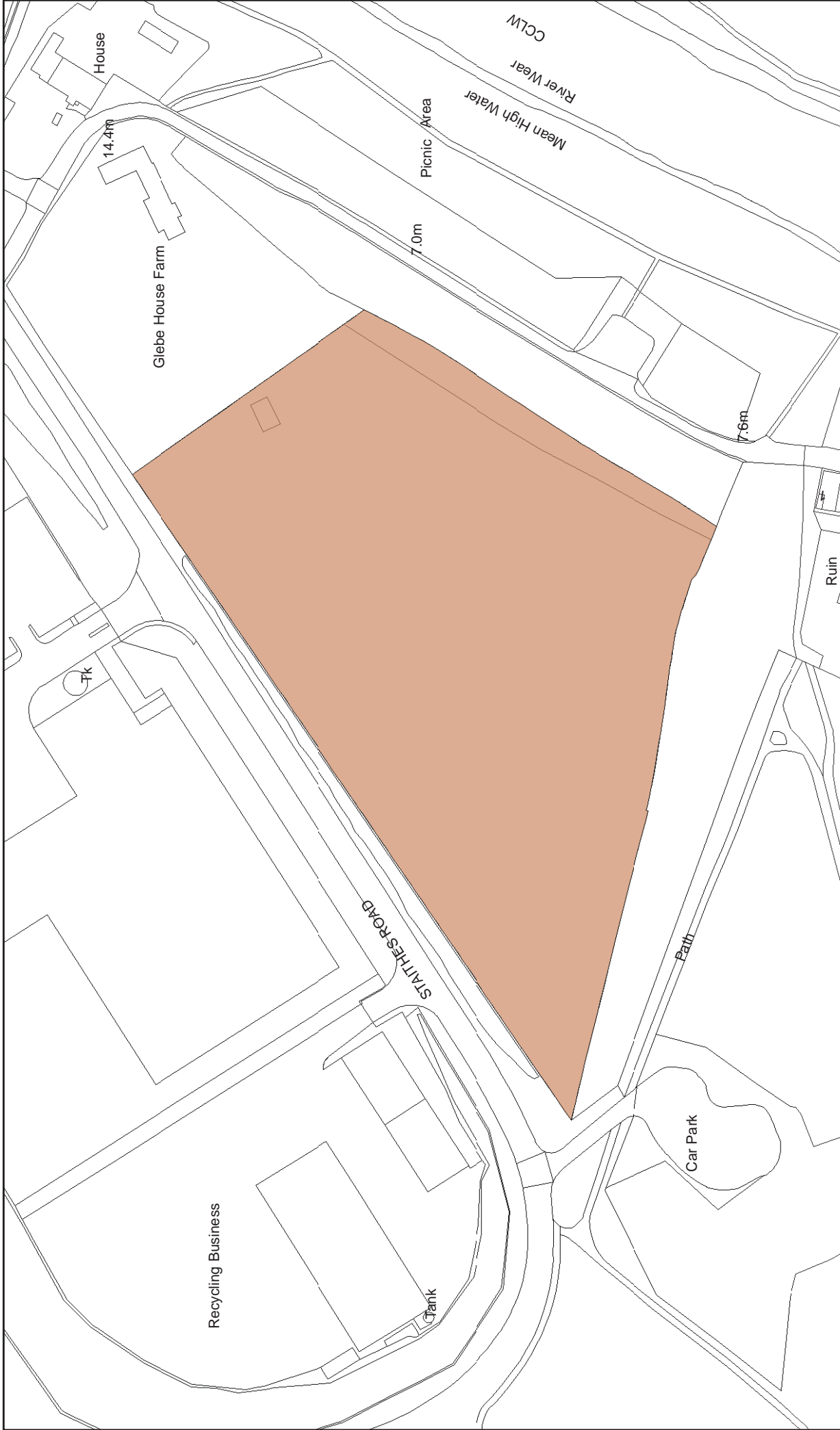
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 75
 Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 646: Glebe House Farm, Teal Farm		
Contact	Scale	Date	North
	Not to Scale	July 2017	North
Drawing No.	Revisions		

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	647	Site Name:	Low Mount Farm, Springwell Village
Subarea:	Washington		
Ward:	WASHINGTON WEST		
PDL or greenfield:	Greenfield	Capacity:	480
Sieved site?	No	Site area (HA):	32.05
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Fundamental to purposes of Green Belt. The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Agric land quality not known. Site forms part of wildlife corridor between Washington and Springwell Village. The site lies in proximity to ponds, with evidence of priority species on and in vicinity of site. Site bounds Bowes Railway SAM. Other local archaeological significance. Site within wider landscape setting of the historic Springwell Village and proposed conservation area. Parts of the site are affected by 1:30 incidence surface water flooding (5%) 1 in 100 (5%) & 1 in 1000 (5%). According to the landowner the area includes the original source of the River Don. Western part of the farm is identified as a Minerals Safeguarded Area. Pylons across site. Part of the site comprises old quarry spoil and inert landfill. Site provides a strategic GI corridor between Springwell Village and Gateshead. Public rights of way flank the site.

Site would affect the full width of the green infrastructure corridor between Springwell Village and Washington.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument and the prominent views all lend weight to this area being of higher landscape value. Site forms part of wildlife corridor between Washington and Springwell Village. The site lies in proximity to ponds, with evidence of priority species on and in vicinity of site. Site bounds Bowes Railway SAM. Other local archaeological significance. Parts of the site are affected by 1:30 incidence surface water flooding. Western part of the farm is identified as a Minerals Safeguarded Area. Pylons across site. Part of the site comprises old quarry spoil and inert landfill. Site would affect the full width of the green infrastructure corridor between Springwell Village and Washington.

Availability:

Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

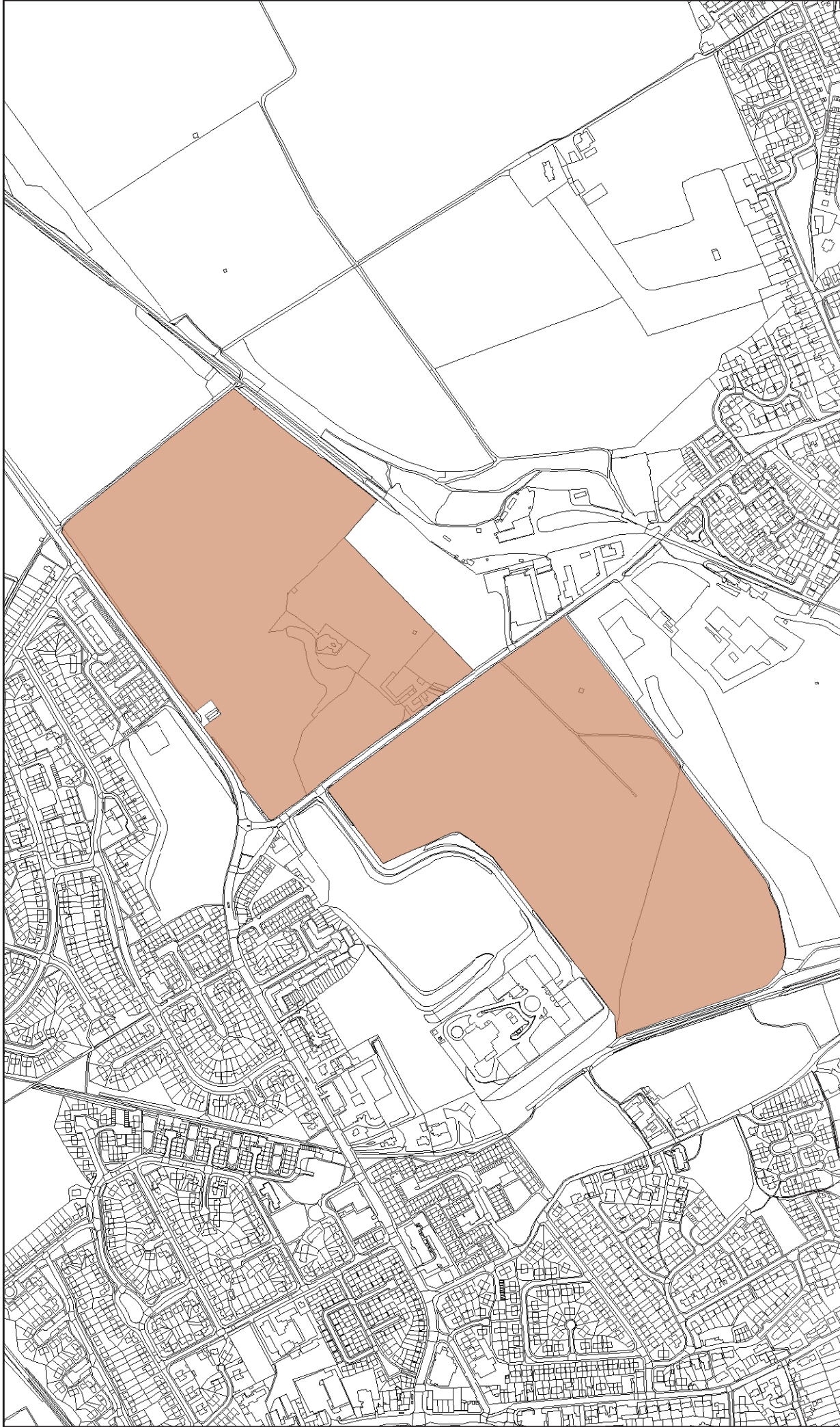
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Large Greenfield 350

Viability Assessment Typology indicates that this typology of site is likely to be viable . However, pylons cross site, proximity to Scheduled Monument, lies within a Minerals Safeguarding Area with evidence of past landfill - all affect viability of site.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project Sunderland Strategic Housing Land
Availability Assessment - 2017

Scheme Site No 647: Low Mount Farm, Springwell Village

Contact North

Scale Not to Scale **Date** July 2017

Drawing No.

Revisions



Sunderland City Council

Economy and Place,
PO Box 102, Civic Centre,
Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	650	Site Name:	Dame Margaret Field, Washington
Subarea:	Washington		
Ward:	WASHINGTON CENTRAL		
PDL or greenfield:	Greenfield	Capacity:	53
Sieved site?	No	Site area (HA):	1.98
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

Evidence of priority species roosting in area. Site lies adjacent to Washington Village Conservation Area. Site is located in critical drainage area. Medium incidence potential of groundwater flooding. % of land within 1 in 1000 surface water flooding (<5%). Site is currently used as a sports field/amenity greenspace/natural greenspace.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): Yes

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	
							23	30		

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. Evidence of priority species roosting in area. Site lies adjacent to Washington Village Conservation Area. Site is located in critical drainage area. Medium incidence potential of groundwater flooding. % of land within 1 in 1000 surface water flooding (<5%). Site is currently used as a sports field/amenity greenspace/natural greenspace. School capacity and road access issues to address.

Availability:

Conclusion on Availability: Available

Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

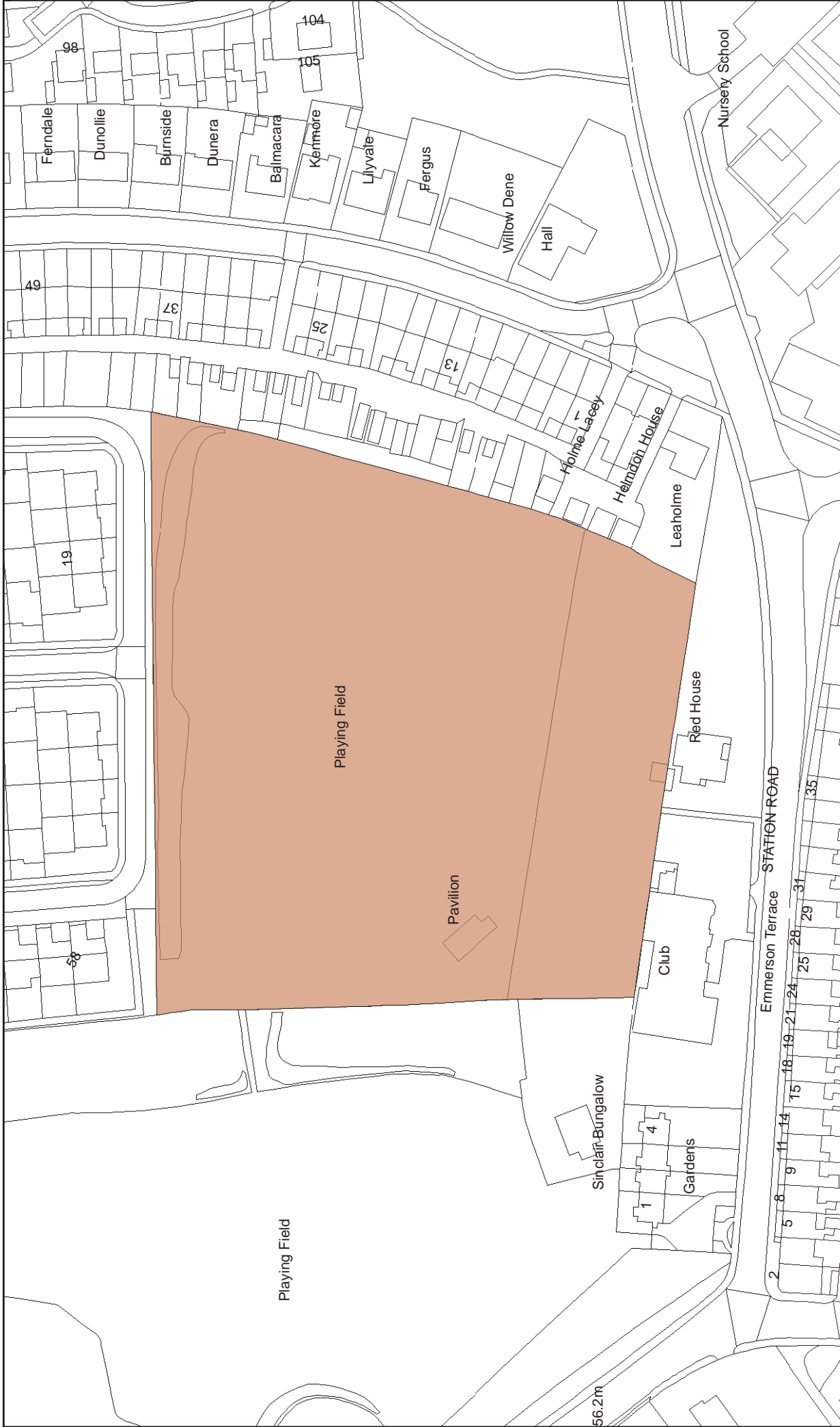
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35

Viability Assessment Typology indicates that this typology of site is likely to be viable. Mid to high market value area, with higher rates of recent delivery and high developer interest. Site specific considerations (incidence of surface water and groundwater flooding, within critical drainage area). Abnormal costs may be associated with surface water and groundwater flooding which may require significant engineering solutions to make the site feasible for housing.

Deliverability

Comment on Deliverability: Subject to the submission and determination of a detailed planning application, the site is considered developable and capable of delivering around 53 units in the 11-15 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 650: Dame Margaret Field, Washington
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

Economy and Place,
PO Box 102, Civic Centre,
Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	671	Site Name:	Southern Playing Fields, Washington
Subarea:	Washington		
Ward:	WASHINGTON SOUTH		
PDL or greenfield:	Greenfield	Capacity:	200
Sieved site?	No	Site area (HA):	18.66
Included in Supply?	No	Deliverable/Developable:	6-10 years

Constraints

Lies within Green Belt. Forms the edge of the River Wear strategic wildlife and GI corridor. Close proximity to Local Wildlife Sites, and borders ancient woodland. Site currently provides the Southern Area Playing Fields. Local archaeological importance, formerly incorporating Row Pit plus adjacent waggonways leading to the River Wear. Small pockets of land are affected by 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding. Partly a landfill/waste site. Lies within a Coal Referral Area.

Planning History

Planning History 2

Present Planning Status: No planning status
Planning App No:
Student Accommodation: No
Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	
		20	30	30	30	30	30	30		
Under Construction:										
Units Completed:										

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
Comments on Suitability: Site not suitable as within designated Green Belt.

Forms the edge of the River Wear strategic wildlife and GI corridor. Close proximity to Local Wildlife Sites, and borders ancient woodland. Site currently provides the Southern Area Playing Fields. Local archaeological importance, formerly incorporating Row Pit plus adjacent waggonways leading to the River Wear. Small pockets of land are affected by 1:30 incidence surface water flooding. Partly a landfill/waste site. Lies within a Coal Referral Area.

Availability:

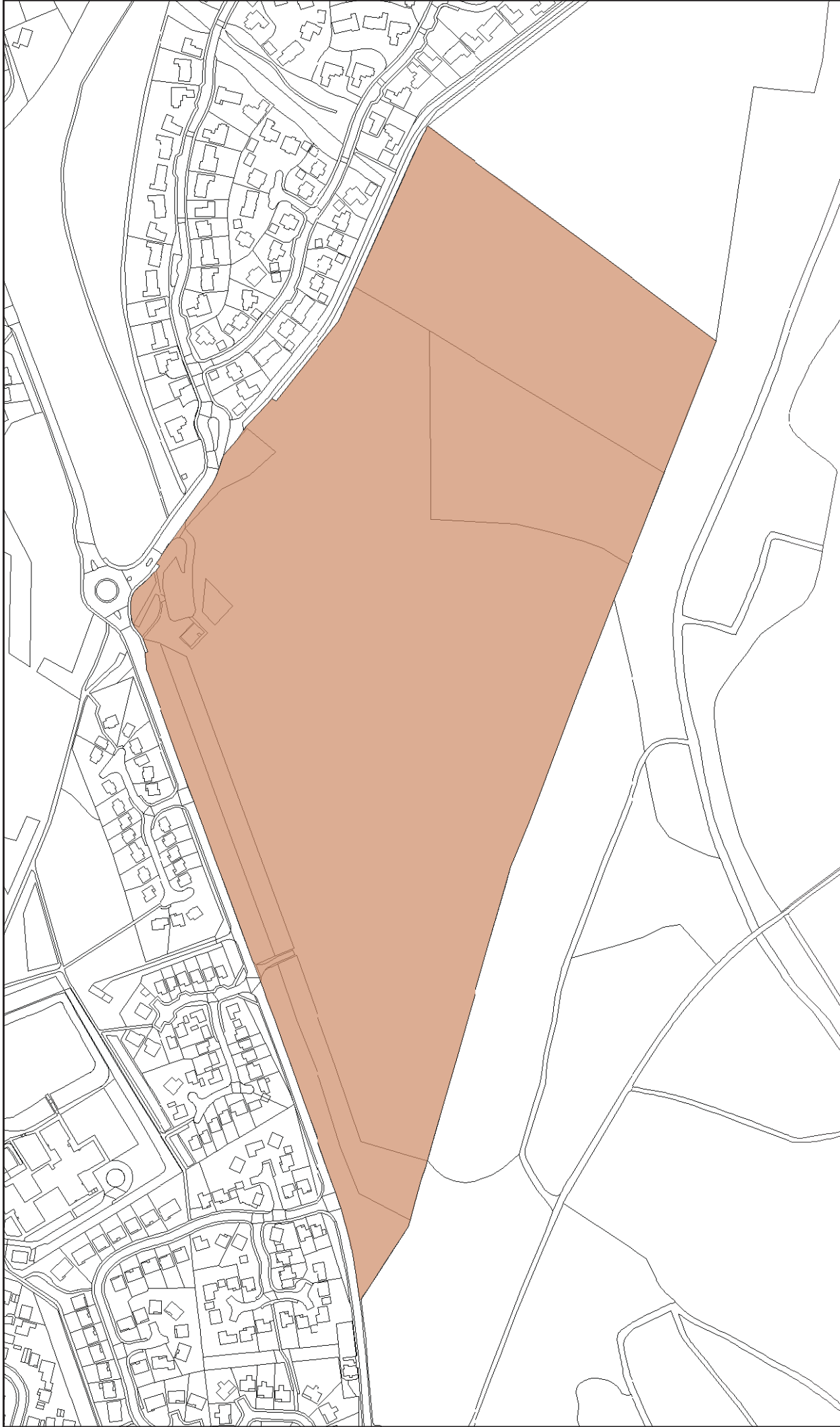
Conclusion on Availability: Available
Comments on Availability: Council owned site with potential for disposal - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Achievable
Comment on Achievability: Viability Assessment Typology: Large Greenfield 350
 Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 671: Southern Playing Fields, Washington
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	673	Site Name:	James Steel Park
Subarea:	Washington		
Ward:	WASHINGTON EAST		
PDL or greenfield:	Mixed (G60 B40)	Capacity:	30
Sieved site?	No	Site area (HA):	3.75
Included in Supply?	No	Deliverable/Developable:	11-15 years

Constraints

Lies within Green Belt. Site is part of formal park and provides amenity greenspace. Site is the location of an important panoramic viewpoint on the south of the site, looking northwards. Site within regional and local wildlife corridor and covered in part by woodland. Development of this site would serve to sever the east/west regional wildlife corridor and would require mitigation through preservation or enhancement of a link corridor. Small area of flood zone 2 affects the eastern boundary of the site. A high incidence of surface water flooding affects a portion of land from South East corner of site extending northwards. Low incidence of groundwater flooding. Local archaeological significance on site. Previous industrial/built development uses on site, which may result in contamination issues on site.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	
							15	15		

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

Formal parkland, providing amenity greenspace. Site within regional and local wildlife corridor and covered in part by woodland. Development of this site would serve to sever the east/west regional wildlife corridor and would require significant mitigation through preservation or enhancement of a link corridor. Small area of flood zone 2 affects the eastern boundary of the site. Local archaeological significance on site. Previous industrial/built development uses on site, which may result in contamination issues on site.

Availability:

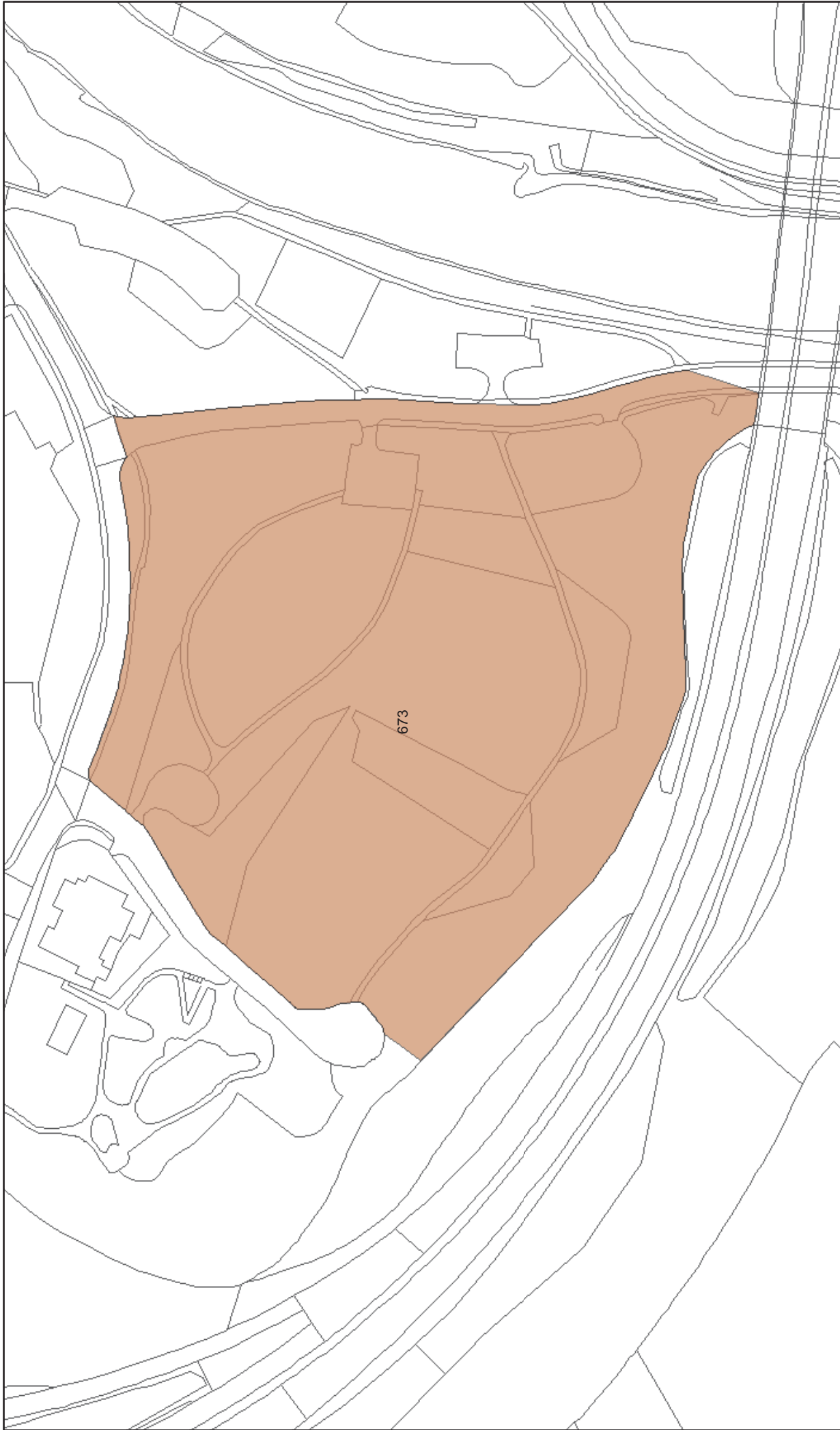
Conclusion on Availability: Available
 Comments on Availability: Council owned site with potential for disposal - no known constraints to site availability at this point in time.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 175
 Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 673: James Steel Park
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2018.

SHLAA Ref No:	688	Site Name:	Derwent House, Washington
Subarea:	Washington		
Ward:	WASHINGTON CENTRAL		
PDL or greenfield:	PDL	Capacity:	48
Sieved site?	No	Site area (HA):	0.05
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Previous industrial/built development

Planning History

Present Planning Status: Permitted – not started
 Planning App No: 17/00087/PCJ
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
					48					
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability:

Availability:

Conclusion on Availability: Available

Comments on Availability:

Achievability:

Conclusion on Achievability: Achievable

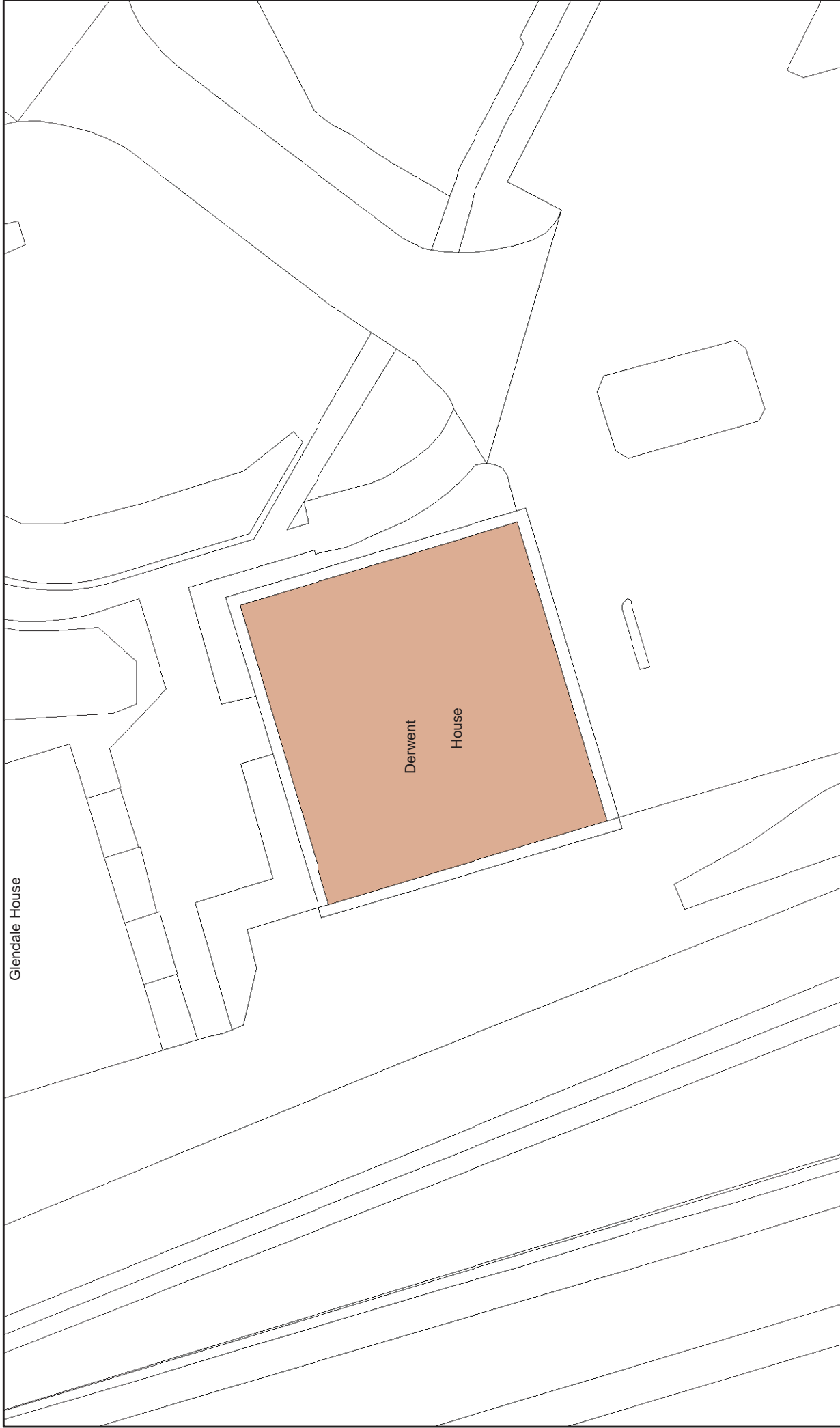
Comment on Achievability: Viability Assessment Typology

Large brownfield 60

The site is considered unviable within the draft viability assessment, due to being brownfield. However developer has already undertaken a change of use to two office blocks within the immediate area and as such considered viable.

Deliverability

Comment on Deliverability: Developer has already undertaken a change of use to two office blocks within the immediate area and as such expect completions in year 2.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 688: Derwent House, Washington		
Contact	North		
Scale	Not to Scale	Date	July 2017
Drawing No.	Revisions		

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	689	Site Name:	Weardale House, Washington
Subarea:	Washington		
Ward:	WASHINGTON CENTRAL		
PDL or greenfield:	PDL	Capacity:	48
Sieved site?	No	Site area (HA):	0.05
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Previous industrial/built development

Planning History

Present Planning Status: Complete – no more units left to build
Planning App No: 16/01647/PCJ
Student Accomodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
		48								
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: Yes
Units Completed: 48

Assessment Information

Suitability:

Conclusion on Suitability: complete
Comments on Suitability:

Availability:

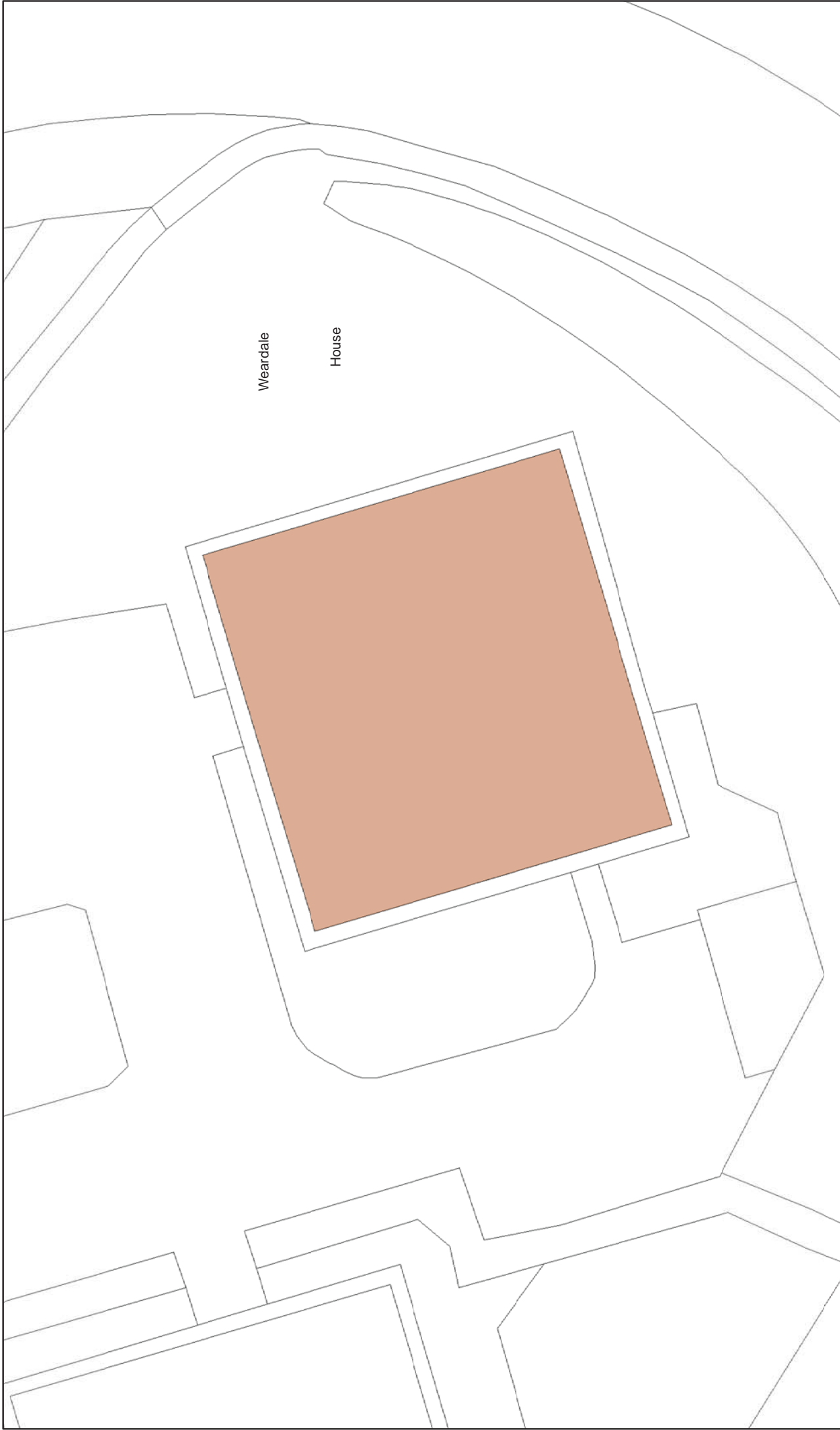
Conclusion on Availability: complete
Comments on Availability:


Achievability:

Conclusion on Achievability: complete
Comment on Achievability:

Deliverability

Comment on Deliverability: Prior notification. Developer has changed the use of nearby office block previously. Site complete in February 2017.



<i>Project</i>	Sunderland Strategic Housing Land Availability Assessment - 2017
<i>Scheme</i>	Site No 689 - Weardale House
<i>Contact</i>	
<i>Scale</i>	Not to Scale
<i>Date</i>	
<i>Drawing No.</i>	
	North 
	Revisions

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	691	Site Name:	Land at Stephenson Industrial Estate (Little Usworth), Sulgrave Road
Subarea:	Washington		
Ward:	WASHINGTON NORTH		
PDL or greenfield:	Greenfield	Capacity:	40
Sieved site?	No	Site area (HA):	3.62
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

Site was part of the former Usworth Colliery and as such has minor Archeological interest which will need investigating. The site lies within a coal referell area as coal seam runs across site and in close proximity to shaft. Low ground water flooding, however no issues with this. Priority species on site and Tree Preservation Order on majority of trees within the site. Site is natural green space, however it is low scoring within the green space audit. Naturalised greenfield site.

Planning History

Present Planning Status: No planning status
Planning App No:
Student Accomodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	
		20	20							
Under Construction:										
Units Completed:										

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
Comments on Suitability: Site is suitable subject to site investigation works to overcome constraints and suitable vehicular access can be provided. Existing trees and topography of site act as buffer to industrial uses.

Availability:

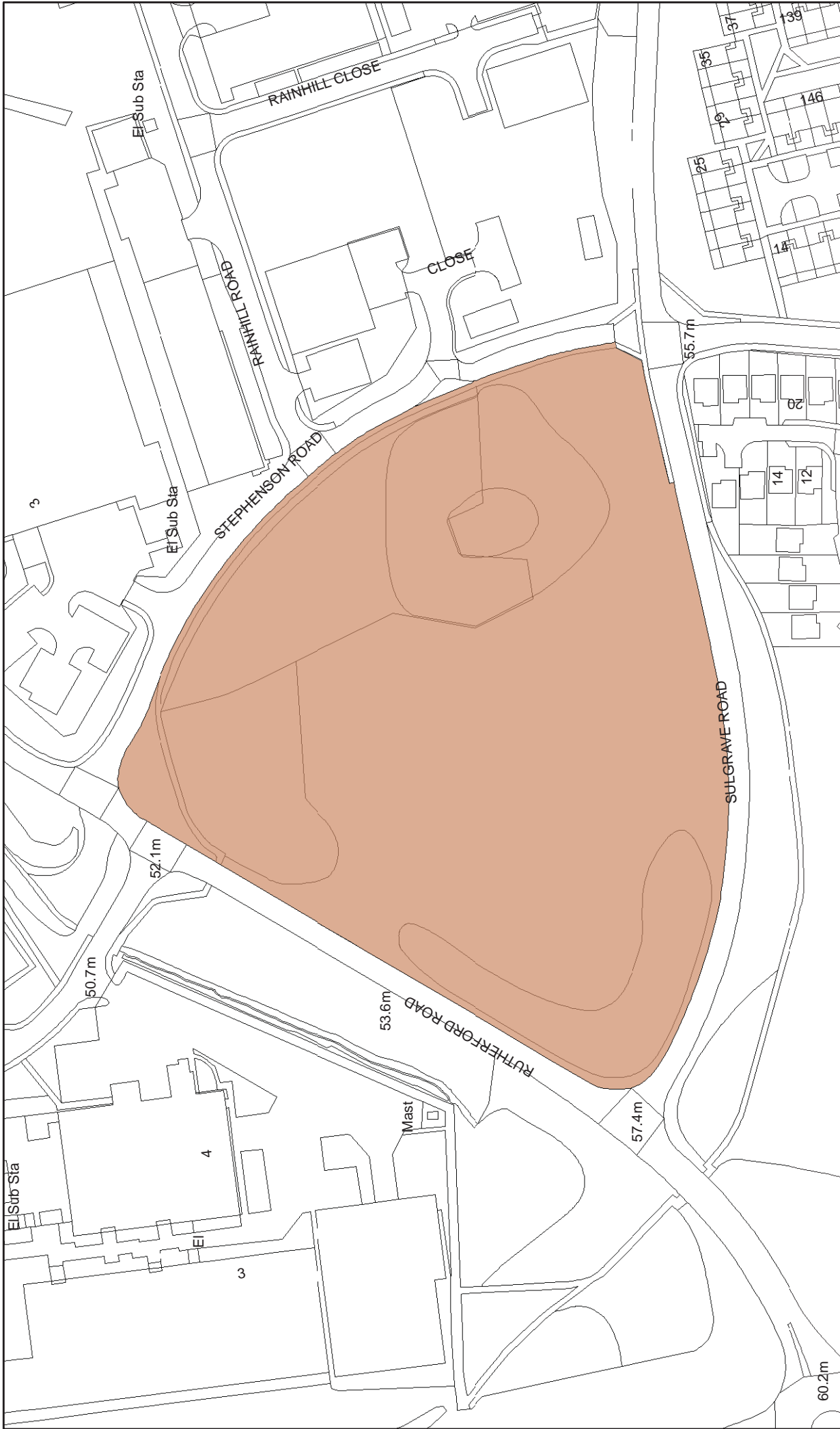
Conclusion on Availability: Available
Comments on Availability:

Achievability:

Conclusion on Achievability: Achievable
Comment on Achievability: Viability Assessment Typology: Large Greenfield 75
 Viability Assessment Typology indicates that this typology of site is likely to be viable as the residual value per hectare in this area exceeds the indicative threshold value oer hectare.

Deliverability

Comment on Deliverability: Good market area, limited sites within the area. Site is available, and developer interest as such site could possibly deliver 40 dwellings in years 6-10.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 691 : Land at Stephenson Industrial Estate (Little Usworth), Sulgrave Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2017.

SHLAA Ref No:	694	Site Name:	Albert Place, Washington
Subarea:	Washington		
Ward:	WASHINGTON CENTRAL		
PDL or greenfield:	Greenfield	Capacity:	4
Sieved site?	No	Site area (HA):	0.14
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Previous industrial/built development
 Surface water flooding - less
 Surface water flooding - med
 Surface water flooding - high
 Woodland site +2ha

Planning History

Present Planning Status: Application pending
 Planning App No: 17/00865/LP3
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	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:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site is considered suitable subject to constraints being mitigated against.

Availability:

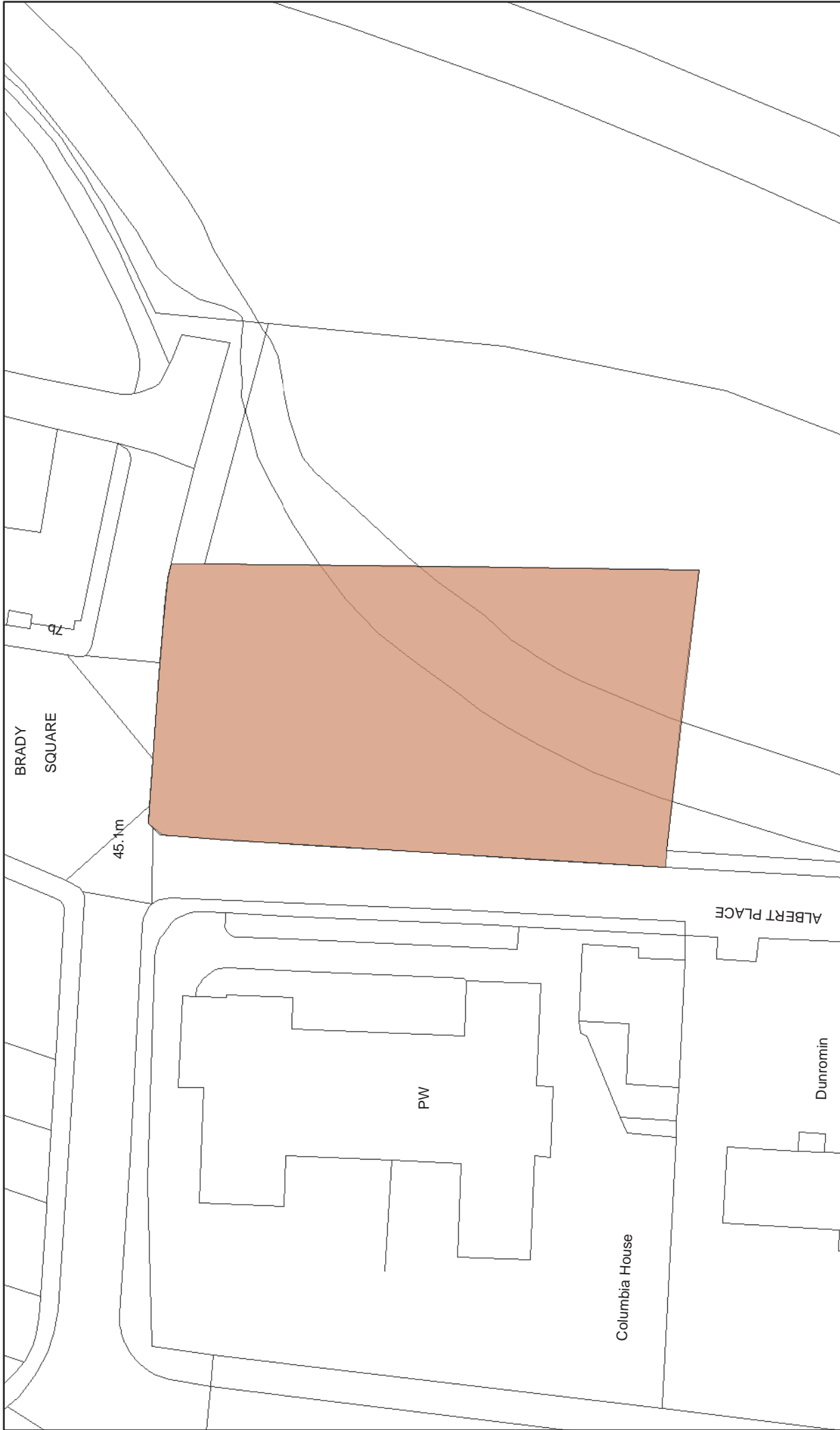
Conclusion on Availability: Available
 Comments on Availability: The site is considered available.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: The site is considered viable in the draft viability assessment, due to its greenfield status.

Deliverability

Comment on Deliverability: The site is being brought forward by Sunderland Housing Company who seek to deliver housing that the general market fails to bring forward. In this instance, bungalows. Planning application has been submitted. The site is considered deliverable. Site removed from supply as amended planning application reduces dwellings down to 4.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 694: Albert Place, Washington
Contact	Not to Scale
Scale	Date
	January 2018
	North
	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2018.

SHLAA Ref No:	697	Site Name:	Land to the north of Washington Road, Sulgrave
Subarea:	WASHINGTON		
Ward:	WASHINGTON NORTH		
PDL or greenfield:	Greenfield	Capacity:	1380
Sieved site?	No	Site area (HA):	61.63
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Previous industrial/built development buffer zone Electricity pylon and 10m
 High voltage electricity line and 10m buffer zone
 Surface water flooding - less
 Surface water flooding - med
 Surface water flooding - high
 Proposed Local Wildlife Site
 Woodland site +2ha (just catches SE tip of site)

Planning History

Present Planning Status:

Planning App No:

Student Accomodation: No

Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to

15/16: 2015/16: 2016/17: 2017/18: 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: Beyond 2032/33:

Under Construction: No

Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: The site is within the Green Belt and has flood zone 3 areas.

Availability:

Conclusion on Availability: Available

Comments on Availability: The site has been put forward by land owner, as such considered available.

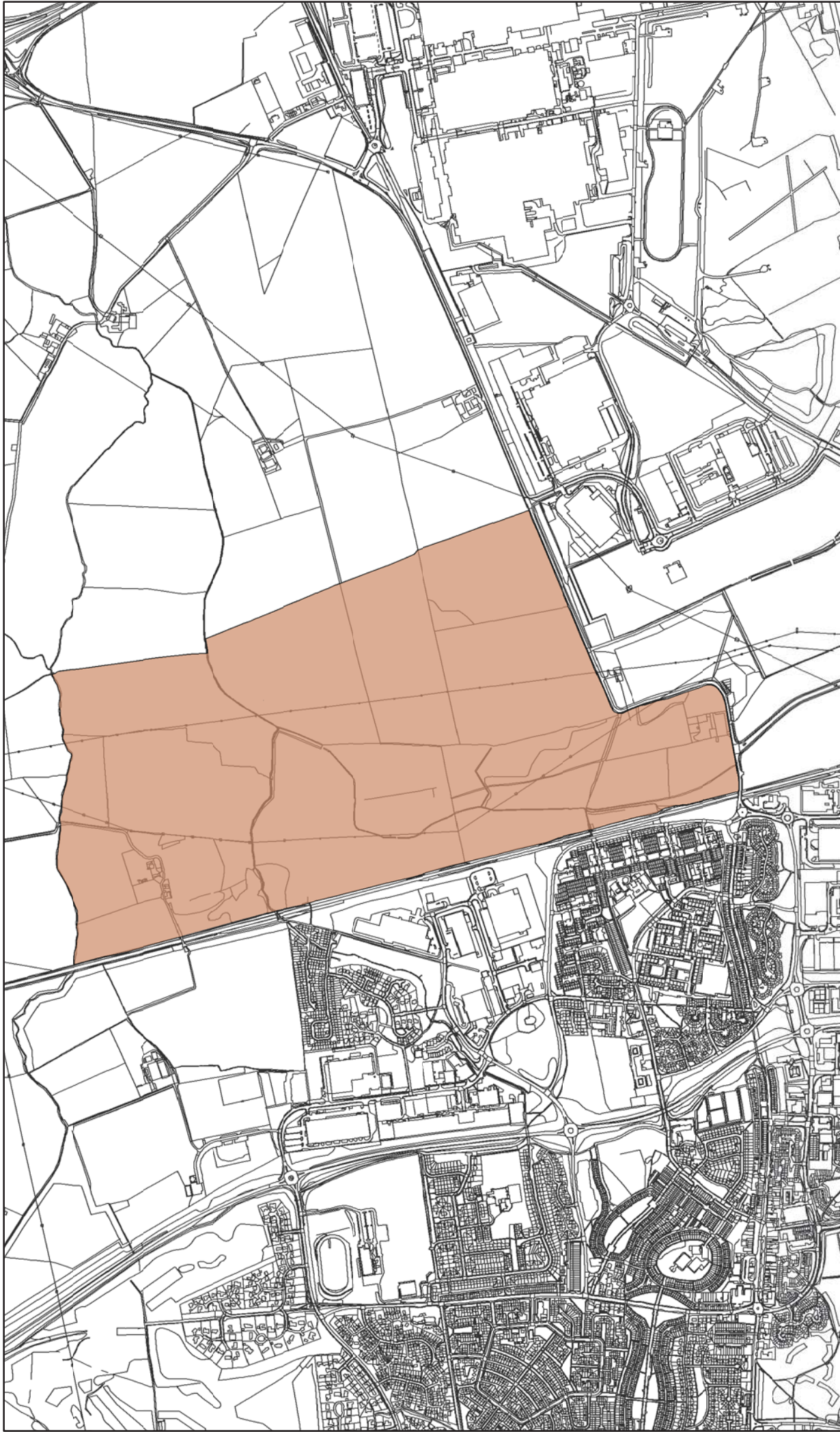
Achievability:

Conclusion on Achievability: Uncertainty

Comment on Achievability: Unceratin as to how constraints to site will impact on viability.

Deliverability


Comment on Deliverability: Site not suitable as within designated Green Belt, with site constraints.



Project Sunderland Strategic Housing Land

Scheme Site No 697: Land to the north of Washington Road, Sulgrave

Contact Not to Scale **Date** January 2018

Scale **North** 

Drawing No. **Revisions**

Sunderland City Council

Economy and Place,
PO Box 102, Civic Centre,
Sunderland, SR2 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100018385 Published 2018.