

Appendix L

Sunderland North Site Assessments

List of SHLAA Sites (Sunderland North)

SHLAA Ref No	Site Name	Sub Area	Ward
079	Hylton Lane/Blaydon Ave, Hylton Lane	Sunderland North	REDHILL
091	Southwick Primary School, Clarence Street	Sunderland North	SOUTHWICK
092	Land adj. Monkwearmouth College, Swan Street	Sunderland North	SOUTHWICK
101	Downhill Phase 1+2, Downhill	Sunderland North	REDHILL
104	Carley Hill School, Emsworth Road	Sunderland North	SOUTHWICK
120	St Hilda's Church, School and adjacent land	Sunderland North	SOUTHWICK
121	Newcastle Road Baths	Sunderland North	FULWELL
154A	Seaburn Camp, Whitburn Road (North)	Sunderland North	FULWELL
154B	Seaburn Camp, Whitburn Road (South)	Sunderland North	FULWELL
175	Fulwell Quarry East, land at Bell House Road	Sunderland North	SOUTHWICK
211	36 to 38 Roker Avenue	Sunderland North	ST PETERS
214	Land to the east of former Maplewood School, Redcar Road	Sunderland North	REDHILL
238	Portobello Lane, Roker Avenue	Sunderland North	ST PETERS
254	Fulwell Reservoir, Viewforth Terrace	Sunderland North	FULWELL
265	Beacon Drive, site at	Sunderland North	ST PETERS
301	Ferryboat Lane, land at	Sunderland North	CASTLE
398	Givens Street/Bede Street, Roker, land at	Sunderland North	ST PETERS
413	Seaburn Amusements, Whitburn Road	Sunderland North	FULWELL
416	Land North and West of Ferryboat Lane, North Hylton	Sunderland North	CASTLE
416B	Land at Ferryboat Lane, North Hylton	Sunderland North	CASTLE
439	Cricklewood Rd, land at	Sunderland North	CASTLE
467A	Upper Fulwell	Sunderland North	SOUTHWICK
467B	Thornbeck College site	Sunderland North	SOUTHWICK
467C	Thornbeck College, land to the North	Sunderland North	SOUTHWICK
517	Former Castletown Workmens Club, Castle View	Sunderland North	CASTLE
518	Former Mcees Club and land to the rear, Old Mill Road	Sunderland North	SOUTHWICK
520	Southwick Social Club, Church Bank	Sunderland North	SOUTHWICK
537	Land at Redcar Road/Rawdon Rd	Sunderland North	REDHILL
556	Land at Witherwack House	Sunderland North	REDHILL
563	Hylton Skills campus, north Hylton Road	Sunderland North	SOUTHWICK
565	Pheonix Tower Business Park, Castletown Way	Sunderland North	CASTLE
568	Fulwell Fire Station, Station Road	Sunderland North	FULWELL
572	Former Bishop Harland School, Downhill	Sunderland North	REDHILL
672	East of Witherwack / Fulwell Quarries	Sunderland North	SOUTHWICK
675	Land at Newcastle Road, Fulwell	Sunderland North	SOUTHWICK
687	Former Hylton Castle Library, Cranleigh Road	Sunderland North	CASTLE
693	Former Cheadle Centre, Caithness Road, Hylton	Sunderland North	CASTLE
708	Land fronting Chiswick Road	Sunderland North	CASTLE
710	Oswald Terrace South	Sunderland North	CASTLE
711	Kidderminster Road	Sunderland North	REDHILL
720	Land at Dixon Square, Causeway	Sunderland North	ST PETERS
722	Land to the east of Old Mill Road, Carley Hill	Sunderland North	SOUTHWICK

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:	079	Site Name:	Hylton Lane/Blaydon Ave, Hylton Lane
Subarea:	Sunderland North		
Ward:	REDHILL		
PDL or greenfield:	Greenfield	Capacity:	71
Sieved site?	No	Site area (HA):	2.51
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site in close proximity to nearby designated AHLV and Downhill Old Quarry Wildlife Site and Local Geodiversity Site (about 300-350m away) within S Tyneside. Within 6km of coast, therefore subject to HRA. Northumbrian Water has raised issues with sewer capacity. Low incidence potential of groundwater flooding. Forms amenity greenspace and part of a GI corridor.

Planning History

Present Planning Status: Application pending
 Planning App No: 18/00527/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:
							23	24	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. Site in close proximity to nearby designated AHLV and Downhill Old Quarry Wildlife Site and Local Geodiversity Site (about 300-350m away) within S Tyneside. Within 6km of coast, therefore subject to HRA. Northumbrian Water has raised issues with sewer capacity. Low incidence potential of groundwater flooding. Forms amenity greenspace and part of a GI corridor.

Availability:

Conclusion on Availability: Available

Comments on Availability: Gentoo owned site available for development.

Achievability:

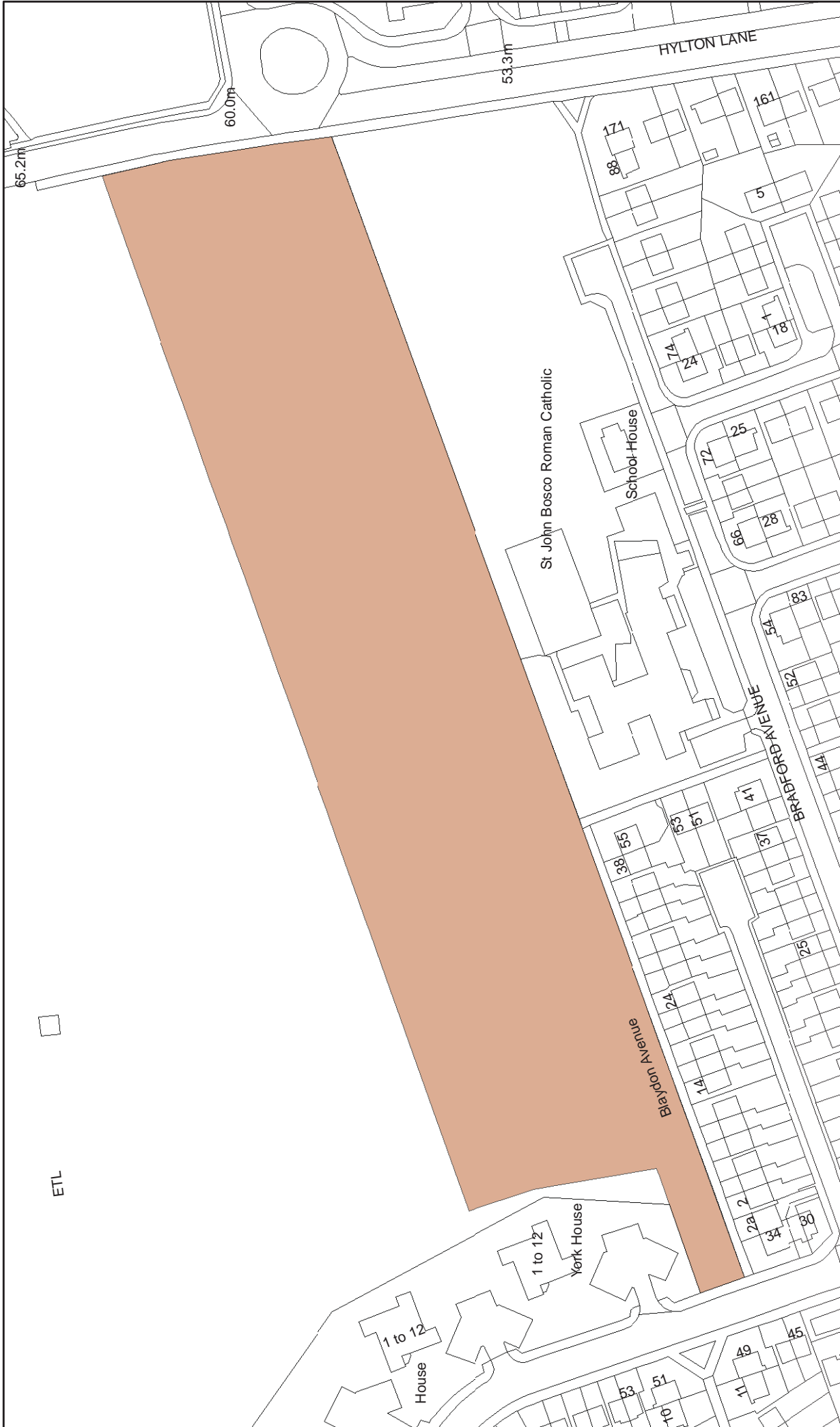
Conclusion on Achievability: Achievable

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. Average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to AHLV and LWS, net developable area/yield may be reduced due to proximity to this designation).Gentoo have resolved drainage issues so not considered to impact upon the achievability fo the site. Design for site currently being progressed.

Deliverability

Comment on Deliverability: Further discussions with Gentoo have indicated that the main constraint to the site was NWL concerns with capacity, however Gentoo have had substantial discussions with both NWL and the LLFA and a solution has been reached, as such a planning application has now been submitted and is under consideration. First completions expected in year 5.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 079: Hylton Lane/Blaydon Ave, Hylton Lane
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	091	Site Name:	Southwick Primary School, Clarence Street
Subarea:	Sunderland North		
Ward:	SOUTHWICK		
PDL or greenfield:	Mixed Use (G50 B50)	Capacity:	40
Sieved site?	No	Site area (HA):	1.80
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site is adjacent to and within the setting of the grade II listed Holy Trinity Church - the eastern part of the site once formed the grounds of the church. Within 6km of coast, therefore subject to HRA. Part of site is subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Part of site includes amenity greenspace, retention and upgrading of this should be considered.

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	20		
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 adjacent to and within the setting of the grade II listed Holy Trinity Church - the eastern part of the site once formed the grounds of the church. Within 6km of coast, therefore subject to HRA. Part of site is subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Part of site includes amenity greenspace, which should be considered for retention and upgrading. Potential school capacity issues.

Availability:

Conclusion on Availability: Available

Comments on Availability: Council owned site identified for disposal. Developer interest in the site with a scheme being drawn up for consideration.

Achievability:

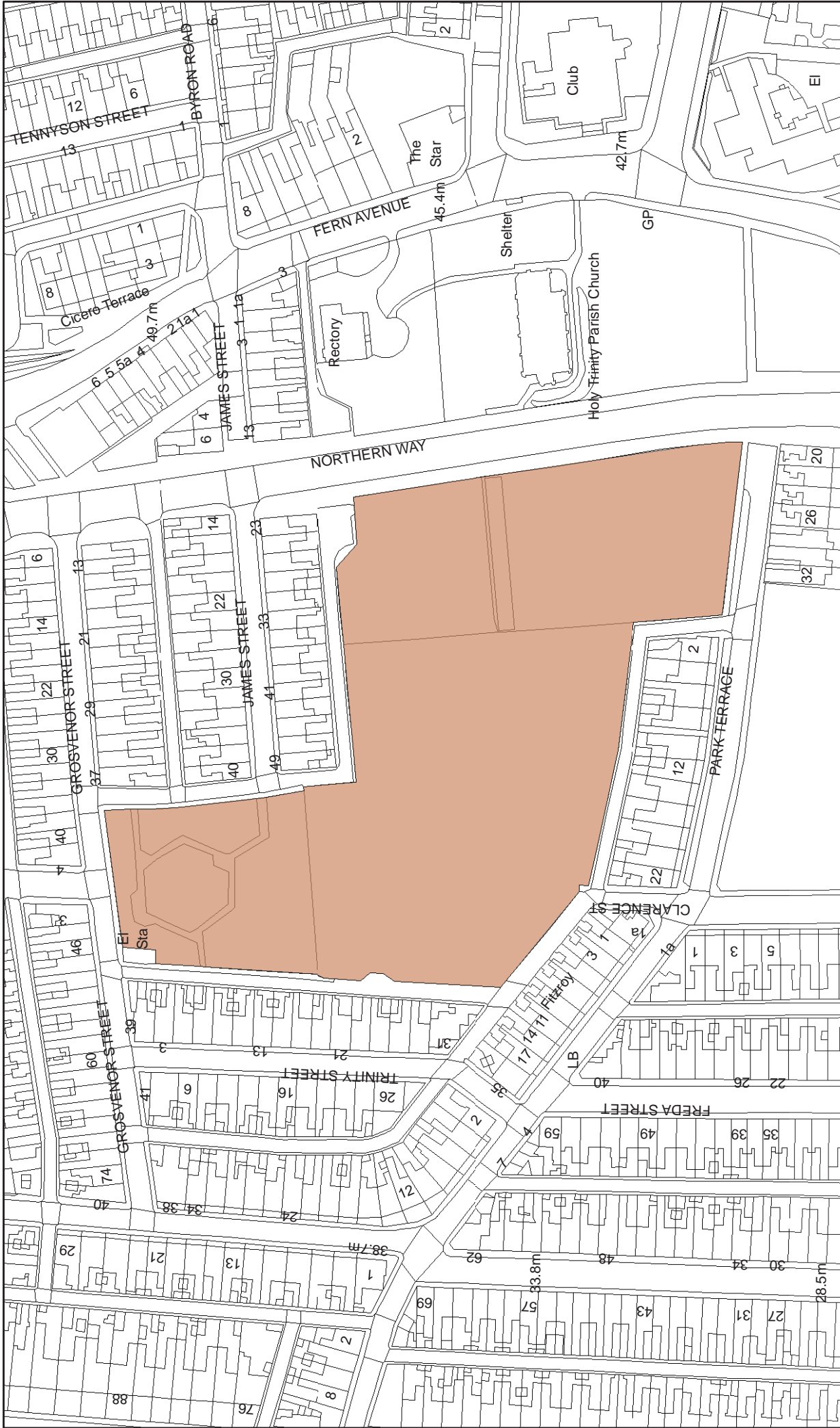
Conclusion on Achievability: Achievable


Comment on Achievability: Viability Assessment Typology: Medium Brownfield 25.

Council working with developer to draw up a feasible development scheme.

Deliverability

Comment on Deliverability: Council owned site identified for disposal. Current scheme being drafted by a developer for approximately 40 units. Detailed planning permission expected within 12 months, this site is deliverable and capable of delivering around 40 units at the back end of years 1-5.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 091: Southwick Primary School, Clarence Street
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	092	Site Name:	Land adj. Monkwearmouth College, Swan Street
Subarea:	Sunderland North		
Ward:	SOUTHWICK		
PDL or greenfield:	PDL	Capacity:	28
Sieved site?	No	Site area (HA):	0.69
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site is directly adjacent to the grade II listed Swan Street School. Within 2km of coast, therefore subject to HRA. Falls within Critical Drainage Area.

Planning History

Present Planning Status: Lapsed permission
 Planning App No: 10/00229/OUT
 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: Suitable
 Comments on Suitability: The site has previously had planning permission for 28 dwellings.

Availability:

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

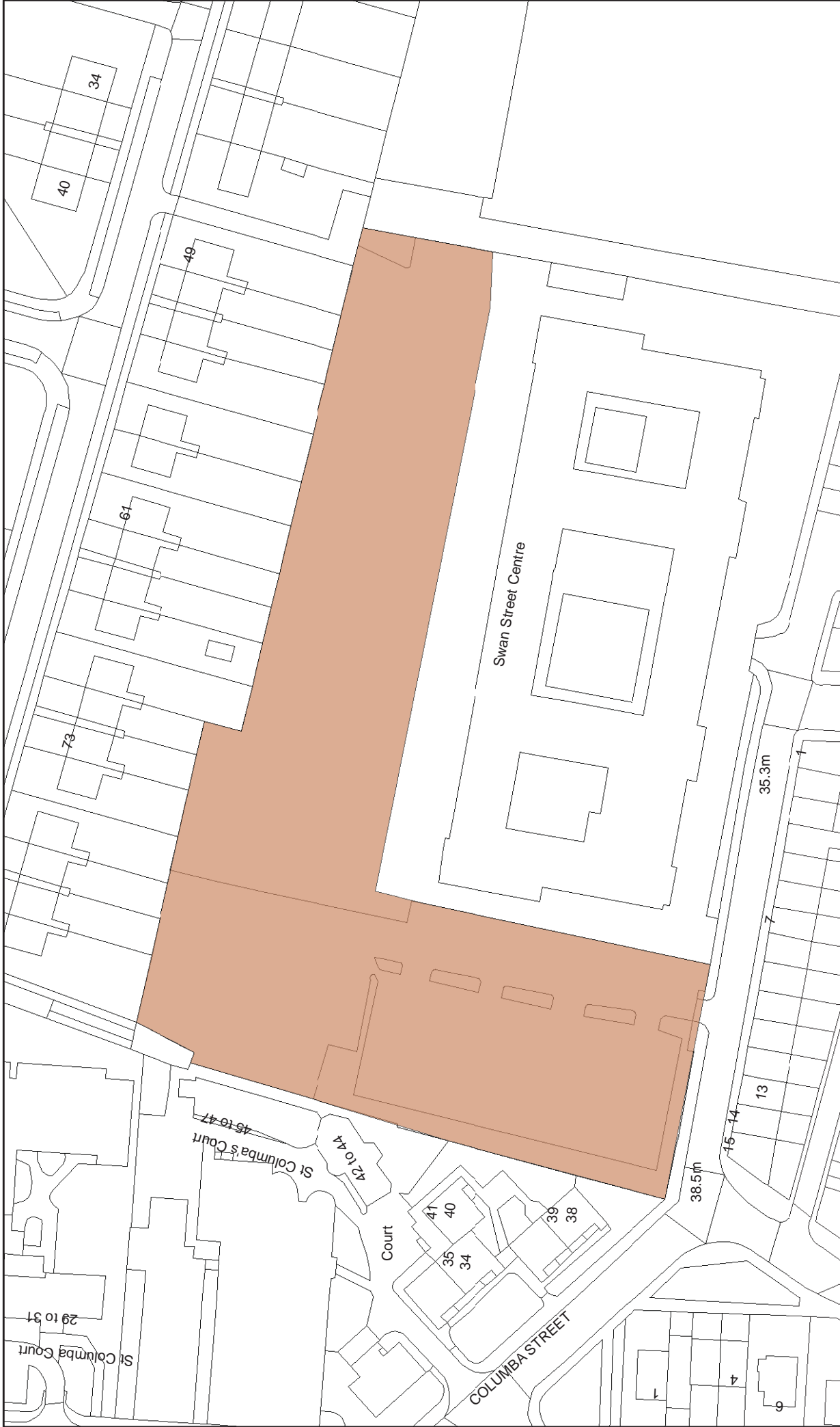
Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: 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. Lapsed permission indicates that there may be viability/achievability issues associated with bringing the site forward for development.

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 achievable at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 092: Land adj. Monkwearmouth College, Swan Street, Swan Street
Contact	Not to Scale
Scale	July 2017
Date	North
Revisions	

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SHLAA Ref No:	101	Site Name:	Downhill Phase 1+2, Downhill
Subarea:	Sunderland North		
Ward:	REDHILL		
PDL or greenfield:	Mixed (50/50)	Capacity:	88
Sieved site?	No	Site area (HA):	4.70
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

The southern part of the site lies within a LWS and LNR. The site is linked to the Hylton Dene wildlife corridor and is in close proximity to a SSSI. The site is located within the setting of Hylton Castle and St Catherines Chapel grade I listed buildings and a Scheduled Ancient Monument.

Planning History

Planning History 2

Present Planning Status: Permitted – under construction
 Planning App No: 15/00123/FUL
 Student Accomodation: 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:
	0	0	48	38	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: 48

Assessment Information

Suitability:

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

Availability:

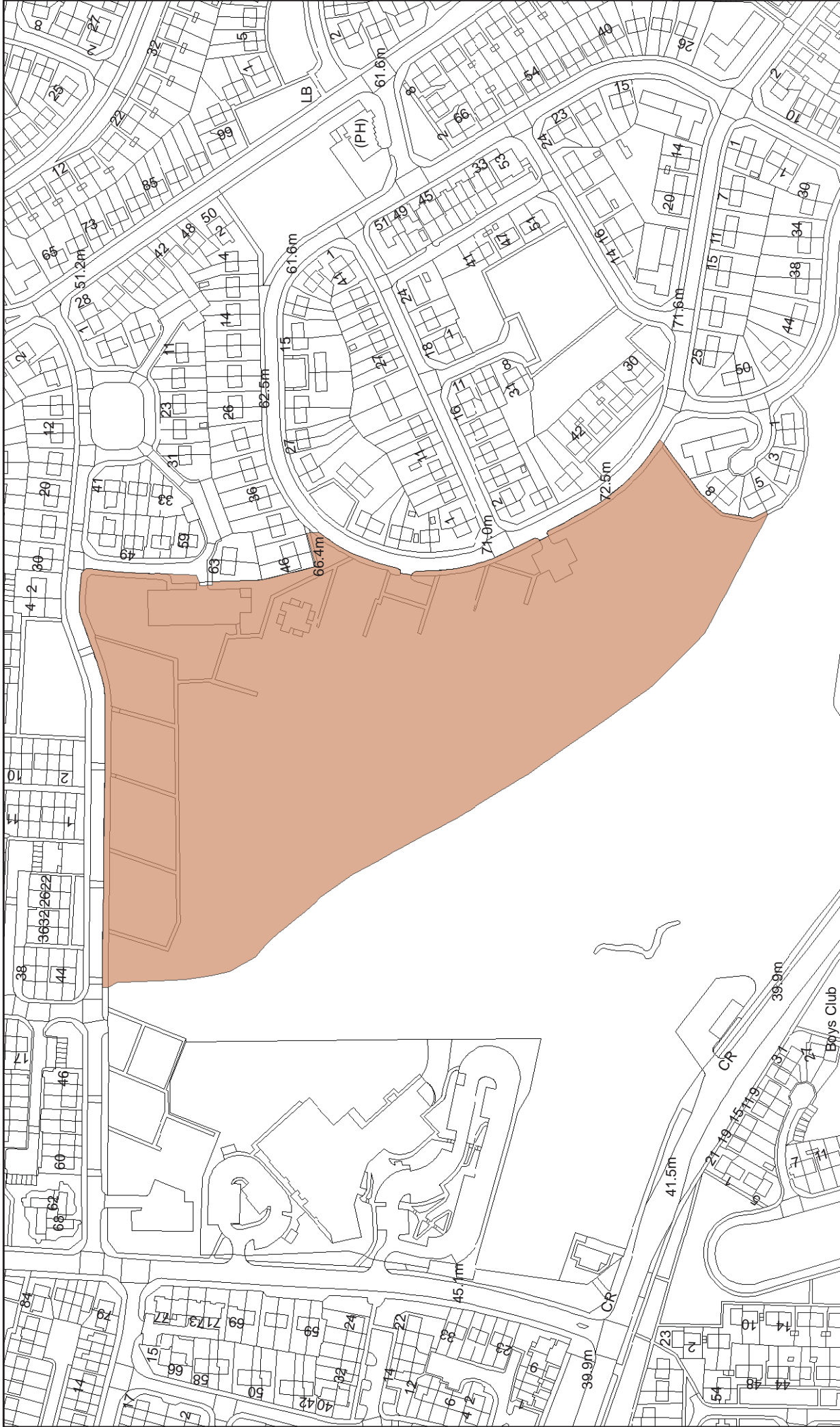
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 60.
 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 is currently under construction and expected to deliver 88 units in the next five years. Applicant confirms site nearing completion and to be fully complete by Aug 2017.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 101: Downhill Phase 1+2, Downhill
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	104	Site Name:	Carley Hill School, Emsworth Road
Subarea:	Sunderland North		
Ward:	SOUTHWICK		
PDL or greenfield:	Mixed (50/50)	Capacity:	110
Sieved site?	No	Site area (HA):	4.20
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

The site is linked to Fulwell Quarries and the wildlife corridor to the north of the city as well as in close proximity to a SSSI and a LNR. Within 2km of coast, therefore subject to HRA. Local archaeological importance. Site provides amenity greenspace. Low incidence potential of groundwater flooding.

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					
Under Construction:										
Units Completed:										
										0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. The site is linked to Fulwell Quarries and the wildlife corridor to the north of the city as well as in close proximity to a SSSI and a LNR. Within 2km of coast, therefore subject to HRA. Local archaeological importance. Site provides amenity greenspace. Low incidence potential of groundwater flooding.

Availability:

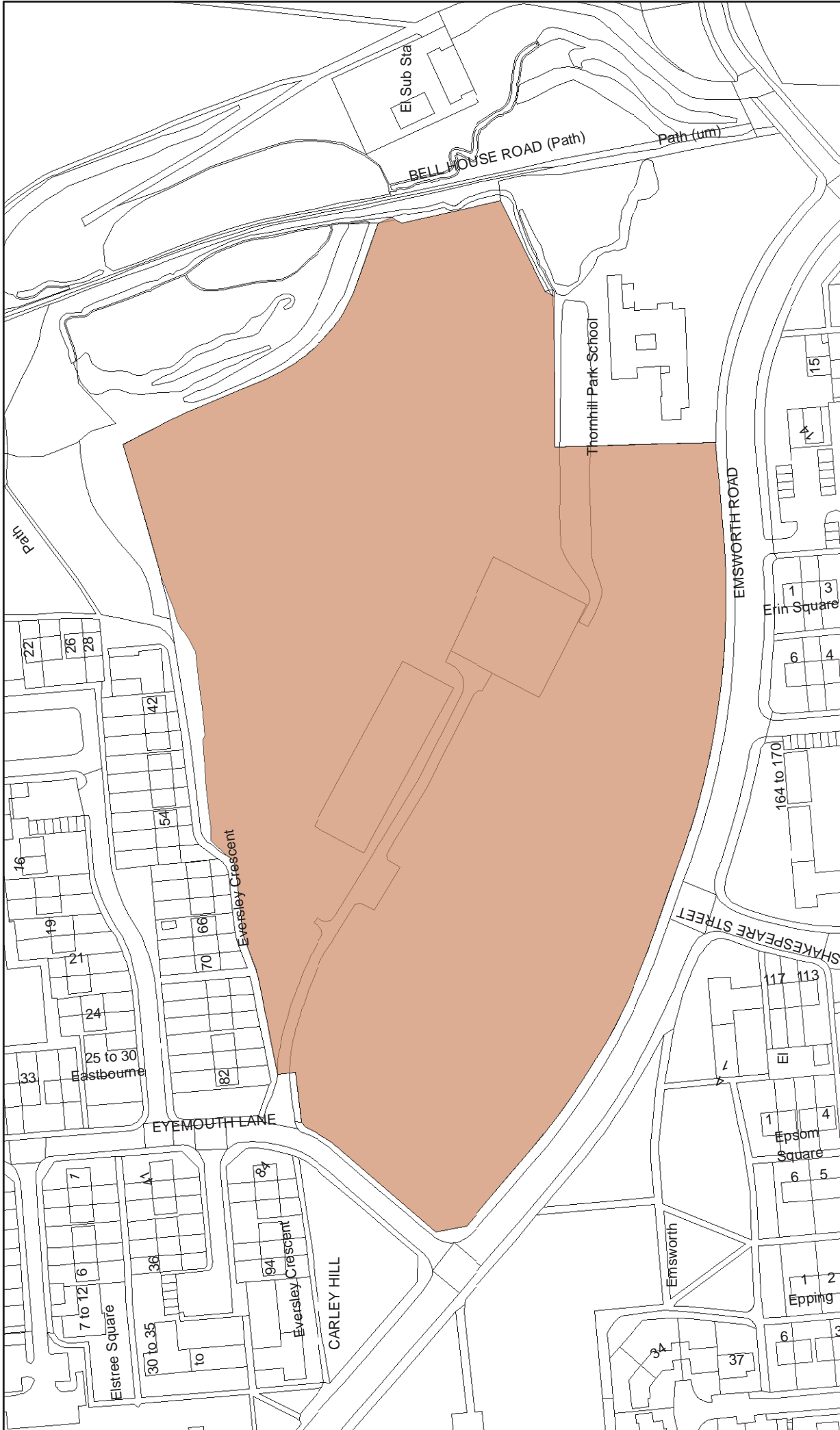
Conclusion on Availability: Available
 Comments on Availability: Council owned site identified for disposal.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 150
 Low to mid market value area. Site specific considerations (ecology and biodiversity, proximity to SSSI and LNR which may require a buffer, HRA, local archaeology).

Deliverability

Comment on Deliverability: Known developer interest for the site. Planning application anticipated for the site. Subject to the determination of a detailed planning application, this site could deliver units within years 6-10 at a rate of 30 units per annum once site is established.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 104: Carley Hill School, Emsworth Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	120	Site Name:	St Hilda's Church, School and adjacent land
Subarea:	Sunderland North		
Ward:	SOUTHWICK		
PDL or greenfield:	PDL	Capacity:	17
Sieved site?	No	Site area (HA):	0.62
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

N/A - permitted under construction

Planning History

Present Planning Status: Complete – no more units left to build
 Planning App No: 14/01525/LP4
 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:	
		17								
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: 17

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Suitability of site granted through planning approval.

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 Brownfield 15
 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 delivery of units expected with 0-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 120: St Hilda's Church, School and adjacent land		
Contact			North
Scale	Not to Scale	Date	July 2017
Drawing No.	Revisions		

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SHLAA Ref No:	121	Site Name:	Newcastle Road Baths
Subarea:	Sunderland North		
Ward:	FULWELL		
PDL or greenfield:	PDL	Capacity:	
Sieved site?	No	Site area (HA):	0.74
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Planning History

Present Planning Status: Complete – no more units left to build
Planning App No: 13/02388/FUL
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:	
7	27	0								
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: 34

Assessment Information

Suitability:

Conclusion on Suitability: Completed
Comments on Suitability:

Availability:

Conclusion on Availability: Completed
Comments on Availability:

Achievability:

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

Deliverability

Comment on Deliverability:



Project	5 Year Housing Land Supply
Scheme	Site No. 121 : Newcastle Road Baths
Contact	North
Scale	Date March 2008
Drawing No.	Revisions

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SHLAA Ref No:	154A	Site Name:	Seaburn Camp, Whitburn Road (North)
Subarea:	Sunderland North		
Ward:	FULWELL		
PDL or greenfield:	Greenfield	Capacity:	64
Sieved site?	No	Site area (HA):	4.00
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Part of the coast - HLV. Also in close proximity to nearby designated AHLV within S Tyneside. Close proximity to coast, therefore subject to HRA. Would impact on priority species, especially wintering birds. Forms part of the coastal green infrastructure corridor and provides amenity greenspace. Within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Local archaeological significance.

Planning History

Present Planning Status: Application pending
 Planning App No: 18/00609/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:
							30	34	
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. Part of the coast - HLV. Also in close proximity to nearby designated AHLV within S Tyneside. Close proximity to coast, therefore subject to HRA. Would impact on priority species, especially wintering birds. Forms part of the coastal green infrastructure corridor and provides amenity greenspace. Within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Local archaeological significance.

Availability:

Conclusion on Availability: Available

Comments on Availability: University of Sunderland owned site have indicated that the site could be made available to come forward for 140 units.

Achievability:

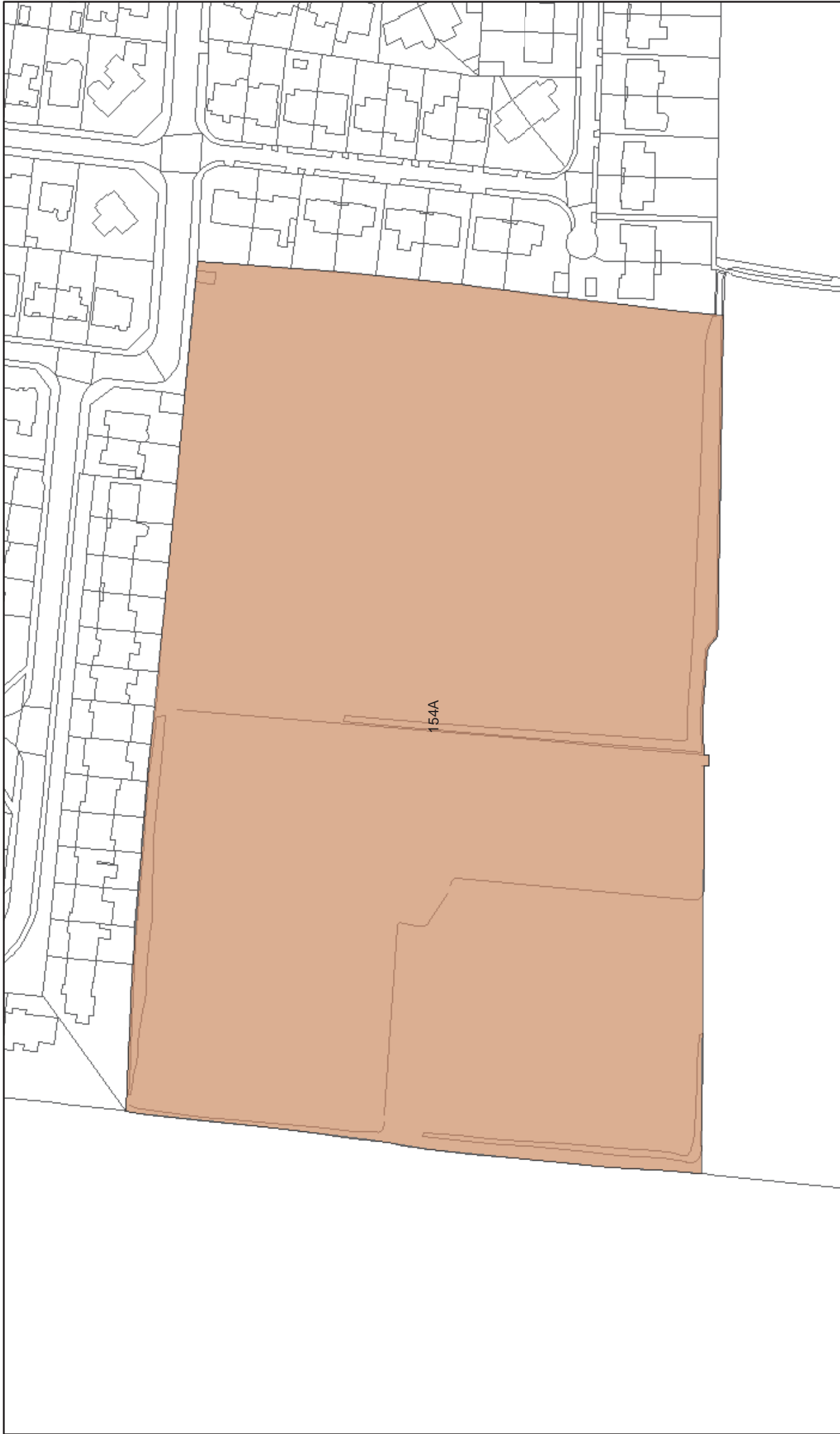
Conclusion on Achievability: Achievable

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 on site of surface water flooding, buffer zone likely required due to proximity to coastal AHLV, HRA, 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: Subject to suitable mitigation being provided due to the sites proximity to the coastal wildlife corridor, HRA being satisfied and mitigation for surface water flooding, the site has the potential to accommodate around 64 units. Planning application pending. Pre-application discussions have taken place.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 154A: Greenspace northwest of Seaburn Camp
Contact	North
Scale	Not to Scale
Date	January 2018
Drawing No.	Revisions

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SHLAA Ref No:	154B	Site Name:	Seaburn Camp, Whitburn Road (South)
Subarea:	Sunderland North		
Ward:	FULWELL		
PDL or greenfield:	Greenfield	Capacity:	10
Sieved site?	No	Site area (HA):	5.18
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

Part of the coast - HLV. Also in close proximity to nearby designated AHLV within S Tyneside. Close proximity to coast, therefore subject to HRA. Would impact on priority species, especially wintering birds. Forms part of the coastal green infrastructure corridor and provides amenity greenspace. Within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Local archaeological significance.

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:
										10

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. Part of the coast - HLV. Also in close proximity to nearby designated AHLV within S Tyneside. Close proximity to coast, therefore subject to HRA. Would impact on priority species, especially wintering birds. Forms part of the coastal green infrastructure corridor and provides amenity greenspace. Within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Local archaeological significance. School capacity issues.

Availability:

Conclusion on Availability: Available

Comments on Availability: Council owned site identified for disposal.

Achievability:

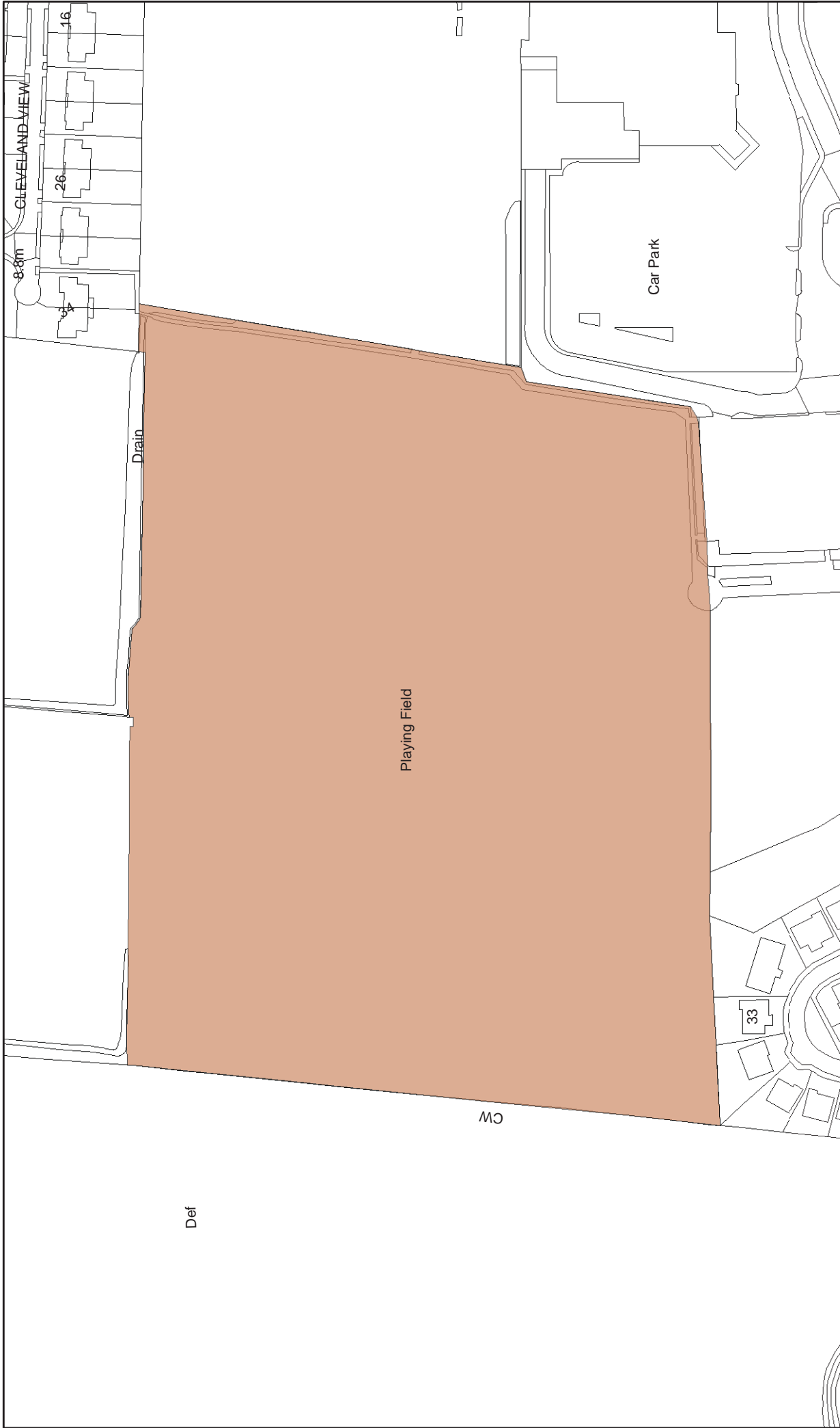
Conclusion on Achievability: Achievable


Comment on Achievability: Viability Assessment Typology: Medium Greenfield 15

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 on site of surface water flooding, buffer zone likely required due to proximity to coastal AHLV, HRA, 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: Subject to appropriate mitigation measures to minimise the impact upon the coastal wildlife corridor, priority species and surface water flooding, this site has the potential to deliver around 10 units in the 11-15 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 154B: Seaburn Camp, Whitburn Road (South)
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	175	Site Name:	Fulwell Quarry East, land at Bell House Road
Subarea:	Sunderland North		
Ward:	SOUTHWICK		
PDL or greenfield:	Greenfield	Capacity:	90
Sieved site?	No	Site area (HA):	4.10
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

The site is adjacent to the Fulwell Quarries LNR which is identified as an area of HLV, belonging to the Magnesian Limestone Escarpment. The site lies within 6km of the coastal wildlife corridor and is therefore subject to Habitats Regulations Assessment (HRA). The northern part of the site falls within the Fulwell Quarries LNR boundary. The site forms natural greenspace (part of which is protected as LNR). The whole site forms part of the east-west wildlife corridor that runs between Sunderland and South Tyneside. Much of the site has local archaeological interest in relation to past quarrying activity at Fulwell Quarries. The northern part of the site falls within the Source Protection Zone. Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. The western part of the site is subject to contamination/land fill.

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	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
						15	30	30	Beyond 2032/33: 15

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. Greenfield site located on the edge of settlement. The site is adjacent to the Fulwell Quarries LNR which is identified as an area of HLV, belonging to the Magnesian Limestone Escarpment. The site lies within 6km of the coastal wildlife corridor and is therefore subject to Habitats Regulations Assessment (HRA). The northern part of the site falls within the Fulwell Quarries LNR boundary. The site forms natural greenspace (part of which is protected as LNR). The whole site forms part of the east-west wildlife corridor that runs between Sunderland and South Tyneside. Much of the site has local archaeological interest in relation to past quarrying activity at Fulwell Quarries. The northern part of the site falls within the Source Protection Zone. Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. The western part of the site is subject to contamination/land fill.

Availability:

Conclusion on Availability: Available

Comments on Availability: Council owned site identified for disposal.

Achievability:

Conclusion on Achievability: Achievable

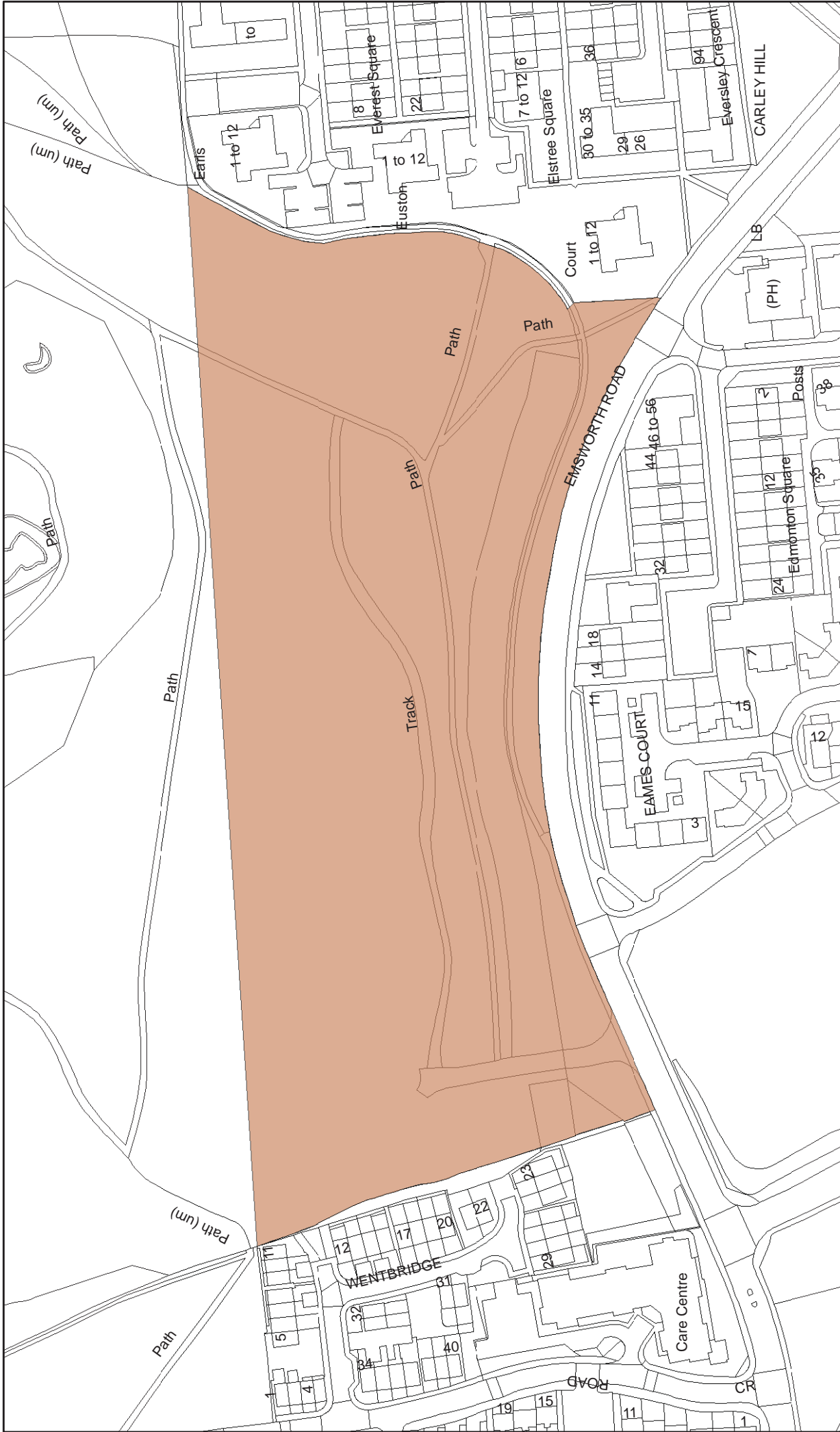
Comment on Achievability:

Viability Assessment Typology: Large Greenfield 75.

Low to mid market value area, with steady rates of recent delivery and moderate 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:**

Site is suitable for development subject to suitable mitigation measures to safeguard the LNR and AHLV. The site lies within 6km of the coastal wildlife corridor and is therefore subject to Habitats Regulations Assessment (HRA). Council owned site identified for disposal in the longer term.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 175: Fulwell Quarry East, land at Bell House Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	211	Site Name:	36 to 38 Roker Avenue
Subarea:	Sunderland North		
Ward:	ST PETERS		
PDL or greenfield:	PDL	Capacity:	24
Sieved site?	No	Site area (HA):	0.28
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

No known constraints

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: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission in 2003 for 24 apartments. This permission has since expired.

Availability:

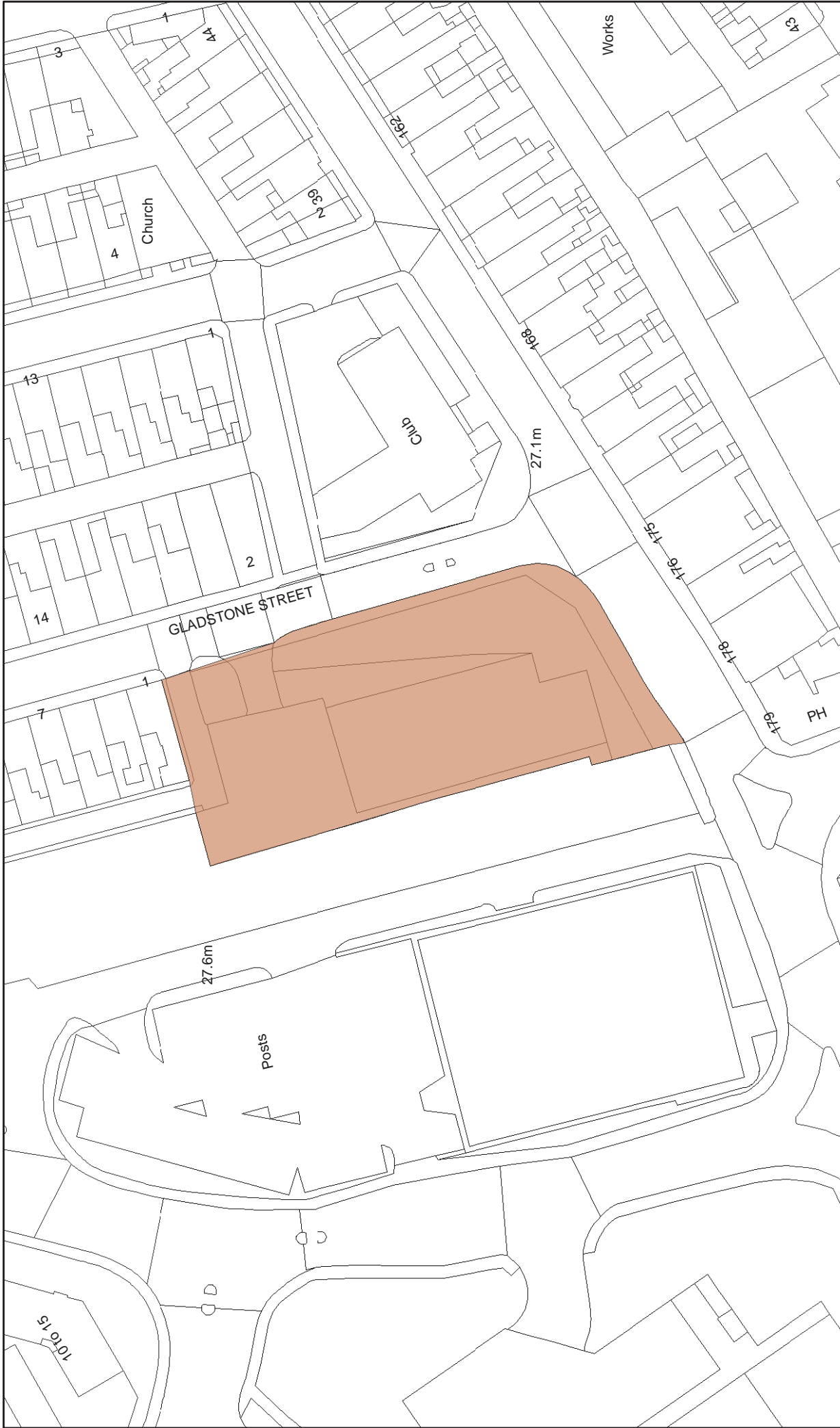
Conclusion on Availability: Not Available
 Comments on Availability: There is a thriving business on the site and the land owner has no intention of developing at this point in time.


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, therefore the site has been identified as not achievable at this point in time. There are some constraints effecting the site that may impact on the achievability including groundwater flooding.

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
Scheme	Availability Assessment - 2017
Contact	Site No 211: 36 to 38 Roker Avenue
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	214	Site Name:	Land to the east of former Maplewood School, Redcar Road
Subarea:	Sunderland North		
Ward:	REDHILL		
PDL or greenfield:	Mixed (50/50)	Capacity:	19
Sieved site?	No	Site area (HA):	0.89
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Priority species within the vicinity of the site. The western part of the site is affected by electricity pylons. The former school site includes an outdoor sports pitch.

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:	
										19

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. Former school site, approximately 50% greenfield, 50% brownfield. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Priority species within the vicinity of the site. The western part of the site is affected by electricity pylons. The former school site includes an outdoor sports pitch. School capacity issues.

Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Priority species within the vicinity of the site. The western part of the site is affected by electricity pylons. The former school site includes an outdoor sports pitch.

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

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However the site forms part of a masterplan for the wider Sunderland North area and as such the site is considered achievable later in the plan period. There are some issues around access to the site, public transport and pedestrian crossings which are expected to be resolved within the medium term. Also further development in the area will require an increase in school capacity.

Deliverability

Comment on Deliverability:

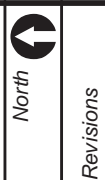
Site considered suitable, available and achievable in the longer term, subject to overcoming constraints and ensuring adequate school places available, as well as being planned comprehensively as part of the Masterplan.



Project	Sunderland Strategic Housing Land Availability Assessment - April 2009
Scheme	Site No. 214: Land at Redcar Road
Contact	
Scale	Not to Scale
Date	April 2009
Drawing No.	

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 Development and Regeneration Directorate
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Revisions

SHLAA Ref No:	238	Site Name:	Portobello Lane, Roker Avenue
Subarea:	Sunderland North		
Ward:	ST PETERS		
PDL or greenfield:	PDL	Capacity:	26
Sieved site?	No	Site area (HA):	0.52
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Lies within 2km of coast and is therefore subject to HRA. The site has local archaeological importance and lies within a Critical Drainage Area. Previous industrial use.

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: Suitable

Comments on Suitability: Mitigation required. Lies within 2km of coast and is therefore subject to HRA. The site has local archaeological importance and lies within a Critical Drainage Area. Previous industrial use. Access issues and noise mitigation issues to resolve.

Availability:

Conclusion on Availability: Available

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

Achievability:

Conclusion on Achievability: Not Achievable

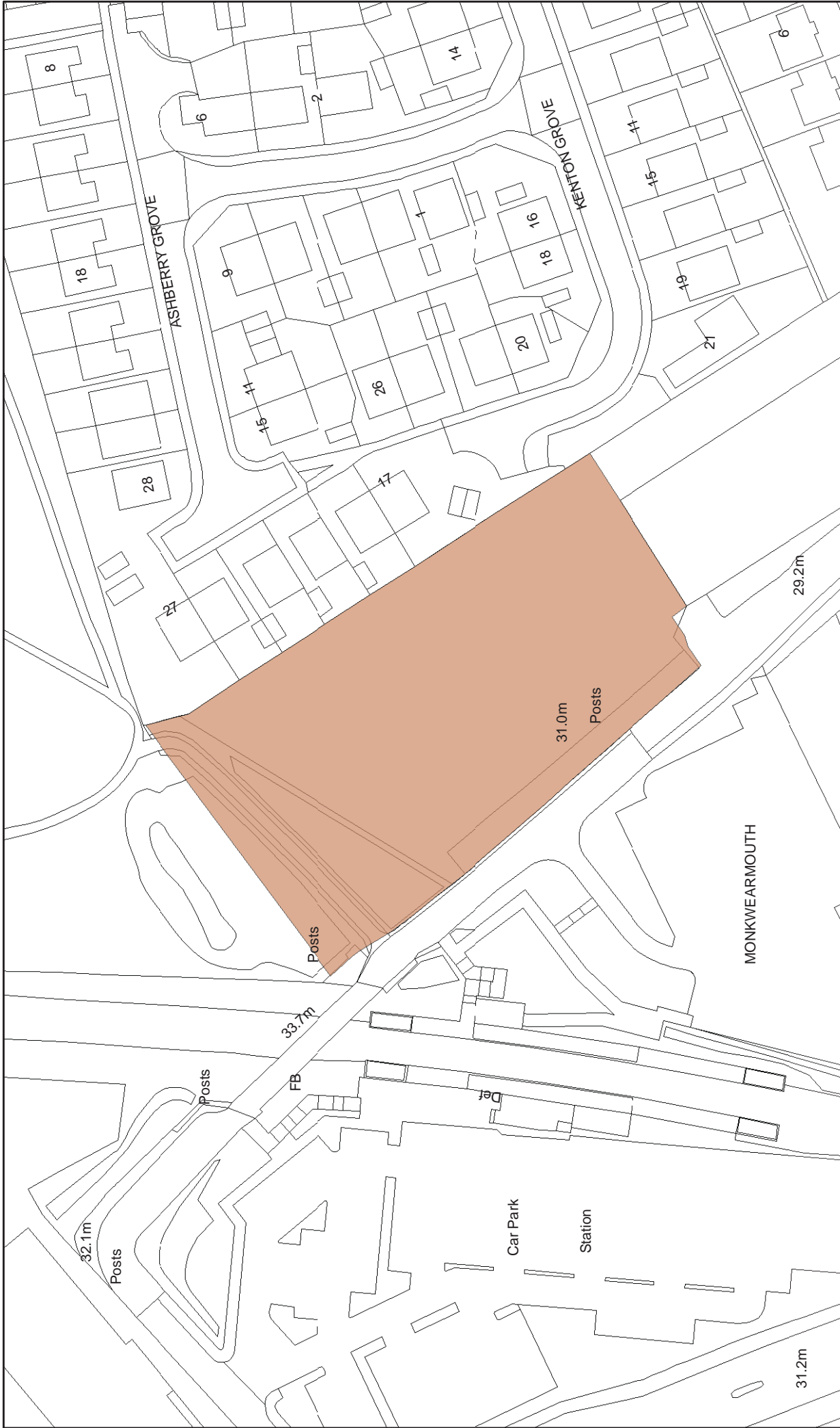
Comment on Achievability: Viability Assessment Typology: Medium Brownfield 25.

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

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (HRA, archaeology, within critical drainage area). Abnormal costs may be associated with site remedaition from previous industrial use, access and noise which may require significant engineering solutions to make the site feasible for housing.

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 238: Portobello Lane, Roker Avenue
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	254	Site Name:	Fulwell Reservoir, Viewforth Terrace
Subarea:	Sunderland North		
Ward:	FULWELL		
PDL or greenfield:	PDL	Capacity:	20
Sieved site?	No	Site area (HA):	0.72
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Within 2km of coast, therefore subject to HRA. The western boundary of the site adjoins a SSSI. Priority species on and in vicinity of site. The site is linked to Fulwell Quarries and the wildlife corridor along the northern city boundary. The 19th Century Fulwell Reservoir is being investigated for potential listing. The site provides natural greenspace and lies on the edge of a Green Infrastructure corridor that connects Fulwell Quarries toward the River Wear and also to the Green Belt north of the city. Low incidence potential of groundwater flooding.

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: Mitigation required. Significant access issues to overcome due to site level differences and limited options off existing residential streets. Within 2km of coast, therefore subject to HRA. The western boundary of the site adjoins a SSSI. Priority species on and in vicinity of site. The site is linked to Fulwell Quarries and the wildlife corridor along the northern city boundary. The 19th Century Fulwell Reservoir is being investigated for potential listing. The site provides natural greenspace and lies on the edge of a Green Infrastructure corridor that connects Fulwell Quarries toward the River Wear and also to the Green Belt north of the city. Low incidence potential of groundwater flooding. School capacity issues.

Availability:

Conclusion on Availability: Available

Comments on Availability: NWL have expressed development potential interest in the site.

Achievability:

Conclusion on Achievability: Not Achievable

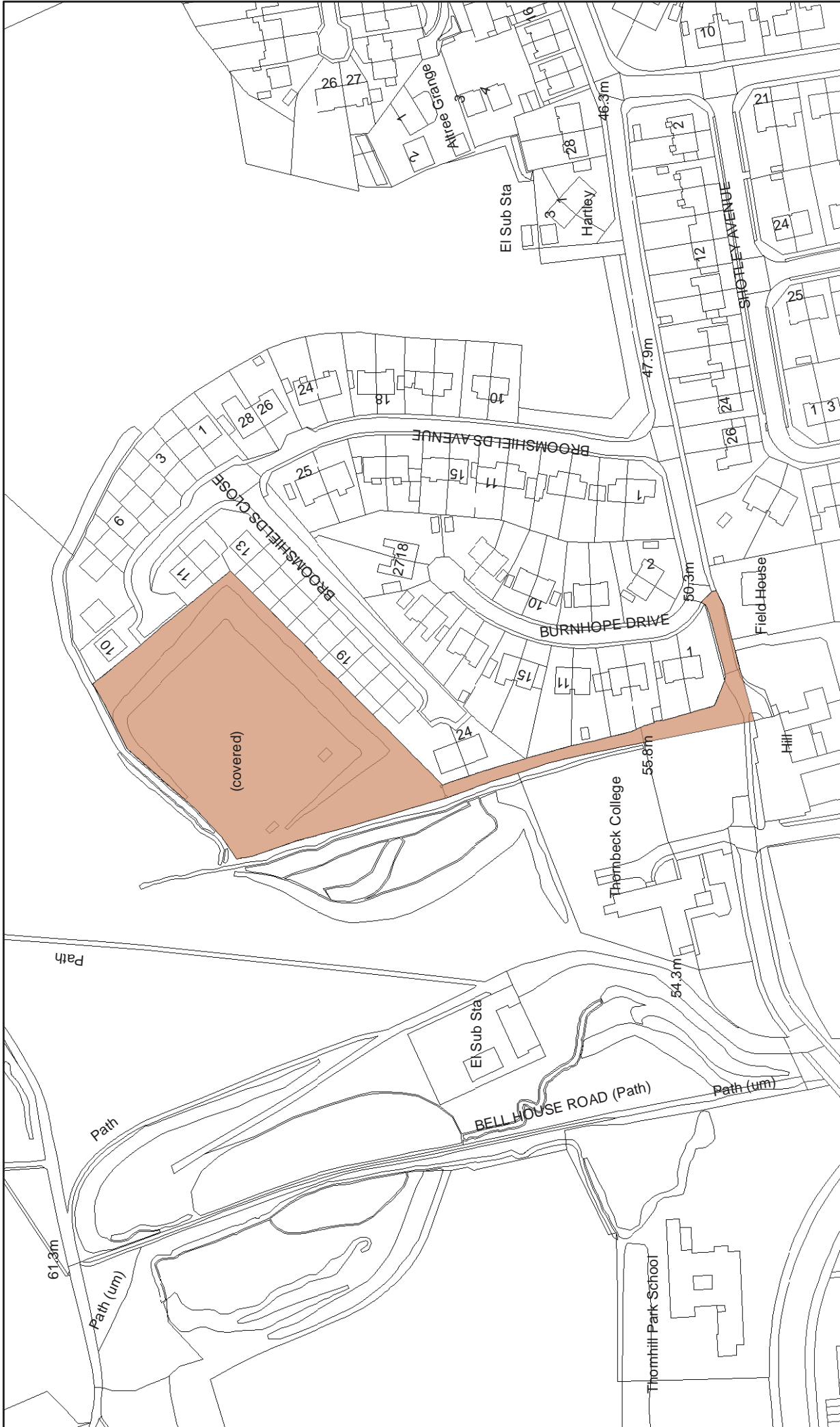
Comment on Achievability: Viability Assessment Typology: Medium Greenfield 15

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, significant site constraints that may effect viability include: access issues and demolition/disposal of existing former reservoir may compromise the viability of the site for such small scale development.

Deliverability

Comment on Deliverability:

NWL have aspirations to take forward an outline application for 20 dwellings. At present the site has significant highways access issues which would require significant mitigation to overcome. In addition the site has extensive biodiversity concerns which would again, require significant mitigation. Significant constraints therefore render the site not suitable for development at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 254: Fulwell Reservoir, Viewforth Terrace
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

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SHLAA Ref No:	265	Site Name:	Beacon Drive, site at
Subarea:	Sunderland North		
Ward:	ST PETERS		
PDL or greenfield:	PDL	Capacity:	10
Sieved site?	No	Site area (HA):	0.19
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site is an existing operational car park. The site forms part of the River Wear strategic wildlife corridor with priority species in the vicinity of the site. There is an existing Right of Way and also provides parking and access to the river bank. Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. Incidence of surface water and groundwater flooding and is within a critical drainage area.

Planning History

Present Planning Status: Unknown
 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: Suitable

Comments on Suitability: The site is an existing operational car park. The site forms part of the River Wear strategic wildlife corridor with priority species in the vicinity of the site. There is an existing Right of Way and also provides parking and access to the river bank. Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. Incidence of surface water and groundwater flooding and is within a critical drainage area. The site would be more suitable for a mixed use development supporting leisure and tourism.

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:

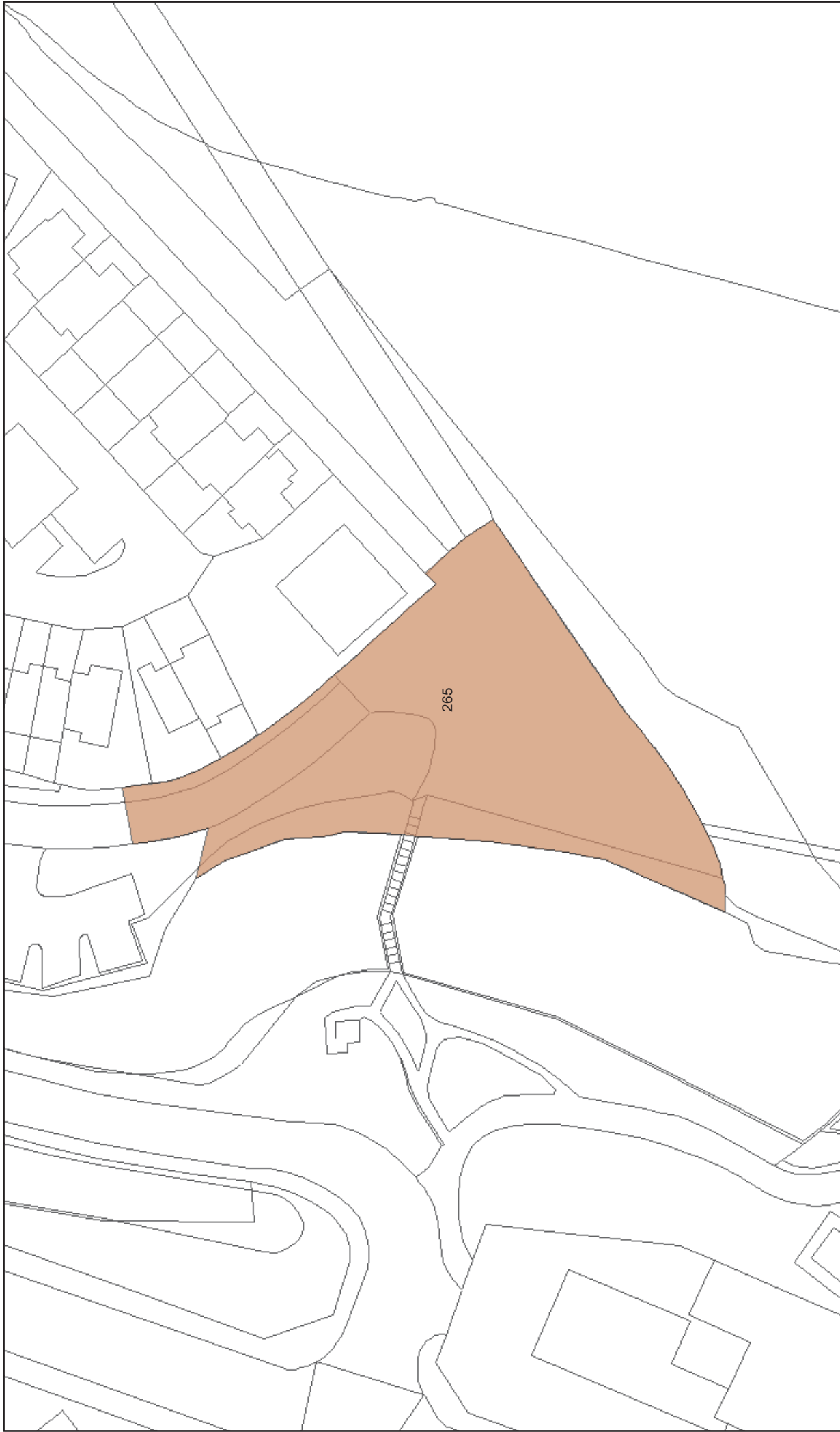
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: 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.



<i>Project</i>	Sunderland Strategic Housing Land Availability Assessment - 2018
<i>Scheme</i>	Site No 265: Land at Beacon Drive, North Haven
<i>Contact</i>	North
<i>Scale</i>	Not to Scale
<i>Date</i>	January 2018
<i>Drawing No.</i>	Revisions

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SHLAA Ref No:	301	Site Name:	Ferryboat Lane, land at
Subarea:	Sunderland North		
Ward:	CASTLE		
PDL or greenfield:	Greenfield	Capacity:	16
Sieved site?	No	Site area (HA):	0.55
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site provides a woodland shelter belt and forms a major part of a narrow Green Infrastructure corridor north-south beside the A19 linking the River Wear to the Green Belt north of Town End Farm. The shelter belt helps to reduce the impact of the A19 on neighbouring properties.

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: The site is adjacent to the A19 and provides a buffer to existing properties.

The site provides a woodland shelter belt and forms a major part of a narrow Green Infrastructure corridor north-south beside the A19 linking the River Wear to the Green Belt north of Town End Farm. The shelter belt helps to reduce the impact of the A19 on neighbouring properties.

Availability:

Conclusion on Availability: Available

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

Achievability:

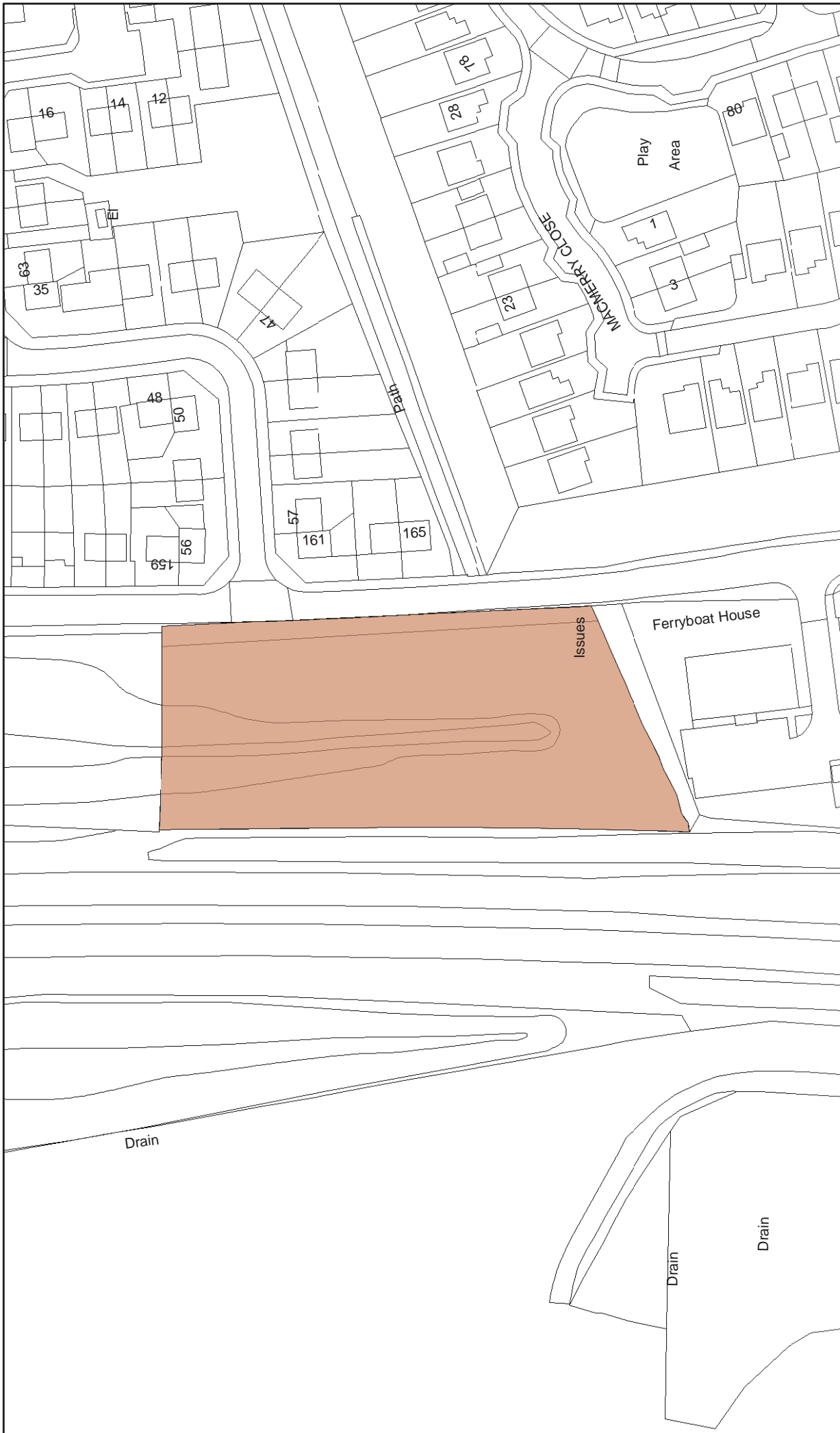
Conclusion on Achievability: Not Achievable


Comment on Achievability: Viability Assessment Typology: Medium Greenfield 15

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there are some significant constraints on the site that may effect the achievability. There are significant constraints regarding green infrastructure and issues due to proximity to the A19, relating to noise and air pollution.

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 301: Land at Ferryboat Lane
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	398	Site Name:	Givens Street/Bede Street, Roker, land at
Subarea:	Sunderland North		
Ward:	ST PETERS		
PDL or greenfield:	Mixed (G90 B10)	Capacity:	59
Sieved site?	No	Site area (HA):	1.42
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Within 2km of coast, therefore subject to HRA. The site near lies near to ponds and there is evidence of priority species in close proximity to the site. The site formed part of the North Dock railway line. There is limited greenspace in the area.

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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Within 2km of coast, therefore subject to HRA. The site lies near to ponds and there is evidence of priority species in close proximity to the site. The site formed part of the North Dock railway line. There is limited greenspace in the area.

Availability:

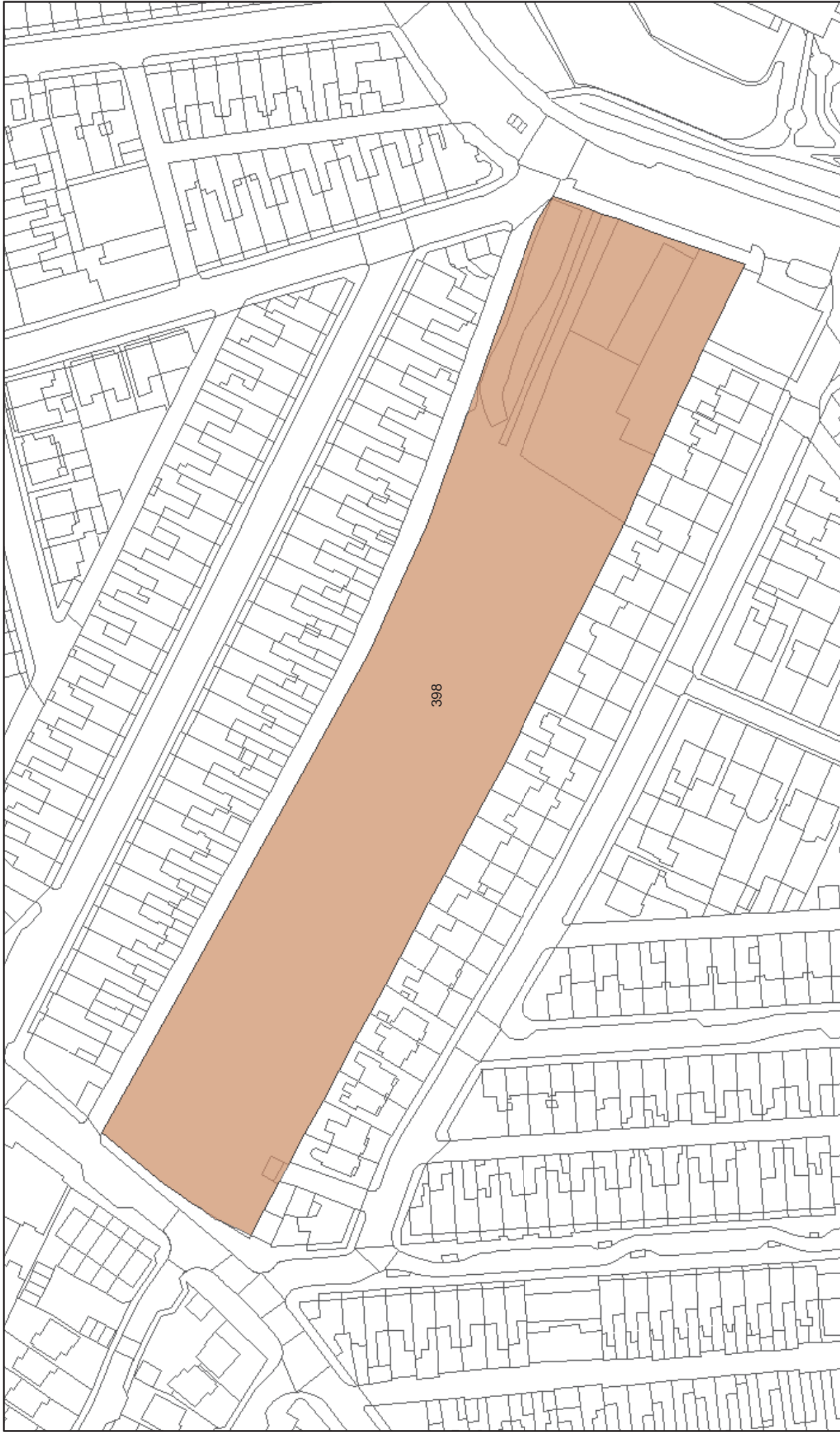
Conclusion on Availability: Not Available
 Comments on Availability: Council owned site. The site is designated open space and there is low open space in the area, therefore the site would not be made available for development at this point in time.

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 significant issues on the site that may effect achievability including biodiversity and green infrastructure

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 - 2018**

Scheme **Site No 398: Back of Givens Street, Roker, Sunderland**

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



Drawing No.

Revisions

Sunderland City Council
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SHLAA Ref No:	413	Site Name:	Seaburn Amusements, Whitburn Road
Subarea:	Sunderland North		
Ward:	FULWELL		
PDL or greenfield:	Mixed (50/50)	Capacity:	279
Sieved site?	No	Site area (HA):	5.65
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

EA flood risk zone 3B to the south of the site. Has not been sieved as a category 1 site as appropriate buffer around this zone could be applied- developer submission has demonstrated this. Forms part of the wildlife and GI coastal corridor, therefore subject to HRA. Priority species on and in close proximity of site. Area of high landscape value. Within a Critical Drainage Area with pockets of 1:30 incidence surface water flooding, and the southern part of the site includes Category 1 Flood Zone 3. Low incidence potential of groundwater flooding.

Planning History

Present Planning Status: Permitted (Outline) – Not started
 Planning App No: 16/02056/HY4
 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:
						30	30	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	30	9				
Under Construction:			No						
Units Completed:			0						

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: The site is considered suitable for development and a Stage 2 enquiry is being considered for a mixed use development, including 279 residential units. Mitigation is required. EA flood risk zone 3B to the south of the site. Has not been sieved as a category 1 site as appropriate buffer around this zone could be applied. Forms part of the wildlife and GI coastal corridor, therefore subject to HRA. Priority species on and in close proximity of site. Area of high landscape value. Within a Critical Drainage Area with pockets of 1:30 incidence surface water flooding, and the southern part of the site includes Category 1 Flood Zone 3. Low incidence potential of groundwater flooding. Site size has been reduced due to SFRA.

Availability:

Conclusion on Availability: Available

Comments on Availability: No known constraints to availability at this point in time. Known developer interest to develop around 279 units on the site.

Achievability:

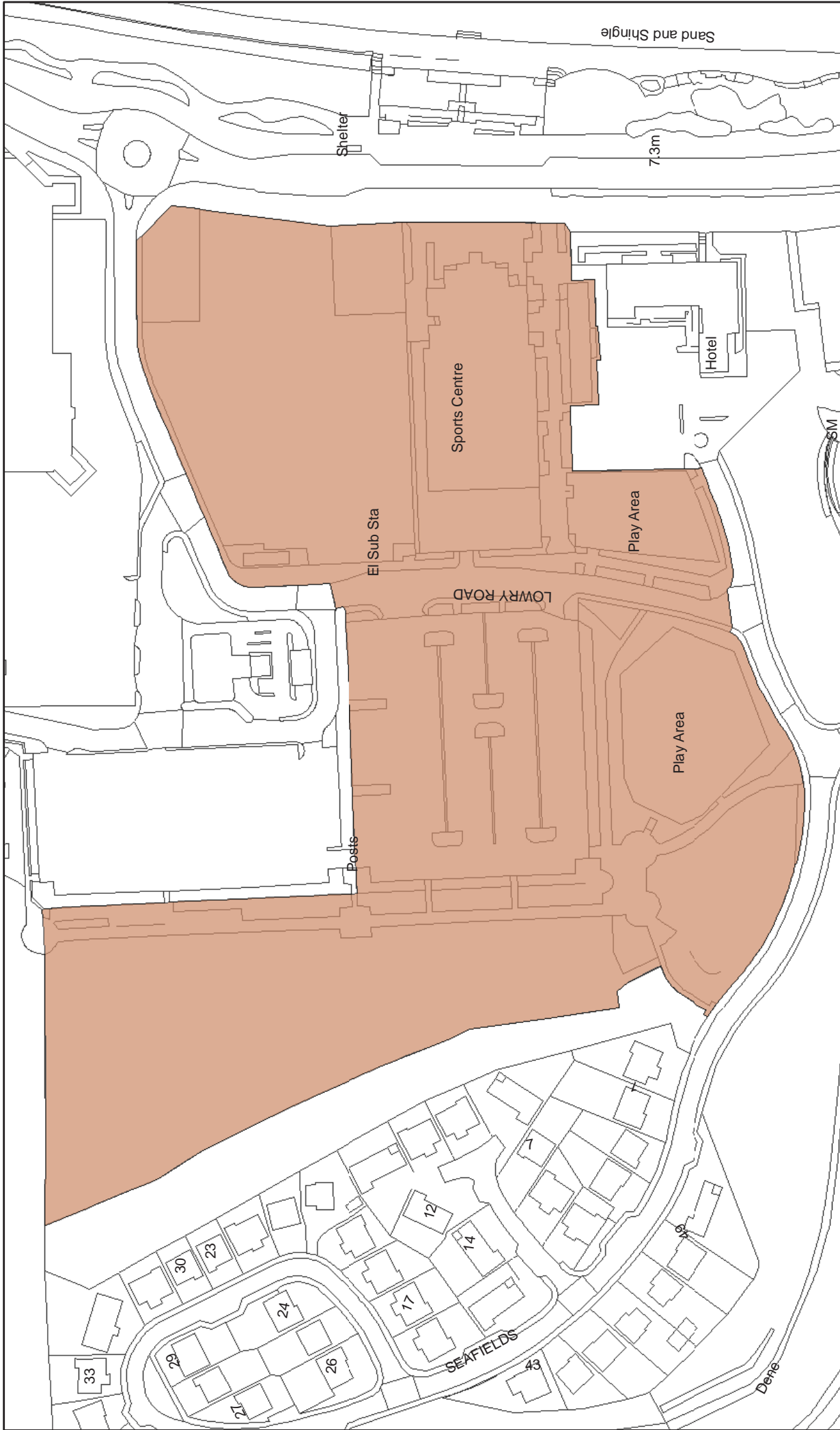
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Large Greenfield 175

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 on site of surface water flooding and flood zone 3B, buffer zone likely required around flood zone 3 designation and also due to proximity to coastal AHLV, HRA, 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: Known developer interest in the site. The site has a hybrid planning application approved with 279 residential units subject to the outline consent. Subject to submitting reserved matters and the implementation of appropriate mitigation measures the site could deliver from year 3 onwards.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 413: Seaburn Amusements, Ocean Park and land to rear, Seaburn, Sunderland
Contact	Not to Scale
Scale	Date
	January 2018
	North
	Revisions

Sunderland City Council

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SHLAA Ref No:	416A	Site Name:	Land at Ferryboat Lane, North Hylton
Subarea:	Sunderland North		
Ward:	CASTLE		
PDL or greenfield:	Greenfield	Capacity:	80
Sieved site?	No	Site area (HA):	7.79
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site lies within an Area of HLV beside the Magnesian Limestone Escarpment and key viewpoint of the River Wear from the A19 bridge and Claxheugh Rock. Agricultural land quality not known. Within 6km of coast, therefore subject to HRA. The site forms a major section of the River Wear wildlife corridor and priority species have been recorded in the area. The site is situated in close proximity to the Grade II listed Shipwrights PH and has local archaeological importance relating to North Hylton Village. A Public Right of Way passes through the site. Site is partly affected by 1:30 incidence surface water flooding, and has low incidence potential of groundwater flooding.

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 site lies within an Area of HLV beside the Magnesian Limestone Escarpment and key viewpoint of the River Wear from the A19 bridge and Claxheugh Rock. Within 6km of coast, therefore subject to HRA. The site forms a major section of the River Wear wildlife corridor and priority species have been recorded in the area. Site is partly affected by 1:30 incidence surface water flooding, and has low incidence potential of groundwater flooding.

Availability:

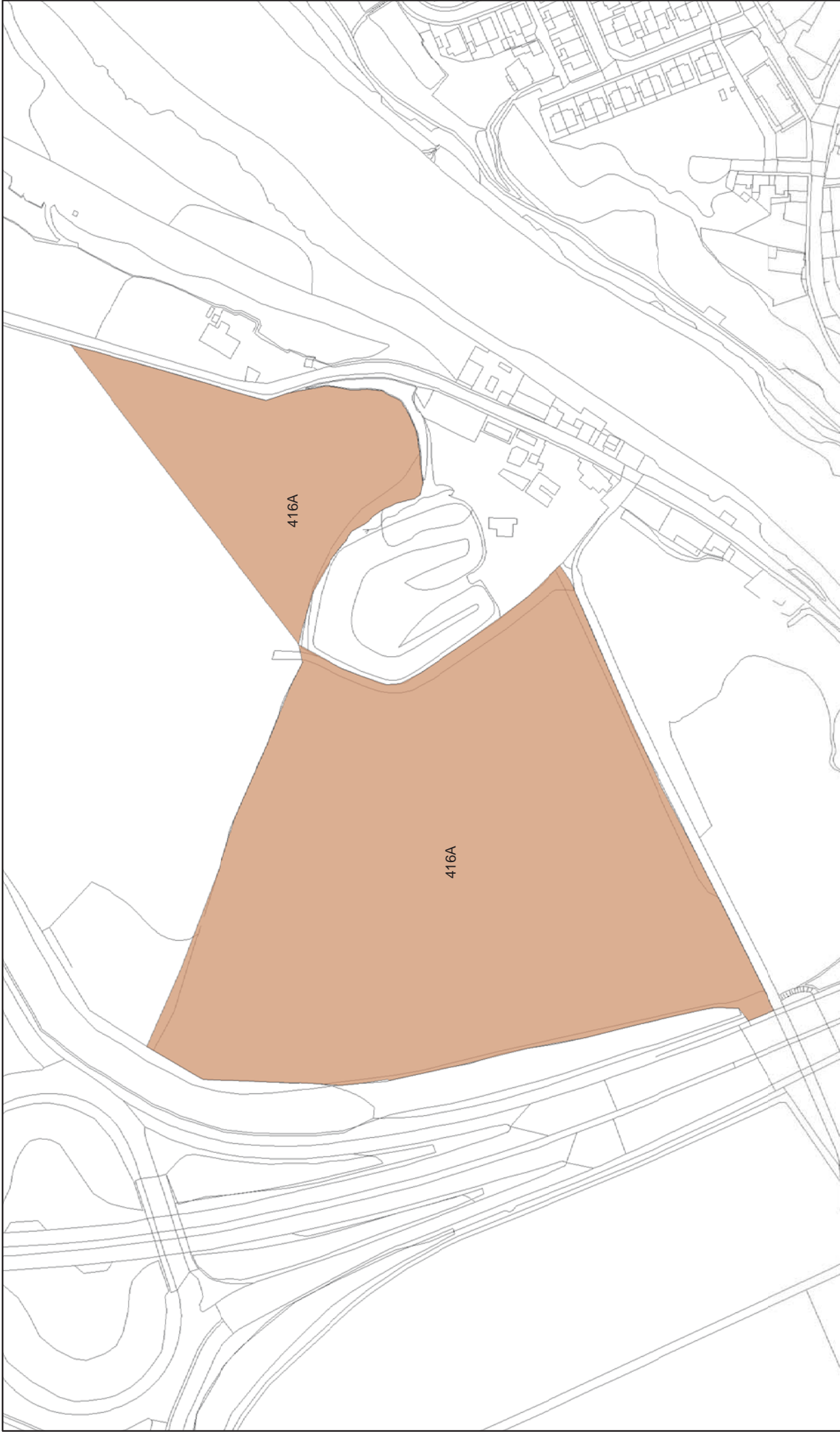
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.


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 416A: Land at Ferryboat Lane
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	416B	Site Name:	Land at Ferryboat Lane, North Hylton
Subarea:	Sunderland North		
Ward:	CASTLE		
PDL or greenfield:	Greenfield	Capacity:	110
Sieved site?	No	Site area (HA):	6.36
Included in Supply?	No	Deliverable/Developable:	6-10 years

Constraints

The site lies within an Area of HLV beside the Magnesian Limestone Escarpment and key viewpoint of the River Wear from the A19 bridge and Claxheugh Rock. Agricultural land quality not known. Within 6km of coast, therefore subject to HRA. The site forms a major section of the River Wear wildlife corridor and priority species have been recorded in the area. The site is situated in close proximity to the Grade II listed Shipwrights PH and has local archaeological importance relating to North Hylton Village. A Public Right of Way passes through the site. Site is partly affected by 1:30 incidence surface water flooding, and has low incidence potential of groundwater flooding.

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					

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 an Area of HLV beside the Magnesian Limestone Escarpment and key viewpoint of the River Wear from the A19 bridge and Claxheugh Rock. Within 6km of coast, therefore subject to HRA. The site forms a major section of the River Wear wildlife corridor and priority species have been recorded in the area. Site is partly affected by 1:30 incidence surface water flooding, and has low incidence potential of groundwater flooding.

Availability:

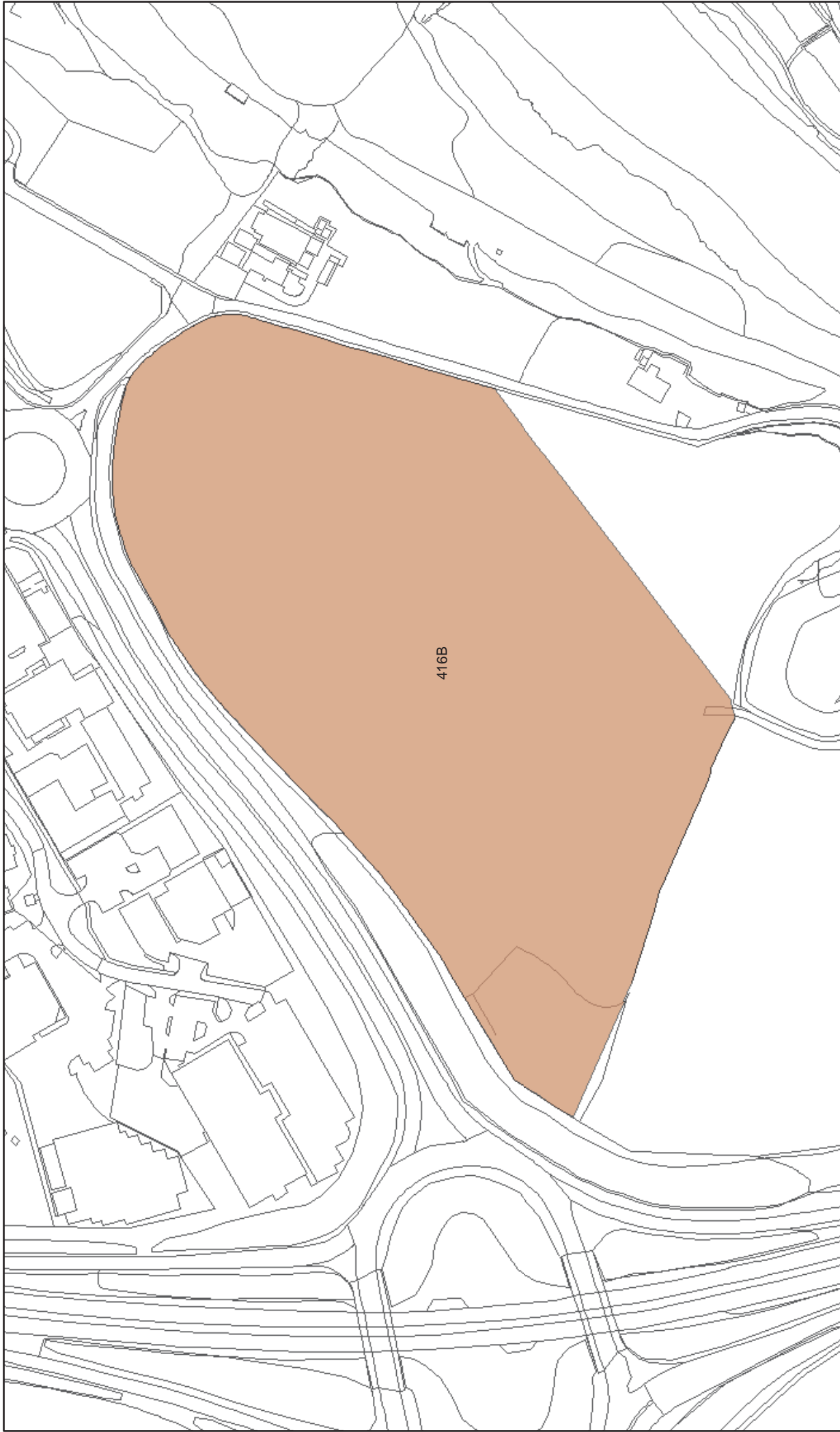
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: iability 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 416B: Land at Ferryboat Lane

Contact
Scale

Not to Scale

Date January 2018

North



Drawing No.

Revisions

Sunderland City Council

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SHLAA Ref No:	439	Site Name:	Cricklewood Rd, land at
Subarea:	Sunderland North		
Ward:	CASTLE		
PDL or greenfield:	PDL	Capacity:	12
Sieved site?	No	Site area (HA):	0.40
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

The site forms the edge of the wildlife corridor along Hylton Dene and priority species have been recorded in the area. Within 6km of coast, therefore subject to HRA. Low incidence potential of groundwater flooding.

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:	
								12		

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
Comments on Suitability: Site suitability established through its previous use as a housing estate, and is identified as an area for housing improvements.

Availability:

Conclusion on Availability: Available
Comments on Availability: Gentoo owned site, identified as a potential development site.

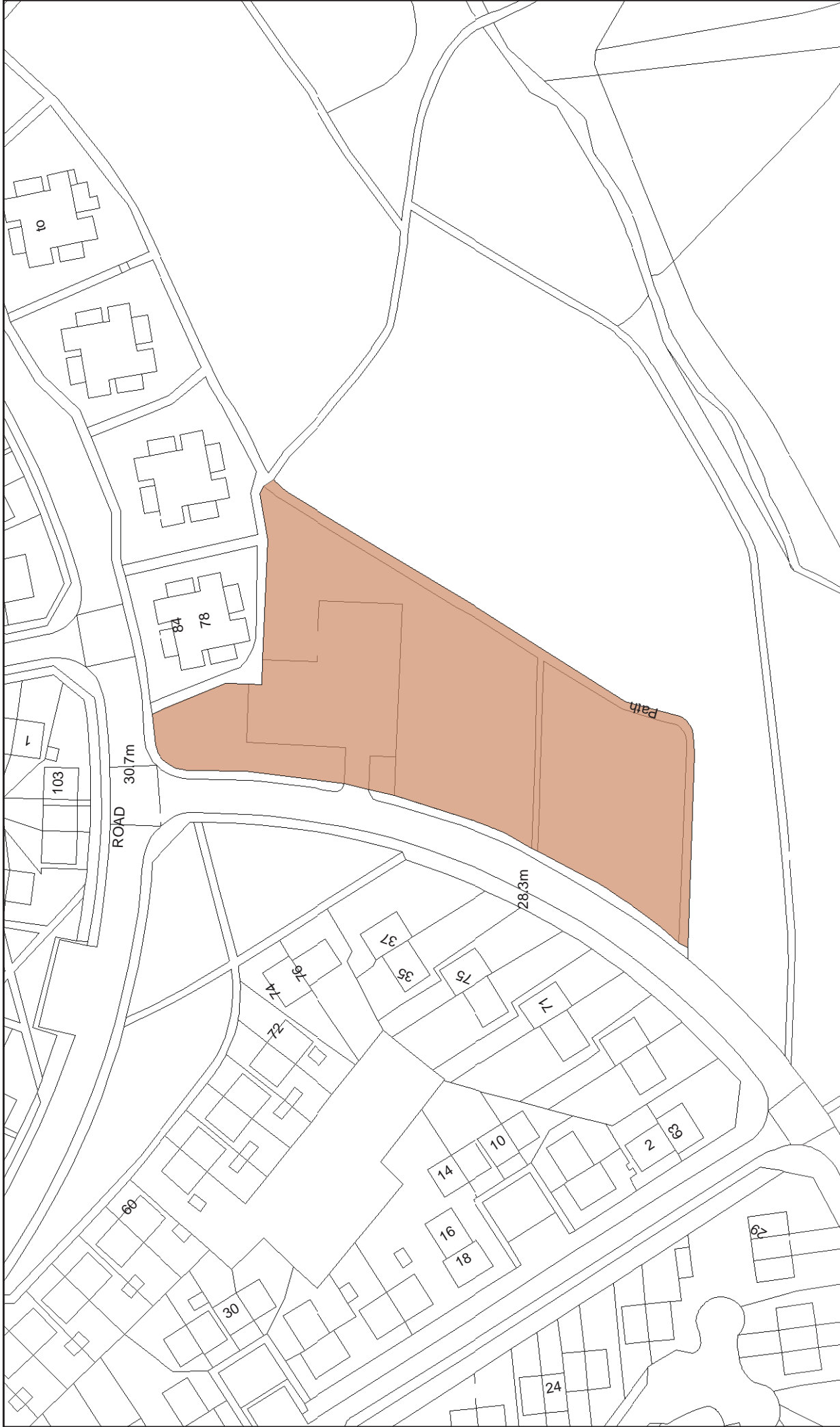
Achievability:

Conclusion on Achievability: Achievable
Comment on Achievability: Viability Assessment Typology: Small Brownfield 20

 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However, small site in an area where small builders are delivering, as such considered achievable within the plan period.

Deliverability

Comment on Deliverability: Site considered developable within the back end of the plan period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 439: Land at Cricklewood Rd		
Contact			
Scale	Not to Scale	Date	July 2017
Drawing No.			North
			Revisions

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SHLAA Ref No:	467A	Site Name:	Upper Fulwell
Subarea:	Sunderland North		
Ward:	SOUTHWICK		
PDL or greenfield:	Greenfield	Capacity:	60
Sieved site?	No	Site area (HA):	2.19
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

Site adjacent to Fulwell Quarries area and is in close proximity to the designated SSSI on site 467c; Impacts of development may require mitigation. The Fulwell Quarries area forms part of the Magnesian Limestone Escarpment and is identified as HLV. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site is linked to the wildlife corridor that follows the northern boundary of the city. Priority species are within close proximity to the area. Local archaeological significance relating to past quarrying and waggonway activity. The site is directly adjacent to Fulwell Acoustic Mirror a SAM and Grade II listed building. 1:30 incidence of surface water flooding occurs on part of the site (<5%) 1 in 100 (<5%) 1 in 1000 (10%). Low incidence potential of groundwater flooding. The site lies within a coal referral area. Former quarrying uses may result in contamination issues on site. Site provides amenity greenspace, natural greenspace and a football pitch. Site forms part of a GI corridor that extends from Fulwell Quarries southwards towards the River Wear.

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:
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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: Suitable

Comments on Suitability: Mitigation required. Site adjacent to Fulwell Quarries area and is in close proximity to the designated SSSI on site 467c; Impacts of development may require mitigation and a buffer zone to the east end of the site. The Fulwell Quarries area forms part of the Magnesian Limestone Escarpment and is identified as HLV. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site is linked to the wildlife corridor that follows the northern boundary of the city. Priority species are within close proximity to the area. Local archaeological significance relating to past quarrying and waggonway activity in the area. The site is directly adjacent to Fulwell Acoustic Mirror a SAM and Grade II listed building which will require mitigation. 1:30 incidence of surface water flooding occurs on part of the site (<5%) 1 in 100 (<5%) 1 in 1000 (10%). Low incidence potential of groundwater flooding. The site lies within a coal referral area. Former quarrying uses may result in contamination issues on site. Site provides amenity greenspace, natural greenspace and a football pitch. Site forms part of a GI corridor that extends from Fulwell Quarries southwards towards the River Wear.

Availability:

Conclusion on Availability: Available

Comments on Availability: Council owned site with willingness to dispose. Wider masterplan for the area is currently being developed.

Achievability:

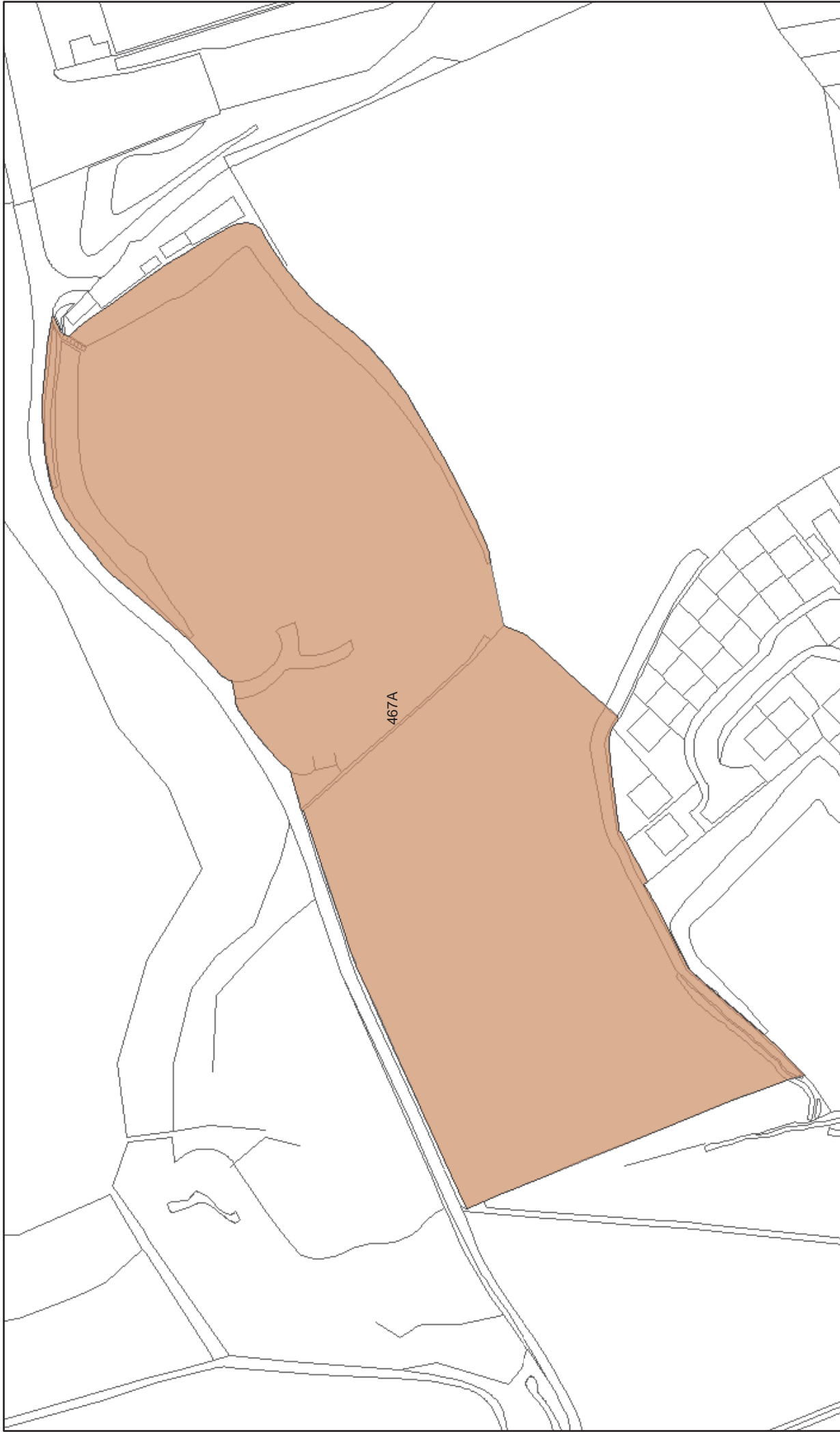
Conclusion on Achievability: Achievable

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. Average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to SSSI, SAM and LNR, net developable area/yield may be reduced due to proximity to this designation and impact of priority species).

Deliverability

Comment on Deliverability: The sites suitability will require appropriate mitigation of the SSSI, Fulwell Acoustic Mirror (SAM) and Fulwell Quarries LNR and protected species within the vicinity. Site will also be subject to HRA due to its proximity to the coastal wildlife corridor. A developer has been agreed who is designing scheme out. Sports pitches and access remaining issues in the process of being resolved. Subject to a suitable scheme coming forward and the above issues being satisfied, the site could be expected to deliver around 60 units within the 6-10 year time period.



<i>Project</i>	Sunderland Strategic Housing Land Availability Assessment - 2018
<i>Scheme</i>	Site No 467A: Land north of Thornbeck College site
<i>Contact</i>	North
<i>Scale</i>	Not to Scale
<i>Date</i>	January 2018
<i>Drawing No.</i>	Revisions

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SHLAA Ref No:	467B	Site Name:	Thornbeck College site
Subarea:	Sunderland North		
Ward:	SOUTHWICK		
PDL or greenfield:	Mixed (B60 G40)	Capacity:	14
Sieved site?	No	Site area (HA):	0.51
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

Site in proximity to the Fulwell Quarries area which includes designated SSSI. The Fulwell Quarries area forms part of the Magnesian Limestone Escarpment and is identified as HLV. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site is in proximity to the Fulwell Quarries SSSI and LNR and is linked to the wildlife corridor that follows the northern boundary of the city. Priority species are within close proximity to the area. Local archaeological significance relating to past quarrying and waggonway activity. The site is directly adjacent to Fulwell Acoustic Mirror a SAM and Grade II listed building. 1:30 incidence of surface water flooding occurs on part of the site (<5%) 1 in 100 (<5%) 1 in 1000 (10%). The southern part of the site also falls within the critical drainage area. Low incidence potential of groundwater flooding. The 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:	
	14									

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
Comments on Suitability: Mitigation required. PDL site with interest for housing. Site in proximity to the Fulwell Quarries area which includes designated SSSI. The Fulwell Quarries area forms part of the Magnesian Limestone Escarpment and is identified as HLV. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site is in proximity to the Fulwell Quarries SSSI and LNR and is linked to the wildlife corridor that follows the northern boundary of the city. Priority species are within close proximity to the area. Local archaeological significance relating to past quarrying and waggonway activity. The site is directly adjacent to Fulwell Acoustic Mirror a SAM and Grade II listed building. 1:30 incidence of surface water flooding occurs on part of the site (<5%) 1 in 100 (<5%) 1 in 1000 (10%). The southern part of the site also falls within the critical drainage area. Low incidence potential of groundwater flooding. The site lies within a coal referral area.

Availability:

Conclusion on Availability: Available
Comments on Availability: Pre-application advice sought for housing in 2011, demonstrates availability of the site for housing development. Privately owned.

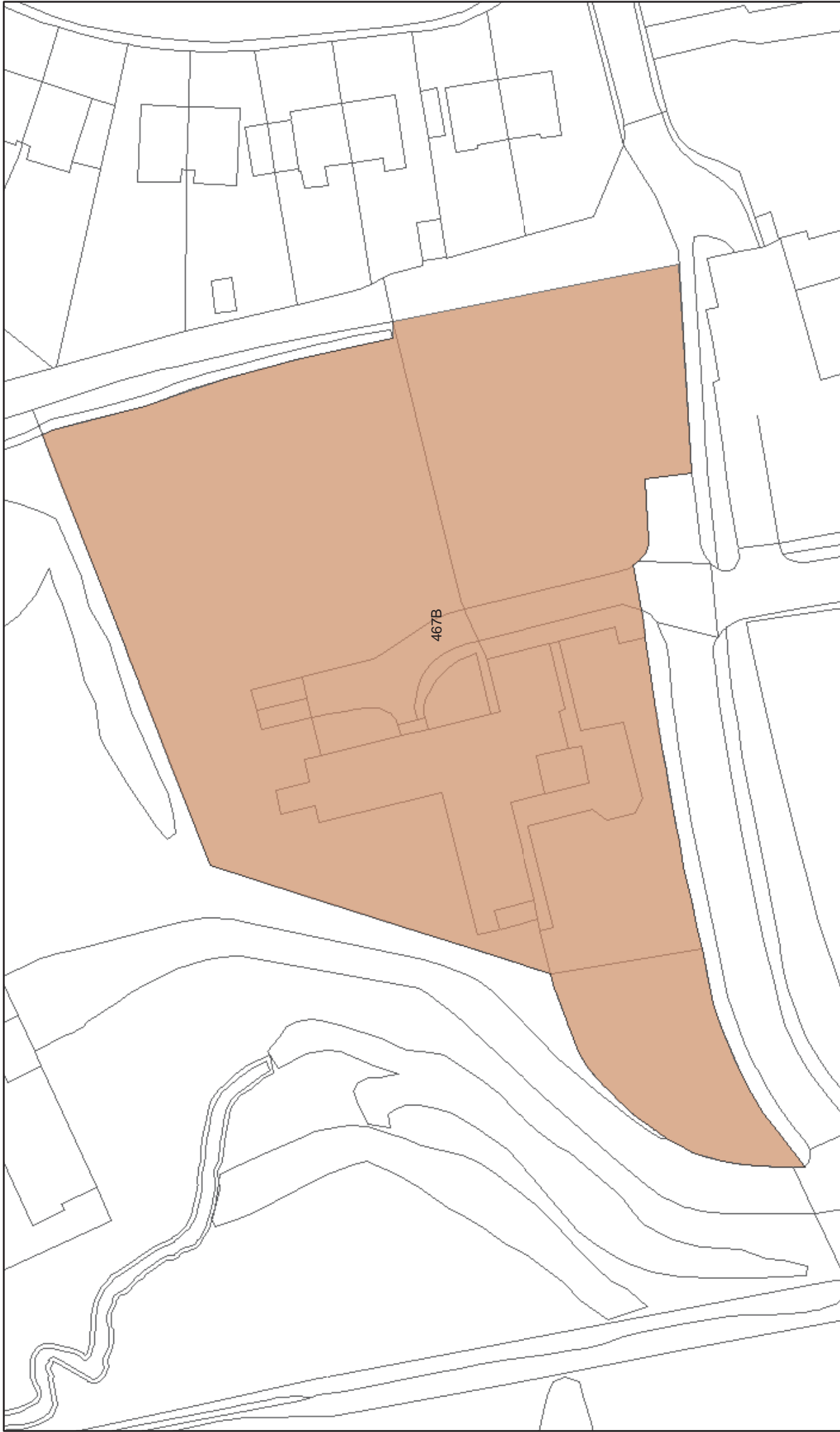
Achievability:


Conclusion on Achievability: Achievable
Comment on Achievability: Viability Assessment Typology: Medium Brownfield 15
 Low to mid market value area, Site specific considerations (ecology and biodiversity, buffer may be required due to proximity to SSSI and LNR, HRA, archaeology and SAM)

Deliverability

Comment on Deliverability:

The sites suitability will require appropriate mitigation of the SSSI, Fulwell Acoustic Mirror (SAM) and Fulwell Quarries LNR and protected species within the vicinity. Site will also be subject to HRA due to its proximity to the coastal wildlife corridor. Subject to a suitable scheme coming forward and the above issues being satisfied, the site could be expected to deliver around 14 units within the 6-10 year time period.



<i>Project</i>	Sunderland Strategic Housing Land Availability Assessment - 2018
<i>Scheme</i>	Site No 467B: Site of Thornbeck College
<i>Contact Scale</i>	Not to Scale
<i>Date</i>	January 2018
<i>North</i>	
<i>Revisions</i>	

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SHLAA Ref No:	467C	Site Name:	Thornbeck College, land to the North	
Subarea:	Sunderland North			
Ward:	SOUTHWICK			
PDL or greenfield:	Greenfield	Capacity:		
Sieved site?	Yes	Site area (HA):		3.80
Included in Supply?	No	Deliverable/Developable:		NCD

Constraints

Site forms part of the Fulwell Quarries area and includes part of the designated SSSI. The Fulwell Quarries area forms part of the Magnesian Limestone Escarpment and is identified as HLV. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also includes part of the Fulwell Quarries SSSI and LNR and is linked to the wildlife corridor that follows the northern boundary of the city. Priority species are within close proximity to the area. Local archaeological significance relating to past quarrying and waggonway activity. The site is directly adjacent to Fulwell Acoustic Mirror a SAM and Grade II listed building. 1:30 incidence of surface water flooding occurs on part of the site (<5%) 1 in 100 (<5%) 1 in 1000 (10%). The southern part of the site also falls within the critical drainage area. Low incidence potential of groundwater flooding. The site lies within a coal referral area. Former quarrying uses may result in contamination issues on site. Site provides amenity greenspace, natural greenspace and a football pitch. Site forms part of a GI corridor that extends from Fulwell Quarries southwards towards the River Wear. 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: Sieved Site
 Comments on Suitability: Includes Category 1 site (SSSI).

Availability:

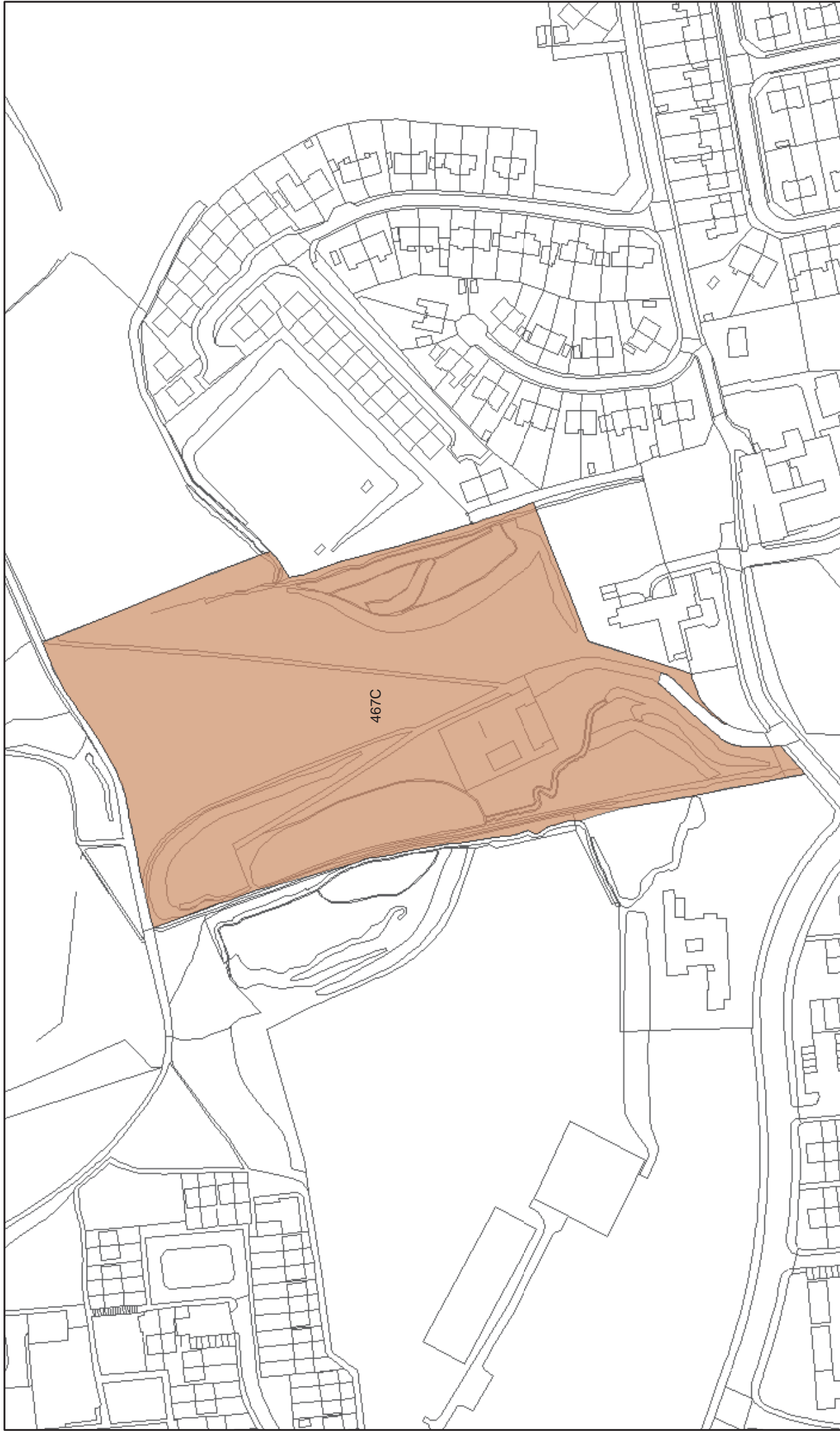
Conclusion on Availability: Sieved Site
 Comments on Availability:

Achievability:

Conclusion on Achievability: Sieved Site
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 175

Deliverability

Comment on Deliverability: Site is subject to SSSI and as such has not been included.



Project Sunderland Strategic Housing Land
Availability Assessment - 2018

Scheme Site No 467C: Land North of Thornbeck College Site

Contact
Scale

Not to Scale

Date January 2018

North



Drawing No.

Revisions

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SHLAA Ref No:	517	Site Name:	Former Castletown Workmens Club, Castle View
Subarea:	Sunderland North		
Ward:	CASTLE		
PDL or greenfield:	PDL	Capacity:	12
Sieved site?	No	Site area (HA):	0.07
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Planning History

Present Planning Status: Complete – no more units left to build
 Planning App No: 12/00135/FUL
 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:	
0	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: Yes
 Units Completed: 12

Assessment Information

Suitability:

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

Availability:

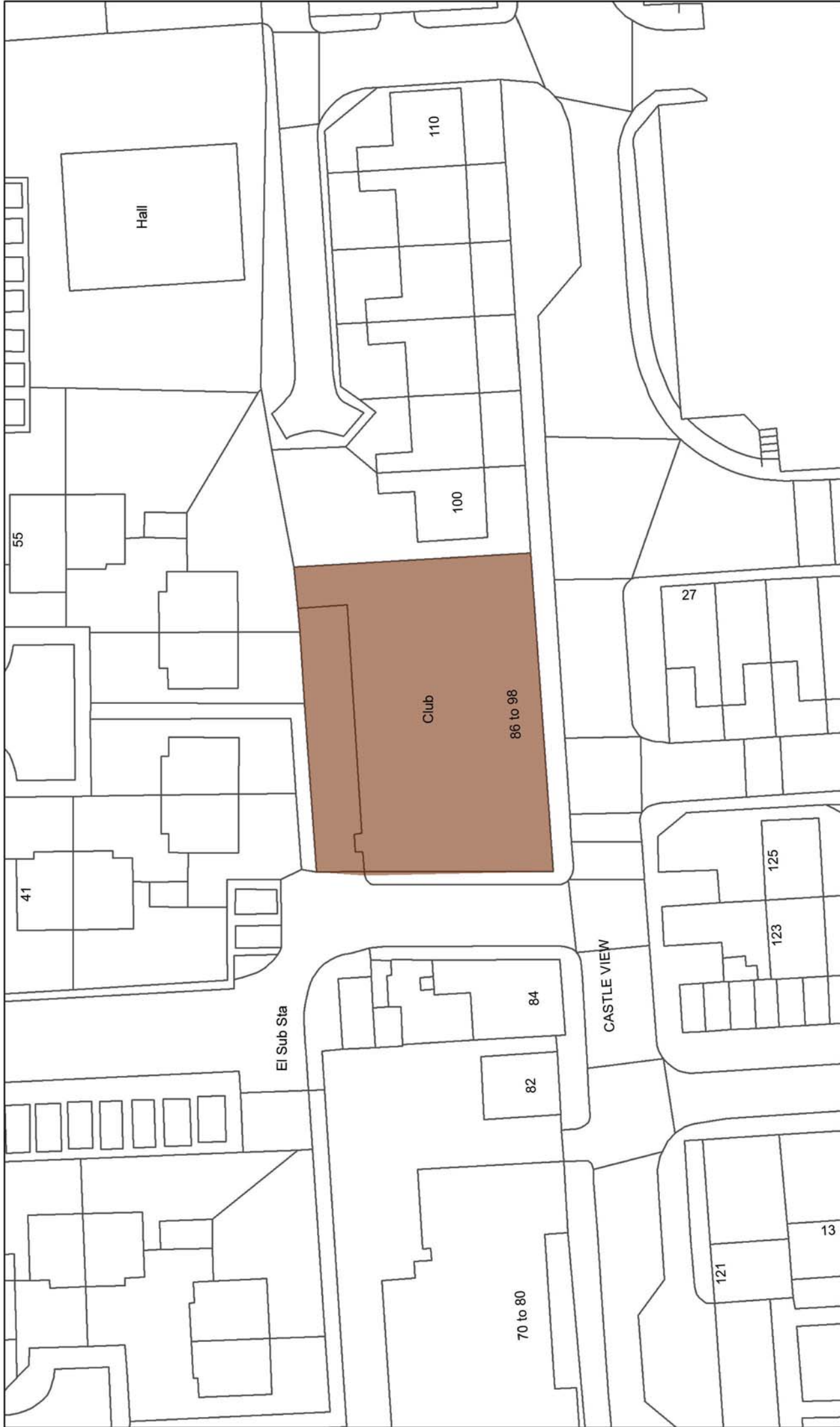
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Urban Flats 75
 Site achievability established through grant of planning permission

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - April 2013
Scheme	Site No.517: Castletown Workingmens Club, Castle View, Castletown
Contact	
Scale	Not to Scale
Date	
Drawing No.	

Sunderland City Council

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North

Revisions

SHLAA Ref No:	518	Site Name:	Former Mcees Club and land to the rear, Old Mill Road
Subarea:	Sunderland North		
Ward:	SOUTHWICK		
PDL or greenfield:	PDL	Capacity:	8
Sieved site?	No	Site area (HA):	0.39
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Within 6km of coast, therefore subject to HRA. 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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Within 6km of coast, therefore subject to HRA. Low incidence potential of groundwater flooding. School capacity issues.

Availability:

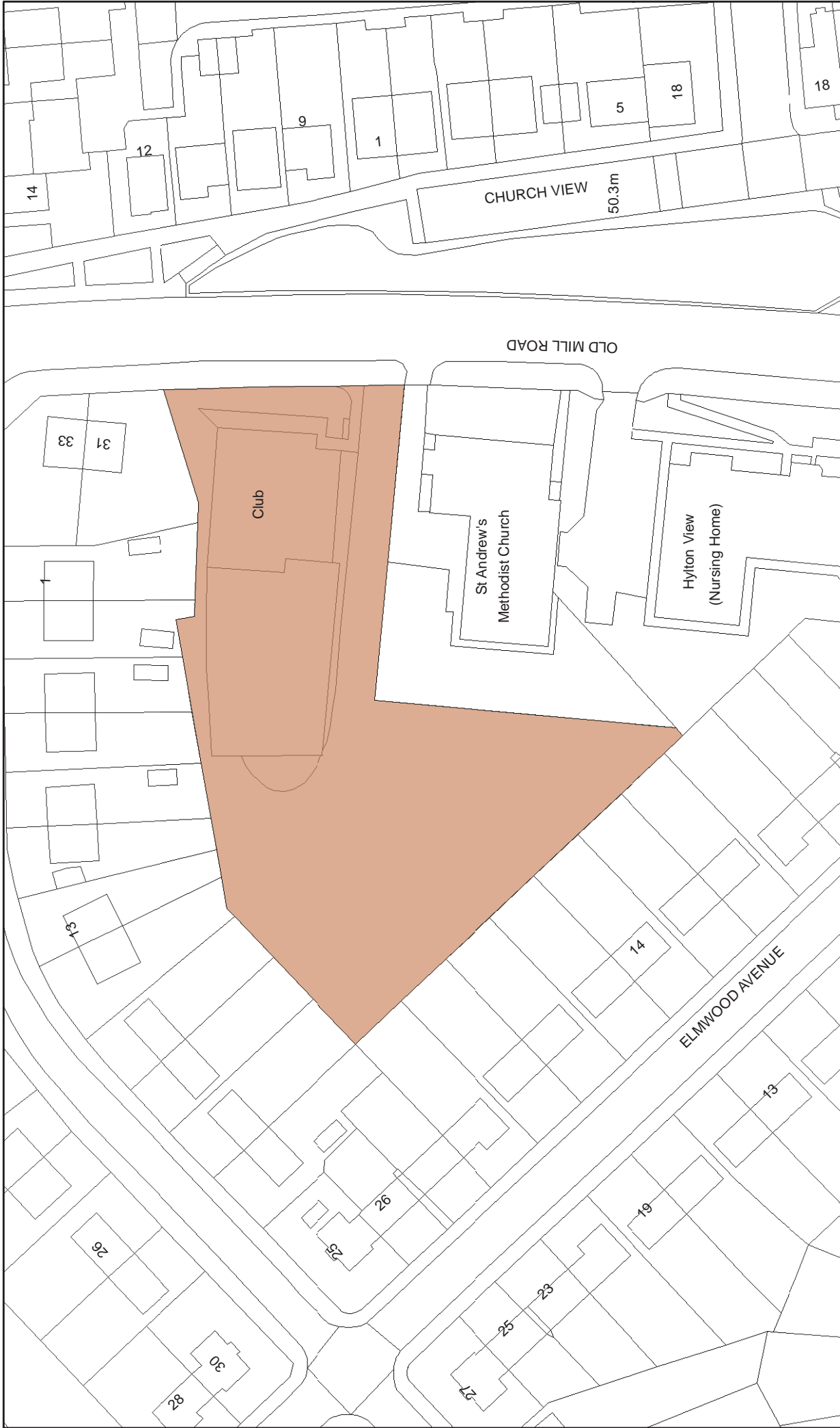
Conclusion on Availability: Not Available
 Comments on Availability: Premises still operating as a club, therefore not available at the present time.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Urban Flats 75.
 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: Site not available at the present time. 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 518: Former Mcees Club and land to the rear, Old Mill Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	520	Site Name:	Southwick Social Club, Church Bank
Subarea:	Sunderland North		
Ward:	SOUTHWICK		
PDL or greenfield:	PDL	Capacity:	14
Sieved site?	No	Site area (HA):	0.22
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Within 6km of coast, therefore subject to HRA. Priority species are within close proximity to the area. The site is situated opposite and within the setting of the Grade II listed Holy Trinity Church. The site lies within the historic village of Southwick. Low incidence potential of groundwater flooding.

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: Suitable

Comments on Suitability: Mitigation required. Within 6km of coast, therefore subject to HRA. Priority species are within close proximity to the area. The site is situated opposite and within the setting of the Grade II listed Holy Trinity Church. The site lies within the historic village of Southwick. Low incidence potential of groundwater flooding. School capacity issues.

Availability:

Conclusion on Availability: Available

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

Achievability:

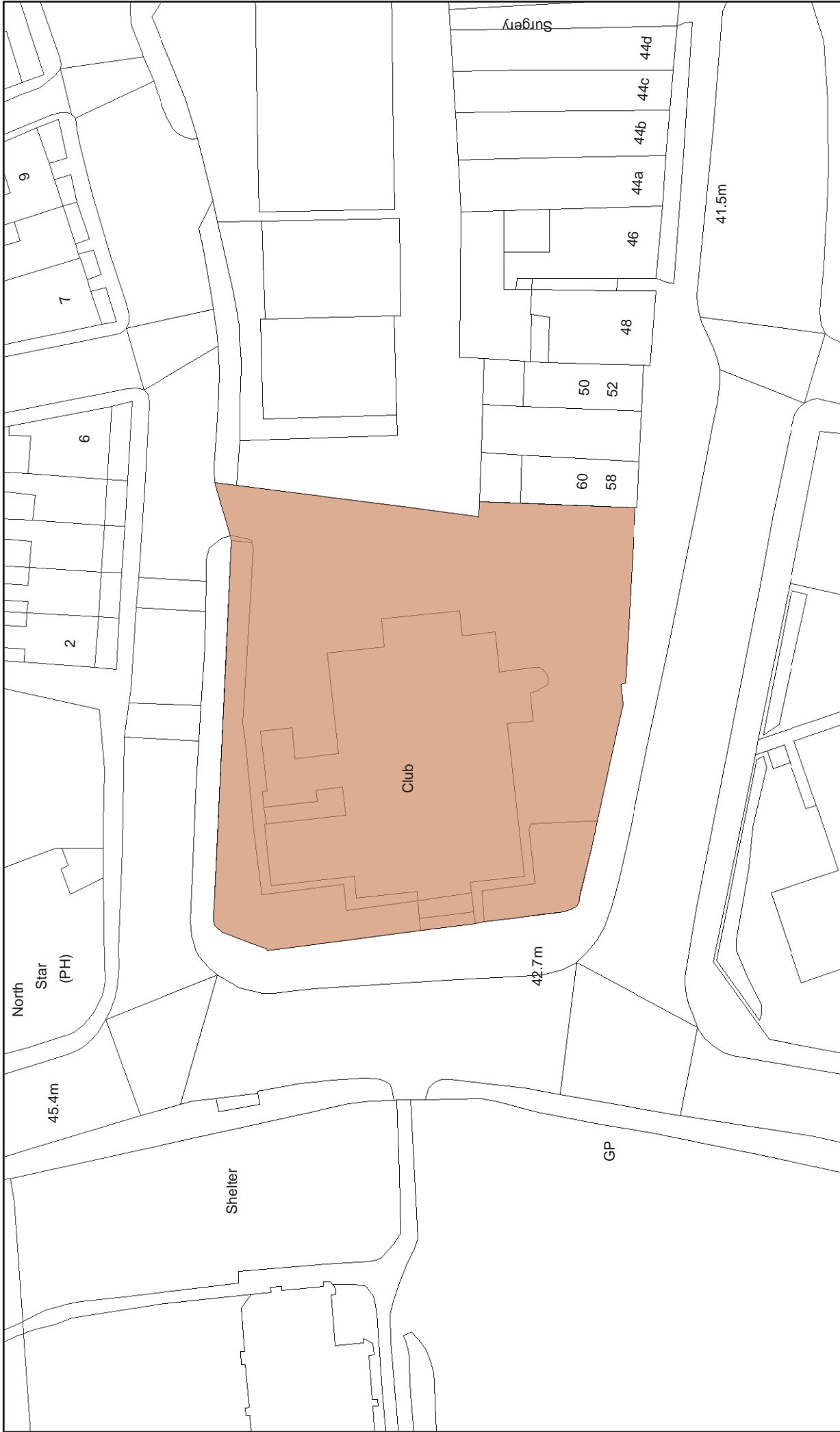
Conclusion on Achievability: Not Achievable

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. Issues of infrastructure and school places would need to be addressed.

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 520: Southwick Social Club, Church Bank		
Contact	North		
Scale	Not to Scale	Date	July 2017
Drawing No.	Revisions		

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SHLAA Ref No:	537	Site Name:	Land at Redcar Road/Rawdon Rd
Subarea:	Sunderland North		
Ward:	REDHILL		
PDL or greenfield:	PDL	Capacity:	10
Sieved site?	No	Site area (HA):	0.28
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Within 6km of coast, therefore subject to HRA. Lies partly within a Source Protection Zone.

Planning History

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

Planning History 2

Permitted – Not started
 17/02258/FU4

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					
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 within 6km of coast, therefore subject to HRA. Lies partly within a Source Protection Zone. School capacity issues within the area. Site otherwise free from significant constraints.

Availability:

Conclusion on Availability: Available

Comments on Availability: Council owned site identified for disposal. Planning application pending for 10 bungalows. No known constraints to availability at this point in time.

Achievability:

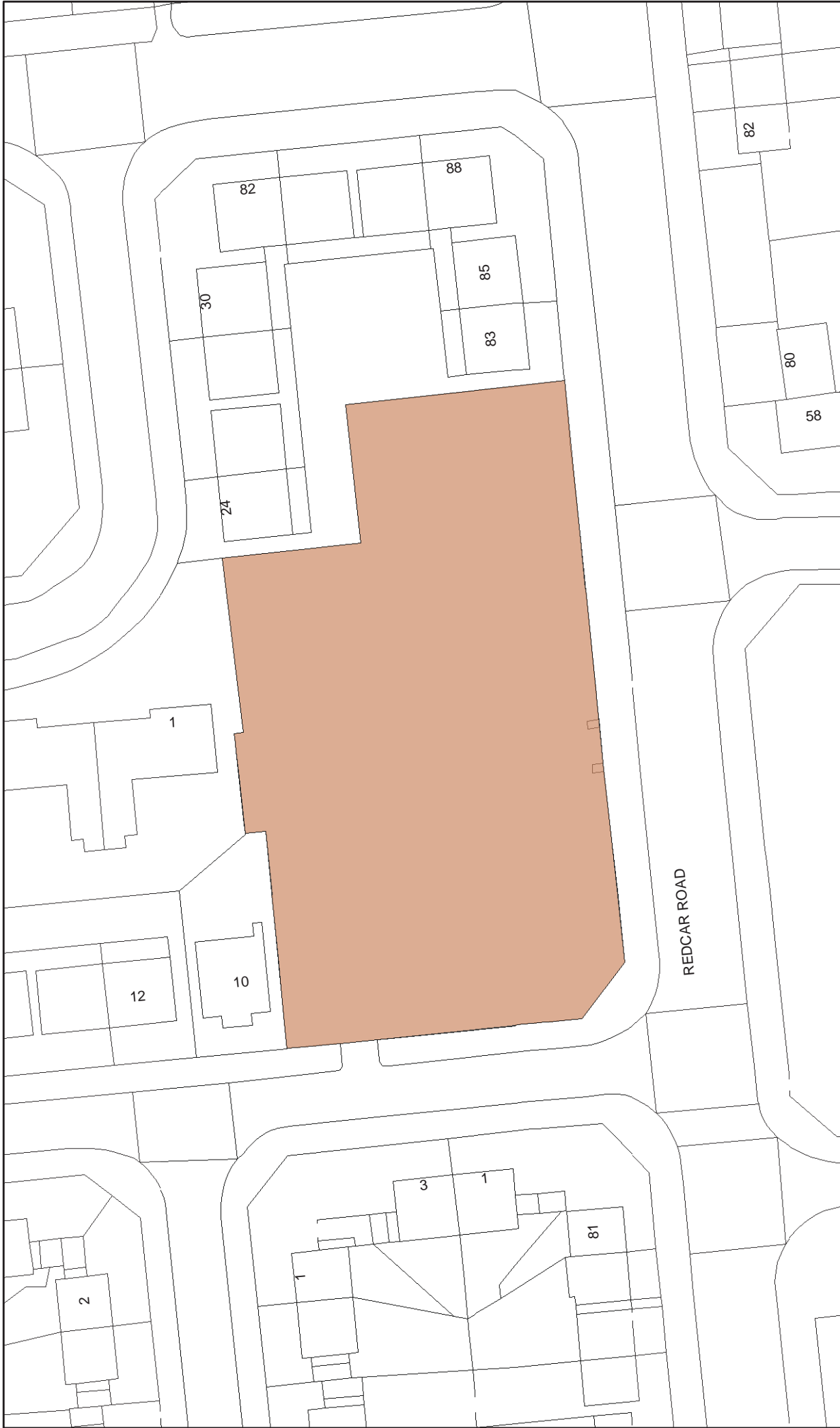
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Small Brown 7

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. Recent interest in the site indicates that despite its constraints, the site is feasible and potentially viable for housing development.

Deliverability

Comment on Deliverability: Council owned site is considered suitable, available and achievable for development. Planning permission granted early 2018. completions expected years 1-5.



Project Sunderland Strategic Housing Land Availability Assessment - 2017	
Scheme	Site No 537: Land at Redcar Road/Rawdon Rd
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	556	Site Name:	Land at Witherwack House
Subarea:	Sunderland North		
Ward:	REDHILL		
PDL or greenfield:	Greenfield	Capacity:	40
Sieved site?	No	Site area (HA):	1.62
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Within 6km of coast, therefore subject to HRA. The site forms the edge of the wildlife and GI corridor between Sunderland and South Tyneside and links to Fulwell Quarries. The site lies within close proximity to a SSSI and LNR. Lies within a Source Protection Zone and is partly affected by surface water flooding.

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: Suitable
 Comments on Suitability: Mitigation required. Within 6km of coast, therefore subject to HRA. The site forms the edge of the wildlife and GI corridor between Sunderland and South Tyneside and links to Fulwell Quarries. The site lies within close proximity to a SSSI and LNR. Lies within a Source Protection Zone and is partly affected by surface water flooding.

Availability:

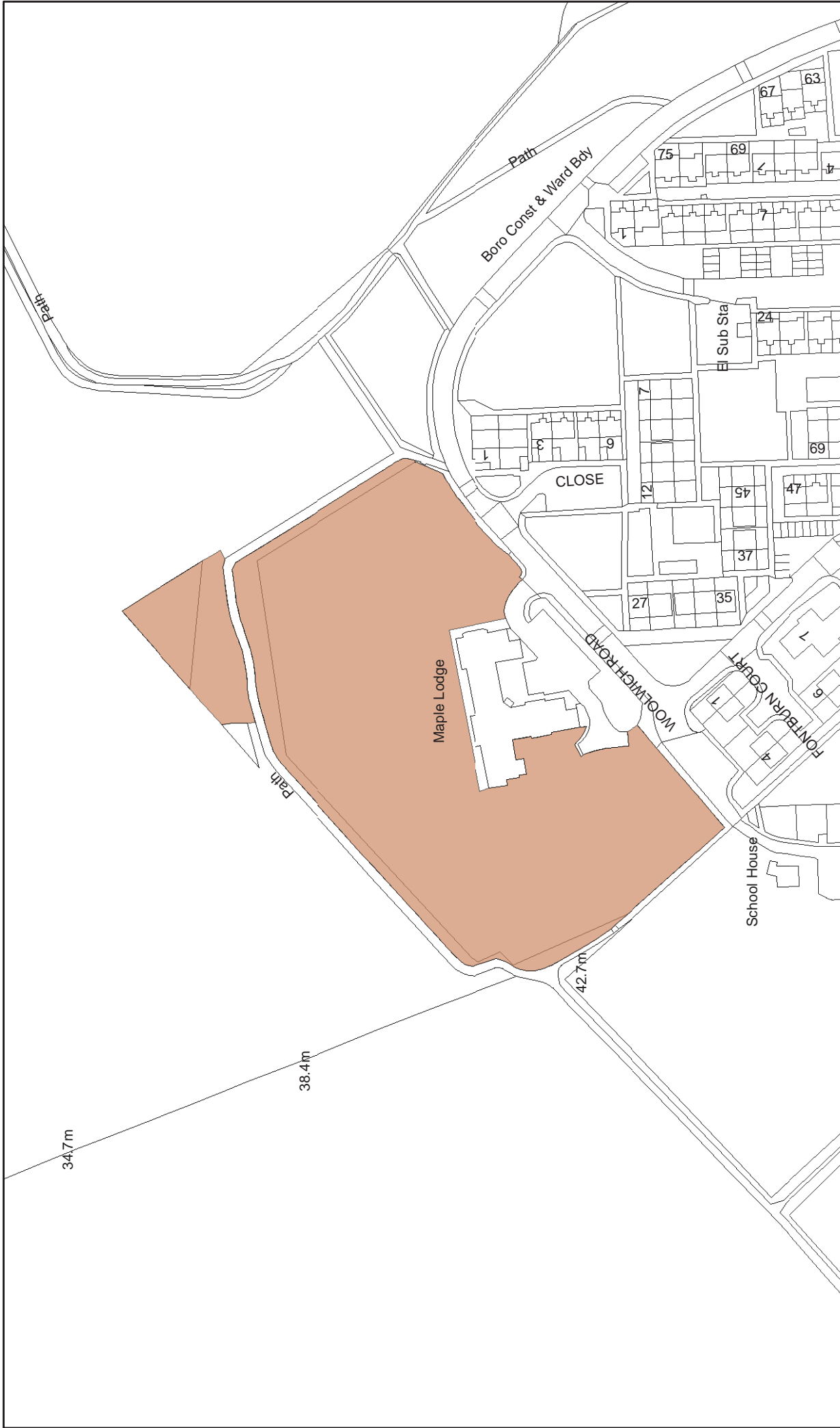
Conclusion on Availability: Not Available
 Comments on Availability: Council owned site, with low priority for disposal at the present time. Availability of the sit for development uncertain at this point in time.


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: Potential issues with site availability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 556: Land at Witherwack House
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	563	Site Name:	Hylton Skills campus, north Hylton Road
Subarea:	Sunderland North		
Ward:	SOUTHWICK		
PDL or greenfield:	PDL	Capacity:	100
Sieved site?	No	Site area (HA):	3.55
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Within 6km of coast. Therefore subject to HRA. Priority species within and in vicinity of site. Electricity pylons affect the western part of the site. The site provides some amenity green space to an area with limited greenspace overall. Partly falls within a Source Protection Zone and is partly affected by 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:
							10	30	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: Suitable

Comments on Suitability: Mitigation required. Within 6km of coast. Therefore subject to HRA. Priority species within and in vicinity of site. Electricity pylons affect the western part of the site. The site provides some amenity green space to an area with limited greenspace overall. Partly falls within a Source Protection Zone and is partly affected by surface water flooding. Low incidence potential of groundwater flooding. School capacity issues.

Availability:

Conclusion on Availability: Available

Comments on Availability: Located within an area of wider masterplanning. College campus closed, therefore availability to the market for development.

Achievability:

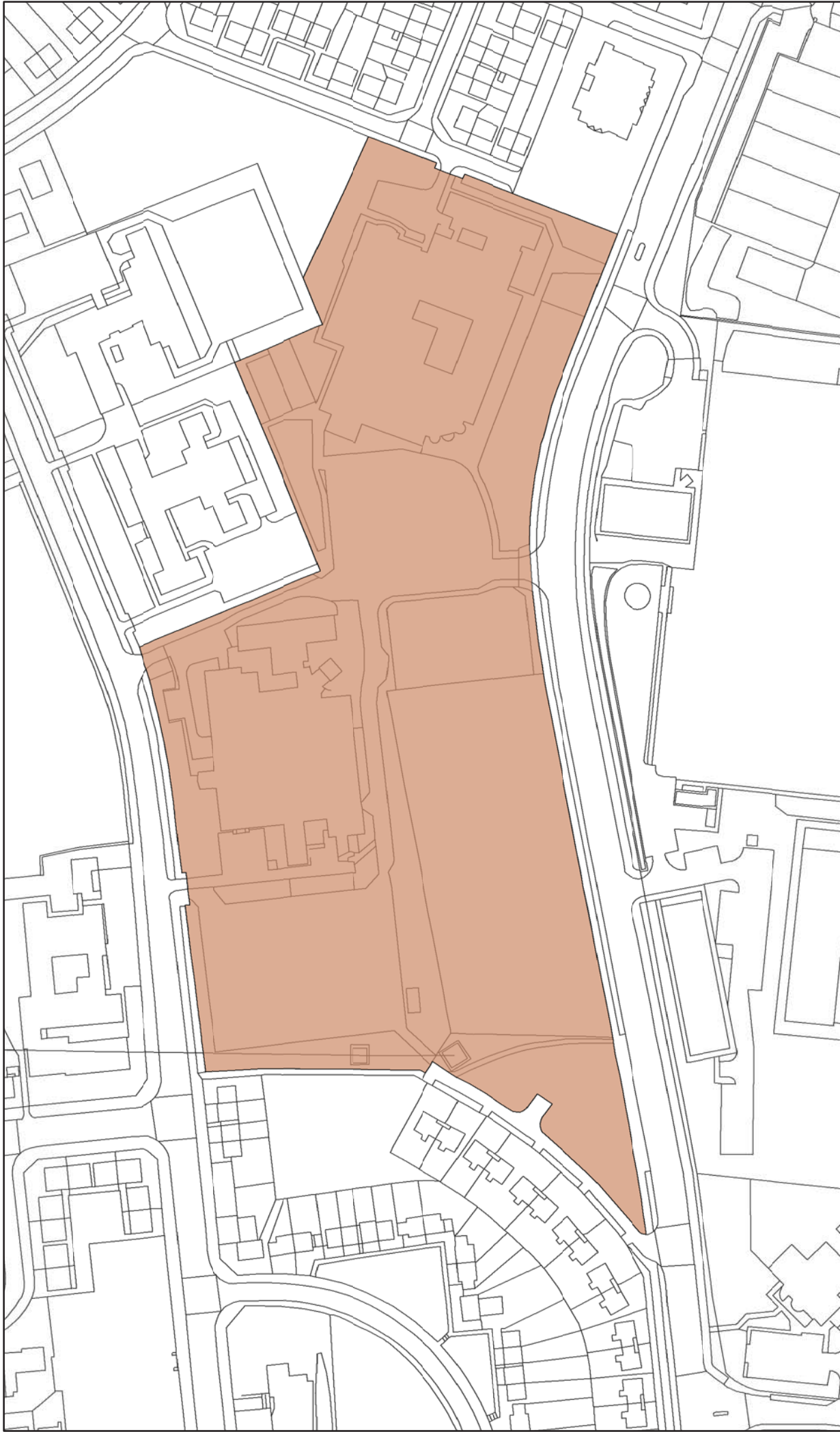
Conclusion on Achievability: Achievable

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.

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. However, a brief has been prepared for the site and actively marketing the site.



Project Sunderland Strategic Housing Land
Availability Assessment - 2018

Scheme Site No 563: Hylton Skills Campus, North Hylton Road

Contact
Scale

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



North

Drawing No.

Revisions

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SHLAA Ref No:	565	Site Name:	Pheonix Tower Business Park, Castletown Way
Subarea:	Sunderland North		
Ward:	CASTLE		
PDL or greenfield:	PDL	Capacity:	140
Sieved site?	No	Site area (HA):	3.98
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Within 6km of coast, therefore subject to HRA. The site is close to ponds and priority species are found in the area. The site also lies in close proximity to a SSSI and LNR. Industrial use may mean that contaminants are present. Site lies within a Source Protection Zone, partly affected by surface water flooding. Low incidence potential of groundwater flooding.

Planning History

Present Planning Status: Permitted (Outline) – Not started
Planning App No: 14/00292/OUT
Student Accomodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Application pending
 18/00823/REM

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								

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
Comments on Suitability: Outline planning permission has been granted for 140 dwellings and a S106 is being progressed.

Availability:

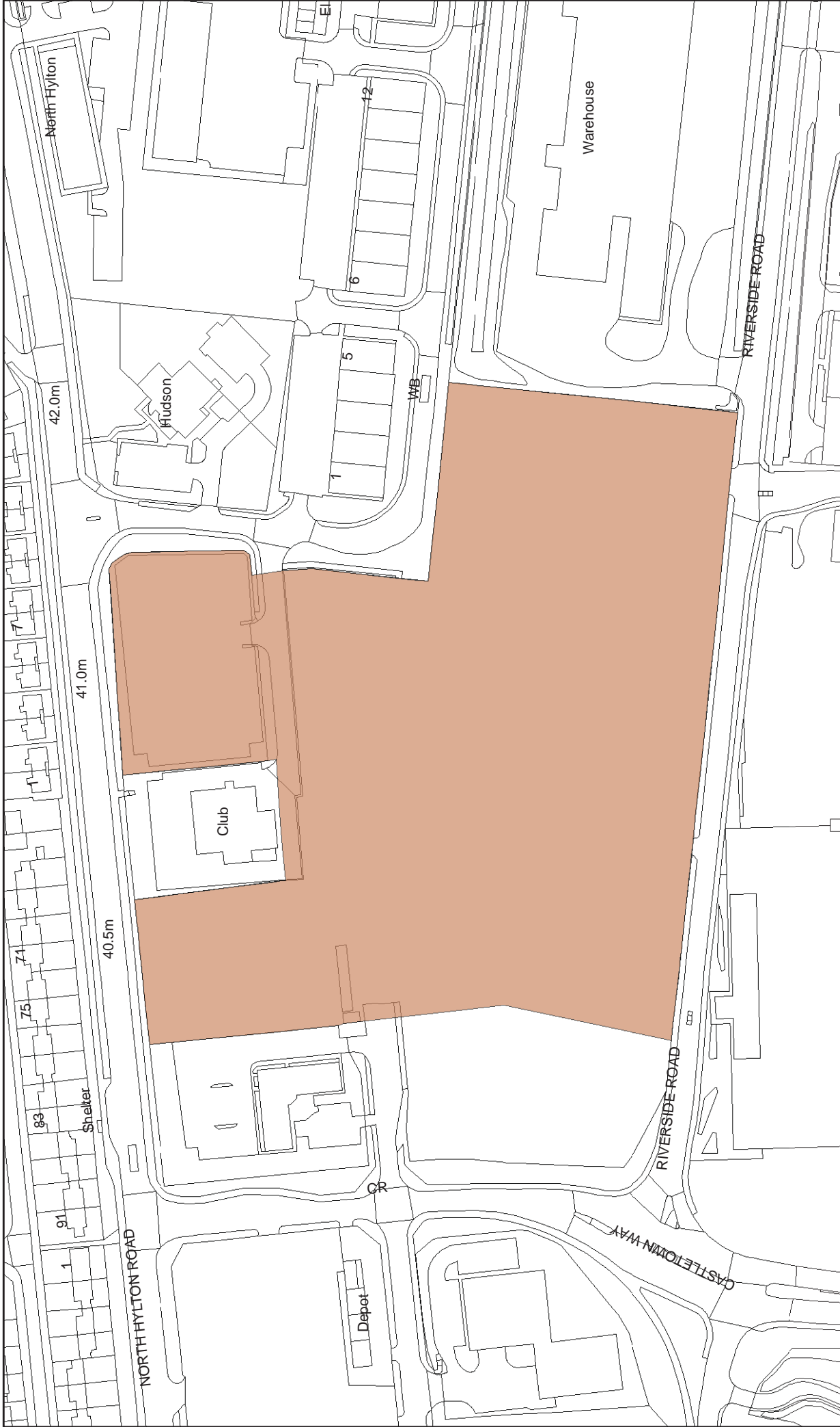
Conclusion on Availability: Available
Comments on Availability: Site availability established through grant of outline planning permission.

Achievability:

Conclusion on Achievability: Achievable
Comment on Achievability: Viability Assessment Typology: Large Brownfield 150.
 Site achievability established through grant of planning permission. A S106 is currently in progress.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning application. Site expected to start to deliver units in year 4 of the 0-5 years period. Reserved matters application submitted and pending consideration.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 565: Phoneix Tower Business Park, Castle Town Way
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	568	Site Name:	Fulwell Fire Station, Station Road
Subarea:	Sunderland North		
Ward:	FULWELL		
PDL or greenfield:	PDL	Capacity:	25
Sieved site?	No	Site area (HA):	0.27
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies in proximity (under 2km) of the coastal wildlife corridor and is therefore subject to HRA. Site is within historic village of Fulwell. Site within critical drainage 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: Suitable
 Comments on Suitability: Former Fire Station site (PDL). Mitigation required. Site lies in proximity (under 2km) of the coastal wildlife corridor and is therefore subject to HRA. Site is within historic village of Fulwell. Site within critical drainage area. Access potential from Station Road.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: TWFRS surplus to requirements. The Fire Station has been relocated.

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.

Deliverability

Comment on Deliverability: The former fire station site is surplus to requirements but it is unclear if TWFRS intend to develop the site for housing or market the site in the plan period. Therefore the site is not available for development at this point in time. 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 568: Fulwell Fire Station, Station Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	572	Site Name:	Former Bishop Harland School, Downhill
Subarea:	Sunderland North		
Ward:	REDHILL		
PDL or greenfield:	Mixed (G50 B50)	Capacity:	45
Sieved site?	No	Site area (HA):	1.26
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site also lies close to a pond and SSSI and has evidence of priority species. Site links to the wildlife corridor between Sunderland and South Tyneside. Large part of the site is affected by 1:30 incidence surface water flooding which will require mitigation. Site includes playing fields and 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:	
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: 50/50 greenfield, brownfield site. Mitigation required. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site also lies close to a pond and SSSI and has evidence of priority species. Site links to the wildlife corridor between Sunderland and South Tyneside. Large part of the site is affected by 1:30 incidence surface water flooding which will require mitigation. Site includes playing fields and amenity greenspace.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: Council owned site identified as low priority disposal. Uncertainty regarding sites availability within the plan period at this point in time.

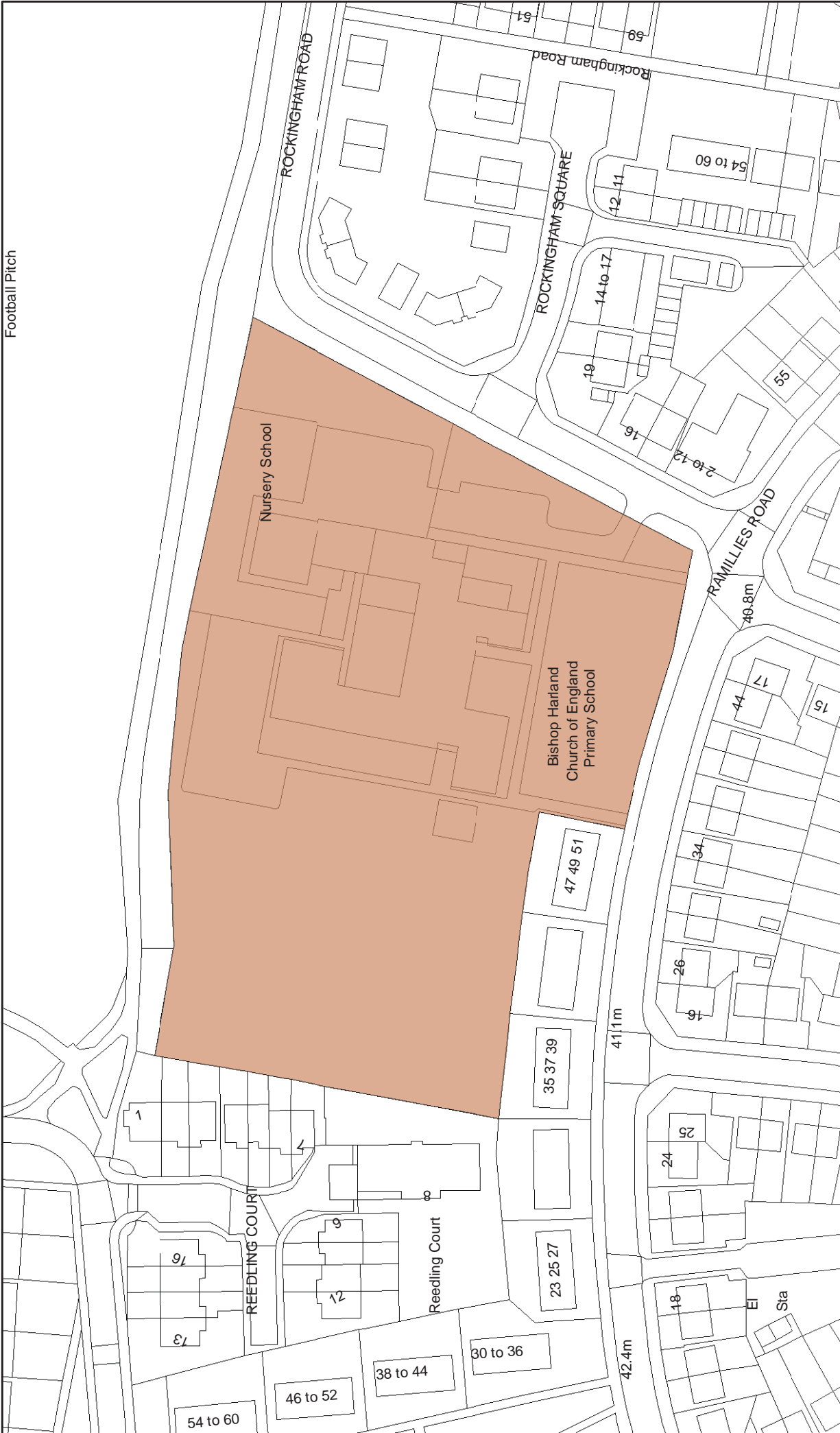
Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 50.
 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: Potential issues with site availability and achievability discounts this site from Sunderland's housing supply at this point in time.

Football Pitch



Project **Sunderland Strategic Housing Land Availability Assessment - 2017**

Scheme **Site No 572: Former Bishop Hatland School, Downhill**

Contact **North**

Scale **Not to Scale**

Date **July 2017**

Drawing No.

Revisions

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SHLAA Ref No:	672	Site Name:	East of Witherwack / Fulwell Quarries
Subarea:	Sunderland North		
Ward:	SOUTHWICK		
PDL or greenfield:	Greenfield	Capacity:	32
Sieved site?	No	Site area (HA):	1.19
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Amenity greenspace with numerous public footpaths cross the site and provide acces to the outdoor sports fields beyond.Site forms part of the eastern boundary of a wildlife corridor. The local wildlife corrirdor also includes an extensive woodland plantation to the west of the boundary to the site. Upper two thirds of site is within a Source Protection Zone. Former landfill waste site to the southern part of the 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:	

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.

Amenity greenspace with numerous public footpaths cross the site and provide acces to the outdoor sports fields beyond.Site forms part of the eastern boundary of a wildlife corridor. The local wildlife corrirdor also includes an extensive woodland plantation to the west of the boundary to the site. Upper two thirds of site is within a Source Protection Zone. Former landfill waste site to the southern part of the site.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: Landowner has not put site forward for development at this point in time

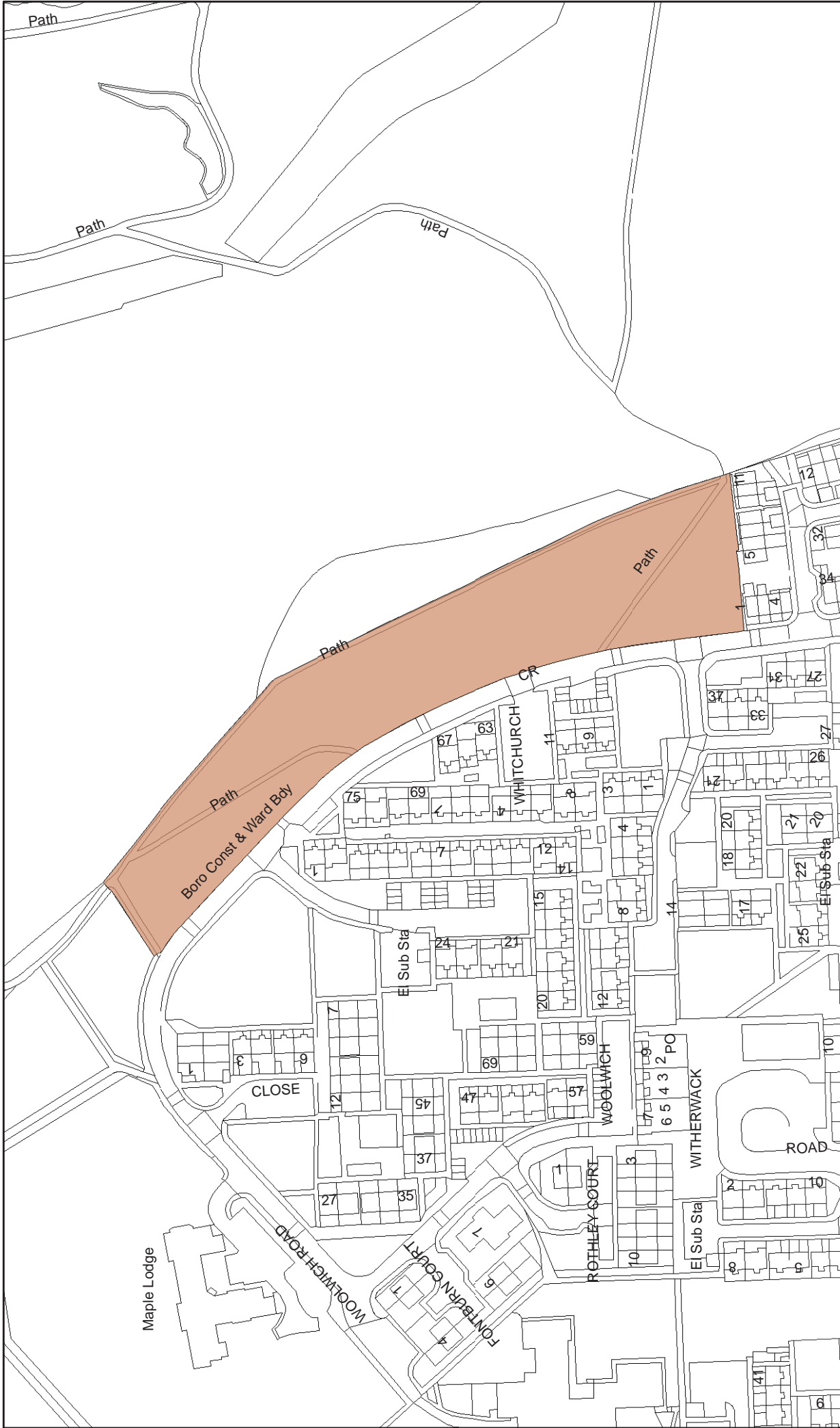
Achievability:

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, but a low market area so little developer interest.

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 672: East of Witherwack / Fulwell Quarries
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	675	Site Name:	Land at Newcastle Road, Fulwell
Subarea:	Sunderland North		
Ward:	SOUTHWICK		
PDL or greenfield:	Greenfield	Capacity:	80
Sieved site?	No	Site area (HA):	4.65
Included in Supply?	No	Deliverable/Developable:	11-15 years

Constraints

Green Belt site. Site categorised as a outdoor sports field, although no evidence of site being used for this pupose. Site is amenity greenspace. Site within local wildlife corridor. Small area of land with low incidence of surface water flooding. Small portion of western boundary with low incidence of groundwater flooding. Archaeological site covers the western boundary of the site and a portion of the south eastern corner of the site. Previous industrial built development and previous landfill use to the west of the site may result in contamination issues.

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:	
					15	25	25	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.

Site is amenity greenspace. Site within local wildlife corridor. Previous landfill use to the west of the site may result in contamination issues.

Availability:

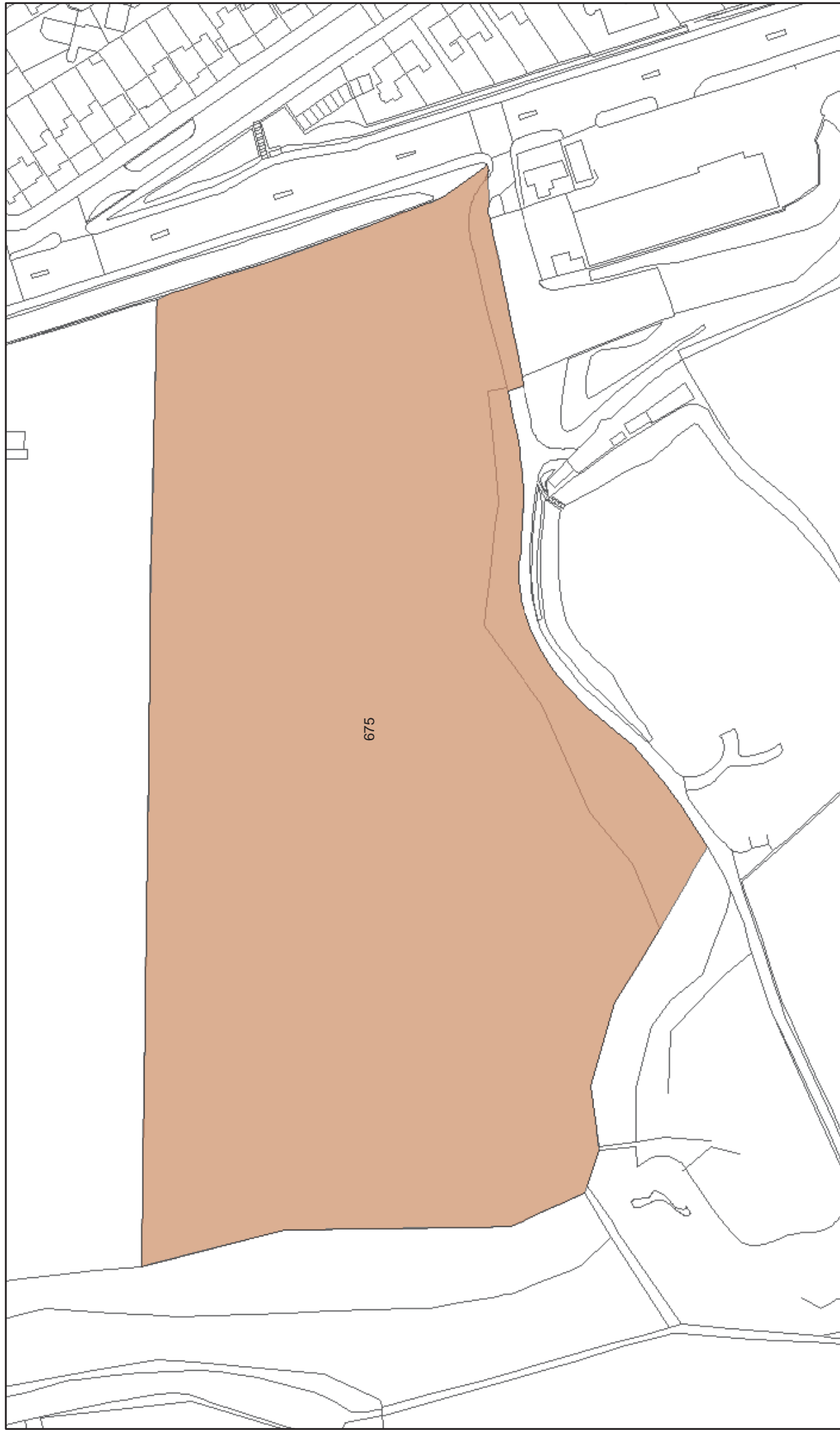
Conclusion on Availability: Available
 Comments on Availability: Council owned site with potential for disposal - no known constraints to site availability at this point in time.

Achievability:

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 675: Land at Newcastle Road, Fulwell
Contact	North
Scale	Not to Scale
Date	January 2018
Drawing No.	Revisions

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SHLAA Ref No:	687	Site Name:	Former Hylton Castle Library, Cranleigh Road
Subarea:	Sunderland North		
Ward:	CASTLE		
PDL or greenfield:	PDL	Capacity:	9
Sieved site?	No	Site area (HA):	0.18
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

N/A - permitted

Planning History

Present Planning Status: Permitted – not started
 Planning App No: 17/00427/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:	
			9							
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: Suitability established through granting of planning permission.

Availability:

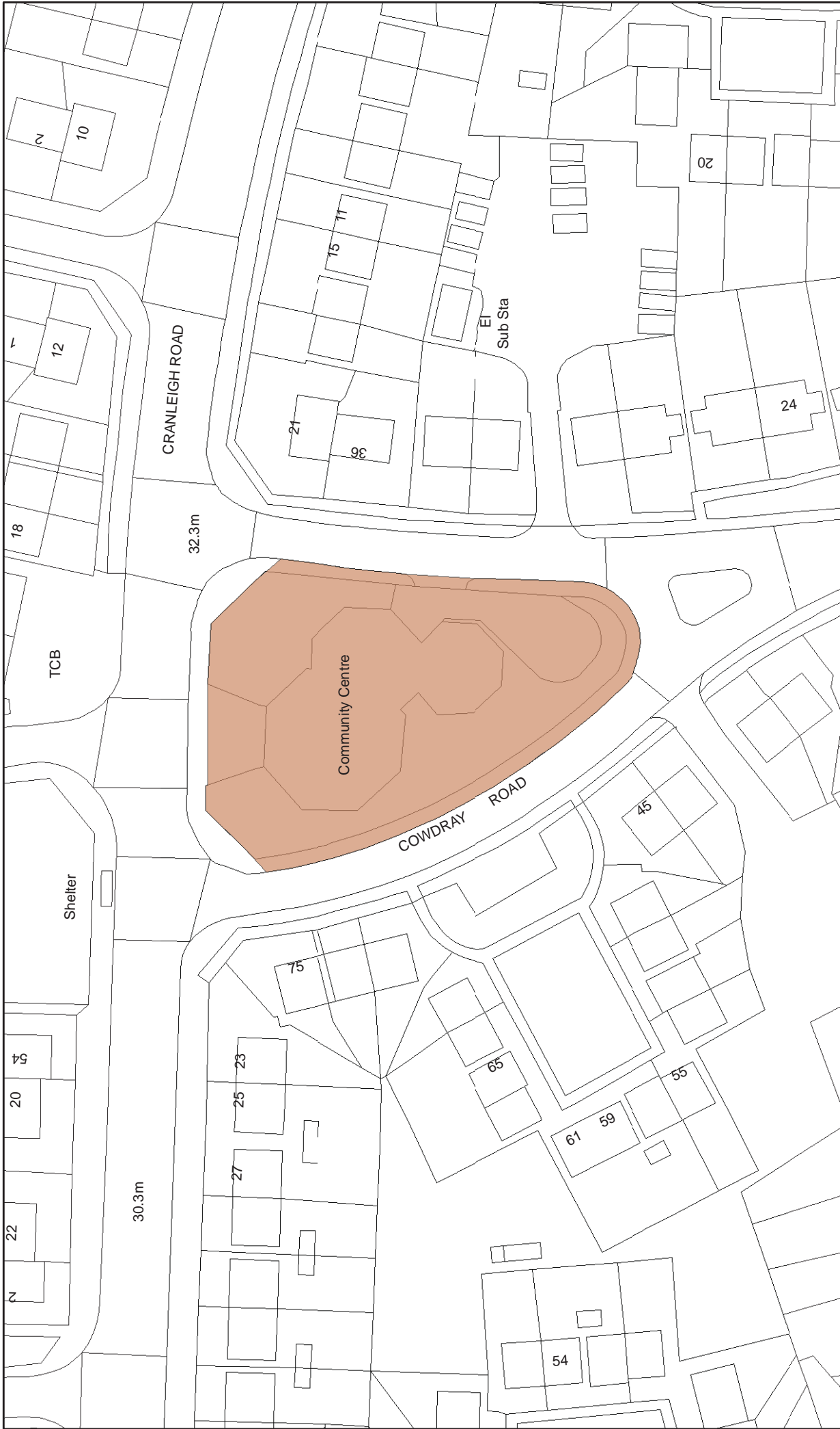
Conclusion on Availability: Available
 Comments on Availability: Availability established through granting of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Achievability established through granting of planning permission

Deliverability

Comment on Deliverability: 9 units to be delivered. Buildings still on site and part of site still owned by Council at time of planning consent. As such completions set out for year 2.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 687: Former Hylton Castle Library, Cranleigh Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	693	Site Name:	Former Cheadle Centre, Caithness Road, Hylton
Subarea:	Sunderland North		
Ward:	CASTLE		
PDL or greenfield:	PDL	Capacity:	19
Sieved site?	No	Site area (HA):	0.52
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

Planning History

Present Planning Status: Application pending
 Planning App No: 17/02446/FU4
 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:	
					19					
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: The site is considered suitable.

Availability:

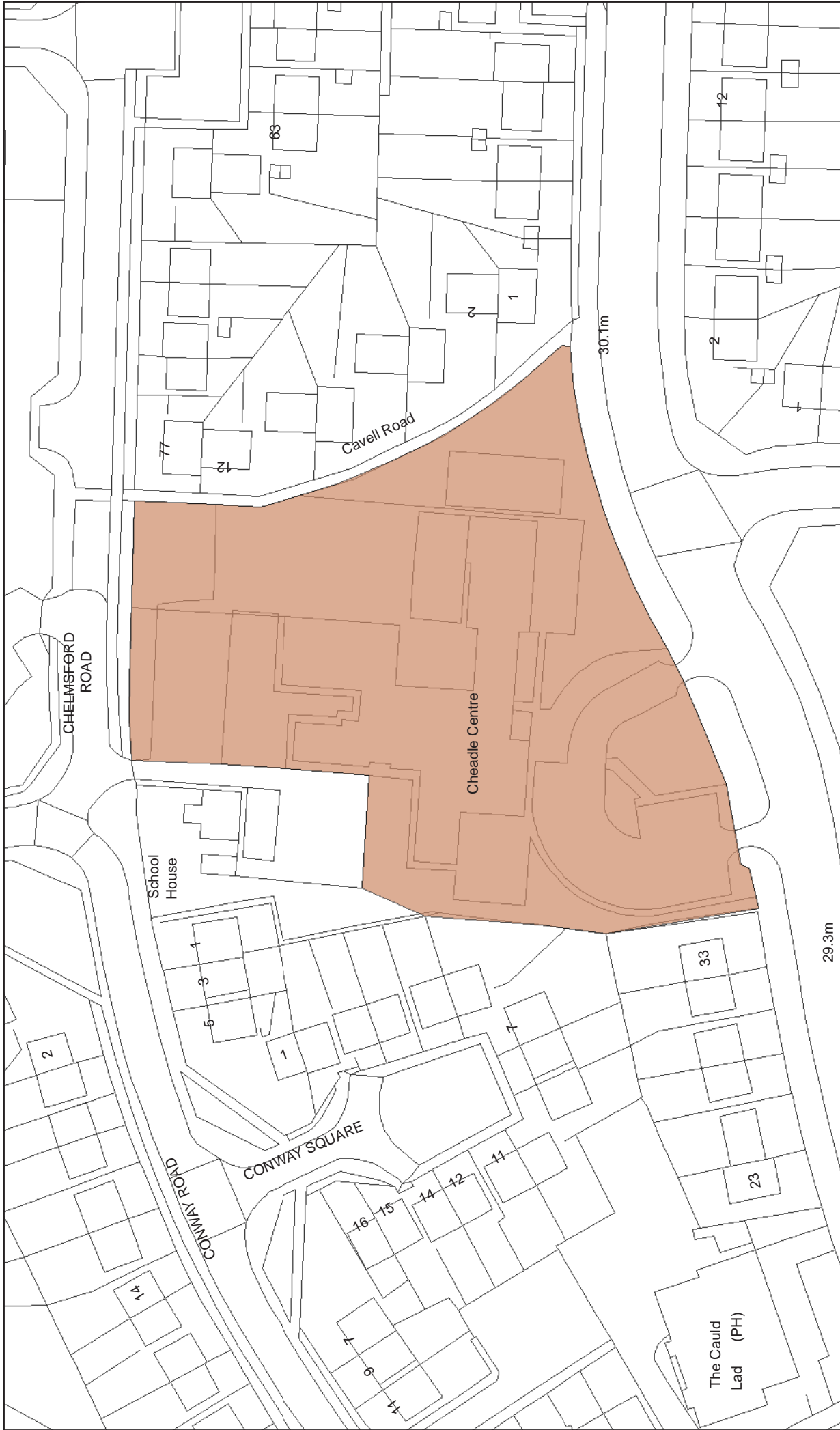
Conclusion on Availability: Available
 Comments on Availability: Council owned site, part of release programme. Buildings on site not in use.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Developer lined up to take forward site.

Deliverability

Comment on Deliverability: Site to be released, developer agreed, planning application submitted 2017 for 19 dwellings. Site needs clearing, however expected completions within year 5 as developer needs planning permission in place by end of March 2018 in accordance with land sale.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme Site No	693: Former Cheadle Centre, Caithness Road, Hylton
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	708	Site Name:	Land fronting Chiswick Road
Subarea:	Sunderland North		
Ward:	CASTLE		
PDL or greenfield:	Greenfield	Capacity:	6
Sieved site?	No	Site area (HA):	0.11
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

Water vole alert from nearby Hylton Dene.

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:	
										6

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site considered suitable

Availability:

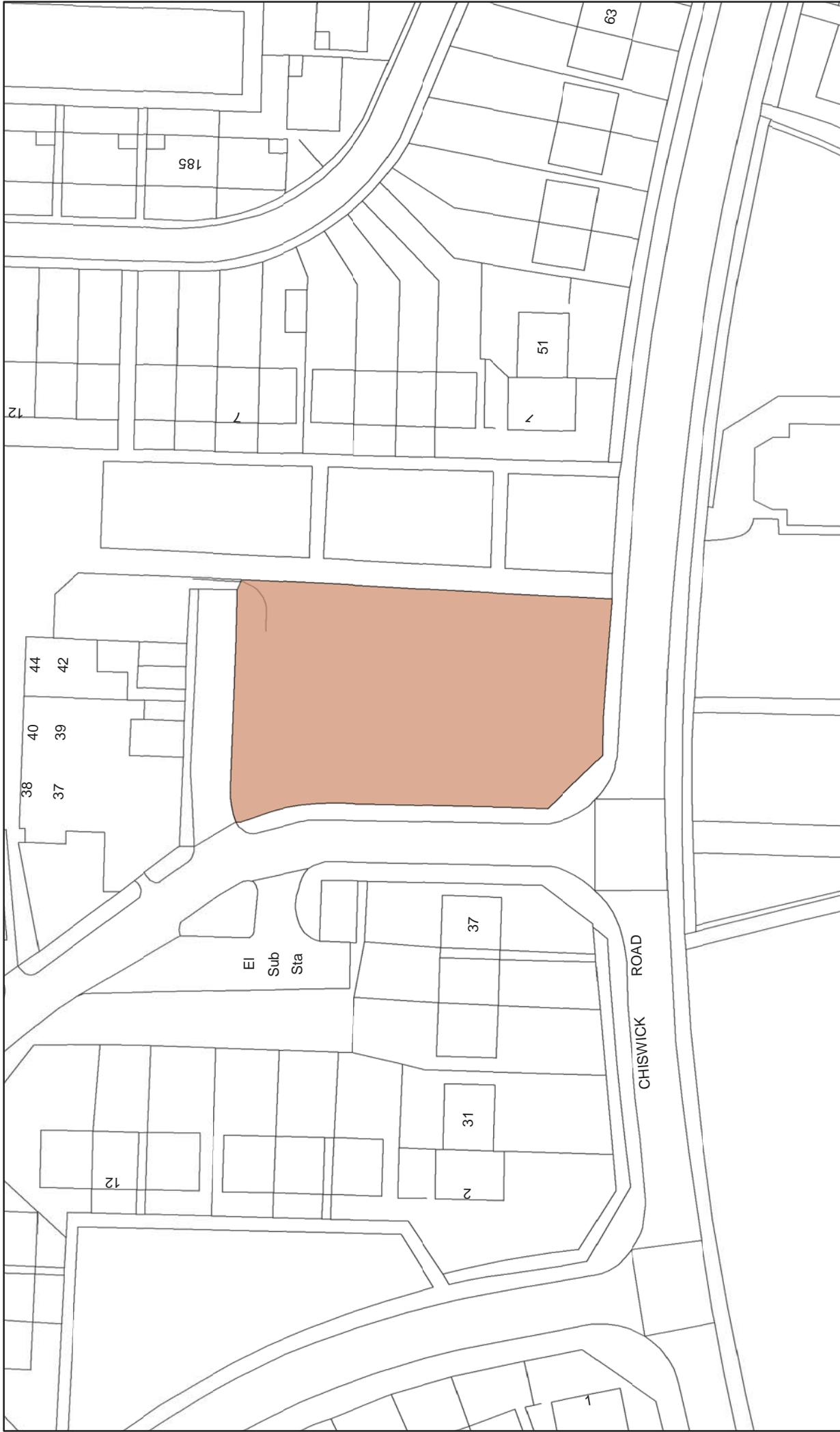
Conclusion on Availability: Available
 Comments on Availability: Site put forward by land owner as such considered available.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Site put forward by Gentoo who have past delivery record of house building within the city.

Deliverability

Comment on Deliverability: Site is considered suitable, available and achievability as such developable within the 11-15 year period.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2018
Contact	Site No 708: Land fronting Chiswick Road,
Scale	Hylton Castle
Scale	Not to Scale
Date	January 2018
North	
Revisions	

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SHLAA Ref No:	710	Site Name:	Oswald Terrace South
Subarea:	Sunderland North		
Ward:	CASTLE		
PDL or greenfield:	Greenfield	Capacity:	5
Sieved site?	No	Site area (HA):	0.13
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

Designated open space and potential ground water 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:	
										5

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Designated open space and potential ground water flooding. Site is considered suitable for housing.

Availability:

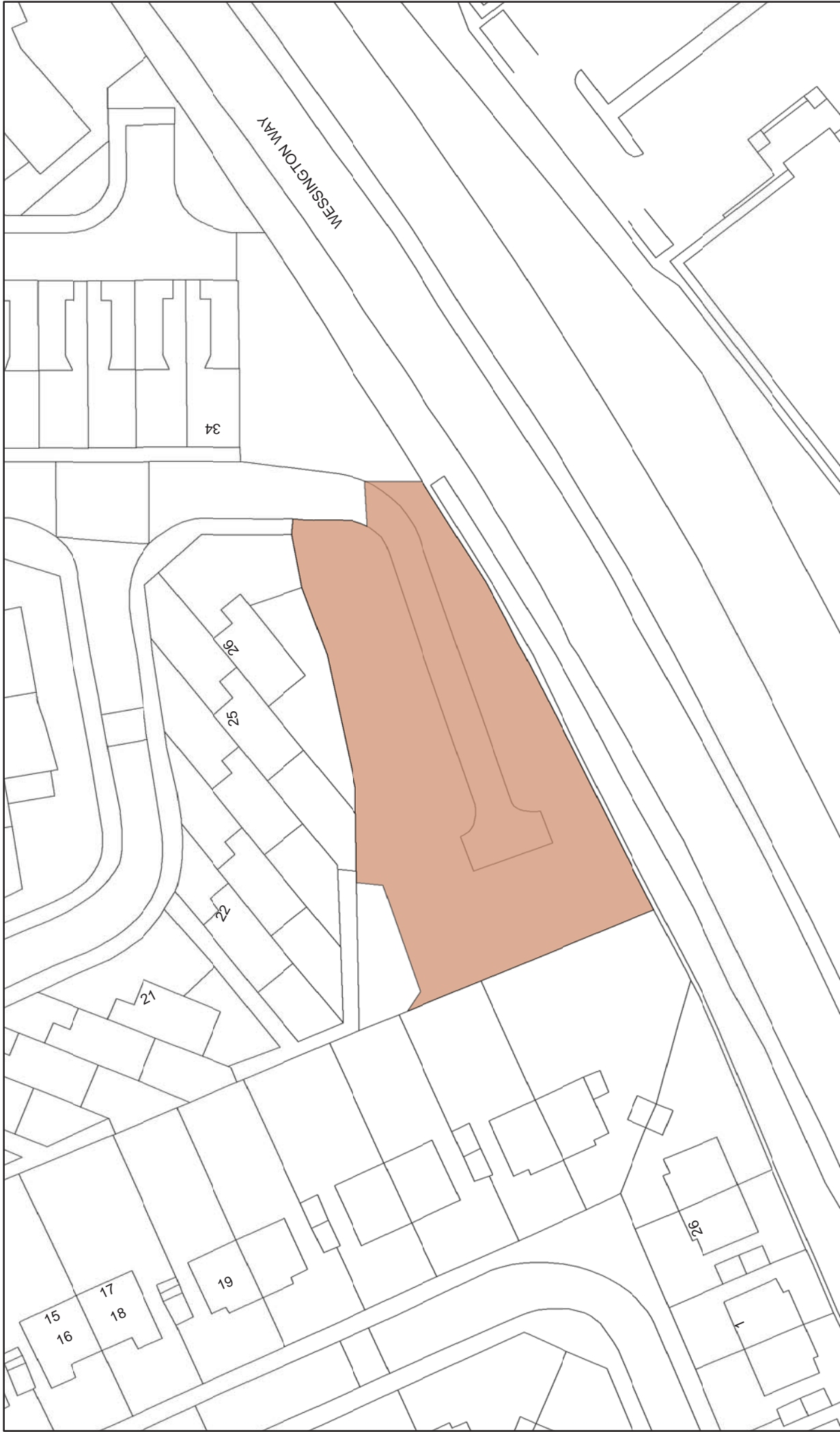
Conclusion on Availability: Available
 Comments on Availability: Site has been put forward by land owner as such no constraints to availability.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Site typology small greenfield 4 as such considered viable.

Deliverability

Comment on Deliverability: Site is considered developable in the 11-15 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 710: Land at Oswald Terrace South, Castletown
Contact	North
Scale	Not to Scale
Date	January 2018
Drawing No.	Revisions

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SHLAA Ref No:	711	Site Name:	Kidderminster Road
Subarea:	Sunderland North		
Ward:	REDHILL		
PDL or greenfield:	Greenfield	Capacity:	55
Sieved site?	No	Site area (HA):	0.86
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

A green corridor should be retained through the site north/south.

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:	25
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: Suitable
 Comments on Suitability: Site is considered suitable subject to mitigating against site constraints and retaining a green corridor north/south.

Availability:

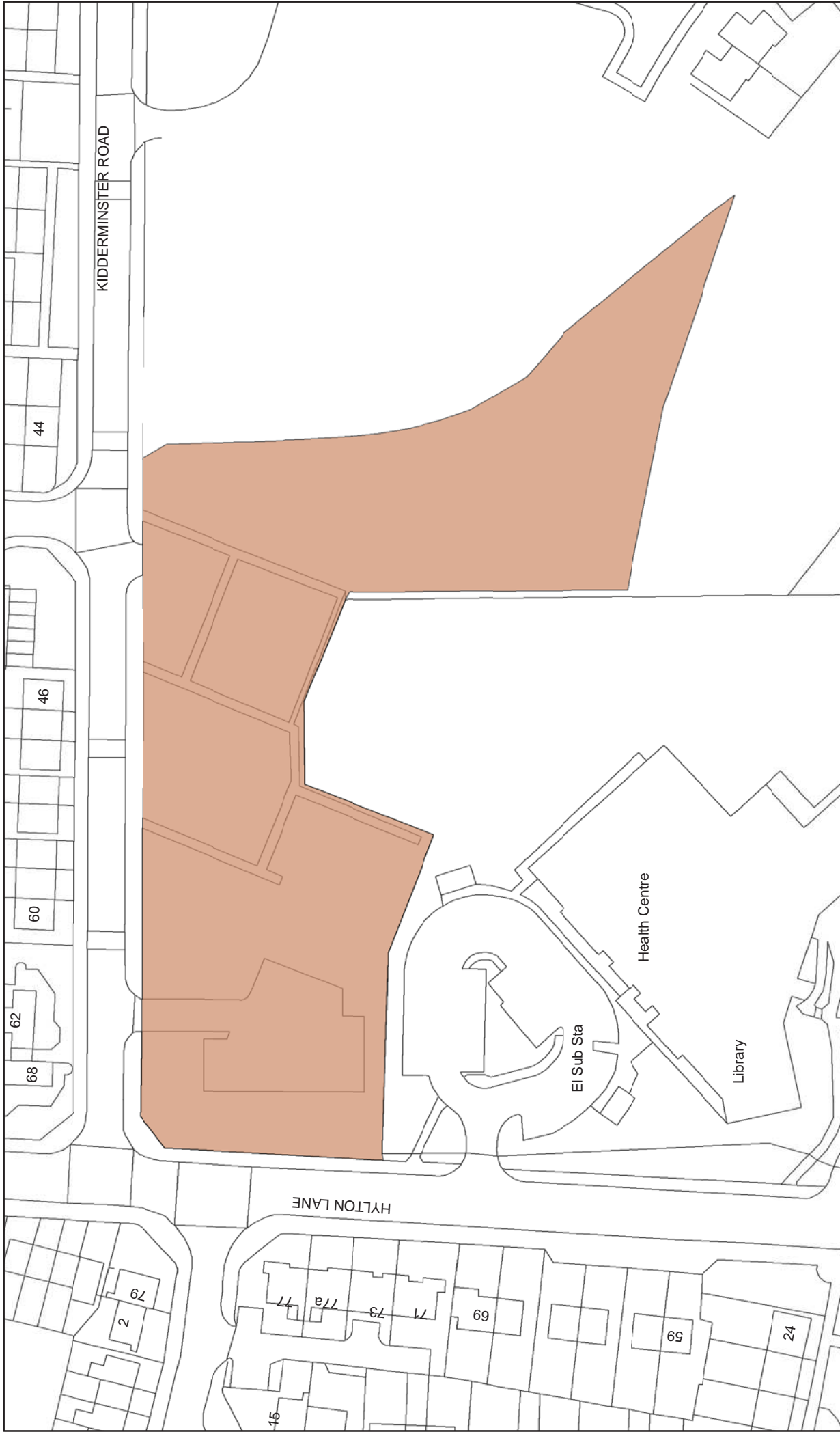
Conclusion on Availability: Available
 Comments on Availability: Site has been put forward by landowner as such considered available.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Landowner has recently developed a site to the east of this site and this is the next phase. Considered achievable provided viable when site constraints have been mitigated against, which the landowner suggests they can.

Deliverability

Comment on Deliverability: Site considered deliverable, subject to mitigating for on site constraints and retaining a green corridor through the site, north/south. Planning application anticipated to be submitted for consideration April 2018. As such site considered deliverable from year 6 onwards.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 711: Land at Kidderminster Road, Downhill
Contact	North
Scale	Not to Scale
Date	January 2018
Drawing No.	Revisions

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SHLAA Ref No:	720	Site Name:	Land at Dixon Square, Causeway
Subarea:	Sunderland North		
Ward:	ST PETERS		
PDL or greenfield:	PDL	Capacity:	10
Sieved site?	No	Site area (HA):	0.19
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

Local archaeological designation.

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	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:		
																					10

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: The site in isolation would have problems with access and amenity and mitigation would have to be put in place due to its backland position. However, the wider area, in conjunction with this site is considered suitable for housing development should a more comprehensive site area be brought forward. As such the site itself is considered suitable, subject to mitigation for the amenity of potential residents, however a more comprehensive scheme would be preferable.

Availability:

Conclusion on Availability: Available

Comments on Availability: The site is available for development.

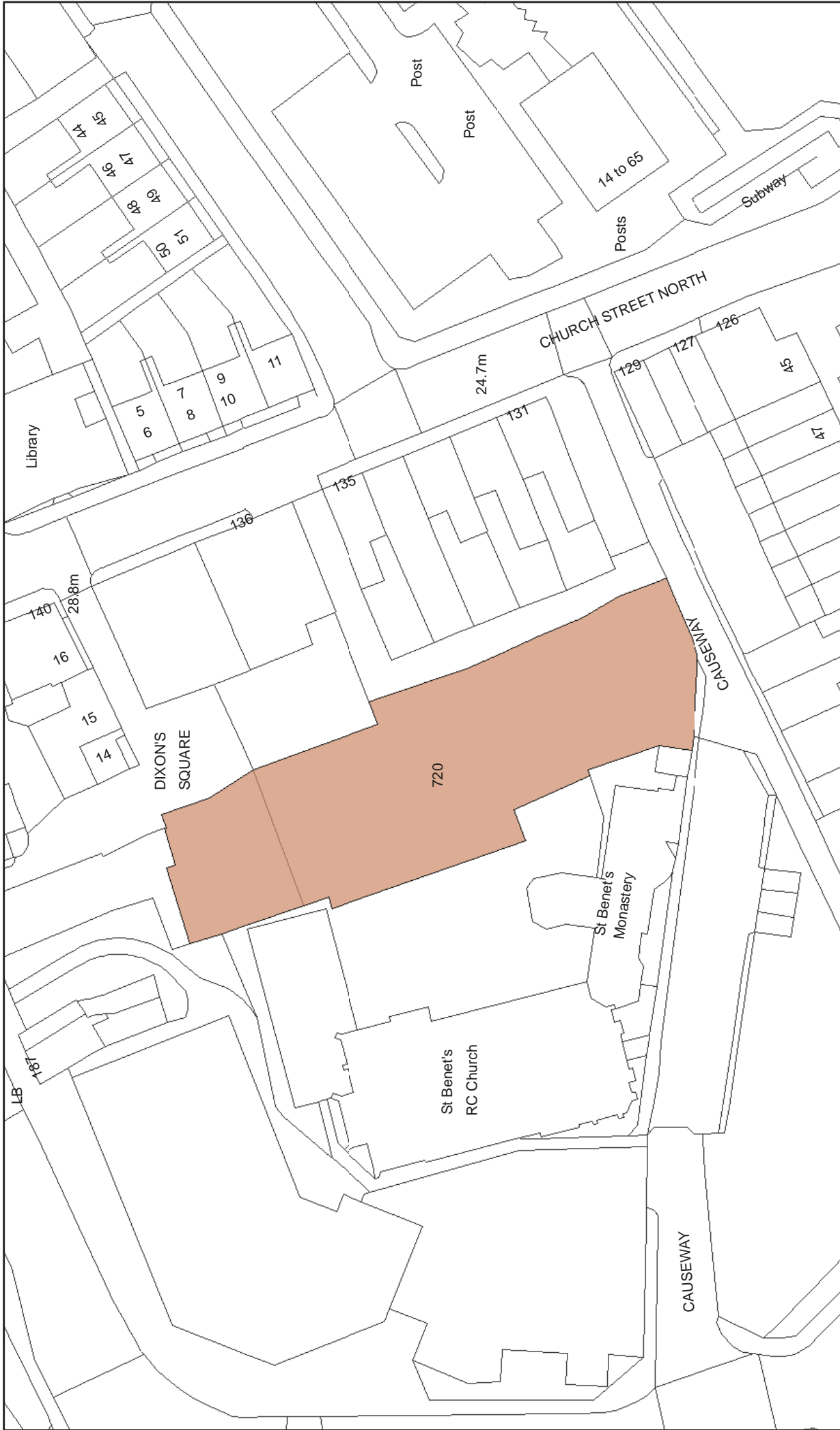
Achievability:


Conclusion on Achievability: Achievable

Comment on Achievability: The site is considered achievable but not until a more comprehensive scheme can be brought forward.

Deliverability

Comment on Deliverability: The site is considered developable within the plan period, however not until the 11-15 period, due to the comprehensive planning required to bring forward the wider area. The site is considered to be in a suitable location for housing and regeneration but would need the wider immediate area to be brought forward to ensure amenity and access issues can be overcome.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 720; Land at Dixon Square
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	722	Site Name:	Land to the east of Old Mill Road, Carley Hill
Subarea:	Sunderland North		
Ward:	SOUTHWICK		
PDL or greenfield:	Greenfield	Capacity:	50
Sieved site?	No	Site area (HA):	2.82
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Low ground water flooding. Local archaeological. Previous quarry - possible ground stability issues.

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: Suitable
 Comments on Suitability: Site is considered suitable, subject to overcoming site constraints. Topography of site may constrain numbers.

Availability:

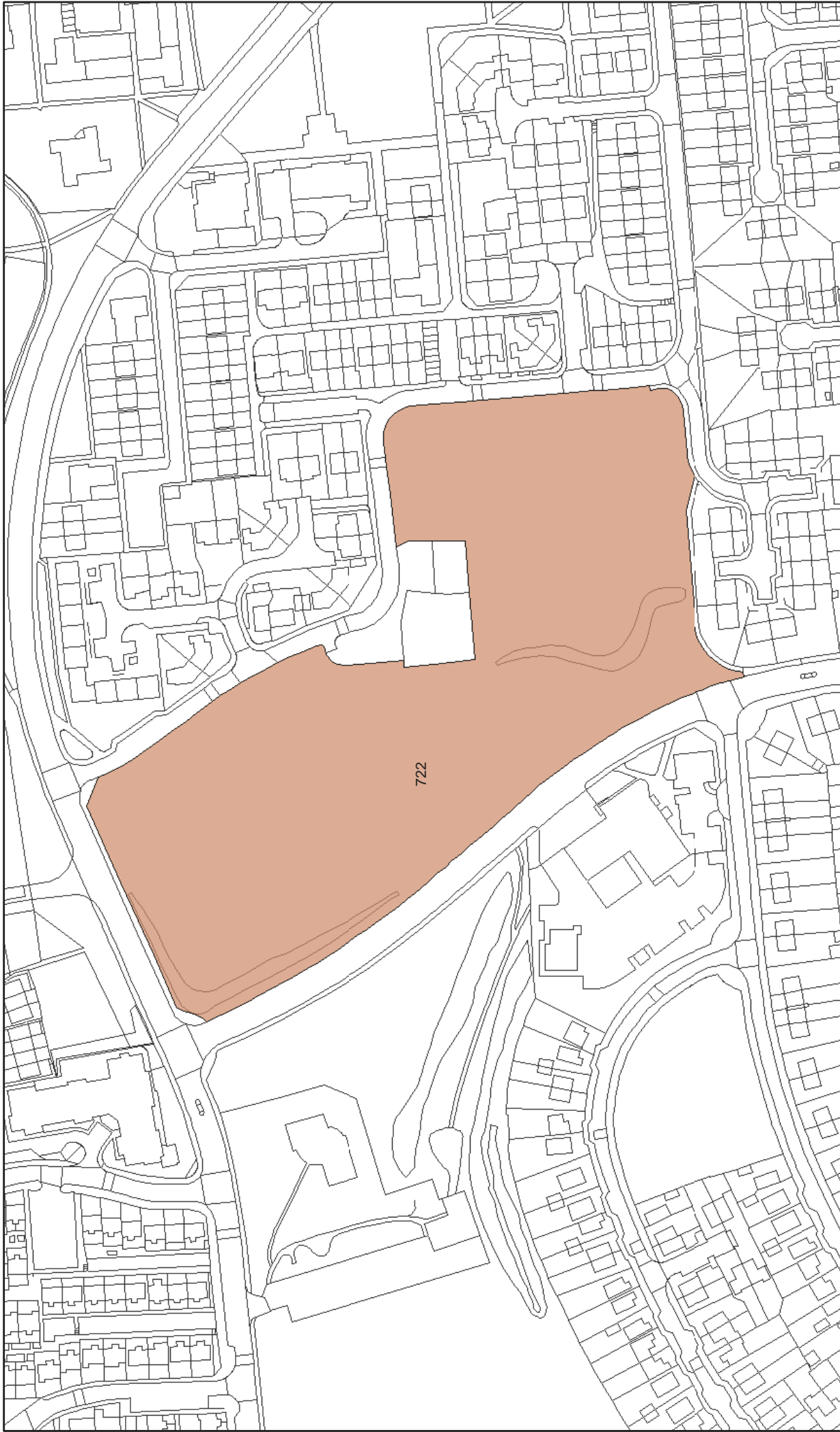
Conclusion on Availability: Not Available
 Comments on Availability: Site is not available.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Landowner has past record of delivery within the city and as such the site is considered achievable.

Deliverability

Comment on Deliverability: Site is currently unavailable and as such not considered developable.



Project Sunderland Strategic Housing Land

Scheme Availability Assessment - 2018

Site No 722: Land to the east of Old Mill Road, Carley Hill

Contact Not to Scale

Scale Date

January 2018

North



Drawing No.

Revisions

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